
**CHANGE OF USE & EXTERNAL
ALTERATIONS
TO
20-22 KINGSGATE PLACE,
KILBURN, NW6 4TA**

**London Borough of Camden
Children Schools & Families
Job No. 82169**

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 standards that are being used are:

- 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 The Development

The proposed works comprise:

- Change of Use of Now 20-22 Kingsgate Place from industrial use to D1 Institutional (Youth Centre).
- External alterations to suit new use including providing a new access main entrance door.

2.0 Car Parking

The proposed works do not affect or alter existing car parking provisions on the site.

3.0 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.

It is planned to provide a new dropped kerb to enable access from the street to the forecourt in front of the premises.

4.0 Entrances

The existing 2No pairs of entrance doors are very restricted due to their clear opening width and the internal door/spiral staircase arrangements immediately inside. It is therefore proposed to install a new main entrance door set in a new panel where one of the existing roller shutters is. This door will ensure fully accessibility into the building with an easy to open door of a good clear opening width (900mm minimum) which opens into an accessible area.

The new external entrance door will be clearly defined through the careful use of colour and tone. The new door will be provided with a level threshold.

5.0 Facilities

A new Disabled WC is to be provided on the ground floor which complies with Part M of the Building Regulations.

Internal Door widths will meet the requirements for wheelchair accessibility where possible, but due to the nature of the building the ability to achieve this is severely restricted. Whilst the upper floor is shown as an IT Suite, IT facilities will be available on the ground floor.

Internal facilities will be identified with the careful use of colour and tone.