



Land Rear of No. 74 Church Road, Barnes, London, SW13 ODQ

Access Statement

14.02.17

1.0 Introduction

This Access Statement has been prepared by the 'Centre for Accessible Environments' on behalf of 'Basinghall Estate Company Limited' (the applicant) and supports a full planning application to the London Borough of Richmond upon Thames (the Local Planning Authority) for a proposed residential- led mixed use development on land rear of No. 74 Church Road, Barnes, London, SW13 ODQ. Further details on the proposed development are contained in the submitted 'Planning Statement'.

The developers are committed to providing an inclusive environment and adopting inclusive design principles wherever it is practicable to do so. This includes parking and approach to the buildings, entry and use of the building and surrounding spaces.

It is customary at this stage of the design development that some of the detailed internal design may be outstanding, but the principles of inclusive design and exemplary access will remain at the forefront of all design decisions, sitting high on the project agenda. Accessibility will be reviewed at each stage of the project as design detail develops.

2.0 Purpose

This Statement documents the aspirations and commitment to inclusive design principles and, to ensure that access for all is provided, with particular regard to elderly and disabled people. This includes the everyday needs of people with mobility, physical, sensory and cognitive impairments. It also relates to physical features and environmental aspects, alongside the need to create an accessible environment that is managed and maintained accordingly.

An inclusive environment considers the diversity of human need and relies on consideration of good, unsegregated access being incorporated at each stage of a development, from

concept and planning, to detail design, construction and post-occupation management and maintenance.

3.0 Policy and Standards

The following documents are relevant to the proposed development:

- The London Plan, March 2015 (including the 2015-16 Minor Alterations (MALPs))
- GLA - Housing Supplementary Planning Guidance, March 2016.
- London Borough of Richmond upon Thames Planning Policy CP14.
- The Equality Act 2010.
- The Building Regulations Approved Document M: Access to and use of buildings, Volume 1: Dwellings, 2015 edition incorporating 2016 amendments.
- The Building Regulations Approved Document M: Access to and use of buildings, Volume 2: Buildings other than Dwellings, 2015 edition.
- The Building Regulations Approved Document K: Protection from falling, collision and impact, 2013 edition.
- BS 8300 2009+A1:2010: Design of buildings and their approaches to meet the needs of disabled people – Code of Practice.
- BS7000-6:2005 Design management systems: Guide to managing inclusive design.
- Designing for Accessibility, Centre for Accessible Environments, 2012 edition.

3.1 Housing Standards

The residential units have been assessed against, and shown to meet, the most current housing policy:

London Borough of Richmond upon Thames, Planning Policy CP14 which requires 90% to M4(2) 'Accessible and adaptable dwellings' and 10% to M4(3) 'Wheelchair user dwellings'.

The London Plan, Policy 3.8 and the Housing Supplementary Planning Guidance (March 2016), which indicates '90 per cent of new build housing should meet Building Regulation

requirement M4 (2) 'accessible and adaptable dwellings' with the remaining 10 per cent meeting Building Regulation requirement M4 (3) 'wheelchair user dwellings'.

As there are only 6 dwellings it is not considered that this would be appropriate to require any units to M4(3).

4.0 Methodology

CAE has a team of experienced access specialists who have reviewed the proposals against required and good practice standards. Our appraisals consider the user journey, from arrival at the site or development, accessing the facilities therein for the purposes of employment, living accommodation or visiting. In addition to safety and ease of access for older people and people with a range of disabilities, consideration is also given to safe use by children and families.

The Equality Act is an enabling act and is not prescriptive in terms of building design elements. Equally, the Approved Document to Part M of the Building Regulations and the BS8300 Code of Practice give standards that will achieve reasonable access but there may be other ways as research is always being undertaken. As a result there may be newer innovative ways of achieving the same result.

5.0 Site Access

5.1 Site Constraints

The application site is a relatively enclosed area accessed via a covered passageway from Church Road with an additional access route from Elm Grove Road.

5.2 Vehicular access

Vehicular access is via approach routes from Church Road or Elm Grove Road.

It is proposed that there are 5 parking bays provided, 4 of which are for residential use and 1 for commercial use. One of the residential parking spaces is designated for blue badge holders.

Adequate secure cycle parking spaces are also provided for the residential properties at 1 cycle space for the 1-bed flats; and 2 cycle spaces for 2-bed units. A total of 17 secure cycle parking spaces are proposed to serve both residential and commercial elements of the proposal.

5.3 Pedestrian access

There are two pedestrian accessible routes into the site via Church Road or Elm Grove Road. These routes do not currently provide a separate pavement for pedestrians to walk on. Due to the minimal level of vehicular use and limited width, it is considered not feasible to provide separate pedestrian paving. These routes will retain its suitability for all pedestrians

and provide an appropriate level surface to enable access for all once the proposed development is constructed and in operation.

