



Fig. 6.7.1 Existing View from Netherhall Gardens



Fig. 6.7.2 Proposed View from Netherhall Gardens

M4(1) Visitable Dwellings; levelled access to refuse/cycle

5.0 Design and Access Statement

- 5.1.1

This access statement has been prepared in support of the planning application which has been submitted for extension at No. 26 Netherhall Gardens on behalf of Atlas Property Lettings and Services Limited.
- 5.1.2

The purpose of this statement is to outline the overall approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented into the scheme and managed.
- 5.1.3

The scheme provides a safe, legible, high quality environment that will be easily used by as wide a range of people as possible without undue effort, special treatment or separation.
- 5.1.4

The site will benefit from access to Finchley Road Underground Station; this gives the site access to the Jubilee and Metropolitan lines. Also within a seven minute walk from the site is Finchley Road and Frognal Station which is served by the rail and Overground networks. Finchley Road is a main arterial highway which carries a large number of bus routes and taxis. There is a bus-stop nearby. Level pedestrian access is provided to the site directly from all surrounding streets.
- 5.1.5

Collectively, the various available mode of transport provide the site with a large public transport catchment area which benefits from excellent accessibility. The development proposals will continue this existing good level of accessibility, in line with requirements set out in National Guidance and Camden Planning Guidance (CPG).
- 5.1.6

The key points of the proposed development are as follows:

-

4 No. residential apartments

-

7 No. sheffield stands cycle storage spaces, located in a secured shed to the front of the building.

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Refuse and recycle bin storage spaces, located in a secured shed to the front of the building.

- 5.1.7

Netherhall Gardens is on a gentle gradient running north to south. There is an existing change in levels of circa. 800mm from Netherhall Gardens pavement to main entrance of the building. The proposed ground floor is levelled with the highest point of this existing slope, which inherently provides step free access through the main entrance door.
- 5.1.8

The residential use is spread over 3 floors above ground and 1 lower ground level, all of which have Part B compliant access and escape.
- 5.1.9

The following documents have been referred to in the development of the scheme:

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London Borough of Camden Planning Guidance (CPG)

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Relevant British Standards

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Part M and Part B of the Building Regulations

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The London Plan, GLA

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CABE guidance on design and access statements
- 5.1.10

Camden Planning Guidance (CPG) and Part M building regulations have been reviewed carefully in the light of visitable dwellings.
- 5.1.11

Parking and Access to and around the Building
Underground (Finchley Road)
Finchley Road Underground Station has no step free access.
Overground (Finchley Road & Frognall Park)
This station also has no enhanced provision for disabled persons.
- 5.1.12

Bus Services
Accessible buses are operated on most routes serving Finchley Road, nearby, facilitating access by the mobility impaired.
- 5.1.13

Parking
Public transport in this densely built area of London is of a good standard. The limited amount of parking is primarily due to the limited frontage to the site. 2 No. of existing parking spaces will be retained for current No.26 residents.

- 5.1.14

Cycle Storage
7 No. of cycle spaces are provided for residential users on all levels. This provision is in accordance with London Plan standards. Secured cycle storage area will be levelled with the pavement of Netherhall Gardens.
- 5.1.15

Access to and around the building
Access along Netherhall Gardens to the site is level with the pavement. Existing slope on site leads to the step free entrance door into the building.
An appropriate level of external lighting will be provided in open spaces, to be addressed during the detail design.
- 5.1.16

Access into the Building
Flush thresholds are provided into ground floor entrances. Flush thresholds are provided into residential stair core.
- 5.1.17

Within the Building
The Residential entrance is provided with adequate space to manoeuvre, to suit Approved Document Part M. Flush thresholds are provided to the common corridors and apartment entrances.
All corridors are minimum 1200mm clear width. Handrails to ramps and stairs suitably detailed. Minimum clear width to stairs 1200mm.
- 5.1.18

Communications and controls
This will be addressed in detail design
Generally, signage will be clear, legible, and consistent. Consideration will be given to providing auditory signals for the visually impaired and visual signals for the auditory impaired.
All fire alarms to be both visual and auditory, to be addressed during detail design.
- 5.1.19

Refuse
Refuse stores are provided externally to the boundary with No. 24A. This provision is in accordance with Camden Planning Guidance (CPG) and the associated ES Technical Waste Planning Guidance 2018.

Secured refuse storage area will be levelled with the pavement of Netherhall Gardens. It will be the responsibility of residents to take refuse from their apartments to the refuse store for collection by local authority contractors off-site.

