

DESIGN AND ACCESS STATEMENT

BABYLONE PARK NEW SLIDING DOOR

02/05/2023

1. Introduction

This Design and Access statement has been prepared to support a planning application for the external alterations and new sliding door at Babylon Park. 8 Castlehaven Rd, London NW1 8QU.

2. The Site

(The Site operates under an approved family entertainment use (sui generis). The use was approved under planning permission ref: 2020/0362/P (dated 28 October 2020).

3. Proposals

The proposed works include the replacement of an existing fixed shopfront window with a new sliding door into Babylon Park.

The entrance is a secondary entrance through the shop to increase and promote access to the site.

The proposed sliding door will replace an existing fixed window. The existing aluminium window frames to the top and sides are to remain in place. The cill is to drop to provide level access.

No work is proposed to the public pavement.

The proposed entrance door is an automatic sliding door, powder coated aluminium to match the existing shopfront.

4. Compliance of ramp

The proposed ramped access complies with Approved Document M: Access To And Use Of Buildings, Volume 2: Buildings Other Than Dwellings:

The gradient is as shallow as possible, constrained by existing ground level on the street, ground level in the shop.

The gradient of the ramp is 1:13. The rise of the ramp is 100mm and the going is 1230mm.

There is an alternative means of access for wheelchairs users. This is a secondary means of access.

Width of the ramp is 170mm, it is slip resistant, and the color of the floor finish contrasts with the landings.

There are level landings at the foot and head of the ramp larger than 1.2m, and clear of any door swings. The ramp is clearly signed on the floor.