
**187 CAMDEN HIGH STREET
LONDON
NW1 7JY**

Legal and General Assurance Society Ltd
Job No. 81567

ACCESS STATEMENT

Revision A – 20/10/06

2006/4575/PR1



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.

Joseph Rowntree Foundation Guidelines

The scheme has been considered in conjunction with the above guidance and the results are indicated on the attached schedule at appendix A.

1.0 The Development

The proposal forms 4No new additional new residential flats. Private access to apartments will be via existing common areas of the ground floor of the building utilising a dedicated entrance from street level.

2.0 Car Parking

No existing car parking exists on the site and due to the constraints of the existing building, it will not be possible to provide any.

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, elderly people, people with pushchairs or people with restricted mobility. The nature of the building use will of course be restrictive in the extent of this but aims need to cater for a range of people and their disabilities.

Existing common areas at ground floor and existing staircases are generally of suitable width. It is proposed to utilise these staircases in the proposals and therefore is not intended to alter these staircases in any way even though they may not be fully compliant with the current requirements of ADM.

The approach to the main ground floor entrance of the building will include a level threshold. Full compliance Part M (2004) of the Building Regulations approved document is expected where possible.

Clear, colour contrasting, legible and appropriate signage will be designed to suit all users.

Careful use of colour and tone will be applied throughout the development.

All internal doors and corridors will be at suitable widths in accordance with guidelines laid down in AD Part M where possible.

4.0 Entrances

All building entrances will be clearly defined, with level thresholds complying with the guidelines in AD Part M. Door widths will meet the requirements for wheelchair accessibility where possible.

5.0 Lift

Due to the constraints imposed by the existing building and the limited number of apartments proposed it is not intended to provide a lift.

6.0 Fire Warning

Should a fire detection and warning system be required it will be designed to include visual and audible warning of a fire to current standards.

Appendix A

Joseph Rowntree Foundation Lifetime Homes assessment.

Lifetime Homes	Comments
Wheelchair turning circle (kitchen, dining, sitting areas).	Can comply to all flats.
Bed space at ground floor level for two or more storeys.	Can comply to only flats 3 and 5 there is provisions for bedrooms at ground level.
Panel for hoist between bathroom/bedroom.	Can comply to only flats 2 and 4.
Side approach bathrooms.	Can comply to all flats.
Stair lift ground to first.	Can only comply to flat 3, not adequate space for stair lift to flats.
Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Can comply to all flats.
There should be a down stairs toilet which should be wheelchair accessible with drainage and service provision enabling a shower to be fitted at anytime.	Doesn't comply to flats 1, 2, 4, as they are at one level with bathroom and flats 3 and 5 have maintained bathrooms at ground floor.
Width of doorways and hallways should accord with the access committee for England's standards.	Can comply to all flats.
The sitting room should be at entrance level.	Can comply to all flats.
Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	These are all existing to be made good.
Switches, sockets and service controls should be at a height usable by all (600mm).	New switches, sockets and service can comply.

Note:

Lifetime Homes are not valid as this is a conversion of office to flats are first, second and third floor. There is an existing communal staircase which does not comply with the Lifetime Homes requirements.

There is no common lift, therefore wheelchair access is not accessible to these flats and cannot relate to Lifetime Homes.