

ACCESS STATEMENT

Relating to:

44-46 Mill Lane
London
NW6 1NJ

Provided by:

Multi Creation
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Southall Middlesex
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The Application:

Alterations to Existing Front Access Ramp from Mill Lane.

The Site:



Site Photographs:



Access Ramp/Steps:

The Site is currently used as a Retail Unit with Self Contained Residential Units at other Floor Levels. The unit provides the local community with convenient access to local conveniences.

The Existing Front Access Ramp was built a number of years ago. However, due to the Ground Level slope on Ravenshaw Street, the Steps were not constructed suitably. As a result, pedestrians are having problems with using the steps.

The Existing Retail Unit Threshold is some 600mm above Ground Level. Therefore, a suitable access point is required to ensure equal opportunities are provided to all customers. Part M of the Approved Documents states suitable Access should be provided to all Non-Residential developments. This includes providing both Ramp and Steps Access, where necessary.

There are however restrictions as to the access facilities that may be provided in this location because of the following considerations:

- there is limited space outside of the unit and this has an impact on the length and slope of ramp possible.
- the site is immediately adjacent to a busy pelican crossing and so an overly obtrusive construction right on the site boundary would detrimentally impact on the flow of pedestrians on the pavement and at the crossing.

Proposed Alterations:

To our recollection wheelchair users have never visited the premises. The ramp is however regularly used for deliveries and by parents with buggies and prams. It should be noted that the Existing Steps, accessed from Ravenshaw Street are poorly designed and have created a problem because of the ground level slope on Ravenshaw Street.

This Application looks to alter the Existing Ramp/Steps access by proposing new steps from Mill Lane rather than from Ravenshaw Street. The Steps have been designed to be within the Site Boundary (ensuring no obstruction to Pedestrians) and with equal Risers and Treads. This will ensure users will be safe from falling. In addition to this, safety rails are proposed to the sides of the new Steps and Boundary of the raised Platform. The Existing Ramp has not caused problems but can be improved by modification as proposed in the application herein.

It is also noted, for the convenience of Wheelchair users, Metal Railings have been provided at 450mm and 900mm from platform floor level. These provisions would be designed to create a facility within the limitations of the site. In any event customers that might not be able to manage the ramp can be served outside the shop.

Conclusions:

As the current property at 44-46 Mill Lane is used as a Retail Unit, the access Ramp/Steps should be safe for all users. The proposal looks to improve the Existing access arrangement by altering the Ramp and relocating the Steps. This ensures a safe design can be provided.

Please do not hesitate to contact us if you need any further information.