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Project No: SA09-14TH

Planning Portal Application No: PP-13506503

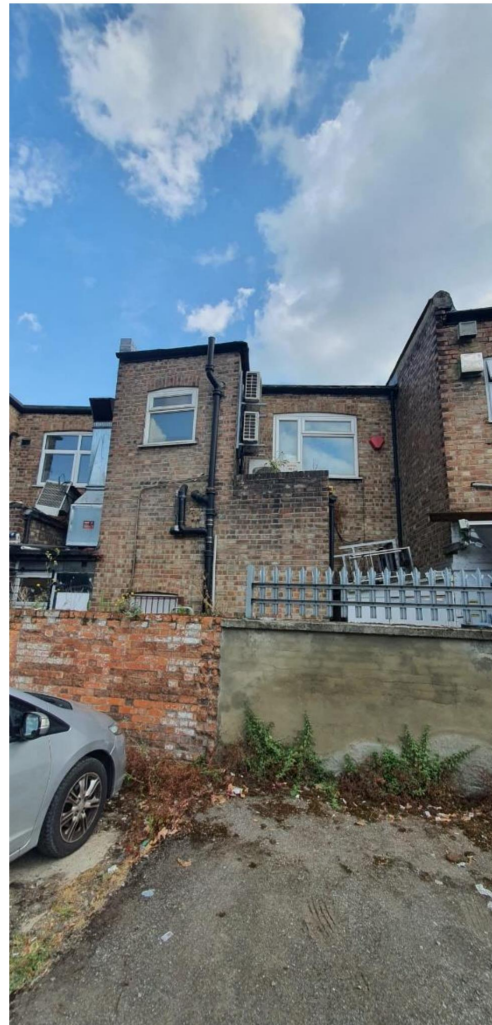
Site Location:

3 Old Mill Parade, Victoria Road Romford,
RM1 2HU

Planning application Proposal Description: Change of Use from Estate Agent to mixed use as ground floor restaurant and residential first floor 1xbed flat with alterations to front elevation.



Front view to site (Balgores)



Rear view

Design and Access Statement

This statement will be demonstrated as a checklist developed from Approved Document M (Access to and use of buildings of the Building Regulations 2010)

Section 2A (Building Regulations 2010): Approach to the dwelling

Application

- 2.1- The provisions of Section 2A apply only where a planning condition requires compliance with optional requirement M4(2) for accessible and adaptable dwellings (see paragraphs 0.3 to 0.6)
- 2.2- The provisions of Section 2A apply to external and internal areas and elements that form part of the approach route to the individual dwelling and fall within the plot (or curtilage) of the dwelling or the building containing the dwelling.
- 2.3- The provisions also apply to the approach route between the dwelling and the point, or points, at which an occupant or visitor, including a disabled person, would expect to get in and out of a car. This point, or points of access may be within or outside the plot of the dwelling or the building containing the dwelling (typically a block of flats). These provisions do not apply beyond the curtilage of the development.
- 2.4- Reasonable provision should be made to ensure that the approach route to any communal facilities that serve the dwelling meets these provisions. Communal facilities include storage areas, such as those used for depositing refuse and recycling, but not plant rooms or other service areas unless occupants need regular access, for example meter reading.
- 2.5- For a house (or other dwelling that sits within its own plot) the approach route will often involve a driveway, or a gate and a path, but for a dwelling within a larger building (typically a block of flats) the approach route will usually involve one, or more, communal gates, paths, entrances, doors, lobbies, corridors and access decks as well as communal lifts and stairs.

Approach Routes

General

Design Standards	Compliance			Comments
	Yes	No	N/A	
2.6- The approach route should be safe and convenient, adopt the shallowest gradient that can be reasonably be achieved and be step-free, irrespective of the storey on which the dwelling is located.	✓			The site is accessible from the main Victoria road with a clear level path and wide accessible wide space to the front
2.7- Where it is not reasonable to achieve a step-free approach route to the principal private entrance, a step-free approach should be provided to a suitable alternative private entrance instead. The provisions for approach routes (other than those relating specifically to step-free access) should still apply to both the route to the principal private entrance and the route to the alternative private entrance.			✓	
2.8- Where a communal ramped approach route is provided and has an overall rise of 300mm or more, an additional stepped route meeting the requirements of paragraph 2.11 should also be provided.			✓	
2.9- An approach route for a Category 2 dwelling should comply with all of the following:				
a) The approach route is level, gently sloping or, when necessary, ramped.	✓			The site is accessible from the main Victoria road with a clear level path and wide accessible wide space to the front
b) Private parts of the approach route have a minimum clear width of 900mm or 750mm where there are localised obstructions.	✓			The site is accessible from the main Victoria road with a clear level path and wide accessible wide space to the front

c) Communal parts of the approach route (except communal stairs) have a minimum clear width of 1200mm or 1050mm where there are localised obstructions.	✓			
d) Any localised obstruction does not occur opposite or close to a doorway, or at a change of direction, and is longer than 2m in length.			✓	No obstructions
Design Standards	Compliance			
	Yes	No	N/A	Comments
e) All external parts of the approach route have a suitable ground surface.	✓			As seen in the picture above
f) Every gate (or gateway) along the approach route has both :			✓	
•a minimum clear opening with of 850mm			✓	See the submitted drawings
•a 300mm nib to the leading edge of the gate			✓	See the submitted drawings

