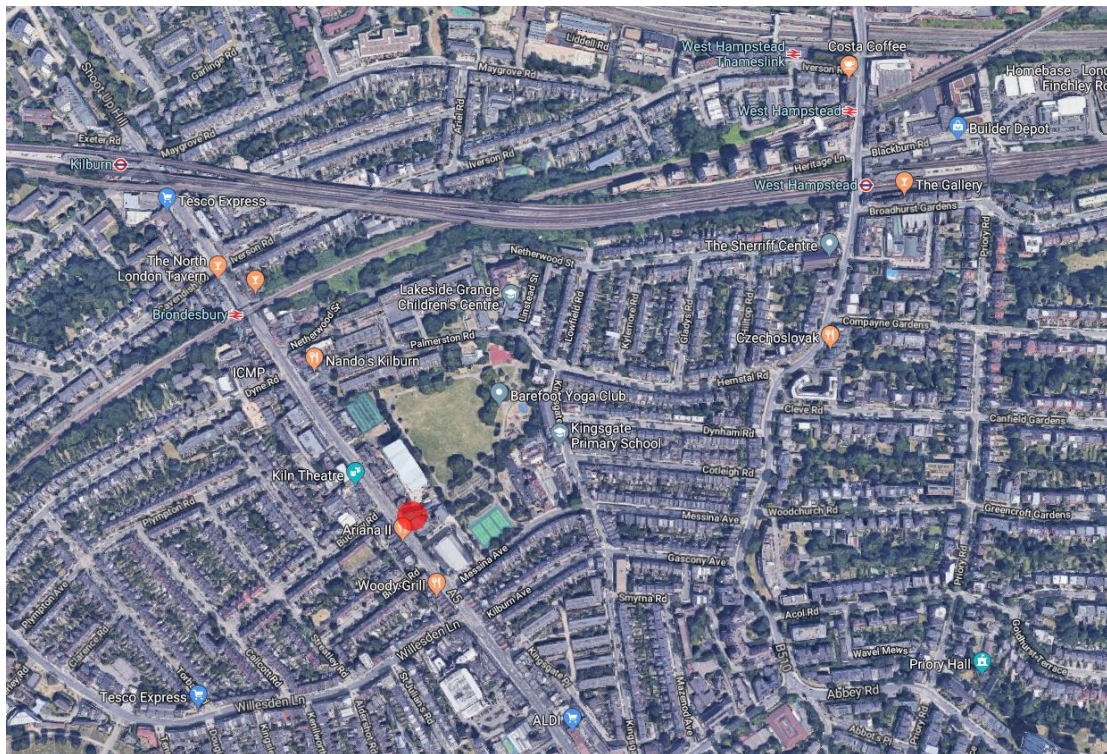


Accessibility Statement

Prepared by Arch Planning & Licensing on behalf of Mr. Minhal Al-Saad



Erection of additional floor on top of an existing building, to accommodate 1 No. Three Bedroom Flat, with setback from the main elevation and provision of lift
244 Kilburn High Road, London, NW6 2BS

This access strategy has been produced in support of Planning Application for development at No. 244 Kilburn High Road, London, NW6 2BS and is meant to explain how the proposal meets the principles of lifetime neighbourhoods and how the development will achieve the highest practicable standards of accessibility and inclusivity in line with Camden Council's Local Area Requirements. As the current development is for the creation of only one residential unit, this has been designed in meeting the requirements of Building Regulations Part M4(2).

Furthermore, the design objective is to create a development of the highest quality, which will be sympathetic with the existing buildings and which will respect the heritage and the history of this area. It is also intended that the existing site to be enhanced and the proposed development to contribute to neighbourhood's stock of three-bedroom flats / family units.

