

Accessibility Statement

In respect of:

11 Yelverton Close
Harrold Hill
Romford
Essex
RM3 8HG

Ref: P1282.24



Introduction

This statement is in support of the planning application, ref P1282.24, submitted to extend at ground floor level, and convert into two self-contained flats the existing house at 11 Yelverton Close.

Background & Context

11 Yelverton Close is an end of terrace, two bedroomed, house constructed approximately in the early 1970s. It is of traditional masonry construction, with brickwork to the façade, blockworks inner walls and partitions, ground bearing concrete ground floor, suspended timber first floor, timber ceiling and roof joists covered in interlocking clay tiles.

The house is situated in its own garden, open to the front, with a rear garden surrounded by timber fence panels, approx. 1800mm high, fitted between concrete posts. As end of terrace the house benefits from a private side access, running from the front to the rear garden, benefiting from the same boundary fence treatment.

Yelverton Close is a cul-de-sac in a residential area populated with short terraces of houses of a similar type. The road is bordered by footpaths of smooth asphalt leading past the properties. Directly in front of the terrace containing No.11 is a small, open, public parking area with room for approx. six to eight vehicles.

To the side of No.11, running to the side of No.10b, is a public right of way, in the same type of footpath, providing access to rear gardens and a recreation ground.

Proposal

The applicant wishes to convert the property into two self-contained, one bedroomed flats, each with their own private entrance, private garden, and sanitary accommodation. To provide the necessary accommodation:



Flat A

Flat A will be on the ground floor, accessed through the existing main entrance. The accommodation will comprise of:

- Hallway
- Kitchen
- Lounge
- Bedroom
- Shower Room with integral W.C.

The bedroom will be formed from a new ground floor, single storey, extension of traditional construction, using stock brick to match existing. The extension will provide sleeping accommodation of 15m² and allows for built-in storage of at least 2m².

The new bedroom will be accessed directly from the lounge. Access to the rear garden will be by way of a new door set in the rear wall of the extension. There will be further access from the rear garden to the side right of way by the inclusion of a gate within the existing fence line.

Flat A will have a Gross Internal Area of 47m².

Flat B

Flat B will be on the first floor. Access will be by way of a new entrance door formed into a new structural opening within the flank elevation (the existing rear door having been subsumed by the ground floor extension to Flat A). The doorway will enter to a new ground floor lobby, leading to the existing staircase up to the first floor. The accommodation will comprise of:

- Hallway (at ground floor)
- Kitchen
- Lounge
- Shower Room with integral W.C.
- Bedroom.

The bedroom provides sleeping accommodation of 13m² along with built-in storage of at least 1.5sqm

Flat B will benefit from its own private rear garden space, partitioned off from the existing rear garden. Access will be via the new entrance door.

Flat B will have a Gross Internal Area of 38.5m²

Accessibility

Part M Optional Requirement M4(2) – Accessible and Adaptable Buildings

Flat A benefits from a ground floor setting with all habitable and sanitary rooms accessible on one level. It also benefits from an existing, gently sloping ramp to the principal private entrance door threshold.

Reasonable adaptations can be made to enable ingress and egress.

The main living accommodation will be open and freely accessible to most occupants and visitors. The shower room, however, will be limited in access due to its compact size. The position and sizing of the shower room is optimal for the property, in space use and by benefitting from the common cold water supply and soil waste risers.

All switches and controls in Flat A will be positioned in compliance with M4(1), para. 1.18 and Diagram 1.5.

Flat B is ostensibly a first floor flat accessed via the existing staircase. The rooms are laid out and accessed almost exactly as existing, save for some minor partition changes, with little to no opportunity to improve on circulation spaces and door openings. To that end the scope for making provisions for access and use for occupants and visitors of differing needs is extremely limited and so is accessible to the most able bodied only.

All switches and controls in Flat B will be positioned in compliance with M4(1), para. 1.18 and Diagram 1.5.

Part M Optional Requirement M4(3) – Wheelchair user dwellings

While Flat A benefits from a ramped approach and level threshold, the accommodation is not suited for entrance of or use by wheelchair users, especially due to the constrained nature of the sanitary accommodation.

In respect of Flat B, due to making use of the existing staircase, with no possibility to install a lift or stairlift, the accommodation is not suited for entrance of or use by wheelchair users.