

25 Ham Farm Road, TW10 5NA, LONDON

- Access Audit report 17 June 2021

Context

This report sets out how far the property meets Approved Document M Volume 1 Dwellings: M4 (3) Category 3: Wheelchair user dwellings, in determining whether it is fit for purpose for its current occupants, one of whom is a full time wheelchair user.

All references (x) relate to the marked up Proctor & Shaw Drawing SKEX.01 for illustrative purposes.

The mid century house is single storey and sits on a site that slopes down from the street by approximately 350mm to typical garden level. There is a height difference between levels at the front (garden) and back (raised concrete terrace) of approximately 600mm. The concrete slab of the rear section of the house (Study and Veranda) is raised above the level of the rest of the building and garden, creating an inaccessible 'barrier' across the plot between house and garden. As a consequence the garden spaces all have stepped access from the house.

Approach

The approach to the property is sloped down from street level.

The paved garden path that runs alongside the above has a step where it meets the pavement, preventing wheelchair access. Furthermore, where the path turns towards the house the width reduces to less than 500mm, again preventing wheelchair access.

Entrances

The garden path leads to an entrance porch. There is a step up of 220mm (1). Whilst the door beyond this has an adequate width of 865mm the stepped approach prevents level access into the house.

The secondary side entrance is reached through a gated side passage (2). At 1007mm wide there is insufficient space for a wheelchair user to turn into this entrance. Furthermore, there is a 130mm step up into the side porch from here (3).

Garage

To enter the house from the Garage there is an acceptably wide door of 793mm with ample turning space outside. However, there is no 300mm on the inside of the door to enable a wheelchair user to open the door clear of its swing (4) and therefore is inaccessible in current arrangement. Whilst the garage itself is sufficiently wide to accommodate a car with a 1200mm zone on the drivers side for a wheelchair user to exit the car, on the passenger side the zone is compromised by the Pantry that eats into space. From here the Kitchen can be reached through a suitably wide door of 795mm.

Garden areas

There is no level threshold to the Garden from any part of the house - only from the front garden to the rear garden.

There are two stepped entrances between the Garden and covered Veranda, one having 4 no. steps with an overall level change of 560mm, the second comprising 2 no. steps addressing a level change of 330mm (5).

There is also stepped access between the Veranda and Patio, with 3 no. steps and a level change of 490mm (6).

Similarly there is no wheelchair access to the Garden Terrace from the Dining Room, with a single step of 210mm (7).

Internal Circulation

Hall

From the front entrance there is adequate circulation within the Hall. There is also sufficient space here to accommodate a mobility scooter charging point.

From the hall there is straight access into the Dining and Living Rooms through a wide 879mm wide doorway.

Dining and Living Rooms

The Dining Room has sufficient wheelchair access and circulation. The Living Room is on two levels, with 3 no. steps addressing a 370mm level difference (8) towards the rear.

Study

Access between the Living Room and Study is via the above stair.

The door to the Study is narrow at 741mm (9), below the minimum 750mm recommended under Approved Document M.

The Study itself is a small room and with furniture added would not accommodate adequate wheelchair turning space (10).

Kitchen

The doors to the kitchen from the Hall and Dining Room are narrow at only 721mm and 720mm (11), again below the minimum standard for wheelchair access.

The Kitchen itself is too narrow between units to enable a wheelchair user to turn to face the active surfaces and safely use the appliances and open oven and unit doors (12).

The door to the outside Pantry is only 733mm wide (13) and the space inside restricted, with no room to enable a wheelchair user to get out, except by reversing.

Master Bathroom

Whilst the dimensions of the room are sufficient to accommodate wheelchair compliance, the room would need to be completed gutted and re-plumbed to achieve a workable layout (14). Because there are doors at either end of the room one of these, most logically that from the hall, would need to be closed off to afford sufficient space around the pan which would need to be located on the shorter length of wall to achieve the necessary wheelchair turning circle. This would not be desirable as it would be the only accessible WC in the house.

