



Accessibility Guide

Mima's Studio at Second Home, Spitalfields



Design that connects us

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01 Introduction

We look forward to welcoming you to our studio at **Second Home Spitalfields**, located 950 metres from Liverpool Street Station and Shoreditch High Street Overground.

This access guide is intended to **provide pre-visit information** for visitors and new staff. Please let us know if you require further information or if there are any access accommodations we can provide to make your visit more comfortable.

Contact Information

Mima's studio phone number: **+44 (0) 207 593 2900**

Mima's studio email address: **hello@mimagroup.com**

Second Home reception phone number: **+44 (0)203 818 3240**



Image of Second Home main entrance on Hanbury Street.

02 Public transport links

Buses:

500 metres to the closest bus stop on **Commercial Street**.

650 metres to bus stops on **Bethnal Green Road** and **Vallance Road**.

Underground:

650 metres to **Aldgate East Station**:

No step-free access from street to platform. You can change step-free with a ramp between the District line and Hammersmith & City line westbound. You can change between the District line and Hammersmith & City line eastbound without a ramp

800 metres to **Whitechapel Station**:

District and Hammersmith & City lines have step-free access from street to platform (ramp required to train)

Windrush line, northbound platform step-free access from street to train and southbound platform has step-free access from street to platform (ramp required to train)

Elizabeth line, step-free access from street to train

950 metres to **Liverpool Street Station**:

Hammersmith & City Line has step-free access from street to platform (on the eastbound only)

Elizabeth line has step-free from street to train the Overground Weaver Line (ramp required)

700 metres to **Shoreditch High Street**:

Servicing the Windrush line with step-free access from street to train



A map showing tube stations near to Second Home.

03 Location and drop-off point

The Mima studio is based in **Second Home Spitalfields** co-working office. The main entrance on **68-80 Hanbury St, E1 5JL** does not have step-free access.

The **step-free entrance** to Second Home Spitalfields is at an orange doorway, opposite **50 Princelet Street, E1 5LP**.

The door at the step-free entrance is locked and needs to be opened from the inside. **If you require step-free access, please contact the person who sent you this guide in advance of your arrival to arrange access.**

There is no dedicated drop-off point for the building, however it is possible to be dropped off by taxi on Princelet Street. The dropped kerbs for crossing are on the junction of Princelet Street and Brick Lane or Princelet Street and Spelman Street. These are 100m from the entrance.



A map showing the two entrances to Second Home at Hanbury Street and on Princelet Street.

04 Entrances

There are two entrances into the building. A stepped main entrance on 68 Hanbury Street and a step-free entrance on 50 Princelet Street.



The image above shows the **main entrance** to Second Home Spitalfields on 68 Hanbury St.

The entrance includes a set of four steps and a single, thin handrail. The reception staff open the set of two sliding doors manually when they see people approaching, as there is no two-way communication system.



The image above shows the **reception desk** from the main entrance door.

Reception staff will contact Mima and inform them of your arrival.

There is no lower desk counter nor an induction loop system. The floor is of a thick mat surface, that may slightly restrict movement for wheelchair users.



The image above shows the **step-free entrance** to Second Home Spitalfields on Princelet Street.

Please note that there is no sign indicating that this is the entrance. There is no door bell.



Image of Princelet Street from Brick Lane. The closest crossing point is 100 metres from the entrance. Note there are obstacles on the pedestrian pathways with narrow points up to 1.2m.

05 Step-free access route

These images show the step-free access route from Princelet Street. Second Home reception staff or a Mima member of staff will let you in and accompany you to Mima's studio on the ground floor.



The image above shows the access route from the **street to the entrance** via a yellow corridor and set of yellow double doors.



