

3&4 NEW BROADWAY

RICHMOND UPON THAMES /// LONDON

Formalise and Reconcile Approved Applications

**Inclusive Access Statement
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1.1 Introduction

This document is an inclusive access statement for the roof and rear extension of an existing building resulting in seven residential units. The application formalises and reconciles the following two planning applications: 20/2395/VRC (19/3704/FUL) & 22/3328/FUL.

1.2 Existing building

The existing building is two storeys with commercial at ground floor and residential at first floor. Number 3 & 4 is in a parade of six adjoining similar buildings (1 - 6 New Broadway).

1.3 Proposals

The proposals are to divide the first floor dwelling into two 1B2P units and for a roof extension to accommodate two 1B1P units. The ground floor commercial units are converted into two 1B1P units and a ground floor rear extension accommodates one 2B4P dwelling. A single central entrance and stair provides access to all seven dwellings.

2.1 Approved upper floor units 20/2395/VRC (19/3704/FUL)

The four approved residential units are located above ground in an existing building and it is not reasonably practical to provide step free access, therefore in accordance with the recommendations of Policy LP35, the units have been designed to comply with the relevant requirements of M4(1) of the Building Regulations.

3.1 Approved ground floor units 22/3328/FUL (Ground floor front conversion 2x1B1P)

The two residential units at the front are approved under a change of use from commercial use and Part M generally does not apply as per Policy LP 35 below.

Policy LP 35

9.2.7 Unlike the other standards in this policy, Part M of the Building Regulations generally does not apply to dwellings resulting from a conversion or a change of use

Nevertheless, they have been designed to comply with the relevant requirements of M4(1) of the Building Regulations.

3.2 Approved ground floor units 22/3328/FUL (Rear new 1x2B4P)

The approved 2B4P flat is at ground floor level and has step-free access from street level and a private external amenity which is also step-free. The flat is fully compliant with Part M4 (2): Accessible and Adaptable dwellings including sufficient clear widths of entrance doors/circulation areas, as well as the required bedroom/kitchen spatial requirements. Accessible bathrooms can be adapted to provide level access showers in lieu of a bath.