Furthermore, there is no connection between the adjoining Master Bedroom for a ceiling hoist track (15).

The door from the Hall into this room is narrow at 761mm (16) but acceptable as the corridor exceeds 1200mm in width.

Bedrooms

There is a single step of 90mm between the Master Bedroom and Patio (17). The double doors at 1281mm overall width (18) offer insufficient clear opening width with only one leaf, and as a wheelchair user would be unable to open both leaves, they are therefore inaccessible.

The doors to all three Bedrooms are too narrow – Bedroom 1 door is 733mm, Bedroom 2 is 728mm and Bedroom 3 is 718mm (19).

Assuming Bedrooms 1 and 3 are double occupancy which equates to 5 bedspaces under Approved Document M, then an accessible bathroom AND cloakroom / second bathroom is required. In this instance the Cloakroom is not accessible having a narrow entrance and compromised access to and within the space (20).

External Areas to the Front of the Property

The area of sloping cobble setts on the approach to the garage are unsuitable for wheelchair access (21).

The step at the start of the front garden path (22) prevents wheelchair access.

The path narrows at a change of direction to avoid the vehicular approach to the garage to less than 500mm, again preventing wheelchair access (23).

Services and Controls

None of the electrical sockets or switches throughout the property is at a wheelchair accessible height or distance from a return wall to be able to meet Approved Document M requirements of 700-1000mm above floor level and a minimum 700mm from an inside corner. The whole house would need to be rewired to achieve the necessary standard.

Conclusion

Both entrances to the property are stepped and there are no level access routes from the house to the garden areas.

A combination of unusable spaces such as the Cloakroom, Study and Pantry, and narrow doors throughout that hinder circulation, compromise wheelchair access. Whilst the larger Dining and Living Rooms, Bedrooms 1 and 3, and Master Bathroom have potential to accommodate the necessary furniture whilst maintaining wheelchair circulation, none is configured for ease of access, and each is compromised in having no accessible connection to adjoining spaces.

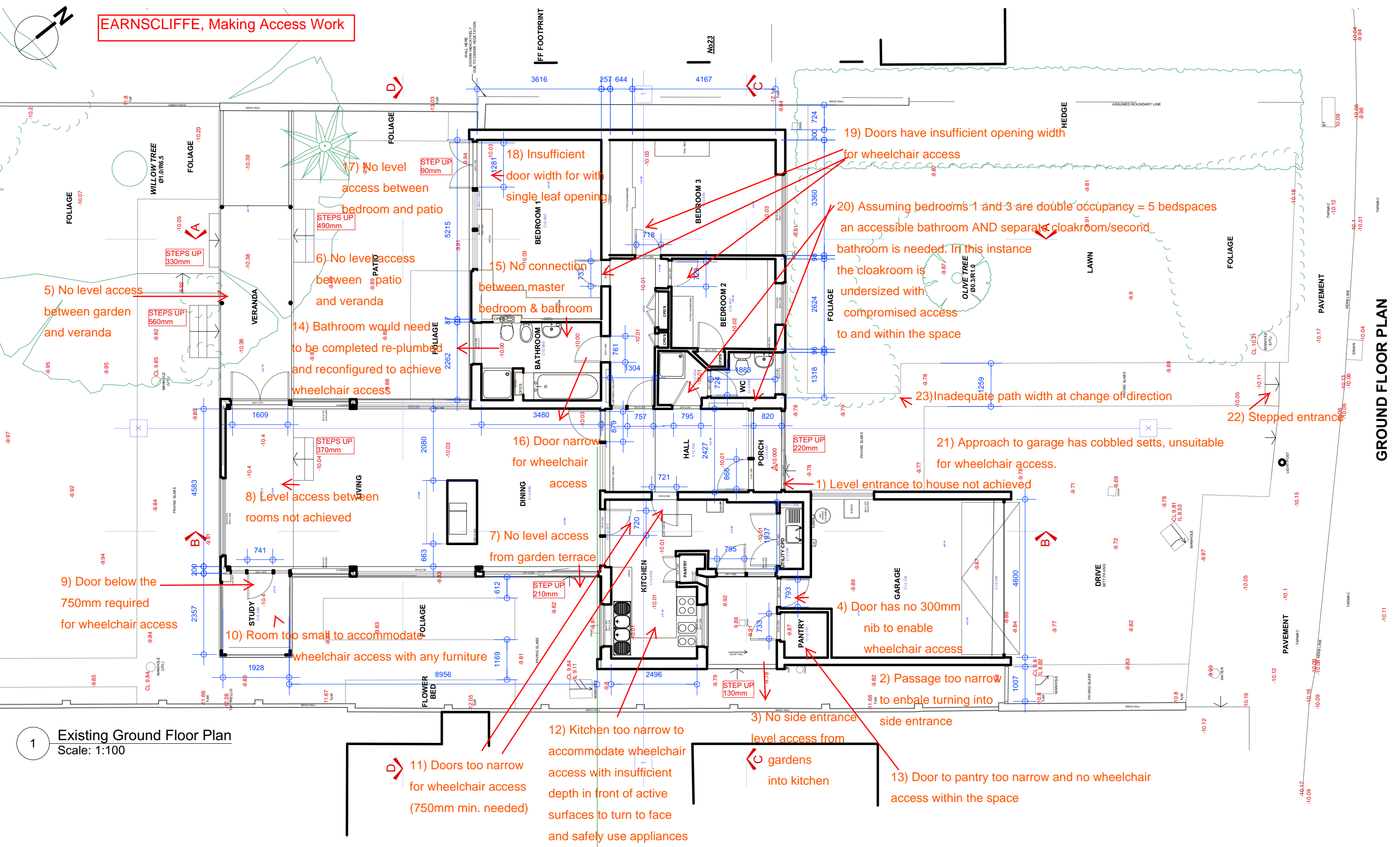
The nature of the barriers to accessibility are fundamental to the structure and arrangement of the house, for instance the rear section of the house being raised 550mm above adjacent ground levels, cannot be sensibly adapted for accessible use without demolition and replacement.