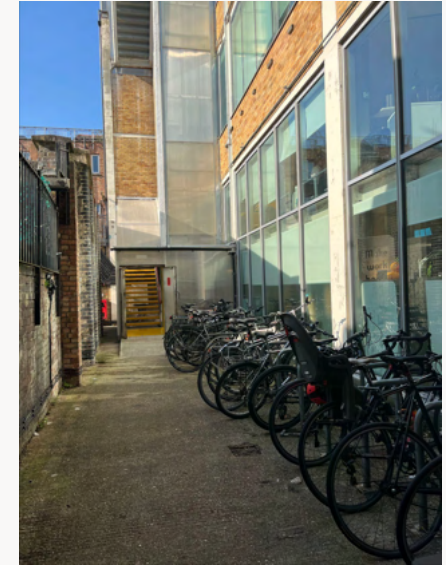
The image above shows a wheelchair user moving through a doorway along the **access route**.

Each single door is 800mm wide.



There is a **short concrete ramp** leading into the building through a set of manual, double doors.

Staff will be available to help hold the doors open along this route if required.



Outside cycle parking is available for visitors. It is located on the ground floor on a courtyard by the accessible entrance.

There are a number of Sheffield Stands with 800mm between them. Please let us know if you are arriving with a larger or adapted cycle and we can advise on the best place to store this.

06 Mima's studio

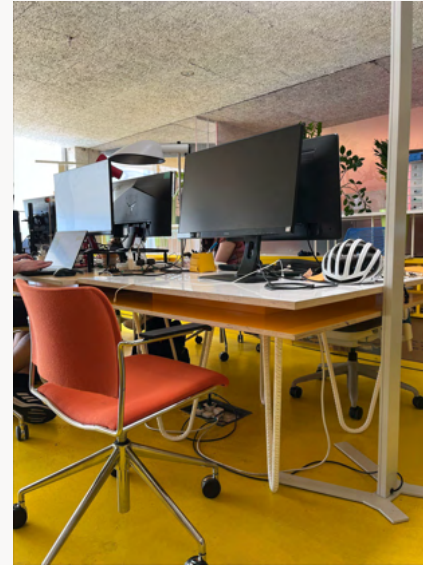
Mima's studio office sits on the ground floor, near to the ground floor accessible toilet, cafe and lifts.



The image above shows Mima's **studio** on the right, via a white door.



The image above shows the **studio space**. Chairs can be removed to create additional space.



The image above shows an example of one of our **desk spaces**, with tables at a fixed height of 725mm.

The studio has its own heater and air conditioning system that can be operated on demand to adjust the temperature levels.

07 Moving around the building

Second Home's interior design is unique, but it might be confusing, disorienting and overwhelming for some people. The interior design is unconventional with lots of curved walls, plants, seats and colours. You can find additional images of the space on Second Home's website: <https://secondhome.io/location/spitalfields/>



The image above shows a **corridor** on the second floor. There are numerous reflective surfaces and curved walls.

Some of the walls are made of full height glazing, with no manifestation markings on the glass.



The image above shows two **different floor materials** used on the ground floor.

This includes a polished surface, and an area of matting that can prove more difficult for wheelchair users to push over.



The **floor material varies** in terms of colour and texture, with some uneven surfaces throughout the building. The image above shows another example of this.

08 Lifts and stairs

The building has lift access to all floors with the exception of the mezzanine level, which is situated between the ground floor and second floor. Mima's studio is on the ground floor, along with the reception, a cafe, toilet facilities, meeting rooms, call booths, a printer, cycle parking and casual meeting spaces.



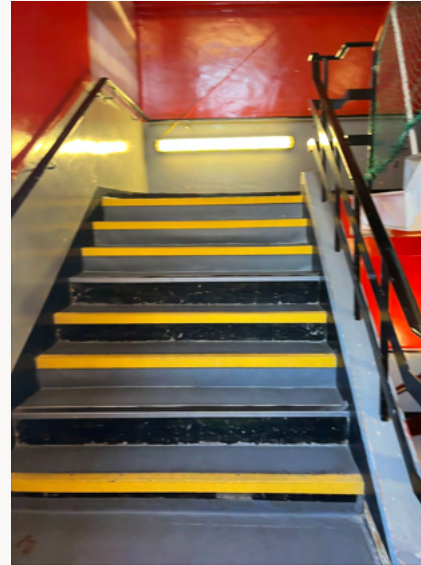
The image above shows the **lift landing lobby** on the ground floor. There are two lifts.

