

ACCESS STATEMENT

**In regard to residential apartments & B1/D1 space
16 Stukeley Street, London WC2B 5LJ**

Proposed Works:

- Demolitions/ stripping out of the existing structure
- New floor slabs at Ground and First Floor.
- To rebuild local parts of the stair to suit revised layout.
- New localised extensions on floor 4-6.
- To install new residential lift shaft and car.
- To install new disabled lift(s) to access Lower Ground Floor of the office space.
- New windows and glazing.
- To install partitioning, doors, and joinery.
- Install thermal and sound insulation and boarding throughout.
- Install new kitchens and bathrooms
- Interior finishes.
- New lighting and small power, comms.
- Post boxes, signage, bin store, video intercom system, cycle store

Access Statement

Residential:

To create an apartment building with accessible common parts to gain access to each apartment. Level access from the street into the Ground Floor Common areas is provided. From here all but one flat can be accessed through the residential lift.

Flat 4 on the second floor is only accessed via two steps in the common corridor. This flat is located on an existing concrete slab which steps twice over the space of the flat. These two steps have within the floor finish been relocated to the flat entrance to make the flat interior more user- friendly.

The upper floor of the duplex flat is not served by the lift. This floor is accessible through a private inner-flat stair. This upper floor includes the bedrooms and bathrooms, living areas and kitchen located on the lower floor of the duplex. For visitors a toilet on the lower floor of the duplex flat is provided.

The residential basement is also only accessible via a stair from the Ground floor located in the main residential entrance area. This space is only used for plant equipment and refuse collection, which does not require disabled access. Common areas will be managed and maintained regularly by a management company: refuse collection from the flat could be arranged for a disabled tenant who can not access the basement refuse collection.

Flat 3 on the First Floor will be designed adaptable for a wheel chair user.

Detail

The apartment interior layout has been designed to comply with the Approved Document M, and would have the facility to have grab-rails etc. fitted at a later date.

*Part M
not suitable
L1S & wheel
chair
to be followed*

Offices:

The open-plan office space can be accessed via two entrances: Stukeley Street entrance and Smart's Place entrance. Stukeley street entrance is a level entrance into the Ground floor of the offices demise. At Smart's place entrance – due to the rise in terrain throughout Smart's Place street – the office ground floor level is one step down from the street. A disabled lift is provided on the one hand to overcome this step onto the Ground Floor office space and on the other hand to access the Lower ground Floor office space.

At this stage there is still the option of separating the office space into two units: For this scenario an allocated space for an additional lift is provided near the Stukeley Street entrance. An additional lift to access the Lower Ground Floor would be installed with the floor having removable panels.

Toilets – including one disabled accessible toilet – are provided on the Lower Ground Floor. The toilets would be shared by the two office units if the office space should be used as two separate units.

When the units are let, the tenants will provide the additional facilities for the disabled like signage, entry systems etc.

Bicycles:

10 bicycle stores (one for each of the 10 flats) are provided on the second and third residential floors. The stores are designed to fit a Strida 3 foldable bicycle. These lightweight bicycles are proposed to ensure easy and safe handling through the lift onto the floors with the storage facilities. The bikes are high quality and manufactured by an established brand. If required the client can provide this cupboard and include a bike within. Further information has been issued to Camden Planning Services in form of detailed drawings, information on the bicycle and a letter explaining the scheme for their approval.

Section 106 & planning permission
requires an access statement
detailing that the residential meets
Lifetime Home Standard &
that one unit is suitable for
wheelchair users.

- The statement provides no details
and only refers to Building
Regs - which is a level standard.

A statement of the 16 Lifetime
Home Standard should be submitted
along with dimensioned plans
indicating the points. In addition
the wheelchair accessible flat
layout should be provided

Michelle.