

LONDON BOROUGH OF CAMDEN

ACCESS COMMENTS

From: Michelle Horn
Tel. number: 020 7974 5124
Ref: 2014/6254/P
Date: 17/12/14

To: Sam Watts

**Re: 24 – 28 Hatton Wall
Replacement of existing shopfront (Class A1).**

As an alteration to an existing building any new alterations will be required to be upgraded to be accessible under Part M of the Building Regulations. Planning policy DP29 and DP30 will expect any new shopfront to be accessible.

The new shopfront is altering the position of the entrance door by recessing this into the building and therefore its access should be improved. The proposals don't appear to be attempting to remove the 400mm height change between street and entrance level and as no D&AS has been submitted there are no details to review.

Level/ramped access should be provided, however if this is not feasible then the stepped approach should be suitably designed. The 2 new steps would be required to have equal height risers and have a maximum 170mm riser (3 will be required) they should also be provided with a level landing and handrails to ensure that they are suitably designed and accessible to all.

I have also consulted one of my colleagues regarding the change of use to the basement to retail use (currently indicated as storage). There is likely to be an issue with the staircase distance to the front door as this is too far (maximum 3M) to provide adequate means of escape.