External and internal ramps forming part of an approach route

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.10- To enable people to use a ramp safely, the ramp should comply with all of the following:			✓	There is no external ramp
a) The gradient is between 1:20 and 1:12			✓	
b) The length of each flight at a given gradient meets the provisions of Diagram 2.1			✓	
c) Flights within a private approach route have a minimum clear width of 900mm.			✓	
d) Flights within a communal approach route have a minimum clear width of 1200mm.			✓	
e) Every flight has a top and bottom landing.			✓	
f) An intermediate landing is provided between individual flights and at any change of direction.			✓	
g) Every landing is a minimum 1200mm long, clear of any door (or gate) swing.			✓	

External steps forming part of an additional route

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.11- To enable a wide range of people to use steps safely, a stepped approach should comply with all of the following:			✓	There are no external steps
a) Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step).			✓	
b) Steps have suitable thread nosings.			✓	
c) No individual flight has a rise between landings of more than 1800mm.			✓	
d) Every flight has a minimum clear width of 900mm.			✓	
e) Top and bottom and, where necessary, intermediate landings are provided and every landing has a minimum length of 900mm,			✓	
f) Every flight with three or more risers has a suitable grippable handrail to one side, (or to both sides where the flight is wider than 1000mm). This grippable handrail is 850-1000mm above the pitch line of the flight and extends a minimum of 300mm beyond the top and bottom nosings			✓	

Car parking and drop-off

Parking space

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.12- Where a parking space is provided for the dwelling, it should comply with all of the following.			✓	No parking space provided

a) Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least once space is a standard parking bay than can be widened to 3.3m.			✓	
b) Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to the communal entrance of each core of the block (or to the lift core where the parking bay is internal). The parking bay should have a minimum clear access zone of 900mm to one side and a dropped kerb in accordance with paragraph 2.13d.			✓	
c) Access between the parking bay and the principal private entrance or, where necessary, the alternative private entrance to the dwelling is step free.			✓	
d) The parking space is level, or where unavoidable, gently sloping.			✓	
e) The gradient is as shallow as the site permits.			✓	
f) The parking space has a suitable ground surface.			✓	

Drop-off point

☐ Not Applicable

Communal entrances

Principle communal entrance

- Not Applicable

Other communal doors

- Not Applicable

Communal lifts and stairs

- Not Applicable

Section 2B: Private entrances and spaces within the dwelling

Application

- 2.18- The provisions of Section 2B apply only where a planning condition requires compliance with option requirement M4(2) for accessible and adaptable dwellings (see paragraphs 0.3 to 0.6).
- 2.19- The provisions of Section 2B apply to private entrances, other external doors and key elements within the dwelling.

Private entrances

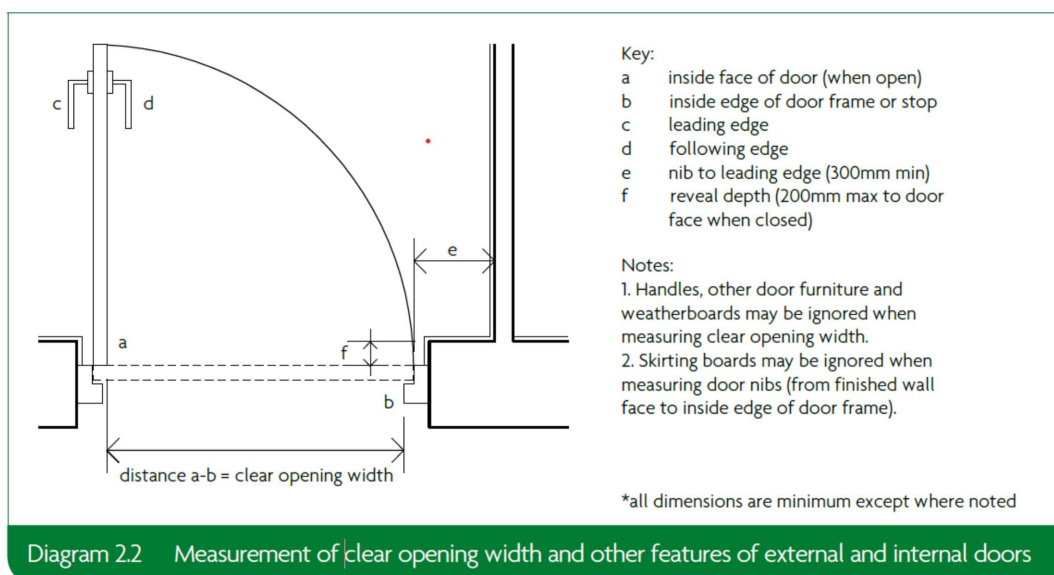
Principal private entrance and alternative entrance

