

**LONDON BOROUGH OF CAMDEN**

**ACCESS COMMENTS**

From: Michelle Horn  
 Tel. number: 020 7974 5124  
 Ref: 2013/8158/P  
 Date: 23/3/15

To: Tania Skelli- Yaoz

**Re: 27 – 29 Whitfield Street**

**Change of use of basement, ground and 1st floors to office (Class B1) use and 2nd floor to Class C3 residential use, single storey roof extension to create two self-contained residential units at 2nd and 3rd floor level, facade alterations, infill of lightwell at basement level, installation of roof plant enclosure and other associated works.**

For the purposes of Part M of the Building Regulations the proposed work to an office would not be considered a change of use so only new features would be required to be upgraded to current accessibility standards. Where there is a change of use to residential the access should be made no worse than previously existed.

Planning policy DP6 will require the new dwellings to be designed to Lifetime homes standards and DP29 the office accommodation to be suitable and accessible.

The applicant has submitted a D&AS but has not mentioned access within this document. They don't appear to have considered how access could potentially be improved to this building or made any improvements to the existing entrance.

**Office:**

Due to the raised ground floor this building is currently only accessible by stairs and this appears to continue to be the case. There is currently no landing in front of the entrance doors and the proposal doesn't appear to be improving this arrangement. This should be reviewed and the entrance arrangement improved as far as is practicable.

Internally there may be an issue with the design of staircase as it does not appear of sufficient width however this will be dealt with under the building regulations along with any other requirements such as WC facilities.

**Residential:**

The applicant has submitted a Lifetime homes statement but the following requirements have not been achieved:

	<b>LHS Standard</b>	<b>Comments</b>
<b>3</b>	Enable as far as practicable convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle) for the widest range of people	This does not comply due to the reuse of the existing entrance

<p><b>4</b></p>	<p>Enable ease of use of all entrances for the widest range of people</p> <p>All entrances should:</p> <ul style="list-style-type: none"> <li>• Be illuminated</li> <li>• Have level access over the threshold</li> <li>• Have effective clear opening widths and nibs as specified</li> </ul> <p>In addition main entrances should also:</p> <ul style="list-style-type: none"> <li>• Have adequate weather protection</li> <li>• Have a level external landing</li> </ul>	<p>This has not been achieved in full and but most requirements could be achieved. As with the office there is no landing at the top of the stairs in front of the entrance door</p>
<p><b>5</b></p>	<p><b>5a – Communal Stairs</b>  <i>Principal access stairs should provide easy access <u>regardless of whether or not a lift is provided</u></i></p>	<p>Confirmation required that the proposed stairs are suitable as these are to be reconfigured.</p>
<p><b>14</b></p>	<p>Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.</p>	<p>The Lifetime homes statement indicates that the Bathrooms are not sufficient in space however the drawings appear to indicate these might be suitable. Further clarification and details are required.</p>