M4(2) Adaptable Dwellings; No ramp; No levelled access to refuse/cycle

5.0 Design and Access Statement

- 5.1.1

This access statement has been prepared in support of the planning application which has been submitted for extension at No. 26 Netherhall Gardens on behalf of Atlas Property Lettings and Services Limited.
- 5.1.2

The purpose of this statement is to outline the overall approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented into the scheme and managed.
- 5.1.3

The scheme provides a safe, legible, high quality environment that will be easily used by as wide a range of people as possible without undue effort, special treatment or separation.
- 5.1.4

The site will benefit from access to Finchley Road Underground Station; this gives the site access to the Jubilee and Metropolitan lines. Also within a seven minute walk from the site is Finchley Road and Frognal Station which is served by the rail and Overground networks. Finchley Road is a main arterial highway which carries a large number of bus routes and taxis. There is a bus-stop nearby. Level pedestrian access is provided to the site directly from all surrounding streets.
- 5.1.5

Collectively, the various available mode of transport provide the site with a large public transport catchment area which benefits from excellent accessibility. The development proposals will continue this existing good level of accessibility to the mobility impaired, in line with requirements set out in National Guidance and Camden Planning Guidance (CPG).
- 5.1.6

The key points of the proposed development are as follows:

-

4 No. residential apartments

-

7 No. sheffield stands cycle storage spaces, located in a secured shed to the front of the building.

-

Refuse and recycle bin storage spaces, located in a secured shed to the front of the building.

- 5.1.7

Netherhall Gardens is on a gentle gradient running north to south. The main entrance to the building comes from the Netherhall Gardens frontage which gives access to an Approved Document Part M compliant stairs leading to flush access through doors adaptable to mobility impaired access requirements. There is a change of level of circa. 800mm of circa. 800mm from Netherhall Gardens pavement to main entrance of the building which the proposal effectively deals with.
- 5.1.8

The residential use is spread over 3 floors above ground and 1 lower ground level, all of which have Part B compliant access and escape.
- 5.1.9

The following documents have been referred to in the development of the scheme:

-

London Borough of Camden Planning Guidance (CPG)

-

Relevant British Standards

-

Part M and Part B of the Building Regulations

-

The London Plan, GLA

-

CABE guidance on design and access statements
- 5.1.10

Camden Planning Guidance (CPG) and Part M building regulations have been reviewed carefully in the light of mobility impaired access and policies have been accounted for inclusive design.
- 5.1.11

Parking and Access to and around the Building
Underground (Finchley Road)
Finchley Road Underground Station has no step free access.
Overground (Finchley Road & Frognall Park)
This station also has no enhanced provision for disabled persons.
- 5.1.12

Bus Services
Accessible buses are operated on most routes serving Finchley Road, nearby, facilitating access by the mobility impaired.
- 5.1.13

Parking
Public transport in this densely built area of London is of a good standard. The limited amount of parking is primarily due to the limited frontage to the site. 2 No. of existing parking spaces will be retained for current No.26 residents.

- 5.1.14

Cycle Storage
7 No. of cycle spaces are provided for residential users on all levels. This provision is in accordance with London Plan standards. Secured cycle storage area will be located close to the pavement of Netherhall Gardens.
- 5.1.15

Access to and around the building
Access along Netherhall Gardens to the site is level with the pavement. Thereafter Part M compliant stairs leads to a flush access through main entrance door.
An appropriate level of external lighting will be provided in open spaces, to be addressed during the detail design.
- 5.1.16

Access into the Building
Flush thresholds are provided into ground floor entrances. Flush thresholds are provided into residential stair core.
- 5.1.17

Within the Building
The Residential entrance is provided with adequate space to manoeuvre, to suit Approved Document Part M. Flush thresholds are provided to the common corridors and apartment entrances.
All corridors are minimum 1200mm clear width. Handrails to ramps and stairs suitably detailed. Minimum clear width to stairs 1200mm.
- 5.1.18

Communications and controls
This will be addressed in detail design
Generally, signage will be clear, legible, and consistent. Consideration will be given to providing auditory signals for the visually impaired and visual signals for the auditory impaired.
All fire alarms to be both visual and auditory, to be addressed during detail design.
- 5.1.19

Refuse
Refuse stores are provided externally to the boundary with No. 24A. This provision is in accordance with Camden Planning Guidance (CPG) and the associated ES Technical Waste Planning Guidance 2018.

Secured refuse storage area will be located close to the pavement of Netherhall Gardens. It will be the responsibility of residents to take refuse from their apartments to the refuse store for collection by local authority contractors off-site.