

Aerial view showing site in red.



Land accessed from private lane between 25a & 25c Frognal

London NW3

Accessibility Statement: Revision A

August 2019



SQUARE FEET ARCHITECTS

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Accessibility Statement

The site is approached from a narrow private lane off Frognaal which currently provides access to two existing houses and six garages. The lane slopes down to follow the natural ground levels which fall away from the north east.

The development is designated as car-free; access to the houses will therefore involve negotiating the surrounding steeply sloping streets. The site itself includes a higher ground plane to the north-east, in part built up above lane level against the existing brick boundary wall.

The design seeks to reconcile new internal floor levels with the existing levels of the sloping site and of the lane so as to allow access to each unit broadly in accordance with the requirements of Part M of the Building Regulations. Entering the site from the lane at a point between the two houses establishes a level that allows direct step free access to the west house and creates the space for a ramp up to the entrance door of the east house.

This solution will involve some resculpting of the existing garden levels, generally to the north east corner where the natural ground rises above the floor level of the east house. To the south west corner a small amount of fill is required to suit the floor level of the west house – the new levels have been chosen to balance this cut and fill.

The west house is entered directly from the courtyard opening off the lane and this same level allows access throughout the ground floor and into the rear garden. The east house has a generous, covered ramp leading from the courtyard up to the entrance door.

This arrangement allows the houses to respond to the limitations of the sloping site yet broadly satisfy the standards of Part M4. Part M4(1) allows external ramps

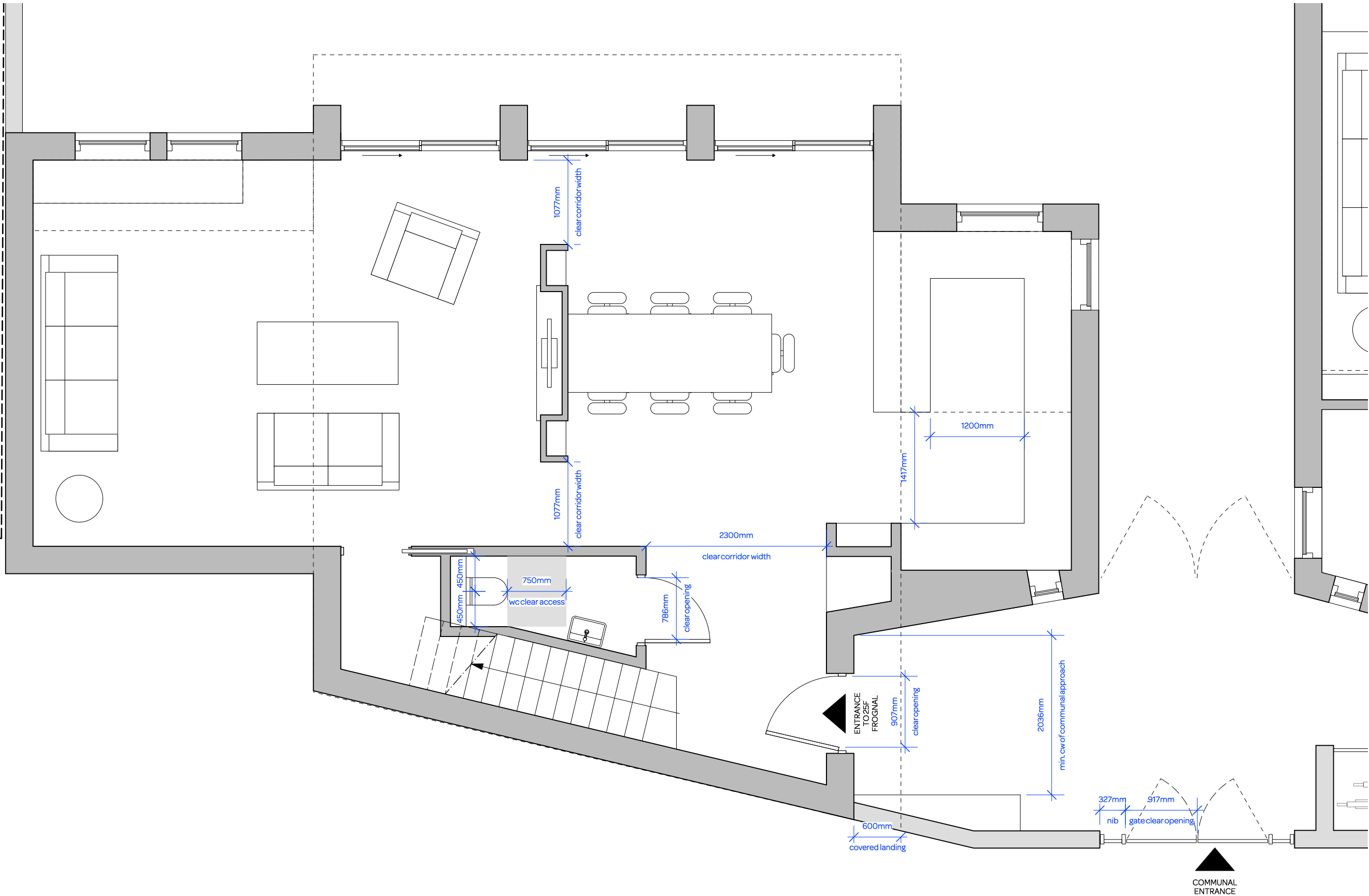
forming part of an approach route up to 10 metres long for gradients up to 1:15. The proposals include a ramp at a 1:13 gradient 7.8 metres long up to the entrance of the east house.

