

ACCESSIBILITY STATEMENT DESIGN AND ACCESS STATEMENT



3 SOUTHERN WAY

ROMFORD

RM7 9PA

PLANNING APPLICATION REF, NO. P1663.24 DATED 8TH JANUARY 2025



TOWN & COUNTY VALUERS & SURVEYORS

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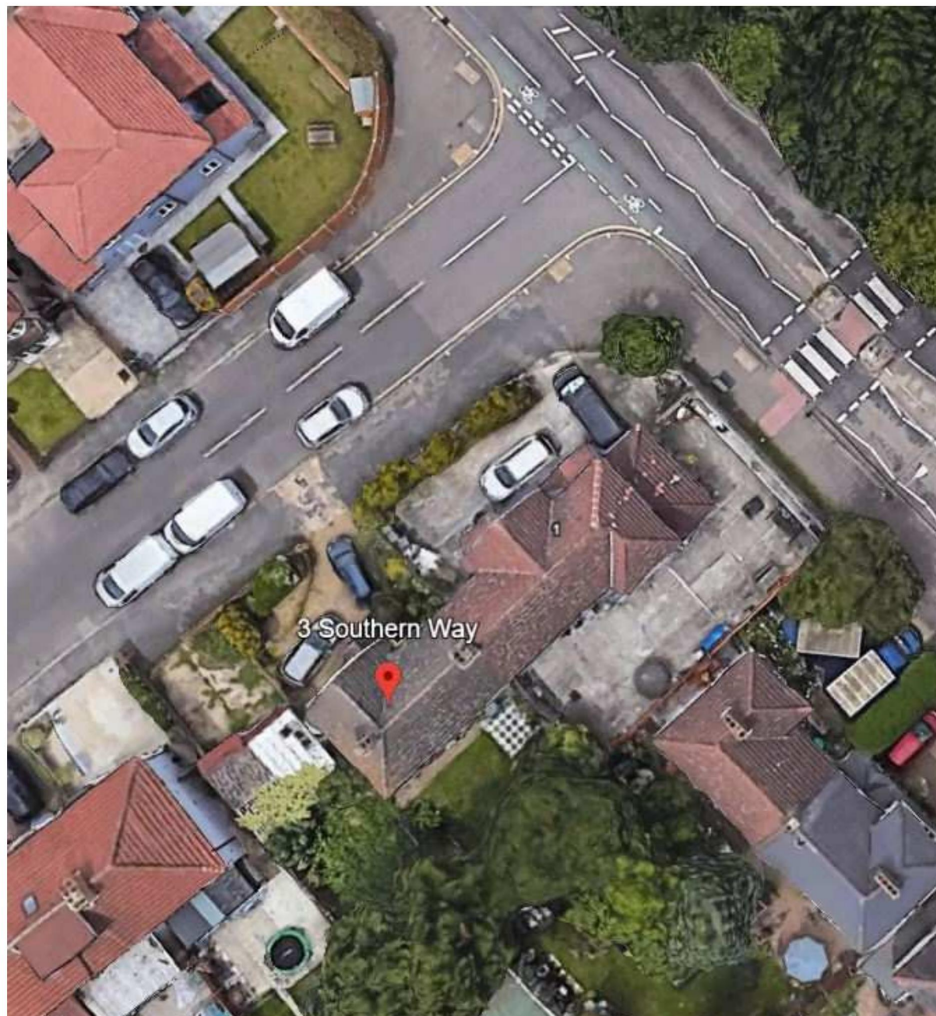
INTRODUCTION

SITE AND SURROUNDING AREA

Southern Way in Romford is in the London region of England.

The postcode is within the Rush Green & Crowlands ward/electoral division, which is in the constituency of Romford. This page combines information for the address Southern Way, Romford, RM7 9PA, and the neighbourhood in which it resides. If you wish, you can also view information for the whole of RM7 [here](#). For more details on the exact area these statistics cover,

see the map below



Accessibility Statement

we can confirm that the dwelling as proposed is design in accordance with Building Regulations Approved Document M4(2) accessible and adaptable dwellings.

In accordance with this, we can provide the following M4(2) checklist for this development:

M4 (2) Check List Access To:

Yes/No

At the point or points at which an occupant or visitor would expect to get in and out of a car:

Level access to the principal entrance or suitable alternative entrance; Yes

2000mm wide approach route; Yes

Ramps between 1:12 and 1:20; N/A

Landings 1,200mm long at the head, intermediate and base of ramps; N/A

All other external doors including to garden, or parking area must have

clear opening width of 800 mm (one leaf on double leaf doors),

300 mm nib and level threshold; Yes

❏Parking:

Parking bay 2.4m wide x 4.8 m long. Must be capable of

being increased to 3.3m wide Communal parking to house at least one bay (to above dimensions) Yes

provided close to the entrance. Minimum clear access zone of 1200mm

Yes to one front a dropped kerb.

Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20) Yes

Surface finishes to be firm and even with no loose laid materials Yes

Entrance:

- Canopy at level entrance 900mm wide and 600mm deep. N/A
- Dusk to dawn timer or motion detection lighting
- adjacent to entrance Yes
- Entrance door minimum 850mm clear opening. Yes
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- If a porch is included it must allow 1,500mm between
- the two door swings. N/A

Circulation:

- Minimum nib of 300mm to the leading edge of doors
- (entrance store only) Yes
- Step free to all rooms within entrance store. Yes
- 900mm unobstructed corridor widths. Yes
- Living area to be included on entrance store. Yes
- (Living room, dining room or kitchen/dining) Stairs 800mm
- clear width. Yes
- 1,200mm minimum clear space in front of kitchen
- units and appliances. Yes
- 850mm maximum to glazing of principal window in
- living room. Yes

Bedrooms:

- Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed) Yes
- Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1.35m bed) Yes
- Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed) N/A
- All bedrooms to have clear access route 750mm from windows and doors. Yes

Sanitary Facilities:

- For 1- or 2-bedroom houses, WC within entrance story 1,600mm x 850mm or 1,050mm x 1,500mm YES
- For 3 bedroom and houses, WC within entrance story capable of taking a future level access shower, 1,450mm x 1,800mm room size N/A
- WC doors to open outwards. Yes

Bathrooms:

- Dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom
- 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath
- Provision for future level access shower within the bathroom (1 or 2 bed houses)

DESCRIPTION OF PROPOSAL:

3 Southern Way Romford

Proposal: Demolition of the existing garage and erection of two storey 2-bed, detached dwelling with associated parking and amenity space.

STATEMENT

The proposal is to demolish the existing 2 noes of garage facing to southern way Romford rm9 7PA.

The development compromises of one detached family dwellings over The 2 levels, above grounds level.

The development provides high levels of construction, with multiple examples of renewable solutions.

The main entrances are accessed via the main southern way of to London Road.

The current host dwelling allows existing side access of which serves new dwelling.

The development would meet core principles of lifetime neighbourhoods by offering multiple self-sufficient methods of renewable solutions.

We have achieved high level of standard for inclusivity in regard to accessibility by ensuring level approach to all entrance points, a bedroom, reception, kitchen, shower room facility to the ground and first floor plus an over-sized (based on regulations) to allow for wheelchair access.

All doors are oversized, and we would comply with;
The requirements of the relevant standards under Building Regulations Part
M4(2)
There is no allowance for affordable homes, as this is a redevelopment
project for a multi-generational family.

