

03 December 2020

254 Kilburn High Road, London, NW6 2BS

Ref: 2018/4916/P - The creation of 6 x residential dwellings within the permitted 6th floor, the installation of set-back windows to the exterior elevation at 6th floor level, the creation of external private amenity space and the provision of an additional cycle parking spaces

Planning Conditions 8 & 9 - Drawing no.s 3144_260A & 260B Proposed Sixth Floor Plan

The project is a new build residential scheme located off Kilburn High Road, in North London. A seven-storey building with three residential blocks providing 66 flats on upper floors and commercial floorspace on the ground floor.

The building is also located behind Kilburn High Road properties and reached through a gated access road from Kilburn High Road with provision for two disabled car parking bays close to the communal entrances.

The sixth-floor level apartments 601, 602, 604, 605 and 606 satisfy the optional requirements of the Building Regulations 2010 (2015 edition) M4(2) Category 2: Accessible and adaptable dwellings.

Apartment 603 satisfies the optional requirement M4(3)2a Category 3: to meet the needs of occupants who use wheelchairs with or without simple adaptations.

There is step free approach route and access to the three communal entrances at ground floor level in accordance with AD M1 section 2A and 3A, with access to all apartments and accommodation within the entrance storey in accordance with AD M1 section 2B and 3B for wheelchair adaptable / accessible apartments.

Reasonable access provisions make the apartments suitable for a wide range of occupants including older people with reduced mobility and some wheelchair users. Future adaptations are possible to increase accessibility and meet the changing needs of occupants.

The communal entrances satisfy the requirements of AD M1 para 2.16 and 3.14 with accessible thresholds and power assisted door opening for wheelchair users.

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ARCHITECTURE / URBAN PLANNING / INTERIOR DESIGN



Passenger lifts comply with AD M1 para 3.16 enabling a wide range of people including wheelchair users to use and access the lifts. Communal stairs giving access to the apartments meet the requirements of AD Part K for general access stairs.

Private entrances to all apartments are in accordance with AD M1 para 2.20 and 3.22 for wheelchair adaptable apartment 603.

Internal doors and corridors comply with diagram 2.3 & 3.4 and exceed the minimum requirements to facilitate movement into, and between rooms throughout the apartments.

A general storage cupboard within apartment 603 may be adapted by removing the doors to provide a wheelchair charging & transfer space in accordance with para 3.25d.

The combined floor area for living, dining, and kitchen space to wheelchair adaptable apartment 603 meets the provisions of table 3.2 for 3 bedspaces and table 3.3 for minimum length of kitchen worktop including fitting and appliances.

The double and single bedroom to apartment 603 complies with para 3.35

Every apartment has a bathroom that contains a WC, a wash basin and bath, located on the same floor as the principal bedroom with provision for a potential level access shower.

A Wheelchair accessible WC cloakroom is provided to apartment 603 with installed level access shower and constructed as a wet room. A wheelchair adaptable en-suite bathroom has been provided with potential to be wheelchair accessible to the principal bedroom

Wall mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach in accordance with AD M1 para 2.30 and 3.44 for wheelchair adaptable apartment 603.

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For and on behalf of

CH+MRP ARCHITECTS