

# Appendix A Access Statement

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## 1.1 Introduction

The Access Statement has been prepared to support the Planning and Listed Buildings applications presenting proposals for the renovation and improvement works to the Manor House and its surrounding landscape for its historic use as a single family residence. The building is located within LBRUT's Conservation Area.

The statement explains how principles of inclusive design have been considered during the early stages of the design development and makes reference to the future stages of the project and how the process of inclusive design can be considered and incorporated throughout the detailed design process and into the subsequent management occupation of the building.

## 1.2 Development of Proposals

The Manor House is to be retained in its historic use as a single family residence. The planning application proposes the refurbishment of two listed buildings on the Manor House site, the Main House is a grade II\* listed family home and the Coach House is grade II listed.

The Main House will be restored & extended to provide high quality family accommodation in accordance with its original function.

The Coach House will be refurbished to provide ancillary accommodation. A new reduced basement extension is proposed at basement level under the garden with links to the Main House at basement level.

## 1.3 Philosophy and Approach to Inclusive Design

The policy and approach that has been adopted for the design development is informed by the concept of inclusive design which makes use of the social model of disability by focusing on the removal of barriers within the environment rather than the impairment. Instead of making special provision for disabled people the design intention has been to achieve as much as possible an inclusive built environment which enables users to maximise their individual abilities and enjoy safe and, wherever possible, independent participation.

### *Constraints:*

*Listed Building in MOL and Conservation Area, with protected vista and view, and a neighbouring Historic park and garden.*

*DM OS2 MOL*

#### 1.4 Key Issues

The key issues are identified as follows:

- The site is located adjacent to the grounds of Ham House, on the corner of Ham Street and Sandy Lane in Ham, Greater London. LBRUT Development Management Plan (Policy DM HD2) states that 'The Council will require the preservation of Listed Buildings of special architectural or historic interest and Ancient Monuments and seek to ensure that they are kept in a good state of repair by taking a practical approach towards the alteration of Listed Buildings to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.' The design aim has been to improve accessibility where and to the extent that it is practically possible always provided that the work does not prejudice the character of the listed building, or increase the risk of long term deterioration to the building fabric or fittings. All new elements of the Manor House refurbishment have been designed in accordance with good practice guidance on accessibility within the constraints imposed by the original fabric of the listed building and the surrounding environment.
- All new elements of the of the Manor House refurbishment have been designed in accordance with good practice guidance on accessibility within the constraints imposed by the original fabric of the listed building and the surrounding environment.
- The development has been designed to meet the Lifetime Homes Standard as far as possible within the constraints imposed by the original fabric of the listed building and the surrounding environment.

#### 1.5 Local Development Policies

RBKC Local Development Framework (adopted December 2010)  
RBKC Supplementary Planning Guidance (December 2010)

Relevant Policies:

All Core Strategy  
Development Management Plan policies and Supplementary Guidance and Documents  
Consideration must also be given to policies in the London Plan 2015 and the National Planning Policy Framework and Practice Guidance

Relevant Local Plan policies:

Core Strategy Policies  
CP7 - Maintaining and Improving the Local Environment  
Development Management Plan  
DM OS 2 - Metropolitan Open Land DM OS 5 - Biodiversity and new development  
DM HD 1 – Conservation Areas  
DM HD 2 - Conservation of Listed Buildings and Scheduled Ancient Monuments  
DM HD 4 - Archaeological Sites  
DM HD 7 - Views and Vistas  
DM HO 3 – Backland Development  
DM TP 8 - Off Street Parking - Retention and New Provision  
DM DC 1 – Design Quality  
DM DC 4 – Trees and Landscape  
DM DC 5 - Neighbourliness, Sunlighting and Daylighting  
Supplementary Planning Documents  
House Extensions and External Alterations  
Residential Development Standards  
Sustainable Construction Checklist

Supplementary Planning Guidance

Conservation Areas

Listed Buildings

Trees: Landscape Design, Planting & Care

Trees: Legislation and Procedure

Wildlife in Gardens

Further planning information

Basement Development – Planning Advice Note

## 1.6 Sources of Advice and Guidance

The design references relating to inclusive design considered during the design development are listed in Appendix 1.

The detailed development of the design will continue to refer to best practice advice (Further guidance on the detailed aspects of inclusive design will be required from experienced practitioners).

