

Design & Access Statement

258 – 262 Belsize Road, London NW6 4BT



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Issue 1.

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Drawing References:

Alan Power Architects Ltd drawings:

Existing

532-01-Rev C	Site Plan
532-099	Existing Basement Plan

Approved Application Drawings: Planning Ref: 2014/7511/P (Existing)

532-100-Rev J	Existing Ground Floor Plan
532-101-Rev B	Existing Ground Floor Mezzanine Plan
532-102-Rev A	Existing 1 st Floor Plan
532-103 Rev A	Existing 2 nd Floor Plan
532-104-Rev A	Existing 3 rd Floor Plan
532-105-Rev A	Existing 4 th Floor Plan

Proposed Drawings:

532-299-Rev B	Proposed Basement Plan
532-300-Rev B	Proposed Ground Floor Plan
532-301-Rev B	Proposed Ground Floor Mezzanine Plan
532-302-Rev A	Proposed 1 st Floor Plan
532-303-Rev A	Proposed 2 nd Floor Plan
532-304-Rev A	Proposed 3 rd Floor Plan
532-305-Rev A	Proposed 4 th Floor Plan

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1.0 Introduction.

- 1.1 The purpose of this D&A statement is to support the planning application for the use of 258 Belsize Road as either permanent residential accommodation or as serviced apartments (occupation for less than 90 days) and the regularisation of the internal layout of the ground floor and basement levels.
- 1.2 In January 2015 prior approval was granted for the conversion of the existing building from Class B1a Offices to Class C3 Residential (ref 2014/7511/P) to provide 34 apartments including 16No. studio apartments, 9No. 1 bedroom and 9No. 2 bedroom apartments. The building has not yet been occupied for residential use following the implementation of the prior approval.
- 1.3 The proposed use will allow the Class C3 use as permitted in 2015 but would also allow shorter term lets, providing high quality accommodation suitable for both long and short term periods of occupation within the Kilburn Town Centre, which is identified as a suitable location for visitor accommodation. The use of the building for serviced apartments will create job opportunities for local people (with the provision of approximately 50 jobs), providing substantial economic benefits within the town centre location.
- 1.4 This is Sanctum International's second development in the area with their main site located in the Sanctum Building just off the Kilburn High Road at No.1 Greville Road, which has been in operation since 2006.
- 1.5 This statement highlights the the efforts undertaken in the conversion of the property to comply with Part M of the Building Regulations, now approved, and to outline the general strategy for the general access and egress from the building in the event of an emergency and in the servicing of the building.
- 1.6 This report should also be read in conjunction with a separate Transport Statement undertaken by WSP Parsons Brinckerhoff and the Operational Statement provided by Sanctum International, which sets out how the building will operate on a day to day basis in terms of arrivals, departures and deliveries to and from the building.

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2.0 **Access**

2.1 Location

The site is located adjacent to the A5 Kilburn High Road and has good access to transport links in terms of trains, buses, London under ground with Kilburn Park Underground Station and Kilburn High Road Train Station a short walk away The site is highly accessible with a PTAL rating of 6a.

2.2 Disabled access

Level access is provided into the building from the pavement on Belsize Road. A Concierge Desk is located next to the entrance door which will be manned 24 hours a day to give assistance to building users if necessary.