6.0 Landscaping

6.1 General levels

There is only a small height change across the site from Church Road. This will be dealt with in the landscaping and the site will be considered level with a gradient less steep than 1:60.

6.2 Footpaths

Pedestrian routes and footpaths will be of a suitable gradient to allow ease of access to all entrances.

It is proposed that block paving will be used to the new paved areas to the forecourt of the development. This will be specified to have a level surface and laid with narrow filled joints to ensure that a smooth, level surface with minimum undulations is provided to enable full access to the premises.

These will be designed to provide a minimum width of 1200mm, where they provide access to residential properties only, and 1500mm wide where they are used to access any buildings other than dwellings.

7.0 The Building

The proposed development accommodates 6 residential dwellings and 5 small commercial units. It is located on land to the rear of No. 74 Church Road, Barnes. The building is located to the southern end of the site and bounds the site perimeter.

7.1 Commercial units:

There are 5 single storey commercial units proposed at ground floor level. Level access is provided into each unit through a single leaf door. There are no height changes within the unit, so level access is provided throughout.

The entrance doors will provide a minimum clear opening of 1000mm with suitable controls and ironmongery provided. These doors will be either automatic or have low opening forces that meet the requirements of Part M, with a force not exceeding 30N during opening up to 30° and no more than 22.5N from 30° to 60°.

7.2 Horizontal circulation

The commercial units and residential dwellings are all provided with individual entrance doors. The ground floor properties are accessed off a covered arcade and the first floor properties from a covered gallery. There are no communal doors and the arcade and gallery provide a minimum clear width of 1200mm.

7.3 Vertical circulation

There is a single staircase providing access to the 1st floor. This staircase is designed to meet the requirements of Part M and K (general access staircase) of the Building Regulations and it incorporates the following features:

- Handrails to both sides at 900 – 1000mm high with a 300mm extension past the top and bottom riser.
- Maximum height riser of 170mm and minimum goings of 250mm.
- Suitable contrasting nosings.
- Maximum 12 risers in a flight.

As there are only 4 residential units above the ground floor it is not considered viable to provide a lift to access the 1st floor. As step free access cannot be provided the upper 4 flats have been designed to satisfy the requirements of M4(1) of the Building Regulations.

8.0 Residential dwellings

There are 2 residential units on the ground floor and a further 4 residential units on the first floor. These consist of 4 x 2 bedroomed flats and 2 x 1 bedroomed flats. All the flats have a private entrance from either the courtyard at ground floor or the open gallery walkway at first floor.

As it is not feasible or viable to provide a lift to the 4 first floor flats they have been designed and assessed against the Building Regulations Approved Document M, Volume 1, M4 (1) Category 1: Visitable dwellings.

The 2 ground floor flats have been assessed and checked against Approved Document M, Volume 1, M4(2) Category 2: Accessible and adaptable dwellings in line with planning policy.

The attached documents in Appendix A indicate that the design standards contained within the Approved Document can be achieved across these flat types and within the common circulation areas.

9.0 Management issues

To ensure that access is achieved and maintained the following management issues will be incorporated:

- **External routes** – Ensure footpaths and access routes are kept in good order and clear of obstructions. Leaves, ice and snow should be cleared.
- **Doors** – ironmongery should be regularly maintained and door closers checked and adjusted as necessary.

- **Surfaces** – should be regularly maintained to ensure there are no slip hazards. Surfaces should be replaced like with like and colour contrast should be maintained during redecoration
- **Lighting** – lighting levels should be maintained across the site and bulbs replaced promptly when required.
- **Security** – any security measures introduced should not conflict with accessibility requirements.

**Land to the Rear of No.74 Church Road, Barnes, London SW13 0DQ
Flats 3, 4, 5 and 6 on First Floor of Development Proposal**

Optional Requirement M4(1): Category 1 - Visitable Dwellings

Optional Requirement M4(2) will be met when a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Please note that the following table contains information extracted from ADM, Volume 1 2015 incorporating 2016 amendments. Information has been abbreviated and the full guidance should be used referred to in conjunction with this appraisal.