## 1.7 Incorporation of Principles of Inclusive Design into the Scheme

### 1.7.1 Context

The site will be accessed from the existing gates on Ham Street. Ham Street is a quiet two-way vehicular traffic route. To the south, the site is defined by garden wall along Sandy Lane, and along Ham Street to the west. A wire fence forms the remainder of the boundary of the site. The rear east boundary runs along Ham Avenue, a path that lies on the axis that runs from the Thames to Ham common through the center of Ham House and its gardens. The existing buildings on the site are clustered toward the west of the site along Ham Street.

The area has low pedestrian flow.

### 1.7.2 Access to Site

#### Public Transport

The nearest public transport routes are bus routes with stops located 50-150m away at Sandy Lane (route 371 between Kingston Hall Road and Manor Road – Sainsbury's) and 500-600m away at Petersham Road (route 65 between Ealing Broadway and Kingston). The route from the site to Petersham Road is level. The nearest underground and railway station is Richmond (approx 3.1km) which has excellent transport links. The route from Richmond station to the site is uphill for approximately 2 kilometres then downhill for the remainder of the distance.

#### Pedestrian Access

Pedestrian crossing points are provided across busy roads and they have appropriate textured surfaces, controls and dropped kerbs. The existing footpaths along the public highways in the vicinity of the site are generous and there is plenty of space for people, including wheelchair users to approach and pass others travelling in the opposite direction.

#### Vehicular Access

Vehicular access to the site is from Ham Street. Gates are located at the site entrance. Access control will be easy to operate and in an accessible location. Within the site the driveway can be used as a 'drop off' point for taxis and other vehicles. The parking is accessed just off the 'drop off' location to the north of the site.

Fire Brigade access is available from Ham Street.

### 1.7.3 Car Parking

On street parking is available adjacent to the entrance gates on Ham Street.

A designated parking area is located on the service side of the site, north of the Coach house, with easy access to all areas. Five parking spaces are located here. There is also garaged accommodation for 7 spaces within the Coach House.

### 1.7.4 Cycle Parking

A cycle storage area of 10sqm is allocated within the Coach House garage.

### 1.7.5 Pedestrian Entrances

Pedestrian access to the site is from Ham Street. Access control will be easy to operate and in an accessible location.

Manor House: Access to Manor House is via the existing stepped entrance.

Coach House: Access to the Coach House is via the existing stepped entrance.

All external entrance doors have suitable widths, which are within the requirements of Approved Document Part M where possible taking into account the constraints imposed by the original fabric of the buildings and the surrounding environment.

### 1.7.6 Residential Accommodation

The dwellings are designed to meet the requirements of Approved Document Part M and the Lifetime Homes standard requirements where possible taking into account the constraints imposed by the original fabric of the buildings and the surrounding environment.

Appendix 2 of this section refers to each of the sixteen Lifetime Homes standard requirements and explains how these standards are being met in Manor House.

### 1.8 Development of Detail Design

Recommendations to ensure that the inclusive design process is given proper consideration during the detailed design stage include:

- That design team members be sufficiently trained to understand the issues surrounding inclusion.
- That continuing professional advice from an Access Consultant is obtained in their role as a design team member.
- That access issues will be regularly reviewed (i.e. as an agenda item at key design team meetings).
- That levels of access achieved will be signed off at each RIBA workstage.
- That records will be kept of all departures from adopted design guides together with reasoning for departure and justification of any adopted solutions.
- That this record will form part of the permanent access statement and one of the building management documents on handover.

### 1.9 How Inclusion will be Maintained and Managed

It is intended that an Access Plan is included in the Operation and Maintenance Manual for the development. It will explain the access strategies adopted to ensure that there is an understanding and a continuing commitment to maintain accessibility where it has been achieved.

### Sources of Advice and Guidance

The design references relating to inclusive design considered during the design development include:

Lifetime Homes Standards July 2010

Local Development Policies listed in Section 5

Design and Access Statements CABE (2007)

Building Regulations Approved Document Part M (2004 with 2013 amendments)

BS 8300: 2009 Design of buildings and their approaches to meet the needs of Disabled people – Code of practice

BS 9266: 2013 Design of accessible and adaptable general needs housing – Code of practice  
Wheelchair Housing Design Guide – Habinteg (2006)

