

INCLUSIVE ACCESS STATEMENT

TO ADDRESS BUILDING REGULATIONS REQUIREMENT M4 (2)

'ACCESSIBLE AND ADAPTABLE DWELLINGS'

TO SUPPORT PLANNING APPLICATION FOR
CONSTRUCTION OF PART TWO STOREY AND PART SINGLE STOREY ATTACHED DWELLINGHOUSE;
PROVISION OF REFUSE / RECYCLING STORAGE, AND AMENITY SPACE

AND

ASSOCIATED ALTERATIONS TO 15 TAYBEN AVENUE;
(FOLLOWING DEMOLITION OF EXISTING WORKSHOP / STORAGE TO 15 TAYBEN AVENUE,
GARAGE TO 13 TAYBEN AVENUE

AND

RE-POSITION OF BOUNDARY)

1. INTRODUCTION

The London Borough of Richmond Upon Thames (the "Council") Local Validation Checklist requires a **Inclusive Access Statement to address Building Regulations Requirement M4 (2)** to be submitted for all new homes.

This **Inclusive Access Statement** is therefore submitted in support of the planning application, to the London Borough of Richmond Upon Thames Planning department (the "Council"), for the:

- Demolition of the existing garage to 13 Tayben Avenue,
- Demolition of the existing storage / home workshop to 15 Tayben Avenue,
- Removal and re-positioning of boundary between 13 and 15 Tayben Avenue,
- Erection of a two storey extension with rear single storey extension to the side of 13 Tayben Avenue to form a new self-contained dwelling (the "Proposed"), and
- Associated alterations to 15 Tayben Avenue; (the "Proposed Development").

Where, in this Statement:

- Measurements are given, they are approximates and in metres.
- Extracts of plans, maps and or drawings are shown, they are not to scale.
- Photographs are shown, they are also not to scale and, unless otherwise stated, are as at 2023.
- Lettering and numbers are in:
 - 'curved' brackets, they are drawing numbers of architectural plans.
- Quotations are coloured in:
 - **Brown**, they are text from the quoted caselaw; and
 - **Blue**, they are text from the quoted planning legislation / policy / guidance.

The planning application for the Proposed Development (the "Planning Application") is essentially an amended submission for the development proposed under planning application 22/3276/FUL (the "Original Planning Application"). The Original Planning Application was refused by the Council on 12.05.2023.

The matter was referred to appeal, under appeal reference APP/L5810/W/23/3332811 (the "Appeal"). The Appeal was assessed by Inspector C Livingstone MA (SocSci) (Hons) MSc MRTPI (the "Inspector") on 23.07.24. The Inspector dismissed the Appeal on 23.07.2024 (the "Appeal Decision") because *"...there is no suitable mechanism before me to secure an affordable housing contribution or restrict*

parking..."; i.e. no completed Unilateral Undertaking, pursuant to section 106 of the of the Town and Country Planning Act 1990 (as amended) had been provided.

1. PLANNING POLICIES & GUIDANCE

The Applicant understands the following:

- Below legislation / national policy is the London Plan, which forms part of the 'development plan'.
- The 'development plan' contains a set of policies and guidance for development of the borough and the Council's 'local plan' (adopted by the Council on 03.07.2018) (the "Local Plan") also forms part of this 'development plan'.
- The legislation provides that planning decisions must be taken in accordance with the 'development plan' unless there are material consideration that indicate otherwise.
- The Council's Local Plan is within the framework of material planning considerations.
- The Council's Supplementary Planning Documents ("SPD") provide greater detail on policies.
- The Council have prepared a new 'local plan'. This was made available for public consultation on 09.06.2023 and this ended on 24.07.24. The Applicant understands that, by submitting the Richmond Publication Version Local Plan (Regulation 19 version) (the "Draft Plan") for independent examination, the Council has formally confirmed its intention to adopt the Draft Plan and its supporting documents is now a 'material planning consideration'.

2.A. National / Development & Local Plan Policies

The main development plan policies are as follows:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Nationally Described Space Standards (2015)
- London Plan Guidance Fire Safety Policy D12(A) Pre-Consultation Draft, March 2021
- Building Regulations
- London Plan 2021
 - Policy D12
 - Policy SI 15 – Water Infrastructure
 - Policy GG 6 – Increasing Efficiency and Resilience
 - Chapter 6 – London's Transport
- Local Plan
 - Policy LP 1 Local Character and Design Quality
 - Policy LP 2 Building Heights
 - Policy LP 8 Amenity and Living Conditions
 - Policy LP 21 Flood Risk and Sustainable Drainage
 - Policy LP 22 Sustainable Design and Construction
 - Policy LP 34 New Housing
 - Policy LP 35 Housing Mix and Standards
 - Policy LP 36 Affordable Housing
 - Policy LP 37 Housing Needs of Different Groups
 - Policy LP 39 Infill, Backland and Backgarden Development
 - Policy LP 45 Parking standards and servicing