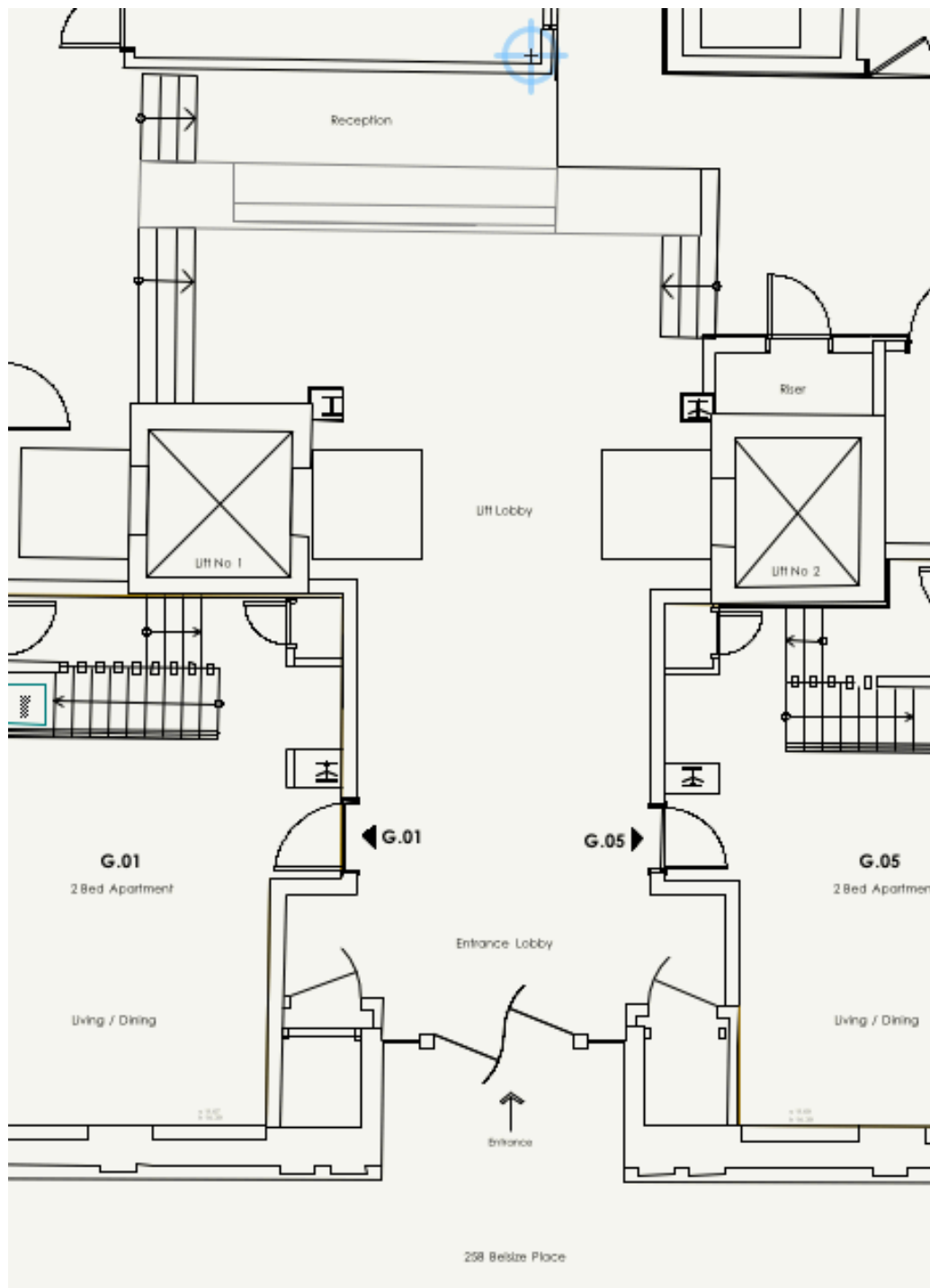
During the refurbishment of the building two new 8 person lifts have been provided which are fully compliant with EN81-70, allowing access for all persons with a disability to both levels of the ground floor and upper levels of the building.

The interior of the lift has been fitted out by specialist sub-contractor and is also DDA compliant in terms of its design and finishes.

2.3 The building will be fully managed with staff on site 24 hours a day. Should any occupiers require assistance they will be able to use the in house phone system to contact reception, In addition there is a call point to the main reception on the stair landings.