The property is therefore deemed wholly unsuitable for wheelchair access and therefore unfit for purpose as a residence for its current owners.

Jayne Earnscliffe, Director
Earnscliffe, Making Access Work

17th June 2021

EARNSLIFFE, Making Access Work



1 Existing Ground Floor Plan
Scale: 1:100

1. THIS DRAWING IS COPYRIGHT
2. DO NOT SCALE: WORK TO FIGURED DIMENSIONS ONLY
3. THE CONTRACTOR MUST CHECK ALL DIMENSIONS AND LEVELS ON SITE AND CONFIRM WITH ARCHITECT BEFORE PROCEEDING.
4. DISCREPANCIES BETWEEN THE DRAWING AND THE SPECIFICATIONS MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
5. FOR DETAILS OF STRUCTURE, REFER TO ENGINEERS DRAWINGS AND SPECIFICATIONS

REVISIONS / NOTES:
REV - 2021.05.26. Accessibility report

NOTE:
EXISTING DRAWINGS ARE AS PER MEASURED SURVEY PREPARED BY 'MCTEC MEASURED BUILDING SURVEYS', DATED MAY 2021

Proctor & Shaw The Studio, 78 Sisters Avenue, SW11 5SN, London +44 (0)208 244 6110 www.proctorandshaw.com	PROJECT NO. 2103 PROJECT 25 Ham Farm Road, TW10 5NA, LONDON	DRWG. NO. SKEX.01 REV.
	EXISTING PLANS GROUND FLOOR	1:100 @ A3 1:50 @ A1

GROUND FLOOR PLAN

If you call or write to us,
please use this reference:
JG723043D



Department
for Work &
Pensions

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3 July 2018

Your Statement of Entitlement

You can use this to help you claim other benefits and services

Dear Mrs Tkacz

Thank you for asking for a copy of your Personal Independence Payment (PIP) Statement of Entitlement.

Your statement shows a breakdown of your PIP award. It also shows which rate you've been awarded along with the start and end date of your award.

