

TOWN & COUNTRY PLANNING ACT 1990

PLANNING APPLICATION BY ACT PROPERTY INVESTORS

LAND REAR OF 7 CHESTNUT CLOSE, HORNBURCH, RM12 5SX

**FULL PLANNING APPLICATION FOR ERECTION OF BUNGALOW
WITH ASSOCIATED PARKING AND AMENITY SPACE**

ACCESSIBILITY STATEMENT

SPL Ref: 23.7809

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1.0 INTRODUCTION

1.1 London Borough of Havering validation checklist involves providing an accessibility statement showing how the highest practicable standards of accessibility and inclusivity have been achieved.

1.2 For full transparency the below quote comes directly from the LPA in this regard;

“The statement (often included within a detailed Design and Access Statement) should explain how your proposals have achieved the highest practicable standards of accessibility and inclusivity. Applicants should provide a schedule of accommodation and evidence that the development complies with regulations for: ? 90% of new dwellings to meet Building Regulation requirement M4(2) ? Accessible and Adaptable Dwellings? ? 10% meeting Building Regulation requirement M4(3) ? Wheelchair User Dwellings?.

In exceptional circumstances, where the requirement cannot be achieved for reason of viability or practicality the applicant must provide evidence to support this. The applicant must provide a floor plan that identifies the unit reference number for each proposed unit.”

1.3 The proposed development is a single 2-bedroom bungalow unit and therefore should comply with Building Regulation Requirement M4(2).

1.4 Below is an extract of the general criteria needed to achieve compliance with part M4(2).

Performance

In the Secretary of State's view, optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Reasonable provision is made if the dwelling complies with all of the following.

- a. Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.
- b. There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
- c. A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.
- d. Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
- e. Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.

2.0 IMPLEMENTATION

2.1 The following design features were identified and implemented upon consulting part M4(2) criteria;

- a. Within the curtilage of the proposal a wheelchair ramp access will be provided to the front entry point with a minimum 1:12 gradient. The pathway access will be a minimum 1m wide and will wrap around the RH flank to provide another 1:12 gradient ramp allowing seamless step free access into the dwelling.

The front landscaping and hard standing will be level throughout.

- b. There will be step free access throughout the bungalow and to reiterate above an wheelchair ramp access has been provided to the rear of the dwelling, to allow step free access into the “private out door space”.
- c. There will be at least one sanitary facility provided that will meet the appropriate disability requirements for a development of this scale. This includes the size of bathroom and features such as step free access and hand railings.
- d. All access points and corridor widths will be of the standards set out for wheelchair accessible dwellings, to allow adequate adaptation of the dwelling at a later date if necessary.
- e. Wall-mounted switches, socket outlets and other essential controls will be reasonably accessible to people who have reduced reach.

3.0 CONCLUSION

- 3.1 This statement is provided to reassure the council that to the best of our knowledge it is the intention to comply with part M4(2) and any further details needed above this statement can be dealt with a planning condition in conjunction with building control.