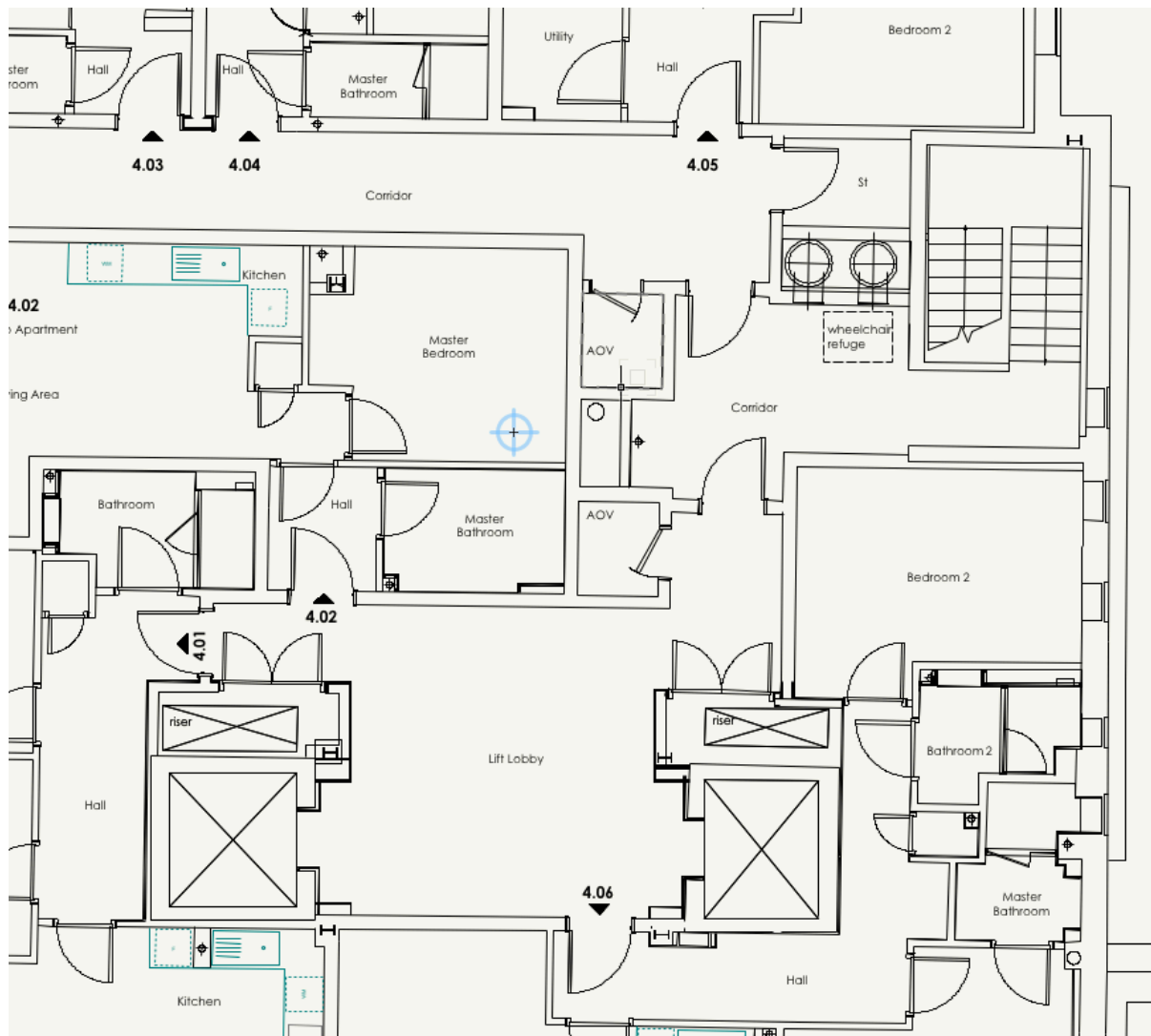
2.4 There is 100mm step between the stair lobby and corridor which is deemed to be manageable by disabled persons using the building and has been approved by building control.

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01. Extract from the Ground Floor Plan – showing the location of 2no lifts giving access to all levels of the building.

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02. Extract from a typical upper floor – showing the location of the lift lobby and disabled refuge adjacent to the main stairs.

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3.0 Facilities

- 3.1 An accessible WC is located near the reception on the ground floor level with access either via a lift or a short flight of steps. The toilet is fitted a part M pack in accordance with the building regulations.
- 3.2 On the ground floor there are two apartments G.02 & G.04 which can be adapted or altered for disabled users if required with accessible bathrooms.
- 3.3 For ambulant disabled and the visually impaired all steps and changes in level will have contrasting nosings in accordance with building regulations.
- 3.4 Generally the wall and floor finishes are in accordance with building regulations approved document part M and BS8300:2009 the adjoining critical surfaces should vary by a Light Reflectance Value (LRV) of 30 points.