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.20- The principal private entrance, or the alternative private entrance where step-free access cannot be achieved to the principal private entrance, should comply with all of the following.	✓			The principal private entrance is with the ground floor level
a) There is a level external landing with a minimum width and depth of 1200mm.	✓			
b) The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.	✓			
c) Lighting is provided which uses fully diffused luminaires activated automatically by a dusk-to-dawn timer or by detecting motion.	✓			Individual lights will be fitted above the access points of the buildings.

d) The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2	✓			See the submitted drawings Part M4(2) annotations' for dimensions of entrance doors
e) Where there are double doors, the main (or leading) leaf provides the required minimum clear opening width.			✓	
f) A minimum 300mm nib is provided to the leading edge of the door and the extra width created by this nib is maintained for a minimum distance of 1200mm beyond it.	✓			See the submitted drawings Part M4(2) annotations' for dimensions of entrance doors
g) The depth of the reveal on the leading side of the door (usually the inside) is a maximum of 200mm	✓			
h) The threshold is an accessible threshold.	✓			
i) Where there is a lobby or porch, the doors are a minimum of 1500mm apart and there is at least 1500mm between door swings.			✓	

Other external doors

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.21- All other external doors- including doors to and from a private garden, balcony, terrace, garage, carpot, conservatory or storage area that is integral with, or connected to, the dwelling, should comply with provisions d. to i. of paragraph 2.20	✓			



Source: Approved Document M (Access to and use of buildings of the Building Regulations 2010) V 1, 2015 edition, p 14

Circulation areas and internal doorways

Door and hall widths

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.22- To facilitate movement into, and between, rooms throughout the dwelling, doors and corridors should comply with all of the following (see Diagram 2.3).	✓			See the submitted drawings
a) The minimum clear width of every hall or landing is 900mm.	✓			See the submitted drawings
b) Any localised obstruction, such as a radiator, does not occur opposite or close to a doorway or at a change of direction and is no longer than 2m in length; and the corridor is not reduced below a minimum 750mm width at any point.	✓			
c) Every door has a minimum clear opening width as set out in Table 2.1.	✓			
d) A minimum 300mm nib is provided to the leading edge of every door within the entrance storey.	✓			

Private stairs and changes of level within the dwelling

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.23- To allow people to move between storeys, and to allow a stair-lift to be fitted to the stairs from the entrance storey to the storey above (or the storey below where this contains the bathroom required by the provisions of paragraph 2.29), stairs should comply with all of the following:	✓			The flat is located on the first floor only
a) Access to all rooms and facilities within the entrance storey is step-free.	✓			
b) Level changes within every other storey are avoided where possible.	✓			
c) The stair from the entrance storey to the storey above (or below) has a minimum clear width of 850mm when measured 450mm above the pitch line of the treads (ignoring any newel post).	✓			
d) All stairs meet the provisions of Part K for private stairs.	✓			

