

16 Strawberry Hill Road, Twickenham, TW1 4PT

Inclusive Access statement

Introduction

This Access Statement has been prepared in support of a planning application for the conversion of former student accommodation to a single family dwellinghouse. The statement demonstrates how the proposed development will provide inclusive access in accordance with Part M of the Building Regulations, the Equality Act 2010, and the London Borough of Richmond upon Thames's planning policies.

Existing Site Context

The property will be converted to provide a single family dwelling. The proposal includes modifications to ensure improved accessibility for all potential users, including those with mobility impairments, visual impairments, and the elderly.

Access Provisions

External Access

- Level access will be provided from the public highway to the side entrance
- The approach to the dwelling will maintain a clear width of at least 1500mm
- External lighting will be provided to ensure safe access during hours of darkness
- The side entrance door will have a level threshold with a maximum upstand of 15mm

Internal Circulation

- The ground floor layout has been designed to provide step-free access throughout
- Doorways and corridors will comply with Part M requirements, with minimum clear widths of 800mm for all doorways
- Door handles and controls will be positioned between 900mm and 1000mm above floor level

Facilities

- A wheelchair-accessible WC will be provided on the ground floor
- The WC will be fitted with support rails and emergency alarm system
- All switches, sockets, and controls will be positioned at accessible heights between 450mm and 1200mm from floor level

Compliance with Policy

The proposed development complies with:

- London Plan Policy D5 (Inclusive Design)
- Richmond Local Plan Policy LP 30 (Health and Wellbeing)
- Building Regulations Approved Document M

– The Equality Act 2010

Conclusion

The proposed development has been designed to ensure inclusive access for all potential users. The provision of level access throughout the ground floor and an accessible WC demonstrates commitment to creating an inclusive environment that can accommodate the needs of diverse users, including those with disabilities, elderly residents, and families with young children.