

## ACCESS STATEMENT

### Site Address:

561-563 Upper Richmond Road West  
East Sheen  
SW14 7ED

**The Application:**

Change of use of premises from a mixed use (Class A1/E and Class C3) to a residential uses (Class C3) to form a pair of semi-detached houses.#

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The proposal is conversion of a shop and the two flats above (one self- contained and one ancillary to the shop) into two houses (2 x 4 bed); following by internal alterations; removal of the chimney; separate amenity space; bin and cycle stores.

**The Site:**



### **Location & Background:**

The application site is located along Upper Richmond Road West between many residential houses and blocks of flats. The area close proximity to the range of shops, restaurants and other services just few minutes' walk from the property. There are good public transport facilities located close to the proposed site. There are few Bus Stops just few minutes walking distance connecting the area to other areas close by and to other destinations in London.

The property is currently used as a shop/A1 (retail shop) in the ground floor with ancillary flat which part attached to the shop in the ground floor and part in first floor and the loft above the part of the shop. A self-contained Flat (561A) also exists in the ground floor behind the shop and also first floor above the part of the shop. It is accessed from the side of the property and has allocated amenity space at the rear. A large sized amenity space also located at the rear of the shop and the ancillary flat can also be accessed from the other side of the property.

The proposed dwellings have been designed to meet **Lifetime Homes Standards**, by providing easy access and comfortable living spaces. The proposal has been conceived to make better and more sustainable use of the property site without causing harm to neighbours or to the local street scene.

### **Access:**

As noted the application site is in the area with a PTAL 2, North Sheen Railway Station is 15 minutes' walk away, which is served by regular trains to and from London Waterloo and Hounslow. The site is also approximately 5 minutes' walk from Bus Stops T, Y and U in Upper Richmond Road/Berwyn Road, which is served by buses no 33, no 337, no 493, no 969 and also night bus N33 operating between this stops, Hammersmith, Clapham Junction, Richmond and Tooting town centres, and Fullwell. Also there are Additional bus services at the nearby town centre link to many other locations within the borough.

The application premises are therefore well-served by public transport and, being located close to a town centre, have good access to a range of other shops and services.

**There are no existing Off-street car parking spaces for the property. There are some unrestricted on-street parking available along the roads nearby such as Derby Road and Warren Avenue. In view that the proposal reflects the unit mix of existing, considering the existing dwellings do not benefit from car parking spaces, the parking demand will remain the same for the proposed.**

Bin Storage is located to the Front for easy access and collection. The bicycle storages are located at the rear gardens.

The rear garden is divided almost equally to provide a good amenity space for the residents of the houses. Access to the rear gardens will be directly from the folding doors in the ground floor at the rear of each property. There is also existing side access on each side of the property for each house.

### **Disabled Access:**

The Ground Floor on each house designed to have the doors min 900mm to comply with the disabled wheelchair access. The hall and entrance doors also are wide enough to allow easy access for the disabled person with wheelchair.

Frontage garden is also designed to allow for easy access for the disabled with wheelchair. The walkways and the front gates are wide enough no less than 900mm.

A fairly good sized bathroom also designed for disabled use with a 900mm door to comply with the easy access for the wheelchair.

The Ground Floor has potential to host a **Disabled Bedroom** if needed. Each house is designed as 4 bedrooms but can be extended to 5 bedrooms also as it will still comply with the standard space requirement and will meet **Lifetime Homes Standards**.

**Conclusions:**

This application, which have been carefully designed so that it causes no harm to neighbours or to the street scene, would enable the property to provide good space for residential use. Internally well designed to comply and meet Lifetime Homes Standards. It is also designed to comply with easy access and movement for disabled with wheelchairs.

The provision of two residential units on this site, which has a good public transport links and is well located in terms of its access to shops and other local services, is a common arrangement to have an appropriate use of the site.