

INCLUSIVE DESIGN STATEMENT



PROJECT ADDRESS: 69 LONSDALE ROAD SW13 9JR

KEY REFERENCE DOCUMENTS: *London Plan (2021)*, *Local Plan (2018)*, *Building Regulations (2010) - Access to and use of buildings (Approved Document M)*

DESIGN CONCEPT AND INCLUSIVE DESIGN

The design for the renovation and extension of 69 Lonsdale Road focuses on enhancing the functionality and sustainability of the home while providing flexibility for potential future adaptations. The project reconfigures the ground floor layout and introduces extensions to the first and second floors to meet the needs of a contemporary family.

One of the key changes involves opening up the existing compartmentalised ground floor layout, creating more fluid and accessible spaces. This includes level access across the entire ground floor and widening of doorways into the living areas and kitchen to improve circulation and usability. The proposed office space on the ground floor can easily be converted into a bedroom without

structural modifications, should future accessibility needs arise. The ajoined bathroom has also been designed to include step-free shower access to accomodate those with limited mobility.

The original staircase, which provides access to the first and second floors, will be retained and restored. The extension across these floors follows the footprint of the existing ground floor extension. On the first and second floors, each bedroom will have direct access to a bathroom, and where applicable, showers will be designed with step-free access, ensuring that the upper floors remain accessible to individuals with mobility concerns.

DESIGN GUIDANCE

The renovation and extension have been designed in accordance with the London Plan (2021) and Richmond Local Plan (2018). The project also complies with all relevant Building Regulations, ensuring that the design meets current standards for safety, accessibility, and sustainability.

FIRE EVACUATION PROCEDURES

Fire evacuation procedures will be managed as outlined in the Fire Statement.