

# **422 UPPER RICHMOND ROAD WEST: PROPOSED EXTENSION AND CONVERSION TO SHOP AND 7 FLATS**

## **INCLUSIVE ACCESS STATEMENT**

### **1.0 EXISTING BUILDING**

422 Upper Richmond Road West is located next to a corner site on a busy junction on the A205 South Circular. The building forms part of a small terraced shopping parade dating from the pre-war period. The property comprises a ground floor shop which has been split into two separate shop units and a 3 bedroom maisonette located on the first floor. The maisonette is accessed via a hallway at the side of the shop unit. It also has an external rear stair with access to a rear garden. Access to the shops is via a door in each glazed shopfront. The property is located on a Red Route and there is no parking provided on the site.

### **2.0 THE PROPOSED DEVELOPMENT**

The application is for

- (1) Changing the shops back into a single unit with retail space at ground floor and basement levels.
- (2) Conversion and extension to form 7 flats on lower ground, upper ground, first and second floor levels.

### **3.0 PROPOSED ACCESS ARRANGEMENTS**

Access is to be provided to the shop unit at upper ground floor level. The existing front entrance hall and stairs leading to the flat are to be retained, with additional stairs to the new lower ground floor and second floor levels. The upper and lower ground floor flats will have direct access to private gardens.

Disabled access arrangements are to be provided as follows:

- (1) Commercial

The main pedestrian access to the shop unit is to be from a new door in the shopfront with level access in accordance with Part M of the Building Regulations. New basement access stairs are located at the rear of the unit, constructed in accordance with Part M of the Building Regulations for use by the ambulant disabled.

(2) Residential

Access to the new upper and lower ground floor flats is via new stairs and corridors leading from the original hall. The first floor flats are accessed from the original stair. A new stair from the first floor leads to the second floor flat.

#### **4.0 COMPLIANCE WITH BUILDING REGULATIONS**

Ideally the conversion would include full wheelchair access to all levels, but this is not possible due to the layout of the existing building and the location of the site. There is no on-site parking, but a level approach is possible from the temporary parking area located at the end of the block, 80 metres from the site. This allows full wheelchair access to the ground floor shop unit.

The approach route to the residential entrance allows step-free access to the communal entrance hall. All common parts have clear doors openings over 775mm and stairs have treads of 250mm in accordance with Part K of the Building Regulations for a General Access stair.

Internal layouts of all flats comply with all Part M regulations regarding corridor widths, dimensions of sanitary facilities and services and controls.

#### **5.0 CONCLUSION**

The proposed access to the property was considered at planning stage and Part M of the Building Regulations has been followed where it is physically possible to do so within the constraints of the existing building and the site location. Wheelchair access is to be provided to the ground floor commercial area and access for the Ambulant Disabled throughout the common parts and internal areas of the flats. This is considered to be achieve a reasonable and practical compromise give the nature of the site.