2.B. LBRUT's Supplementary Planning Documents / Guidance

The main SPDs are as follows:

- House Extensions and External Alterations SPD (2015) (“HEAEA SPD”)
- Residential Development Standards SPD (2010) (“RDS SPD”)
- Sustainability Construction Checklist SPD (2011) (SCC SPD”)
- Design Quality SPD (2006) (“DQ SPD”)
- Planning Obligations SPD (2014) (“PO SPD”)
- Affordable Housing SPD (2014) (“AH SPD”)
- Refuse and Recycling Storage Requirements SPD (2015) (“RARSR SPD”)
- Front and Other Off-Street Parking Standards (2006) (“FAOOSPS SPD”)

2.C. Policy LP 35

Policy LP 35 states:

“90% of all new build housing is required to meet Building Regulation Requirement M4 (2) ‘accessible and adaptable dwellings’ and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) ‘wheelchair user dwellings’.”

2.D. Building Regulations Part M

Paragraph 9.2.5 of LP 35 states:

“The Council has therefore adopted the Nationally Described Space Standard and the optional higher Building Regulations Part M for inclusive access.”

2.E. STEP FREE ACCESS

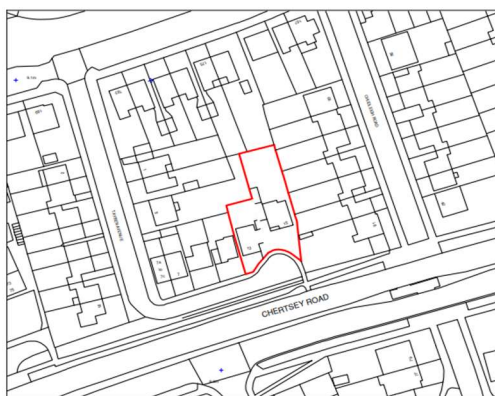
Paragraph 9.2.8 of LP 35 states:

“The Building Regulations M4 (2) and M4 (3) require step free access.”

3. SITE LOCATION

3.A. The Application Site

The Application Site is identified by red edging on the ‘location plan’ (TP-574/NH01). An extract of the said ‘location plan’, is at **Figure 1**.



LOCATION PLAN
1 : 1250 SCALE



Figure 1.

The Application Site is on the northern side of Tayben Avenue and at the end of a cul-de-sac. The Application Site consists of 13 and 15 Tayben Avenue, Twickenham, TW2 7RA and is 22.1m wide.

4. PROPOSAL

The proposal involves the Proposed and the Proposed Development at the Proposed Site.

4.A. Design

This new development is a 2 storey family dwelling and in accordance with approved document part m4 (2) category 2: accessible and adaptable dwellings.

Reasonable provision has been made for people to:

- (a) gain access to; and
- (b) use the dwelling and its facilities.

The design therefore will be sufficient to:

- (a) meet the needs of occupants with differing needs, including some older or disabled people; and
- (b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.

4.B. Performance

A step-free access has been provided to the approach to the dwelling to gain access from outside areas with a very shallow gradient to facilitate the step free access from the approach route.

There is step-free access provided to the WC.

A wide range of people, including older and disabled people are able to use the accommodation and its sanitary facilities.

4.C. Car Parking And Drop-Off

In the future if required, one car space can be widened from the proposed standard parking bay size. Access between the parking bay and the parking space itself is level and step free with suitable ground surface.

4.D. Private Entrances

The entrance door has a clear opening width of 850mm.

4.E. Circulation Areas And Internal Doorways

The dwelling achieves the minimum clear width of 9mm in every hall.

Every internal door has a clear opening width of 750mm or wider.

The stair from the entrance storey to the storey above has a minimum clear width of 850mm.

4.F. Habitable Rooms

Within the entrance storey there is a living area.

A minimum of 1200mm clear space is provided in front of and between all kitchen units and appliances.

The bedroom provides clear access route with a clear access zone of 750mm to both sides and foot of the bed.

4.G. Sanitary

The bathroom contains a WC, a basin and bath which is located on the same floor as the bedroom together with their associated clear access zones.

5. CONCLUSION

The proposal complies with Building Regulations Requirement M4 (2) 'accessible and adaptable dwellings'.

It is therefore considered that the proposal should be supported.

21ST AUGUST 2024