

ACCESSIBILITY STATEMENT

MAY 2009

Submitted by Ed Bennett on behalf of David and Marion Cohen

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1. Underlying Philosophy

- 1.1. The Applicant fully intends to comply with current regulations and good practice. The applicant wishes to make the new development as accessible as possible, in line with local planning policy and the obligations imposed on the applicant as service provider under the Disability Discrimination Act 2005, in as far as this is achievable within the confines of working with an existing building.

2. Influencing Legislation at the Application Site

- 2.1. The Applicant acknowledges that the proposed development at 10 Wadham Gardens, London, NW3 3DP, presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 2005 (DDA) are to be met.
- 2.2. The designers of the development will be encouraged to work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. These will include, for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), The Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings).
- 2.3. How the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the facility (such as the Occupiers Liability Acts 1957 and 1984, the Human Rights Act: 1998 and The Equal Treatment Directive 1975 - Amended 2002), will also be taken into consideration.
- 2.4. Other good practice guidance to be considered will include: The Sign Design Guide – a guide to inclusive signage (JMU Access Partnership and The Sign Design Society), The Code for Lighting 2001 (Society of Light and Lighting - CIBSE), the Department for Transport (Inclusive Mobility), the ODPM (Planning and Access for Disabled People), and DRC Codes of Practice.

3. Specific 'Access Issues' with the proposal

- 3.1. Where reasonably achievable, the internal alterations to the dwelling are compliant with requirements of the Approved Documents, Part M.

4. The Approach

- 4.1. The area outside the main entrance to the property will not be changed.

5. Entrance

- 5.1. The existing main entrance will not be altered.
- 5.2. All new accesses to the property will be designed in line with the Approved Document Part M (2004) of the Building Regulations, and local planning requirements.

5.3. All new accesses to the property will have a level threshold and comply with planning requirements and the Approved Document to Part M (2004), with a minimum 900mm door width.

6. Car Parking:

6.1. The existing on-street parking arrangement will not be altered.

7. Toilet Facilities:

7.1. Wc facilities at ground floor level are provided.

8. Evacuation:

8.1. In an emergency, residents will evacuate through the main entrance door at ground floor level and through the French doors to the terraced area at the rear. All features and materials will comply with Part B of the Building Regulations. Alarm systems are in place.

9. Conclusion:

We are confident that the proposals described in this planning application will make a wholly positive contribution to the London Borough of Camden.