

Design And Access Statement:

30 March 2007

Change of Use Application - The Camden Studios, 106 – 110 Kentish Town Road NW1 9XP

Introduction:

This statement is prepared in support of the Change of Use application by Centre for Independent Living for the provision of Office and Service provision Premises for Disability In Camden (DISC).

The Provision of Premises has come about as part of the Section 106 Agreement included in the Planning Permission Granted for the Construction of the UCH/NHS Trust Hospital on Euston Road.

The report indicates reasons behind formation/location of a new main entrance via the Ground and First Floor abutting, 335-341 Royal Collage Street NW1. See OS Map for Location (Floor plate outlined in red).

Analysis of Building Location:

Currently the building has its main entrance on Kentish Town Road, this mainly leads to the occupied offices in the basement and upper floors (Second to Fourth Floor).

Access to the flats on the top floor is via Royal Collage Street. The Royal Collage Street is treated as the rear of the building, with a Service Bay and Refuse Bins next to the existing entrance to the flats above. See Photos attached.

Design Considerations:

The main objective of this application is to change the Use Class from B1 to Sui Generis to meet the needs of the Service Providers and end users as indicated in the Appendix A document included in this report.

Due to the requirements of the end users it was not viable to alter the existing Access from Kentish Town Road as this would have lead to disruption of services provided by the other businesses within the premises.

Disability in Camdens' Mandate is to provide support services for members of the community (mainly in Camden), with Disabilities to enable them lead independent lives as far as possible.

Access from Street Level:

The Location of a new entrance door on the Royal Collage Street (335-341) Elevation enables access issues to be addressed with minimum disruption to the businesses and residents within the building. See drawing no. SK100/PL/07904 for alterations and proposed material treatment to proposed entrance. Also See OS Map for location of the Acc

Disabled Persons can access the premises via public transport or car (single yellow line). Location of two dedicated parking bays were considered. Option 1 was to locate the parking bays close to the building on Royal Collage road. The problem with this was, the site lines to the bustop will be obstructed for bus drivers approaching the existing bustop. The second option was to

locate the dedicated disabled parking bays on Farrier Street, London NW1, which is a less busy (mainly residential) road.

Access within the Building:

The existing Threshold is 157mm with raised access flooring within the building. The Entrance door (on 335-341 Royal Collage Street) will be set back 500mm to enable the formation of a 1:12 ramp up to the threshold and another within the premises as indicated on the section on drawing no. SK100/PL/07904.

The Proposed Location of the Front door enable shorter travel distance to the Conveniences in the building and controlled access (from Reception) within the building, as it will be open to the public from 9am to 5pm.

Emergency Egress from Premises:

A new opening for means of escape with Ramped/level access to street level on Royal Collage Street is proposed (See drawing no. SK100/PL/07904).

Appendix A

Re: CIL Building Requirements

Outline of DISC's Activities to take place within the building

Key/Principal Activities: Broadly, DISC services are provided 5 days a week, Monday-Friday from 9.00am to 6.00pm

i) Advice and Information Service (Welfare Rights etc. Aspirations in business plan include : specialist debt and employment advice and support ; Advocacy at the point of assessment for FACS, Housing Advice). This service reaches about 2,700 clients through the telephone advice line annually , with about 400 coming through the door for face to face advice and interviews. There are three full time Welfare Rights Advice officers delivering the service and all face-to-face interviews and support are by appointments only.

ii) Information and Support Service for Deaf People. This service reaches about 40 Deaf British Sign Language (BSL) users a year, through face to face appointments and drop-in sessions. There is a drop-in session on Mondays with an average of 6 Deaf clients attending every week. Other visits to the building are by appointments. There is a Deaf people's support worker who works 5 days a week.

iii) Direct Payments (Independent Living Fund Support, a growing need) . This service provides support to disabled people to employ their personal assistants/carers directly, thus encouraging choice, flexibility and dignity to disabled people. Currently there are about 200 people on Direct Payments and the number is set to grow. The three interview rooms are to be shared with the Direct Payments team. There are four people in the team and they give a lot of face to face support and make use of interview rooms to interview the carers as part of the support they give to their clients.

iv) Independent Living Projects co-ordination (including capacity building support to smaller organisations). This includes providing meeting rooms and other support to smaller disability organisations such as the Somali Elderly and Disabled People, Visually Impaired in Camden and the Camden Deaf Group. These groups require meeting rooms for about 10 to 20 members of their group every month. **v)** Employment and Empowerment Training for disabled people. DISC provides employment training to disabled people and the use of an accessible training room with all the necessary facilities is a requirement which has required putting our training programmes on hold. **vi)** Disability Equality Training. This is offered to local organisations in the voluntary, public and private sectors to enable them work with disabled people and to appreciate the issues with which disabled people have to deal on a daily basis. to disabled people. currently there are about LUU people on Direct . **vii)** Access Audit Training and Support. **viii)** Advocacy and Consultation **ix)** Information Provision (Quarterly Discovery Newsletter). DISC produces a quarterly newsletter -Discovery -to inform disabled people about relevant issues , especially , local news that affect disabled people.