Habitable rooms

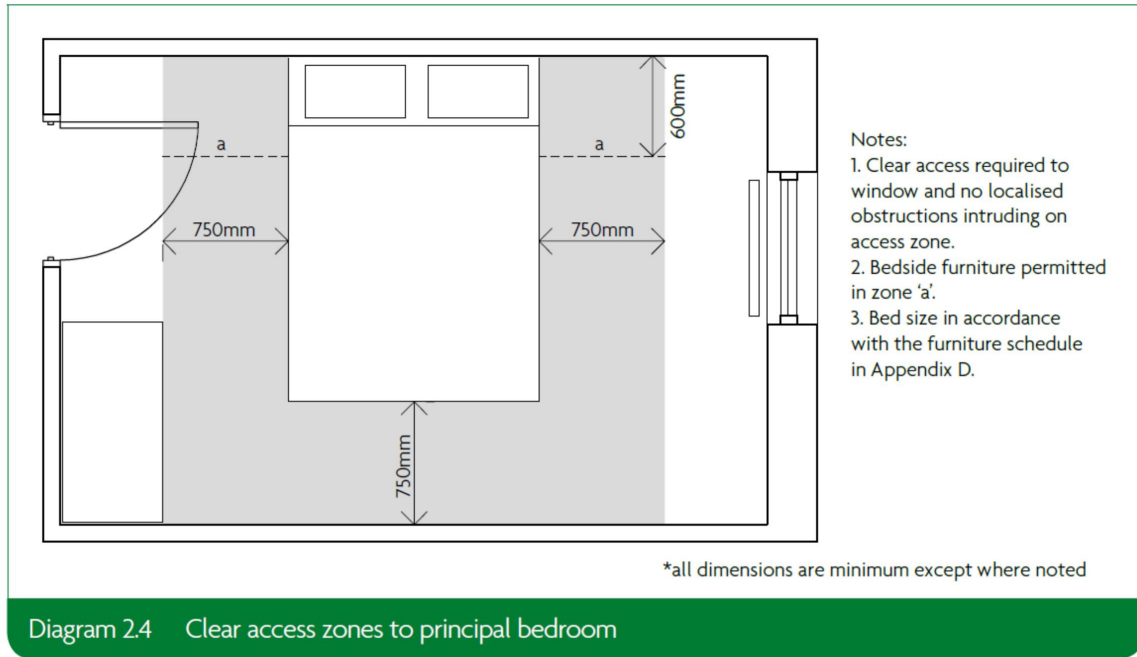
Living, kitchen and eating areas

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.24- To provide usable living spaces and easy, step-free access between a living area, a WC and the principal private entrance, key accommodation should comply with all of the following:	✓			See the submitted drawings

a) Within the entrance storey there is a living area (which may be a living room, dining room or a combined kitchen and dining room).	✓			See the submitted drawings
b) A minimum 1200mm clear space is provided in front of and between all kitchen units and appliances.	✓			
c) Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level or at the minimum height necessary to comply with the requirements of Part K for guarding to windows.	✓			

Bedrooms

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.25- To enable a wide range of people to access and use them, bedrooms should comply with all of the following:	✓			
a) Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.	✓			
b) At least one double bedroom (the principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.	✓			It is a one-bedroom flat
c) All single and twin bedrooms can provide a clear access zone a minimum 750mm wide to one side of each bed.	✓			See the submitted drawings
d) It can be demonstrated (for example by providing dimensioned bedroom layouts, similar to the example in Diagram 2.4) that the provisions above can be achieved.	✓			See the submitted drawings



Source: Approved Document M (Access to and use of buildings of the Building Regulations 2010) V 1, 2015 edition, p 19

Sanitary Facilities

General provisions

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.26 -All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m'. Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls.	✓			

WC facilities on the entrance storey

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.27-To provide step-free access to a WC that is suitable and convenient for some wheelchair users and, where reasonable, to make provision for showering, dwellings should comply with all of the following:			✓	It is a one-bed flat with one bathroom on the first floor only
a) Every dwelling has a room within the entrance storey that provides a WC and basin (which may be within a WC/cloakroom or a bathroom).			✓	
b) In a two or three storey dwelling with one or two bedrooms, the WC (together with its associated clear access zone) meets the provisions of Diagram 1.3 and the basin does not impede access to the WC.			✓	
c) In a two or three storey dwelling with three or more bedrooms, the room with the WC and basin also provides an installed level access shower or a potential level access shower, and the shower, WC and basin (together with their associated clear access zones) meet the provisions of			✓	
Diagram 2.5. Examples of compliant WC layouts are shown in Diagram 2.6.			✓	
d) The door opens outwards.				
2.28- Where the dwelling provides both an accessible bathroom with a WC and a WC/cloakroom within the same storey, the WC/doakroom may comply with the provisions of Diagram 1.3.			✓	

Bathrooms

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.29- To provide convenient access to a suitable bathroom, the dwelling should comply with all of the following:	✓			
a) Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom, described as the principal bedroom in paragraph 2.25b.	✓			It is a one-bed flat with one bathroom on the first floor only
b) The WC, basin and bath (together with their associated clear access zones) meet the provisions of Diagram 2.5. Examples of bathroom layouts are shown in Diagram 2.7.	✓			Bathroom provides a level access shower.
c) Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.	✓			

Services and controls

Design Standards	Compliance			
	Yes	No	N/A	Comments
2.30- To assist people who have reduced reach, services and controls should comply with all of the following.	✓			
a) Consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level.	✓			This is our standard specification
b) Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner.	✓			This is our standard specification

c) The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.	✓			This is our standard specification
d) Handles to all other windows are located between 450mm and 1400mm above floor level, unless fitted with a remote opening device that is within this height range.	✓			This is our standard specification
e) Either:	✓			This is our standard specification
• boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or	✓			This is our standard specification
• separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.	✓			This is our standard specification

Optional requirement M4 (3): Category 3 – wheelchair user dwellings

As stated on page 23 of M Building Regulation 2010 “in the secretary of state view” optional requirement M (3) applies when a wheelchair user to live in the dwelling.

As the proposed flat is planned to be occupied by a wheelchair person. Hence, the M4 (3) policy does not apply to this planning application