Existing

The site is located in London, on Kilburn High Road, within the confines of Camden Council, near the intersection between Kilburn High Road and Buckley Road. The existing building comprises of a 4-storey main building at Kilburn High Road and a 3-storey extension toward the back of the property, connected with the main building on both the ground and first floor levels. In terms of use classes, the ground floor is mainly a commercial unit, while the upper floors accommodate residential units. Both uses have the main access from Kilburn High Road, while they have also a secondary access through an existing alleyway which connects with Grangeway towards east. The alleyway for the secondary access is also being used for the storage of waste and recycle bins.

As mentioned above, the main residential access is from Kilburn High Road, with the entrance door being fitted at street's pavement level, providing an easy access even for people with reduced mobility.

Proposed

The proposed development is for the erection of additional floor on top of the existing building, to accommodate 1 No. Three Bedroom Flat, with setback from the main elevation.

The flat's main entrance will be at the existing third floor level from an existing communal hallway, with the main access into the building at ground floor level from Kilburn High Road.

The new flat will be development on the new 4th floor, which would be accessible through a proposed stair from the third floor, or through the new lift proposed in the existing lift shaft, starting at ground floor all the way up to the 4th. The lift will be used for the new flat (4th floor level) with a key system.

The flat will accommodate the access hallway and staircase area, followed by two single bedrooms, one double bedroom, a bathroom, a wc, a large living-dining-kitchen space, a storage and a connection hall in between the spaces created. The setback of this floor will create a terrace / amenity space towards the front elevation, being of 1.50m width, that will be accessible from both the living-dining-kitchen and the double bedroom.

The terrace will have a decking finish.

As per Optional requirement M4(2): Category 2 – Accessible and adaptable dwellings “reasonable provision must be made for people to gain access to and use the dwelling and its facilities”, while “ the provisions made must be sufficient to meet the needs of occupants with differing needs, including some older or disabled people and to allow adaptation of the dwelling to meet the changing needs of occupants over time”.

In the Secretary of State’s view, optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Reasonable provision is made if the dwelling complies with all of the following:

- a. Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.
- b. There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
- c. A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.
- d. Features are provided to enable common adaptations to be carried out in the future to increase the accessibility and functionality of the dwelling.
- e. Wall-mounted switches, socket outlets and other controls are reasonable accessible to people who have reduced reach.

Section 2A of AD M4(2): Approach to the dwelling

The new proposed residential unit will be created at the 4th floor of an existing block of flats. The main access into the building would be from the pavement of Kilburn High Road and the entrance door is designed at the same level with the pavement where no threshold would obstruct the access. Furthermore, the approach route on the existing pavement is safe and convenient, with a very shallow gradient and thus a step-free approach is specific for the access into the building. From the ground

floor level of the entrance, the proposed lift will provide a step-free design to the access floor of the residential unit.

No ramps are provided or required for access on the approach route, externally or internally.

As this will be a car-free residential unit, as agreed by the client at the planning stage, there is no need for a compliant approach route from a parking space to the dwelling.

The **principal communal entrance**, at Kilburn High Road, is in line with the requirements of Approved Document Section 2A, 2.14.

As the access is made from the pavement level this constitutes the landing of minimum 1500x1500mm, clear of the swing of any door.

The area in front of the door is being covered by the setback of the door which is of around 440mm and the existing first floor which goes out of the line of ground floor wall with about 800mm, therefore resulting into a covered area of minimum 1200mm width and 900mm depth in front of the communal access door.

The clear opening width of the entrance door is of around 1.0m, which is in compliance with the minimum 850mm of the Approved Document M4(2).

The existing nib provided to the leading edge of the door is 1013mm (minimum 300mm required by AD M4(2)) and the extra width created for the corridor by the nib is maintained for a minimum distance of 1200mm beyond it.

The reveal on the leading side of the door has a maximum depth of 200mm.

The existing threshold is an accessible threshold.

No other communal doors are existing in the communal hallway following the main entrance door and therefore no minimum distance between door swings is relevant for the proposal.

The existing ground surface / entrance flooring does not impede wheelchair movement.

The Communal lift will serve all storeys and residential units, including the new proposed flat. For the new proposed dwelling at 4th floor level, the lift will be used under a key system.