Section 1B: Private entrances and spaces within the dwelling (abbreviated)		Flat 3 2bed flat (72.1 sqm) on first floor		Flat 4 and Flat 5 1 bed flat (44.6 sqm) on first floor		Flat 6 2 bed flat (71.3 sqm) on first floor	
Private entrances		Achieved	Notes	Achieved	Notes	Achieved	Notes
1.14	The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following.						
a	The door has a minimum clear opening width of 775mm, when measured in accordance with Diagram 1.1.	Yes		Yes		Yes	
b	Any threshold is an accessible threshold.	Yes		Yes		Yes	
c	Where a step into the dwelling is unavoidable, the rise is a maximum 150mm and is aligned with the outside face of the door threshold.	Yes		Yes		Yes	
Circulation areas and internal doorways							
Door and hall widths							
1.15	To facilitate access into habitable rooms and to a WC in the entrance storey, door and hall widths should comply with all of the following (see Diagram 1.2).						
a	Every door to a habitable room and the room containing the WC has a minimum clear opening width as set out in Table 1.1, when measured in accordance with Diagram 1.1.	Yes		Yes		Yes	
b	Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway, and is no longer than 2m in length: and the corridor is not reduced below a minimum 750mm width at any point.	Yes		Yes		Yes	
	NOTE: A standard 826mm door leaf up to 44mm thick will be deemed to satisfy a requirement for a clear opening width of 775mm.						
Private stairs and changes of level within the dwelling							
1.16	To provide easy access between rooms on the entrance storey, a stepped change of level within the entrance storey should be avoided where possible. If internal steps or stairs on the entrance level are unavoidable, they should comply with the provisions of Part K.	Yes		Yes		Yes	
Sanitary facilities							
WC facilities							
1.17	To enable easy access to a WC, a dwelling should comply with all of the following.						

a	A room (which may be a WC/ cloakroom or a bathroom) containing a WC is provided on the entrance storey or, where there are no habitable rooms on the entrance storey, on the principal storey or the entrance storey.	Yes		Yes		Yes	
b	There is clear space to access the WC in accordance with Diagram 1.3	Achievable	Door position needs adjustment to satisfy Building Regulations diagram 1.3	Achievable	Door position needs adjustment to satisfy Building Regulations diagram 1.3	Yes	
c	Any basin is positioned to avoid impeding access.	Yes		Yes		Yes	
d	The door to the room opens outwards and has a clear opening width in accordance with Table 1.1.	Yes		To be confirmed	Confirm with building control that they are happy to accept a sliding door.	To be confirmed	Confirm with building control that they are happy to accept a sliding door.

Services and controls

1.18	To assist people who have reduced reach, services and controls should comply with all of the following.						
a	Switches and sockets, including door bells, entry phones, light switches, power sockets, TV ariels and telephone jacks, serving habitable rooms throughout the dwelling have their centre line 450-1200mm above floor level, as shown in Diagram 1.5.	Yes		Yes		Yes	
b	Consumer units are mounted so that the switches are 1350-1450mm above floor level.	Yes		Yes		Yes	

Other comments

Clear opening width (COW) is measured between the inside face of the doorframe (or door stop) and the face of the door at 90 degrees.			
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Client:	Basinghall Estate Company Limited
Drawing(s) accessed:	1051_APP 06_rev D
Assessor(s):	Michelle Horn and Jacqui Rennie
Assessment date:	17th August 2016

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Land to the Rear of No. 74 Church Road, Barnes, London SW13 0DQ
Flats 1 and 2 on the Ground Floor of the Development Proposal

Optional Requirement M4(2): Category 2 - Accessible and Adaptable Dwellings

Optional Requirement M4(2) will be met when a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Please note that the following table contains information extracted from ADM, Volume 1 2015 incorporating 2016 amendments. Information has been abbreviated and the full guidance should be used referred to in conjunction with this appraisal.

Flat 2 2 bed flat (83.2 sqm) on ground floor		Flat 2 2 bed flat (83.2 sqm) on ground floor		Flat 1 2 bed flat (70 sqm) on ground floor	
Principal private entrance and alternative entrance		Achieved	Notes	Achieved	Notes
2.20	The principal private entrance, or the alternative private entrance where step-free access cannot be achieved to the principal entrance, should comply with the following:				
a	There is a level external landing with a minimum width and depth of 1200mm.	Yes		Yes	
b	The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.	Yes		Yes	
c	Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.	Yes		Yes	
d	The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2.	Yes		Yes	
e	Where there are double door, the main (or leading) leaf provides the minimum clear opening width.	N/A		N/A	
f	A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.	Yes		Yes	
g	The depth of the reveal on the leading edge of the door (usually the inside) is a maximum of 200mm.	Yes		Yes	
h	The threshold is an accessible threshold.	Yes		Yes	
i	Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.	N/A		N/A	
Other external doors					
2.21	All other external doors - including doors to and from a private garden, balcony, terrace, garage, carport, conservatory or storage area that is integral with, or connected to, the dwelling - should comply with provisions d. to i. of 2.20.	achievable	Sliding doors to be specified and a 300mm nib to be provided and maintained. Door to be located centrally to ensure the door reveal is no more than 200mm deep.	achievable	Sliding doors to be specified and a 300mm nib to be provided and maintained. Door to be located centrally to ensure the door reveal is no more than 200mm deep.
Circulation areas and internal doorways					
Door and hall widths					
2.22	To facilitate movement into, and between, rooms throughout the dwellings, doors and corridors should comply with all of the following (see Diagram 2.3).				
a	The minimum clear width of every hall or landing is 900mm.	Yes		Yes	