Part M4(2) introduces further restrictions on the lengths of ramps that can be included without landings which in this case cannot be accommodated – there is insufficient space for a longer ramp whilst the floor level is determined by the sloping site and the need to restrict the amount of excavation.

These limitations together with the restrictions of the surrounding area combine to make full achievement of Part M4(3) standards impractical.

However the proposed dwellings are compliant with Part M4(2), the only exception being the ramp from the communal courtyard to the entrance of the east house. This ramp, while not in line with Part M, is at the shallowest gradient allowed by the limitations of the site and of a shallower gradient than the surrounding streets that provide access to the site.

The following diagrams illustrate how each house is accessible and adaptable.



notes:

General notes:

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:

Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:

These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 1994. If advice is required please do not hesitate to contact Square Feet Architects.

PLANNING



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| revision: |
| * - 18.10.18 - Planning Issue |
| A - 27.08.18 - Planning Issue |
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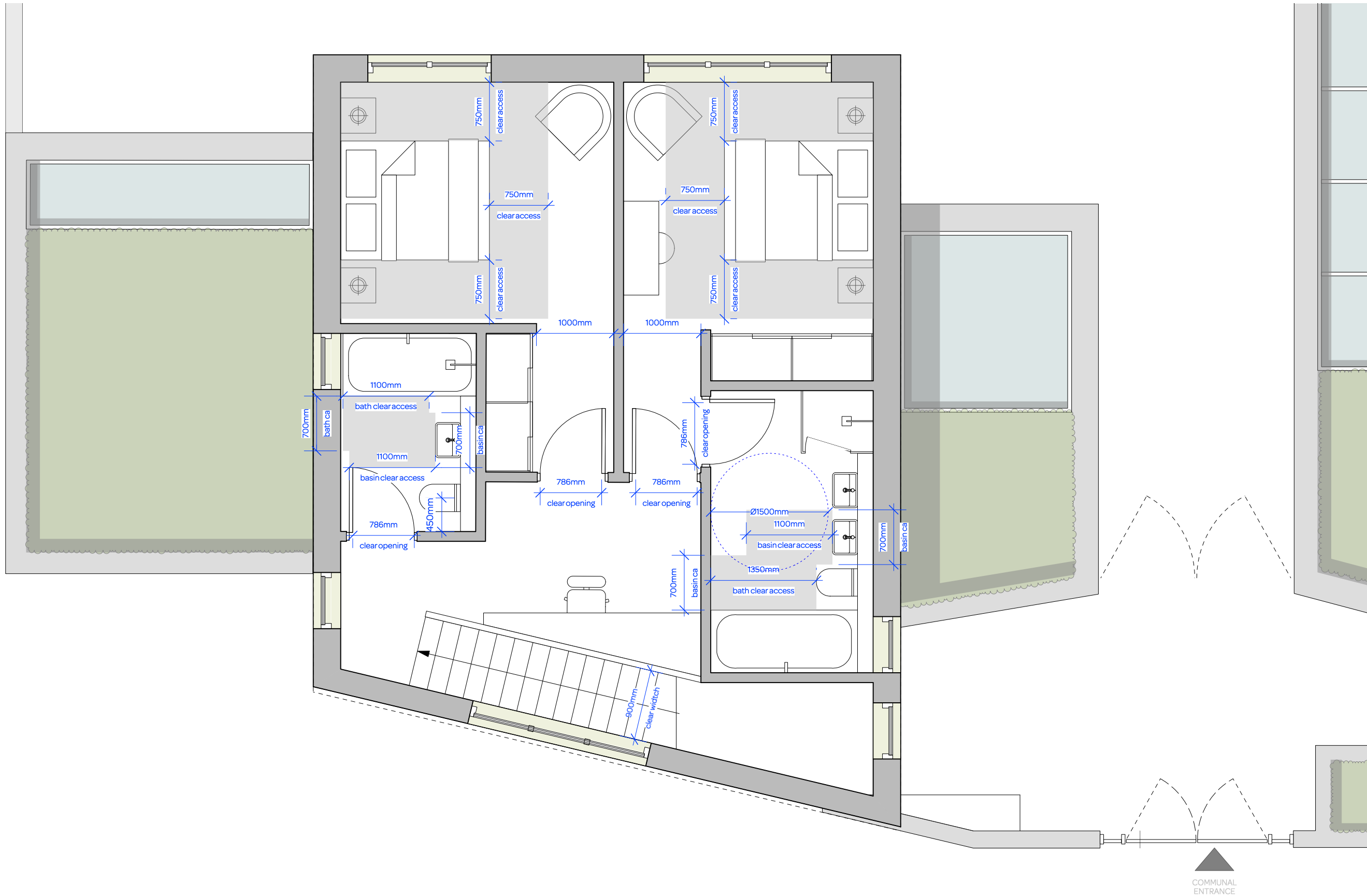
drawing title:
**ACCESSIBILITY PLAN -
25F GROUND FLOOR**