A clear landing of minimum 1500x1500mm will be provided directly in front of the lift door at every floor level, while a minimum 1500x1200mm clear landing is being provided at the 4th floor.

The proposed lift will be equivalent, or it will meet the requirements of BS EN 81-70:2003 for a type 2 lift.

Doors of the lift will have a minimum clear opening width of 800mm.

Landing and car control of the lift will be 900-1200mm above the car floor and a minimum of 400mm (measured horizontally) from the inside of the front wall.

The lift will have an initial dwell time of five seconds before its doors begin to close after they are fully open.

Proposed Lift will be highly useful for both the new residential unit and the existing flats on lower floors, providing very easy access for any of the residents, especially for any potential residents with limited mobility.

At the 4th floor level the lift shaft will be continued with an obscured glass volume on a steel structure that will be lightweight in any views from the neighbouring

properties and having general sizes in subordination to the main building. The proposed obscured glass structure, although lightweight in appearance, it would not interfere with views on 45-degree angles from any of the closest neighbouring windows, avoiding any shadowing, overlooking and privacy issues.

From ground floor level up to the third-floor level, where is the private entrance for new proposed flat, the **communal stairs** are existing and their sizes are of around 250mm going and 170mm rise, which are in compliance with the requirements of Approved Documents K for general access stair.

Section 2B of AD M4(2): Private entrances and spaces within the dwelling

Step-free principal private entrance has been provided through the proposed lift. Although the lift would be used in common with the other residents from first to third floor level, the lift becomes private for the flat at fourth floor level as it will provide private key access to the new residential unit.

Therefore, the lift would comply with the minimum requirements of approved documents for principal private entrance. The lift will be accessible from the internal communal hallway at ground floor level, will be dry, safe and secure, sufficient clear space will be provided in front of the lift and on the 4th floor landing, adequate lighting will be provided on the communal hallway for a safe use of the space and lift, the lift's doors will offer a clear opening width of 850mm and no thresholds or floor bumps will impede the use by any people with limited mobility or in a wheelchair.

All **other external doors**, including doors to and from the proposed terrace, will comply with the minimum requirements of approved documents M4(2), Section 2B, 2.21.

At 4th floor level, the access doors for the terrace will have a clear opening width of 850mm, a minimum 300mm nib will be provided to the leading edge of the door and the extra width created by this nib will be maintained for a minimum distance of 1200mm beyond it, the depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm, the threshold will be an accessible one and no lobby or porch are provided.

Circulation areas and internal doorways

As per Approved Document M4(2), all doors and hall widths will comply with the following: the minimum clear width of every hall or landing will be 900mm; any localised obstruction, such a radiator, will not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length and the corridor will not be reduced below a minimum of 750mm width at any point; every proposed door will be 814 clear width, which would allow for a corridor clear passageway width of minimum 900mm, although all the corridors inside the new flat will be of minimum 1000mm, which would comply with the minimum requirements.

Private stairs and changes of level within the dwelling

No level changes are being proposed within the new dwelling as it is accommodated at 4th floor level only.

Habitable rooms

Living, kitchen and eating areas

As per approved document M4(2), to provide usable living spaces and easy, step-free access between a living area, a wc and the principal private entrance, the new proposed flat will provide the following:

- a combined living-dining-kitchen area will be provided at the entrance level;
- a clear space of minimum 1200mm has been provided in front and between all kitchen units and appliances;
- in the living area there have been provided two wide double doors starting at floor level, towards the proposed external terrace.

Bedrooms

As per approved document M4(2), to enable a wide range of people to access and use them, proposed bedrooms have been designed as follows:

- each of the three bedrooms will have a clear access route of minimum 750mm wide from the doorway to the window;
- double bedroom - bedroom 1, as marked on below drawings, will provide a clear access zone of minimum 750mm wide to both sides and the foot of the bed;
- single bedroom – bedroom 2, as marked on below drawings, will provide a clear access zone of minimum 750mm wide to one side of the bed;
- single bedroom – bedroom 3, as marked on below drawings, will provide a clear access zone of minimum 750mm wide to one side of the bed.

