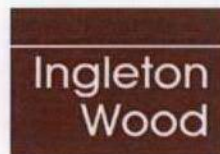

**210 KILBURN HIGH ROAD,
KILBURN, NW6 4JH**

Change of use to D1 Healthcare

3rd September 2010
Job No. 83164

DESIGN & ACCESS STATEMENT



a multi-disciplinary practice of:

- architects
-
- building
surveyors
-
- building services
consultants
-
- planning supervisors
-
- interior designers
-
- property & facilities managers

INTRODUCTION

This statement has been prepared at Planning Application stage of the project based on detailed plans and this will be further developed as is felt appropriate.

The Statement has been prepared to support the Plans and the Application and to give guidance regarding the design of the proposed extension to the premises, and provide additional information.

The Statement also considers access issues, with the standards that are being used being:

- BS 8300: 2001 Design of Building and their approaches to meet the needs of disabled people.
- The Building Regulations 2000, Part M: Approved Document 2004.
- Planning and access for disabled people a good practice guide – Office of the Deputy Prime Minister, 2003.
- Disability Discrimination Act 1995.

The applicants and their designers are conversant with their responsibility to provide a fully inclusive environment.

1.0 GENERALLY

1.1 The Development

The proposed works comprise:

- Change of use to D1 – Healthcare.

1.2 Reason for Development

NHS Camden (Camden Primary Care NHS Trust) is committed to improving the healthcare facilities in the Borough.

As identified in the PCT's Primary Care Strategy, the Trust are committed to improving the quality, range and access to primary care services to all our local residents. The Trust believe that high quality primary care and early diagnosis delivers, in the longer term, better health outcomes.

NHS Camden are leading in targeting to improve healthcare to residents of Camden, and are seeking to tackle early diagnosis of problems and managing long term conditions. As part of this strategy is the development of local and highly visible health hubs in locations which will encourage walk-in callers, who might not otherwise visit the traditional health centre or GP Practice environment. Ideal locations for such a service are in the retail High Street.

After an extensive site search, 210 Kentish Town Road was identified as more suitable premises and a lease is being secured by NHS Camden. This improved premises will enable support and ancillary functions such as staff facilities, offices, etc to be provided together with additional clinical and patient provision on the ground floor.

1.3 Background

The premises was last used as a Betting Shop by Ladbrokes, who have since relocated to larger premises on the other side of Kilburn High Road.

1.5 Proposals

Planning permission is required for the change of use of the premises to D1 healthcare.

1.6 Design

The proposed use makes use of this existing ground floor of the building and no extension of the size of the premises is proposed.

1.7 Access

Access will be via existing accesses.

1.8 Green Travel

The Premises is ideally located for Public Transport, being close to main bus routes and the various railway and underground stations.

2.0 LOCAL AMENITY

2.1 Entrances

The existing entrance off Kilburn High Road will be maintained.

2.2 Opening Hours

Maximum hours when the building is open to the public are proposed to be Monday to Friday 7am to 9pm Monday to Friday and 8am to 6pm on Saturdays.

2.3 Noise

The PCT do not envisage any noise generating activities being undertaken within the building.

2.4 Pollution

No pollutants will be discharged into the air as a result of the proposed occupation.

3.0 ACCESS

3.1 Accessibility

The philosophy of the design of the development is to be as fully inclusive as possible and this includes, but is not limited to, the needs of people with disabilities and people with restricted mobility. The nature of the building and the extent of the works will of course be restrictive in the extent of this but the aim is to cater for a range of people and their disabilities.

3.2 Entrances

The patient entrance at ground floor level is fully accessible.

3.3 Circulation

The ground floor internal areas will be fully accessible with all doorways of a sufficient width and Consulting Rooms / Circulation areas achieving minimum size standards. All patient areas are on the Ground Floor.

3.4 Facilities

A Disabled WC is to be provided on the ground floor.

Internal Door widths will meet the requirements for wheelchair accessibility.

New Internal facilities will be identified with the careful use of colour and tone, following on from the current design of colour contrasted door frames and feature walls.

The front counter will have a low level section for people with disabilities or in a wheelchair.