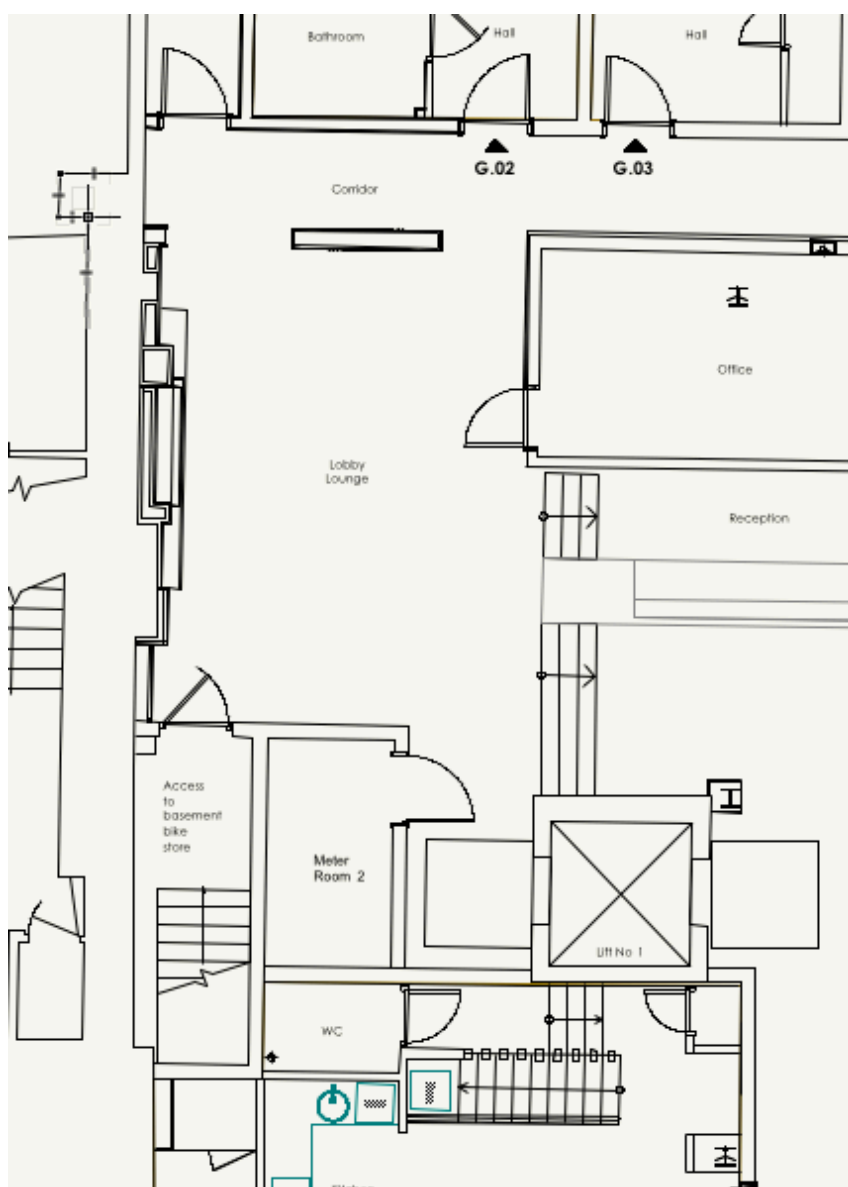
4.0 Facilities for bike storage

- 4.1 In accordance with the prior approval requirements (ref 2014/7511/P) granted 29th January 2015, the building has facilities for the storage of 36No bicycles, (34 residents plus 2 visitors).
- 4.2 The previously provision was for 30 standard cycles spaces and 6 lockers for folding bikes. However, as a result of the installation of new lifts to provide disabled access the previous basement plant rooms have been re-purposed to provide storage for 36No bicycles.
- 4.4 The principal of storing the cycles in the basement has been discussed with the planning department in February 2016 and this has been generally accepted by officers.
- 4.5 Access to the secure bike stores will be managed by Sanctum staff, who will be on site 24 hours a day.

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5.0 Improved amenity space.

- 5.1 As a result of the installation of the new lift described in item 5.2 above, the basement and lower ground floor levels have been re-ordered and rationalised to provide an improved amenity space for residents, with access from the reception either via the lift or a short flight of steps.
- 5.2 The approved scheme under ref. 2014/7511/P did not allow wheelchair or push chair access to the amenity areas.



03. Extract from the proposed ground floor – showing the amenity space for building users on the lower ground floor.

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6.0 Deliveries

- 6.1 Sanctum International's Operational Statement sets out the expected number and frequency of deliveries to and from the building. These will be managed and timed to reduce the impact on local traffic and parking.
- 6.2 Staff will be on hand 24hrs a day to provide assistance to ensure that deliveries are efficient and any disruption is kept to a minimum.
- 6.3 The site benefits from a rear access via Kilburn Place to further minimize disruption at peak periods.

7.0 Refuse collections

- 7.1 Sanctum International's Operational Statement sets out the expected number and frequency of refuse collections these will be via Kilburn Vale.
- 7.2 258 Belsize Road has access to a courtyard to the rear access of Nos. 254 & 256 Belsize Road, which connects to Kilburn Vale.
- 7.3 The refuse collections will be managed by Sanctum staff.