Therefore, the proposed bedroom will be in line with the minimum requirements of AD M4(2).

Sanitary facilities

As per approved document M4(2), the proposed residential unit will provide a step-free access to a WC and an accessible bathroom within the same entrance storey, where the WC will comply with the provisions of AD M4(1), Diagram 1.3.

The accessible bathroom will contain a WC, a basin and a bath and will be located on the same floor as the double bedroom – bedroom 1 (principal bedroom). Moreover, the WC, basin and bath (together with their associated clear access zone) will meet the provisions of Diagrams 2.5 and 2.7 of AD M4(2), while provision for a potential level access shower will also be made within the bathroom (as per below drawings).

Services and controls

In respect to services and controls, to assist people who have reduced reach, they will comply with all of the following:

- consumer units will be mounted so that the switches are between 1350 – 1450mm above floor level;

- switches, sockets, stopcocks and controls will have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner;
- the handle to at least one window in the principal living area will be located between 450mm and 1200mm above floor level, unless the window will be fitted with a remote opening device that is within this height range;
- handles to all other windows will be located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range;
- boiler timer control and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.

As per proposed lift and all the above specifications and below drawings, the proposed development will be in line with the requirements of Approved Document M4(2) and with the highest practicable standards of accessibility and inclusivity in line with Camden Council's Local Area Requirements.



WALLS / CEILINGS LEGEND:

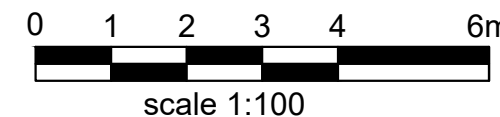
- EXISTING WALLS / CEILINGS
- PROPOSED WALLS / CEILINGS
- WALLS / PARTITION TO BE REMOVED

LINES / HATCHES LEGEND:

- REMOVING INTERVENTIONS
- PROPOSED INTERVENTIONS
- NEIGHBORING PROPERTIES
- EXISTING FLATS / AREAS, WHICH DO NOT MAKE SUBJECT OF THE CURRENT APPLICATION

FLAT LEGEND:

