

Design and Access Statement for 101 Station Rd Hampton TW12

This statement is submitted in support of my clients Full Planning Application on behalf of Mr Anthony Lien for the internal alterations to allow for wheelchair access and installation of a new side window to create a much needed internal WC at the above address.

The application site is situated on a residential and commercial road with parades of ground floor small shops with a mixture of 1st and 2nd floor flats. The road is a main road on a bus route through Hampton. The houses are terraced in sections of the road with parades of shops. The houses were built in the early 20th Century. The area around Station Rd is in a Conservation area.

The main issues for consideration of this application concern the impact of the of the side window on of the residential and commercial amenities of the neighbouring properties.

This statement firstly examines the site and its surroundings. It then examines how the current design addresses the relevant site constraints.

The final section concludes that the proposal makes best use of the land, in a manor that respects the character of the area and amenities of the adjoining residents.

Site analysis

The site is located in a peaceful suburb of Hampton. The immediate area around the site comprises of 1900 style houses and shops of traditionally 2 storey houses and single story shops with flats above, some with loft conversions. The shop entrance affords level access for wheelchair users inside the building. My client is also proposing an ambulant WC cubical fully part M compliant with the current Building Regulations, which deals with accessibility.

Design

The design respects its surroundings in so far as the proposed window will match the existing windows of the building and its neighbouring properties. The side window is designed to allow for natural light and ventilation to the proposed new inside WC as the current shop does not have one. Having an external WC is not convenient, especially on cold wet and or windy days. Due to the limited space available my client has gone for a WC with small sink that should afford ambulant disabled persons in accordance with the approved document part M of the Building Regulations. The window in question will be quite hidden from public view as it is located in the middle of a side ally at ground floor level. The property on the other side of the side entrance, 103, does not have any windows that can overlook the proposed side window. In fact I cannot see how any one would be able to see the proposed window, as it is quite secluded from public view.

Conclusion

In conclusion I hope that it is considered our development complies with the relevant Development Plan policies and Central Government Guidelines and moreover, would not result in demonstrative harm to the interests of acknowledged importance. This statement should be read in conjunction with drawings STAT01 and 02.

Should you have any queries or require further information relating to any aspect of the scheme, please do not hesitate in contacting David Stewart on Tel 020 8715 4577.