

MINIMASPACE

ARCHITECTURE

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# Accessibility Statement

18 High Street, Uxbridge, UB8 1JN

## Location/Site

The property is an early 19<sup>th</sup> Century Grade II listed building located on the southern side of the High Street first listed on 3<sup>rd</sup> April 1973.

The property is 3 storeys consisting of residential units above and a commercial retail unit/ shop at ground floor level.

## Use

This application is being submitted for consideration for a Change of Use. The existing use of the ground floor is a foreign money exchange office under planning use class E. The proposed use would be a restaurant under the same planning use class E which is an interchangeable use of any of the uses within Class E without needing planning permission.



Existing Front Elevation

## Accessibility Statement

The proposal will comply with the Disability Discrimination Act 1995 (amended 2005) which has been replaced by The Equality Act 2010. This fact does not alter the obligation to provide compliance with Part "M" Building Regulations 'Access to and use of buildings', Part "B" Building Regulations, or application of access design codes as best practice. The site benefits from Levelled access threshold at the main front entrance and throughout. There are no change of levels or steps internally.

The layout is open plan which allows wheelchair access. The main entrance door has a clear opening of 900mm which is wide enough for wheelchair access. The hallway leading to the rear toilets is at least 1000mm wide.

Due to the limited size of the premises. There is currently provision for only two toilets for both customers and staff. The toilets would have a high powered mechanical ventilation timer extractor fan. One toilet could be modified to become an ambulant disabled toilet to allow for grab rails and door opening outwards to be a compliant wc/cloakroom as per part M.

The shop is located in a pedestrianized shopping parade with surrounding pay and display parking facilities.

The type of use aims to cater for the local community, thus eliminates the need of people bringing their cars. There are parking spaces available in the side streets or pay and display car parks; however, these are under a Controlled Parking Zone. It is unlikely that the proposed use would have an adverse impact upon existing parking conditions.

The site is well served by public transport network. There is a bus stop located less than 2 minutes from the site serving a number of destinations. There is also Uxbridge Train Station within 2 minutes from the site. The foot traffic generated outside the unit would unlikely cause any added congestion since the entire street is pedestrianized.

There are also numerous public cycle parking facilities within the vicinity. There are some nearby cycle parking stands which cycles can be d-locked onto.

## Conclusion

The shop will be easily accessible and will provide levelled access entry for disabled/wheelchair users, in accordance with Building Regulations, Approved Document Part M 'Access to and use of buildings' and The Equality Act 2010.