client:

project: **LAND ACCESSED FROM PRIVATE
LANE BETWEEN 25A AND 25C
FROGNAL**

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| date: August 2019 | scale: 1:50@A3 |
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| drawing number: 1514_SK_904 | revision: A |
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KEY

| | |
|-------------|------------------|
| black lines | existing |
| red lines | new |
| green lines | to be demolished |

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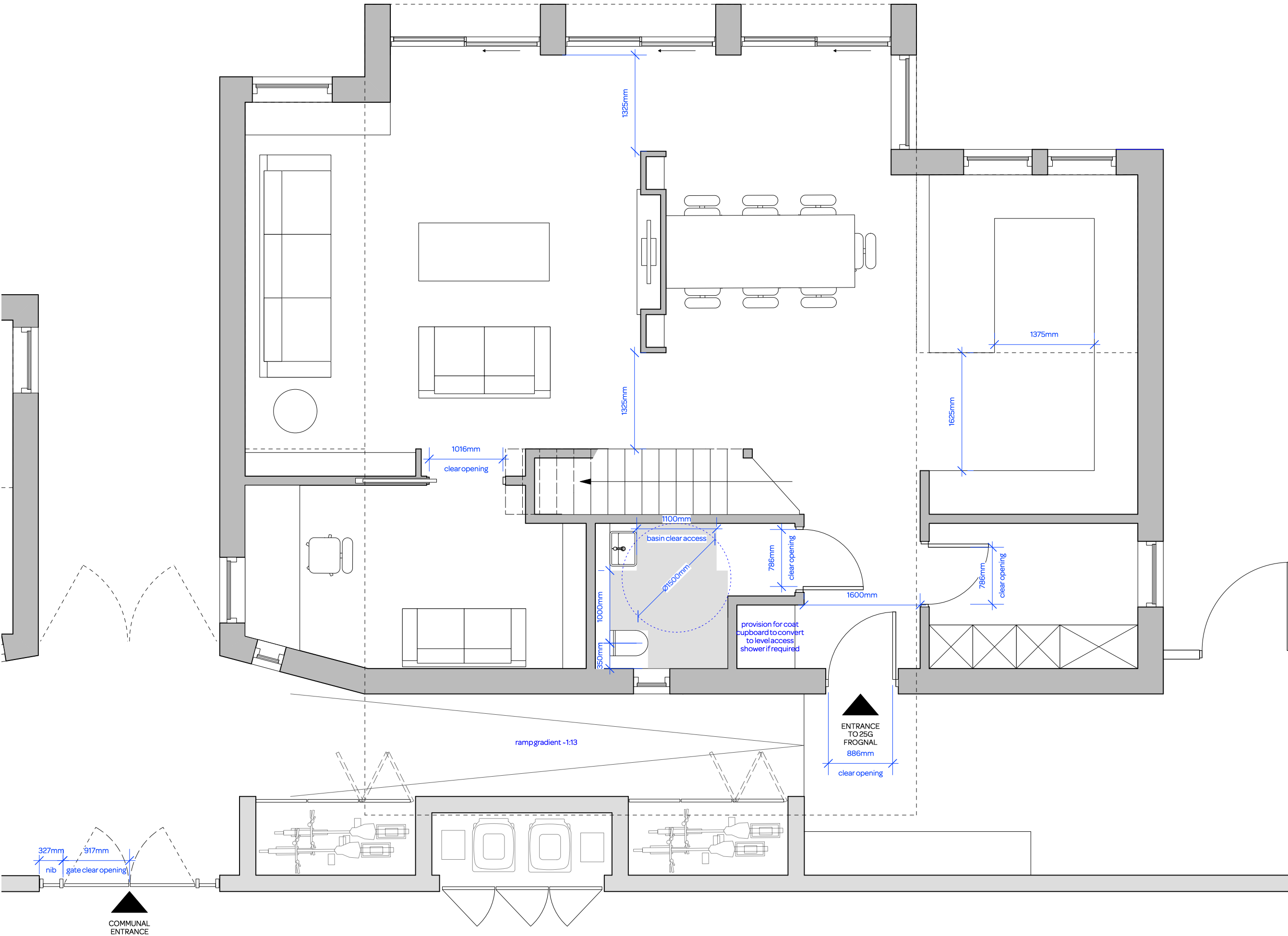
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**ACCESSIBILITY PLAN -
25F FIRST FLOOR**

client:

project: **LAND ACCESSED FROM PRIVATE
LANE BETWEEN 25A AND 25C
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drawing title:

