



ACCESS STATEMENT

Access statement forming part of Building Regulations. Standard notes to be read in conjunction with architects drawings.

At

**152 ROYAL COLLEGE STREET
LONDON
NW1 0TA**

For

MR S BENSON

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1. GENERAL COMMENTS:

- a) The proposed scheme involves the construction of a shop floor, 2 offices and 3 flats. The proposed building is situated on a corner site, bounded on two sides by a footpath, on one side by the end of terrace party wall and on the rear boundary by a brick boundary wall.

Please find enclosed a full set of existing and proposed drawings for the as described developments at 152 Royal College Street.

2. APPROACH:

- a) Entrance to the flats is at Ground Floor Level and is accessed directly from the pavement on Baynes Street.
- b) Entrance to the shop is at Ground Floor Level and is accessed directly from the pavement on Royal College Street.
- c) Entrance to the offices is at Ground Floor Level and is accessed directly from the pavement on Baynes Street.
- d) The site is well served by good public transport networks, within walking distance to main underground networks, bus stations and Camden Road train station.

3. ENTRANCE:

- a) A door entry system will be provided for the apartments. This will include video monitor for visual identification of the visitor. The audio panel will be located to allow people to use in either a standing or seated position. The door release system should allow sufficient time for a person with limited dexterity of wheelchair user to gain entry. The push button control panel should be suitable for use by a person with limited dexterity and buttons should contrast visually with the background.
The panel should be located between 900mm and 1400mm above floor level.
- b) Ironmongery should conform to DDA requirements providing visual contrast to surface of door and being warm to touch and having a minimum cross sectional diameter of 19mm. Fixing heights are to allow for use from a standing or seated position.
- c) The entrance door will have a minimum clear width of 825mm. the apartment entrance doors will also have a minimum clear opening width of 825mm and will be secure by design.

- d) The junctions between different floor surfaces and weather bars to doors are to be no greater than 10mm in height. A recessed matwell provided in the Entrance Lobby allows level floor finishes.

4. HORIZONTAL MOVEMENT AND ACTIVITIES:

- a) The entrance lobby is at its narrowest 1200mm wide and provides easy wheelchair manoeuvrability.
- b) Floor surfaces throughout communal areas are to allow for ease of movement by wheel chair users and avoid light reflection and sound reverberation.
- c) The Basement Lobby is at its narrowest 1200mm wide and provides easy wheelchair manoeuvrability.

5. VERTICAL MOVEMENT:

- a) Access between floors is via a communal staircase suitable for persons with impaired sight. There is the opportunity for a lift in the future should it be necessary.
- b) The stairs are to have step nosings distinguishable through contrasting brightness. These stairs will conform to Part K of the building regulations for their rise and going.
- c) Handrails are to be provided to both sides of stairs at a height of 900mm above pitch line and should contrast with the background against which it can be seen without being highly reflective.
- d) Illumination on the stairs is to provide a minimum of 100 lux onto the surface of the tread.

6. DOORS:

- a) Ironmongery to communal doors is to comply with DDA recommendation and be in accordance with requirements under Part M of the Building Regulations. Location of ironmongery should provide for use by people in either a standing or a seated position.
- b) Doors to each flat are to be a minimum of 30 min FDS and therefore will be fitted with door closers set as required by Part B of the Building Regulations.

- c) Internal doors whether open or closed should be visually apparent through the careful choice of colour and material for the door and its surrounding.
- d) All doors are to be capable of being opened without having to apply a force greater than 30 Newtons from 0 to 30 degrees i.e. (0 degrees being when the door is closed) and thereafter 22.5 Newtons.

7. MEANS OF ESCAPE:

- a) Illuminated emergency exit signs and information/signs relating to means of escape are to be located so as to be visible by people both standing and seated.

8. ELECTRICAL FITTINGS:

- a) Light switches to be used by general public are to have large push pads and to be located to align horizontally with door handles within the range 900mm to 1100mm. However communal lighting will be activated and controlled by sensors.
- b) Switches and socket outlets in the dwelling should be provided at heights between 450mm and 1200mm from FFL.