

218 Hampton Road, Twickenham TW2 5NJ

# L014 - Inclusive Access Statement

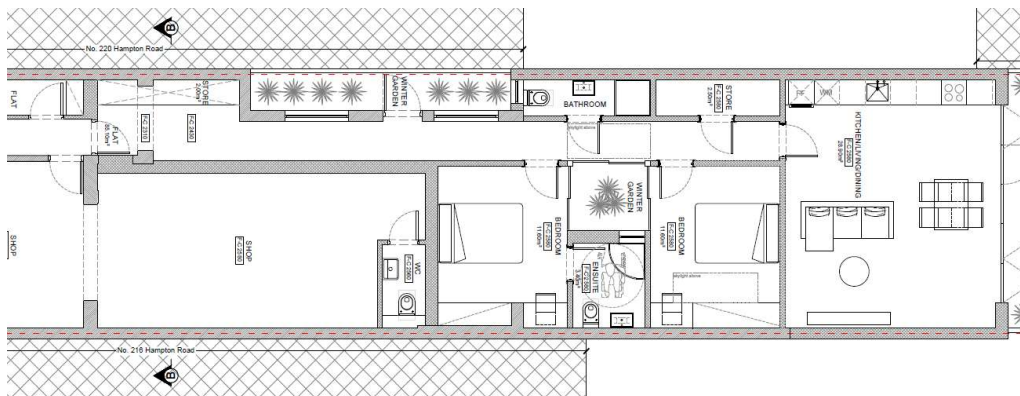
## Proposals:

Erection of a 2-bedroom flat with the provision of amenity space and parking at rear of property.

## Inclusive access:

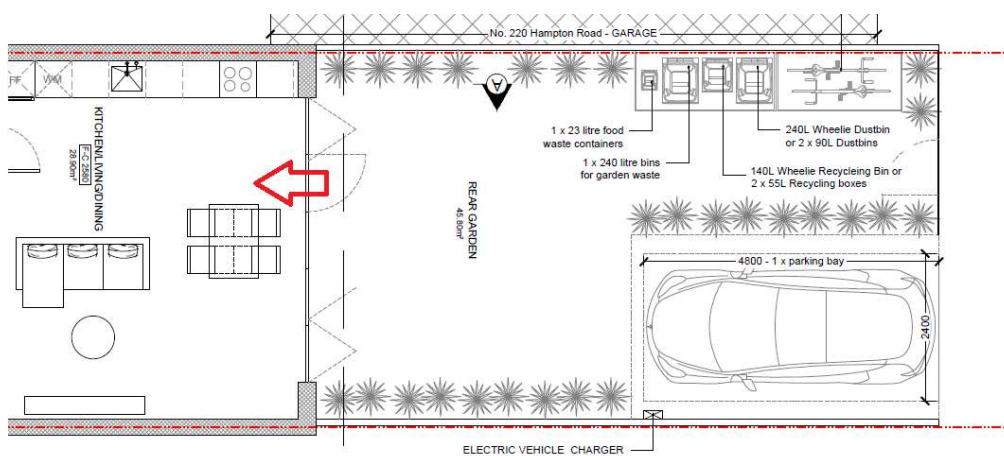
The proposed dwellinghouse has been designed to accord with the requirements of Category M4(2) ('Accessible and adaptable dwellings') of Part M of the Building Regulations. As a result, the new dwelling will benefit from level access, an accessible parking space, a rear patio area set to the finished internal floor levels, entry-level living areas with accessible WC, an accessible/adaptable bathroom and an accessible master bedroom.

As such, the proposals comply with Policy D7 ('Accessible housing') of the London Plan (2021). The applicant is prepared to accept a planning condition stipulating that the new dwelling must be constructed in accordance with Optional Standard M4(2) of the Part M of the Building Regulations (of which compliance is monitored by the appointed building control body).



Ground floor plan

Off-street parking area is provided directly at the rear of the proposed property, on a permeable surface, with a suitable gradient.



Ground floor plan