You'll find your statement at the end of this letter and you can use it to show you've been awarded PIP when claiming other benefits and services.

For more information about financial help you may be able to get go to www.gov.uk/financial-help-disabled

Yours sincerely

Office Manager

You need to tell us straightaway about any changes that may affect the amount of PIP you get.

There's more information in this letter about the changes you need to tell us about.

Please tell us about any changes

If your condition or circumstances change, please let us know.

Call us straightaway, using the phone number on the front page of this letter. Someone else can call for you, but you'll need to be with them when they call.

A textphone is also available for people who don't speak or hear clearly. You can also write to the address shown on the front page of this letter.

If your condition changes

Please tell us straightaway if:

- you need more or less help with daily living or mobility
- your health professional tells you your condition will last for a longer or shorter time than you've already told us

These changes can affect the amount of PIP you get. Depending on the change your PIP could go up, go down, stay the same or stop.

Other changes you must tell us about

Please tell us straightaway if you:

- go into a hospital, hospice or a care home
- go into a residential school or college
- go into foster care, or the care of a local authority or health and social care trust
- leave or intend to leave the country for more than 4 weeks, even if it's for a holiday
- go into prison or are held in legal custody

If we overpay you because you haven't told us about a change, you may have to pay the money back.

If you don't tell us about changes straightaway, you risk being prosecuted or having to face a financial penalty.

Please also tell us straightaway if you:

- change your name, address or landline or mobile phone number

- change the account that we pay your benefit into
 - have someone acting for you and that person changes
-

Equality and Diversity

We are committed to treating people fairly, regardless of their disability, ethnicity, gender, sexual orientation, transgender status, marital or civil partnership status, age, religion or beliefs. Please contact us if you've any concerns.

Getting help and support

If you need us to, we can provide the information in this letter in a different format which you find easier to access. For example, you can ask us to provide information in braille, large print, audio or email. Please contact us to discuss your requirements regarding format.

Call charges

Calls to 0345 numbers cost no more than a standard geographic call, and count towards any free or inclusive minutes in your landline or mobile phone contract.

If you call or write to us,
please use this reference:
JG723043D



Statement of Entitlement 3 July 2018

This document contains full details of your Personal Independence Payment (PIP) award. As you've been awarded PIP you may be able to get other benefits and services. You can use this document to show you've been awarded PIP.

Mrs Claire May Tkacz has been awarded PIP as follows:

Daily Living - for the 10 daily living activities you scored:

Preparing food (scored out of 8)

You can't prepare and cook food. **8**

Eating and drinking (scored out of 10)

You can't convey food and drink to your mouth and need another person to do so. **10**

Managing your treatments (scored out of 8)

You either need an aid or appliance to manage your medication, or you need supervision, prompting or assistance from another person to manage your medication or monitor your health condition. **1**

Washing and bathing (scored out of 8)

You can't wash and bathe at all and need someone else to wash your entire body. **8**

Managing your toilet needs (scored out of 8)

You need assistance from another person to manage your toilet needs. **4**

Dressing and undressing (scored out of 8)

You can't dress or undress at all. **8**

Communicating (scored out of 12)

You can express and understand verbal information unaided. **0**

Reading (scored out of 8)

You can read and understand basic and complex written information either unaided or using glasses or contact lenses. **0**

Mixing with other people (scored out of 8)

You can engage with other people unaided. **0**

Making budgeting decisions (scored out of 6)

You can manage complex budgeting decisions unaided. **0**

Your total score for the **daily living** part of PIP is **39** points. You've been awarded the **enhanced** rate from 13 July 2017 for an ongoing period.

Mobility – for the 2 mobility activities you scored:

Planning and following a journey (scored out of 12)

You can plan and follow a route of a journey unaided. **0**

Moving around (scored out of 12)

You cannot either aided or unaided stand or move more than 1 metre. **12**

Your total score for the **mobility** part of PIP is **12** points. You've been awarded the **enhanced** rate from 13 July 2017 for an ongoing period.