

Architecture
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INCLUSIVE ACCESS STATEMENT

TO ACCOMPANY:

Planning Application

BY:

City Asset Holdings Limited

TO:

Richmond Borough Council

FOR:

**Application for the conversion of a 2-storey flat into 2 self-contained flats
providing refuse storage, cycling storage and amenity space.**

AT:

**12A High Street, Hampton Wick
Kingston Upon Thames, KT1 4DB**

1. Introduction

This statement outlines how the proposed work at 12A High Street, Hampton Wick, KT1 4DB will address accessibility and adaptability requirements as indicated by Building Regulations Requirement M4 (2) 'accessible and adaptable dwellings'.

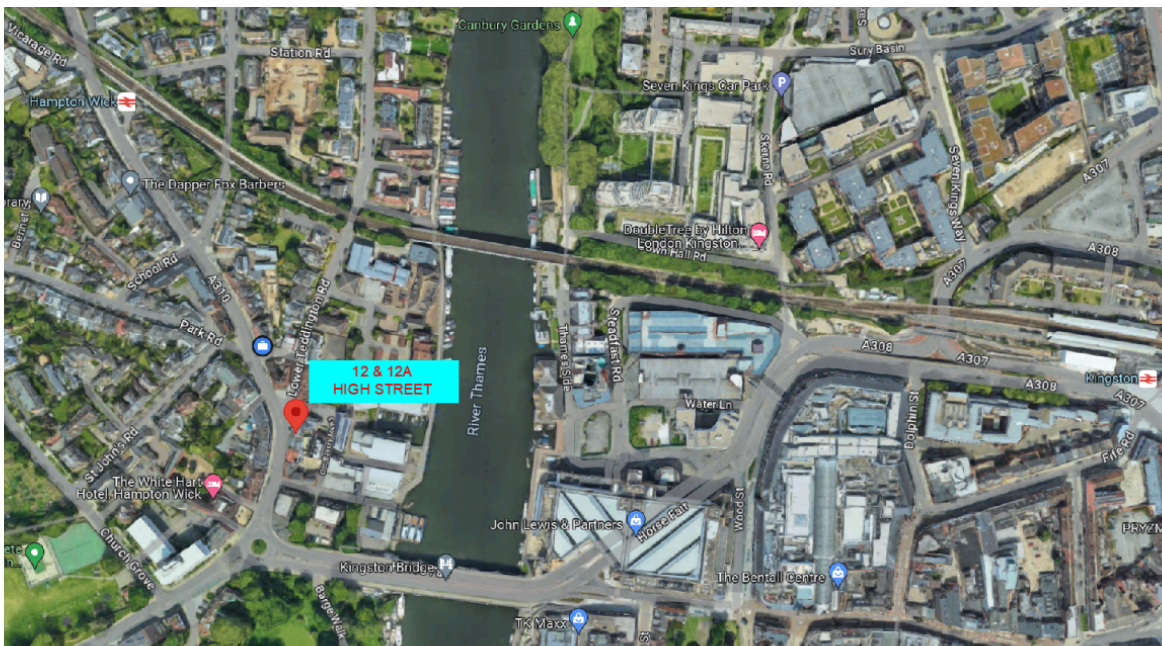
2. Site description

The application site is part of a three storey building comprising different demises.

Commercial use to the ground floor, no 12 High Street, and residential use to the 1st and 2nd floors, no 12A High Street, object of this planning application.

The ground floor is excluded from this application.

The applicant owns the entire site, including the shop.



3. Proposal

The proposal involves the subdivision of an existing 2bed, 2 storey flat into two self-contained flats creating an additional residential unit.

The access to the residential area is via Hampton Wick and is step-free. The access to the flats is via staircase only.

The existing staircase will be adapted to meet accessibility standards as much as possible. Since a lift installation is not feasible, consideration will be given to future adaptations such as stairlifts. Wheelchair access is not achievable.

Internal Layout for Both Flats:

Doorways and corridors are designed to facilitate easy movement throughout the flats for inclusive use. Non-slip, smooth flooring will be installed throughout to minimize trip hazards. Bathrooms in both flats have sufficient space to be provided with the future installation of grab rails, shower seats, and accessible bathtubs or walk-in showers.

The open plan living/kitchen in both flats, allows for the space to be adapted to the needs of the occupier.

For future adaptability, reinforced walls in bathrooms can be provided to fit grab rails. Electrical wiring will be planned to facilitate the addition of hoists or other assistive devices. The private terrace of Flat A, would be fully accessible through the installation of a ramp.

4. Conclusions

The design of the proposed two flats has been carried out taking into account the accessibility and adaptability requirements in respect of the limitations given by the nature of the existing building.

Although no access to wheelchairs can be achieved, the design incorporates inclusive principles to create a welcoming and functional living environment, therefore the planning application should be approved.