



## INCLUSIVE ACCESS STATEMENT

Proposed Residential Development  
Land to the rear of 24 Hampton Road, Twickenham

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## PROJECT TEAM

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# 01 Land to the rear of 24 Hampton Road, Twickenham

## INTRODUCTION

## 1.0 THE PURPOSE OF THIS DOCUMENT

The following Inclusive Access Statement has been prepared by gdm architects on behalf of the Park Property Group.

Gdm architects are a RIBA Chartered Practice with 30 years of experience in delivering successful projects throughout the UK in all market sectors.

From our office in Maidstone we can demonstrate a track record of award-winning designs and projects resolved to all stakeholder's satisfaction.

This document details the proposal for a development of 3 residential properties on land to the rear of 24 Hampton Road, Twickenham. The proposal consists of two semi-detached properties and one detached bungalow with vehicular access, parking and private gardens.

# 02 Land to the rear of 24 Hampton Road, Twickenham ACCESS ASSESSMENT

## 2.0 ACCESS ASSESSMENT

### APPROACH TO THE DWELLING

- Step-free access will be provided to the entrance of all units.
- Private approach routes will be a minimum of one metre wide.
- The shared space route will be of an appropriate gradient suitable for wheelchair use, and will be finished in permeable paving.

### CAR PARKING

- If required, one of the parking spaces can be increased in width to be suitable for a disabled access bay.
- Step free access between the car parking spaces and private dwelling entrances will be provided.
- The parking spaces will be finished in a permeable surface, suitable for use by wheelchairs.

### PRIVATE ENTRANCES

- Doors have appropriate minimum openings in accordance with Document M optional standard M4(2)
- Landings to entrances will be covered and will have appropriate motion-activated lighting.
- Door thresholds will be level
- Garden access gates will also have appropriate minimum openings in accordance with Document M optional standard M4(2)

### CIRCULATION AREAS

- All private circulation has been designed to meet the standards of Document M optional standard M4(2).
- Door openings will be in accordance with Document M optional standard M4(2).
- A minimum of 200mm reveal on the leading edge of each door will be provided.

### SANITARY FACILITIES

- Sanitary facilities have been provided in accordance with Approved Document M optional standard M4(2)
- Enlarged WCs with capability to be converted to a level access shower have been provided to the ground floor of units 1 and 2 in accordance with diagram 2.6 of Approved Document M.
- All family bathrooms provided have been designed in accordance with diagram 2.7 of Approved Document M

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## 2.0 ACCESS ASSESSMENT

### PRIVATE STAIRS

- The stair on the entrance storey of units 1 and 2 has a minimum width of one metre.
- Stairs provided will be in accordance with Approved Document K.
- Stair lifts can be provided for step-free access to the first floor.

### HABITABLE ROOMS

- Step-free access is available to all rooms in Unit 3.
- Step-free access is available to the living room, kitchen/dining, WC and utility in Units 1 and 2. A stairlift can be provided for step free access to the upper storey.

### BEDROOMS

- Every bedroom can provide a clear access route of 750mm from the doorway to the principal window.
- All bedrooms can provide an access zone of 750mm to both sides and the foot of the bed (To one side for single beds)

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