ACCESSIBILITY PLAN - 25G GROUND FLOOR

client:

project:

LAND ACCESSED FROM PRIVATE LANE BETWEEN 25A AND 25C FROGNAL

date:

August 2019

scale:

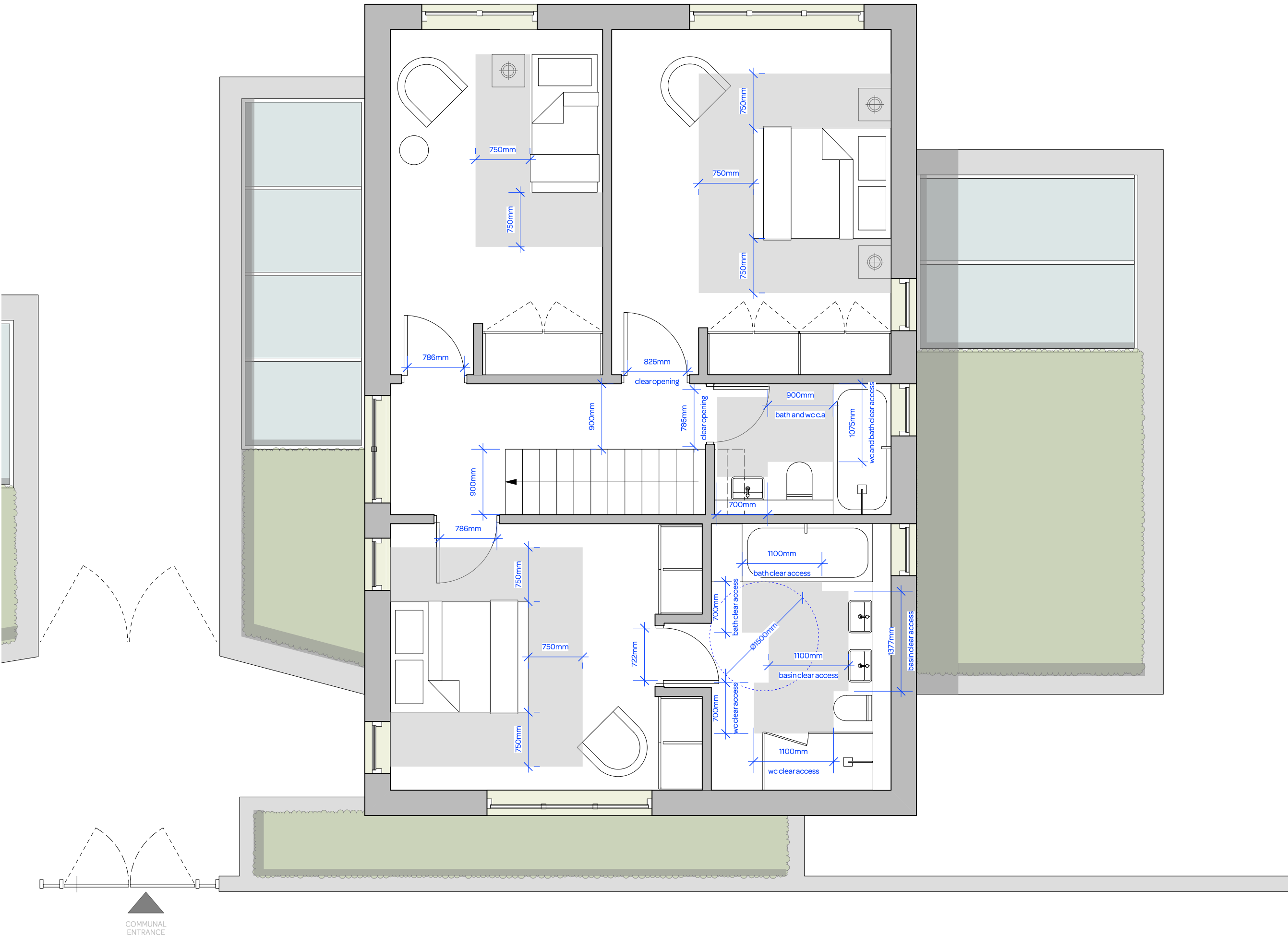
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drawing number:

1514_SK_906

revision:

A



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