



## **Inclusive Access Statement**

246 Powder Mill Lane,  
Twickenham,  
TW2 6EJ

### **Summary**

The Inclusive Access Statement has been prepared to support a Full Planning Application for the aforementioned property. Planning approval is requested for the proposal of reconfiguration and conversion of 2x existing oversized upper-floor dwelling units into 3x self-contained 1B1P dwelling units suited to better serve the local demand in this particular area of the borough. The proposal involves no changes to the externals of the building which would impact the public realm. This statement explains how the design will encompass the Local Authority's planning policy objectives and the key design principles that have been used to develop details of the scheme. This statement should be read in conjunction with the drawings submitted as part of the application.

### **Inclusive Access Statement**

- 1) The proposed development makes efficient use of the existing space and has been developed to allow inclusive access to those using the space on a day-to-day basis; namely by way of a lift serving all floors allowing ease of use and comfort.
- 2) In addition to the lift, the existing staircase serves all proposed new self-contained units as well. The existing staircase complies with Building Regulations as follows: the staircase has no more than 16 steps in a single flight with intermitted landings for rest, the stair pitch is no more than 42 degrees, and the rise and tread depth are adequately designed.
- 3) Doorways and openings have a minimum opening size of 1000mm which allows the dwelling to be suitable for a wide range of occupants.
- 4) All doors and taps are to be designed with level types for ease of dexterity and accessibility for all.
- 5) The handle heights of windows will be proposed to be between 450mm to 1200mm as outline in Part M Building Regulations.
- 6) The layout and design of the respective units ensure that the circulation and ease of access to rooms are comfortable with entry halls for added privacy relative to the communal hallways of the existing building.