The landing has a **thick mat surface** that may restrict movement for some wheelchair users.



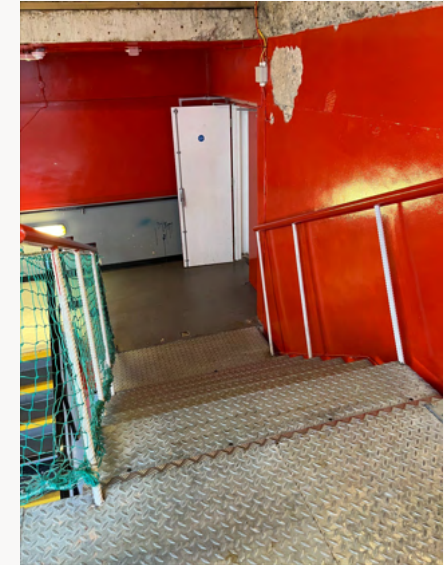
The image above shows the **inside of the lift**. The width of the cabin is 1.10m x 1.35m, which can accommodate a wheelchair user and one **companion**.

The lifts do not have audio announcements.



The image above shows a **staircase in the building**.

Please note: stairs are not consistent in terms of visual contrast and design.



The image above shows one of the **main staircases on the top floor**. There are handrails on either side. There is limited visual contrast on stair nosings.

09 Toilets

There are two wheelchair accessible toilets in the building (on ground and third floors). There are male and female toilets (on ground and fourth floors), unisex enclosed toilet cubicles with shared hand-wash facilities (on floors one to three) and non-accessible unisex shower individual cubicles (on ground and second floors). There is one enlarged toilet (on the fourth floor) and there are no ambulant accessible cubicles. Free menstrual sanitary products are provided in the female and unisex toilets. Lighting in and around toilet facilities are low.



The image above shows the interior of the **ground floor wheelchair accessible toilet with an internal size of 1500mm wide by 2100mm deep**. It is located beyond the cafe.

This toilet has a left hand side transfer with grab rails, and a mirror at an accessible height.



The image above shows the **door to the ground floor wheelchair accessible toilet**, located past the cafe on the ground floor.

There is a mirror in the cubicle but no emergency pull cord.



The image above shows the shared corridor of the **female toilet facilities on the ground floor** with hand wash basins.

Please note, there are no ambulant accessible toilets in this space with additional space and grab rails.



There is an **enlarged cubicle on the fourth floor** which has one drop-down grab rail on the left hand side.

10 Other facilities I

The building offers access to shared facilities across all floors. This includes tea points, microwaves, meeting rooms, informal gathering booths, printers, drinking fountains etc. There are no baby changing facilities in the building.



The image above shows the **microwave** facility on the fourth floor. This has a lowered shared height worktop of 850mm.



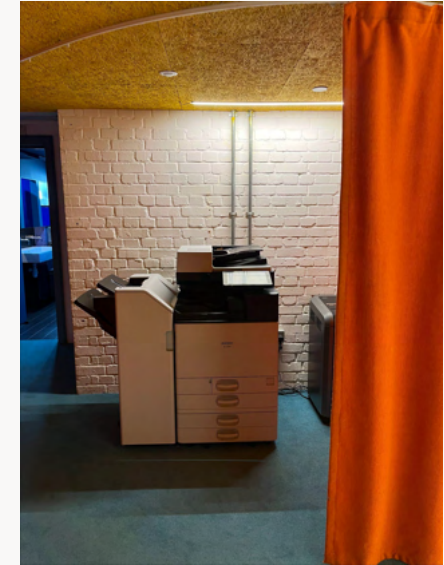
The image above shows the **tea point** on the ground floor. The worktop is set at one higher level of 1000mm with no lower counter options.

