

Inclusive Access Statement

Hampton Bathrooms
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Contents

1.0 Introduction

2.0 Access Assessment

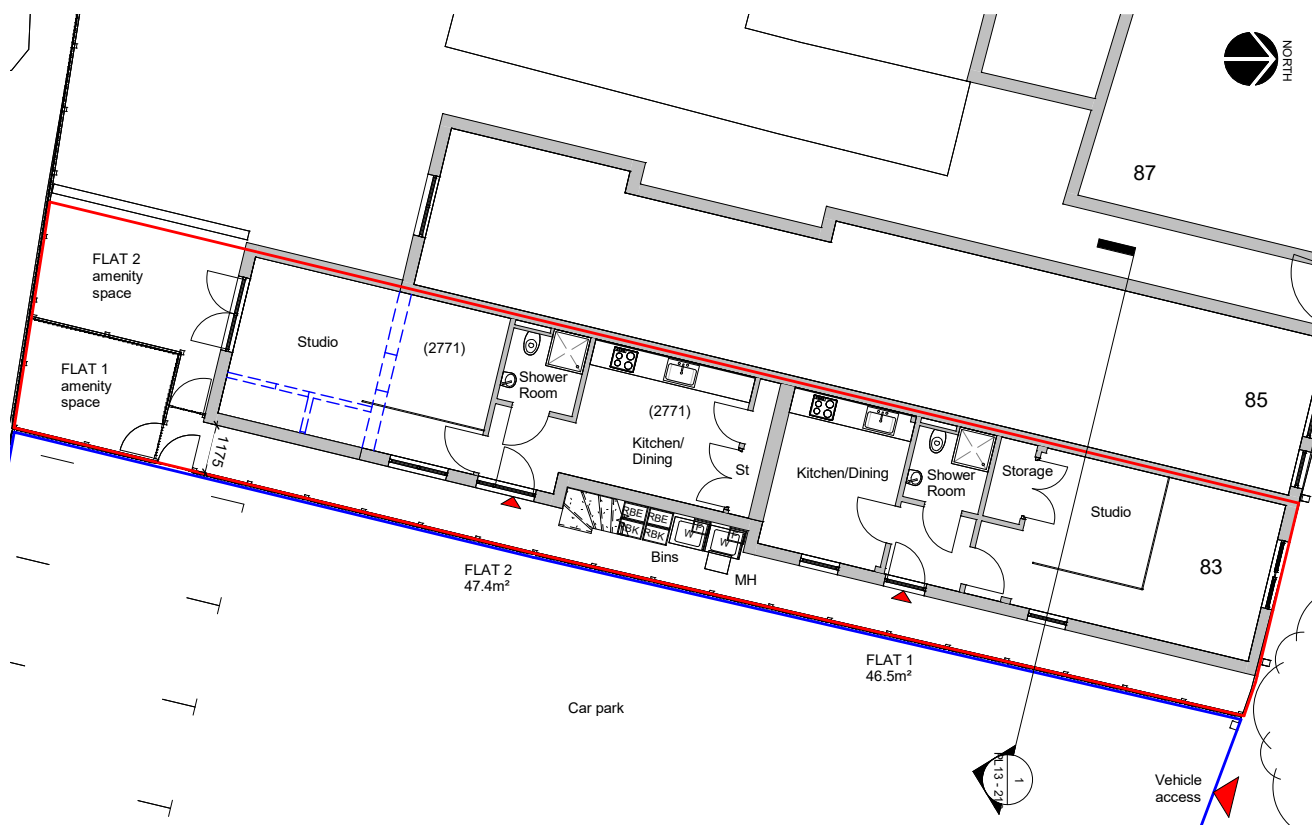
3.0 Conclusion



83 Station Road

1.0 Introduction

- 1.1 The following Inclusive Access Statement has been prepared by FORM Design Group in support of application 24/0260 which proposes the change of use of the ground floor and alterations to create two x 1-bedroom flats.
- 1.2 This statement has been requested by The London Borough of Richmond upon Thames and provides an assessment of the overall accessibility provision for the proposed development. This statement considers the access to the building and layout of the flats in relation to the guidance provided within The Building Regulations 2010 Approved Document M: access to and use of buildings, volume 1: dwellings.



Ground Floor Plan

83 Station Road

2.0 Access Assessment

Car Parking

2.1 No car parking spaces are proposed for the new accommodation due to the high connectivity of the site.

Approach to the Flats

2.2 The side access leading to the front doors maintains a minimum clear width of 1m. This external approach route is level, step-free, and features a suitable ground surface. Each unit has an approximately 1200 x 1200mm level area outside the entrance, and the entrance doors offer a clear opening width of over 850mm with an accessible threshold.

Circulation Areas and Internal Doorways

2.3 Every hallway exceeds the minimum clear width requirement of 900mm. Each door on the entrance level meets the clear opening width specifications outlined in Table 2.1 and Diagram 2.3 of Part M4(2). Additionally, all private circulation areas adhere to the standards set by Document M optional standard M4(2).

Stairs and Changes in Level

2.4 No notable change in level is proposed and as such, Part K is not relevant.

Sanitary Facilities

2.5 Sanitary facilities are provided in accordance with Approved Document M optional standard M4(1). Each unit includes a proposed shower room, and since the units are single-story, the proposed toilets will be at entrance level. All bathrooms feature a WC (positioned 450mm from the wall to the centre line of the WC), basin, and can accommodate a bath. Furthermore, both bathrooms can be adapted into wet rooms, and features are included to facilitate future common adaptations to enhance accessibility and functionality, such as:

- Pattresses and construction will allow for wall mounted handrails
- Potential for adaptation of ground floor disabled suites
- Strengthening of the ceilings to account for hoists

Services and Controls

2.6 All switches, sockets, and other controls are reasonably accessible to those with reduced reach, positioned between 450mm and 1200mm above the finished floor level.

Habitable Rooms

2.7 As both units are single-story, all habitable rooms offer step-free access. A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances. Both bedrooms feature a clear access route of at least 750mm wide from the doorway to the window, with an additional access zone of 750mm available on both sides and the foot of the bed (on one side for single beds).

3.0 Conclusion

3.1 The proposed design takes into consideration Building Regulations 2010 Access and the use of Buildings Approved Document M4(2), making reasonable provision for most people to access the dwellings and that makes it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

3.2 All ground floor facilities have step free access and that includes the external private outdoor space.