	<b><u>Lifetime Homes Standard</u></b>	<b><u>Main House</u></b>	<b><u>Coach House</u></b>
<b><u>1a</u></b>	<b>On plot (non communal) parking</b> Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum 3300mm width.	This criterion will be met.	This criterion will be met.
<b><u>1b</u></b>	<b>Communal or shared parking</b> Where parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided.	This criterion applies to communal or shared parking. The provision here is for on site designated parking and as such is not subject to this Lifetime Homes requirement.	This criterion applies to communal or shared parking. The provision here is for on site designated parking and as such is not subject to this Lifetime Homes requirement.
<b><u>2</u></b>	<b>Approach to dwelling from parking</b> The distance from the car parking space of criterion 1 to the dwelling entrance (or relevant block entrance or lift core) should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	This criterion will be met.	This criterion will be met.
<b><u>3</u></b>	<b>Approach to all entrances</b> The approach to all entrances should preferably be level or gently sloping.	The Manor House entrance is via an existing stepped approach.	The Coach House entrance are via existing stepped approaches.
<b><u>4</u></b>	<b>Entrances</b> All entrances should: Be illuminated have level access over the threshold Have clear opening widths and nibs as specified Have adequate weather protection Have a level external landing	This criterion will be met with the exception of the requirement for a level access over the threshold. (see criterion 3 above)	This criterion will be met with the exception of the requirement for a level access over the threshold. (see criterion 3 above)
<b><u>5a</u></b>	<b>Communal stairs</b> Principal access stairs should provide easy access regardless of whether or not a lift is provided.	This criterion does not apply.	This criterion does not apply.
<b><u>5b</u></b>	<b>Communal lifts</b>	This criterion does not apply.	This criterion does not apply.

	Where a dwelling is reached by a lift it should be fully accessible.		
<b><u>6</u></b>	<b>Internal doorways and hallways</b> Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture and other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The widths of doorways and hallways should conform to the specification.	This requirement will be met as far as is possible within the constraints of the existing buildings and the surrounding environment.	This requirement will be met as far as is possible within the constraints of the existing buildings and the surrounding environment.
<b><u>7</u></b>	<b>Circulation space</b> There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	This requirement will be met as far as is possible within the constraints of the existing listed building.	This requirement will be met as far as is possible within the constraints of the existing listed building.
<b><u>8</u></b>	<b>Entrance level living space</b> A living room/ living space should be provided on the entrance level of every dwelling.	This criterion will be met.	This requirement will be met as far as is possible within the constraints of the existing listed building.
<b><u>9</u></b>	<b>Potential for entrance level bed space</b> In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed space.	This requirement will be met as far as is possible within the constraints of the existing listed building.	This criterion will be met.
<b><u>10</u></b>	<b>Entrance level WC and shower drainage</b> Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment/ cloakroom. There should also be potential for a shower to be installed.	This requirement will be met as far as is possible within the constraints of the existing listed building.	This requirement will be met as far as is possible within the constraints of the existing listed building.
<b><u>11</u></b>	<b>WC and bathroom walls</b>	This requirement will be met as far as is possible within the	This requirement will be met as far as is possible within the



	Walls in bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grabrails.	constraints of the existing listed building.	constraints of the existing listed building.
<b><u>12</u></b>	<b>Stairs and potential through – floor lift in dwellings</b> The design within a dwelling of two or more storeys should incorporate both: Potential for stair lift installation and A suitable identified space for a through the floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.	This requirement will be met as far as is possible within the constraints of the existing listed building.	This requirement will be met as far as is possible within the constraints of the existing listed building.
<b><u>13</u></b>	<b>Potential for fitting of hoists and bedroom / bathroom relationship</b> Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.	This requirement will be met as far as is possible within the constraints of the existing listed building.	This requirement will be met as far as is possible within the constraints of the existing listed building.
<b><u>14</u></b>	<b>Bathrooms</b> An accessible bathroom should be provided in every dwelling on the same storey as a main bedroom.	This requirement will be met as far as is possible within the constraints of the existing listed building.	This requirement will be met as far as is possible within the constraints of the existing listed building.
<b><u>15</u></b>	<b>Glazing and window handle heights</b> Windows in the principal living space (typically the living room) should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.	This requirement will be met as far as is possible within the constraints of the existing listed building.	This requirement will be met as far as is possible within the constraints of the existing listed building.
<b><u>16</u></b>	<b>Location of service controls</b> Service controls should be within a height band of 450 – 1200mm from the floor and at least 300mm away from any internal room corner.	This requirement will be met as far as is possible within the constraints of the existing listed building.	This requirement will be met as far as is possible within the constraints of the existing listed building.