The Mima team will be happy to assist in providing hot drinks and other refreshments.



The image above shows one of the small **call booths** on the third floor, with a small step up.

Small step-free breakout spaces are available across the building and are free to use.



The image above shows the **printer** on the ground floor. Please let us know if you would like to use this space.

10 Other facilities II



The image above shows a door to the **rooftop terrace** on the fourth floor. These doors are heavy sliding doors with a raised threshold.

On the terrace, there is a bench running its length and other movable furniture. The narrowest point is wider than 1.2m.



The image above shows an example of a **tap water fountain** that can be found in different locations of the building. It is 750mm above floor level.



The image above shows the **cafeteria** on the ground floor with lots of differing seating arrangements. The cafe counter is set at a higher height of 1000mm with no lowered section. Staff can provide assistance if required.



The image above shows one of the many **bookable meeting rooms** on the ground floor. There is a minimum 1500mm space between the table edge and the walls which provides good accessibility for people using wheelchairs and other mobility aids.

10 Other facilities III



There is a room on the fourth floor that is multi use and provides a **prayer and quiet space**. There is no reservation required. This room cannot be locked.

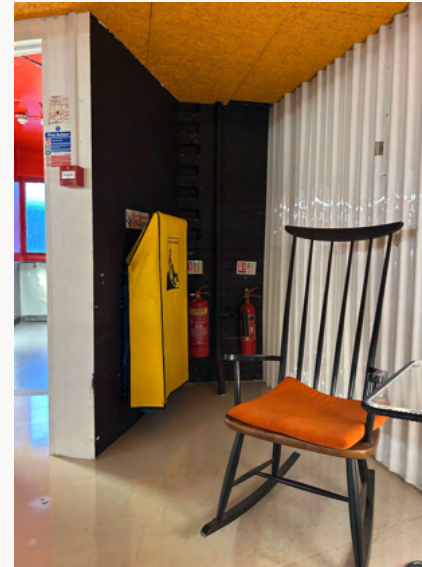
11 Fire Egress



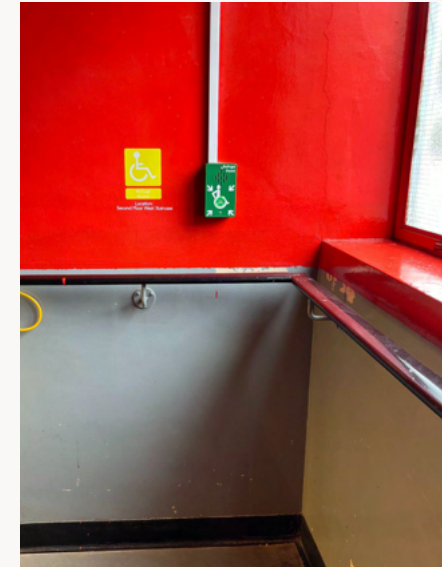
There are visual alarm beacons as well as audible alarms in communal corridors and outside every fire curtain, outside third-floor phone booths (visible from each booth), all individual toilet cubicles (2nd and 4th floors) and each of the ground floor shower rooms. Further installation is being considered to cover all other areas.



Toilet cubicle on the 2nd floor with a beacon on the ceiling.



Accessible evacuation is supported via refuge points, evacuation chairs and communication systems located on each floor. A tailored PEEP should be completed where needed. Lifts automatically return to ground floor and remain out of use once the fire alarm is triggered. They cannot be used for evacuation.



Refuge points are located on the ground floor: By the main entrance, second and third Floors on the East and West stairwells and fourth floor on the north fire escape near the communal terrace entrance.



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