b	Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length: and the corridor is not reduced below a minimum 750mm width at any point.	Yes		Yes	
c	Every door has a minimum clear opening width as set out in Table 2.1.	Yes		Yes	
d	A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.	Yes		Yes	
Private stairs and changes of level within the dwelling					
2.23	To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the entrance storey above (or the storey below where this contains the bathroom required by the provisions of 2.29), stairs should comply with all of the following:				
a	Access to all rooms and facilities within the entrance storey is step free.	Yes		Yes	
b	Level changes within every other storey are avoided where possible.	N/A		N/A	
c	The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).	N/A		N/A	
d	All stairs meet the provisions of Part K for private stairs.	N/A		N/A	
Habitable rooms					
Living, kitchen and eating spaces					
2.24	To provide usable living spaces and easy step-free access between a living area, a WC and the principal private entrance, key accommodation should comply with the following:				
a	Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).	Yes		Yes	
b	A minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.	Yes		Yes	
c	Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.	Yes		Yes	
Bedrooms					
2.25	To enable a wide range of people to access and use them, bedrooms should comply with all of the following:				
a	Every bedroom can provide a clear access route a minimum of 750mm wide from the doorway to the window.	Yes		N/A	
b	At least one double bedroom (the principal bedroom) can provide a clear access zone a minimum of 750mm wide to both sides and the foot of the bed.	Yes		Yes	
c	Every other double bedroom can provide a clear access zone a minimum of 750mm wide to one side and the foot of the bed.	Yes		Yes	
d	All single and twin bedrooms can provide a clear access zone a minimum of 750mm wide to one side of each bed.	N/A		N/A	

e	It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions can be achieved.	Yes		Yes	
	<u>Note:</u> For the purpose of demonstrating compliance with these provisions, beds should be of the size set out in the furniture schedule in Appendix D.				
Sanitary facilities					
General provisions					
2.26	All walls, ducts and boxings to the WC/ Cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m ² .	Yes	To be confirmed in detailed design.	Yes	To be confirmed in detailed design.
WC facilities on the entrance storey					
2.27	To provide step-free access to a WC that is suitable and convenient for some wheelchair users, and where reasonable, to make provision for showering, dwellings should comply with all of the following:				
a	Every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/ cloakroom or a bathroom)	Yes		Yes	
b	In a two or three storey dwelling with one or two bedrooms, the WC (together with its associated clear access zones) meets the provisions of Diagram 1.3 and the basin does not impede access to the WC.	N/A		N/A	
c	In a two or three storey dwellings with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or potential level access shower, and the shower, WC and basin (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of compliant WC layouts are shown in Diagram 2.6.	N/A		N/A	
d	The door opens outwards.	Yes		Yes	
2.28	Where the dwelling provides both an accessible bathroom with a WC and a WC/ cloakroom within the same storey, the WC/ cloakroom may comply with the provisions of Diagram 1.3.	N/A		N/A	
Bathrooms					
2.29	To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following:				
a	Every dwelling has a bathroom that contains a WC, basin and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom in 2.25 b.	Yes		Yes	
b	The WC, basin and bath (together with their associated clear zones) meet the provisions of Diagram 2.5. Examples of bathroom layouts are shown in Diagram 2.7.	Yes	Sanitary fittings to be the sizes as shown in Appendix D: Furniture Schedule.	Yes	Sanitary fittings to be the sizes as shown in Appendix D: Furniture Schedule.
c	Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling	Yes	Ensure specification for a capped off floor gully at an appropriate level and connected to the drainage system, either on plan or in detailed design.	Yes	Ensure specification for a capped off floor gully at an appropriate level and connected to the drainage system, either on plan or in detailed design.
Services and controls					
2.30	To assist people who have reduced reach, services and controls should comply with all of the following:				

a	Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.	Yes	Annotated on plan as meeting requirements of ADM paragraph 2.30 for Category 2 properties.	Yes	Annotated on plan as meeting requirements of ADM paragraph 2.30 for Category 2 properties.
b	Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.	Yes		Yes	
c	The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this range.	Yes		Yes	
d	Handles to all other windows are located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range.	Yes		Yes	
e	Either:				
	– boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or	Yes		Yes	
	– separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.				
	<u>Note:</u> Controls that are part of a radiator or cooker hood are exempt from these provisions.				
Other comments					
Clear opening width (COW) is measured between the inside face of the doorframe (or door stop) and the face of the door at 90 degrees.					

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