- PROPOSED THREE BEDROOM FLAT
GIA = 93.30 m²
4 PERSONS



- Notes
- 1- This drawing is not for construction
 - 2- All Dimension are in millimeters
 - 3- Dimensions are not to be scaled directly from drawings
 - 4- All dimensions are to be checked on site and the Architect is to be inform of any discrepancies before construction commences
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Rev.	Date	Revisions
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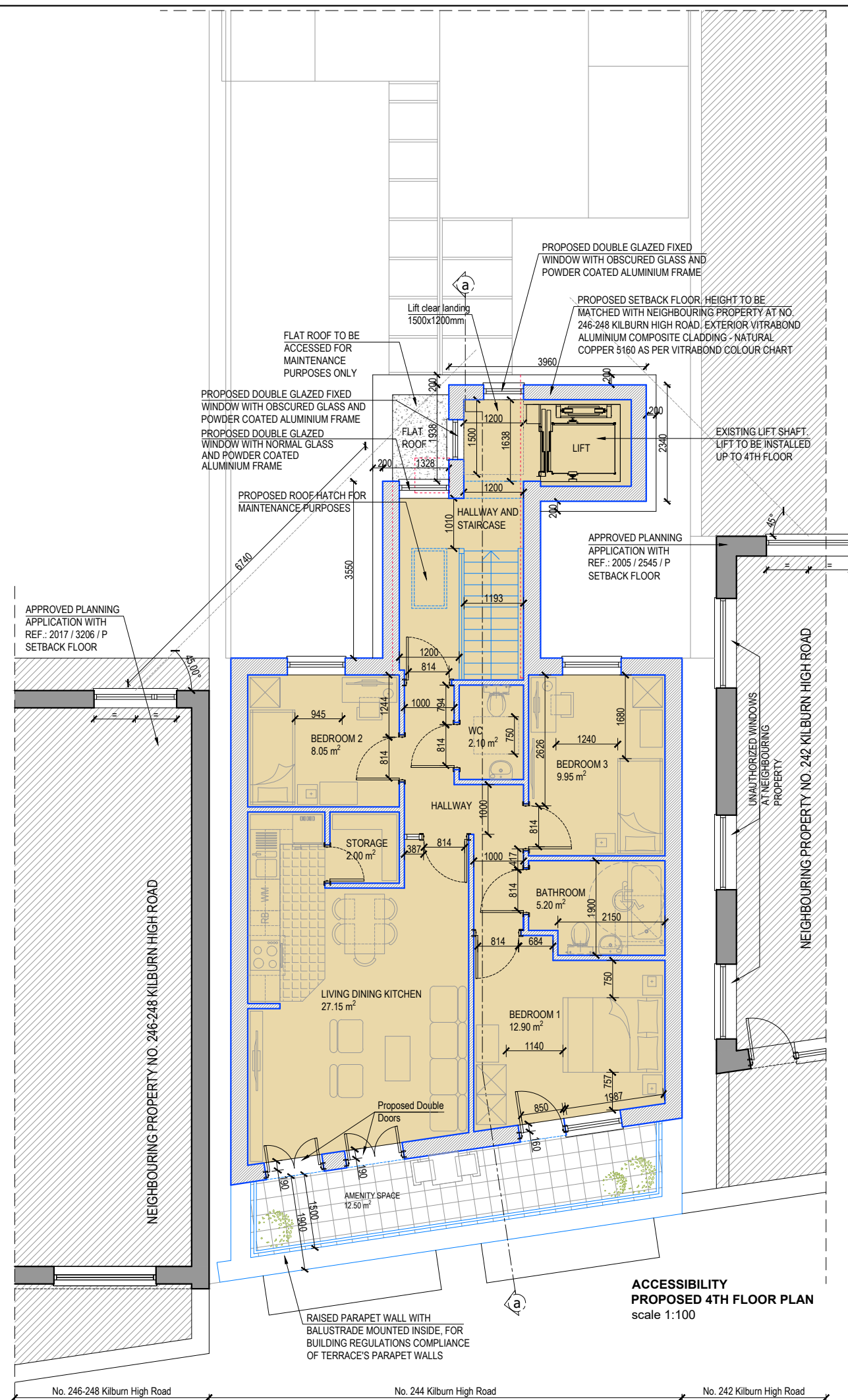
ACCESSIBILITY STATEMENT



Client	Mr. Minh Al-Saad		
Project	244 Kilburn High Road NW6 2BS		
Scale	1/100@A3	Date	08/2023
Drawn By	VC	Checked By	AEC
Project No.	23058	Drawing No.	AS_101
Drawing title	Proposed Ground and Third Floor Plans		

**ACCESSIBILITY
PROPOSED GROUND FLOOR PLAN**
scale 1:100

**ACCESSIBILITY
PROPOSED THIRD FLOOR PLAN**
scale 1:100



WALLS / CEILINGS LEGEND:

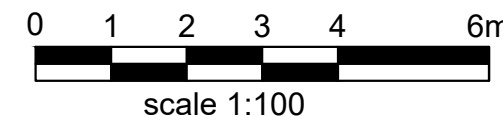
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Rev.	Date	Revisions
A	22.07.2024	Lift Extension amendments to exterior finishes

ACCESSIBILITY STATEMENT



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Project	244 Kilburn High Road NW6 2BS		
Scale	1/100@A3	Date	08/2023
Drawn By	VC	Checked By	AEC
Project No.	23058	Drawing No.	AS_102
		Revision	A
Drawing title	Proposed Fourth Floor Plan		