

Accessibility and Inclusivity Statement

Proposed Development:

Construction of a 3-bed end terrace dwelling with parking and amenities, including vehicular access to front.

Site Address:

209 Alma Avenue, Hornchurch

1. Introduction

This statement demonstrates how the proposed development achieves the **highest practicable standards of accessibility and inclusivity**, in accordance with national planning policy, the Equality Act 2010, and Building Regulations Part M (Approved Document M, Vol.1).

The development is designed to meet the diverse needs of current and future residents, regardless of age or ability, and to create a safe, accessible, and inclusive environment for all.

2. Schedule of Accommodation

Unit Ref	Unit Type	M4(2) & M4(3)	Notes
Proposed Dwelling	3-bed	✓	adaptable

A full floor plan has been provided (Appendix A).

3. Compliance with Part M Standards

M4(2) Accessible and Adaptable Dwellings

The proposed dwellings have been designed to meet **Building Regulation M4(2) & M4(3)** standards. These include:

- Are step-free from the street to the entrance.
 - Include suitable door and corridor widths.
 - Have adaptable bathrooms and provision for future adaptations.
 - Adequate circulation space throughout.
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4. Design Features Promoting Inclusivity

- **Entrances:** All main entrances are designed with level thresholds, appropriate lighting, and covered lobbies.
 - **Circulation:** Corridors and doorways throughout the building meet minimum width requirements and allow turning spaces.
 - **Vertical Access:** Staircase capable of accommodating future stairlift (straight and wide enough for future adaptation).
 - Bathroom located near bedrooms, enabling easy circulation and conversion to accessible standards if needed.
 - Wider circulation zones, generously sized halls and lobbies suited for adaptability over time.
 - Minimum storage area met
 - **Parking:** Dedicated parking spaces are provided in accordance with local and national policy.
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5. Conclusion

This development has been designed in line with the **highest practicable standards of accessibility and inclusivity**, meeting and exceeding the requirements for M4(2) and M4(3) dwellings. The design creates an inclusive, accessible, and welcoming environment for all potential users, ensuring compliance with the Equality Act 2010 and Building Regulations.

We trust that this statement and accompanying documentation provide sufficient evidence of our commitment to accessibility and inclusion.

Appendices

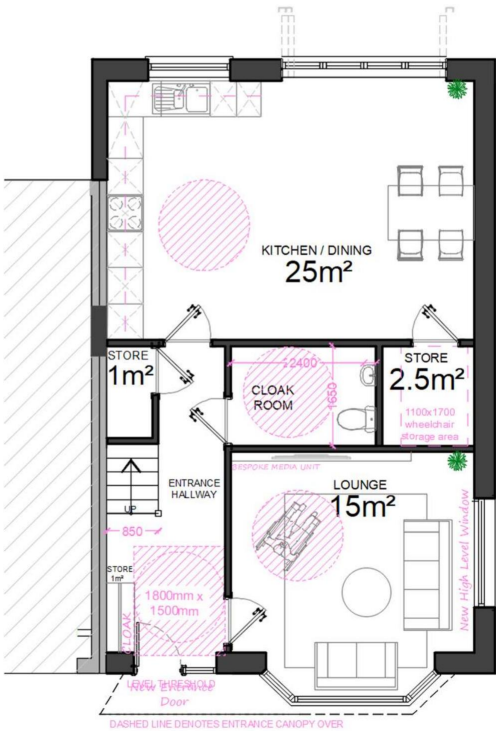
- **Appendix A:** Floor plans
 - **Appendix B:** Inclusive Design Checklist
 - **Appendix C:** Summary of Compliance
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Relevant Policies / Planning Documents

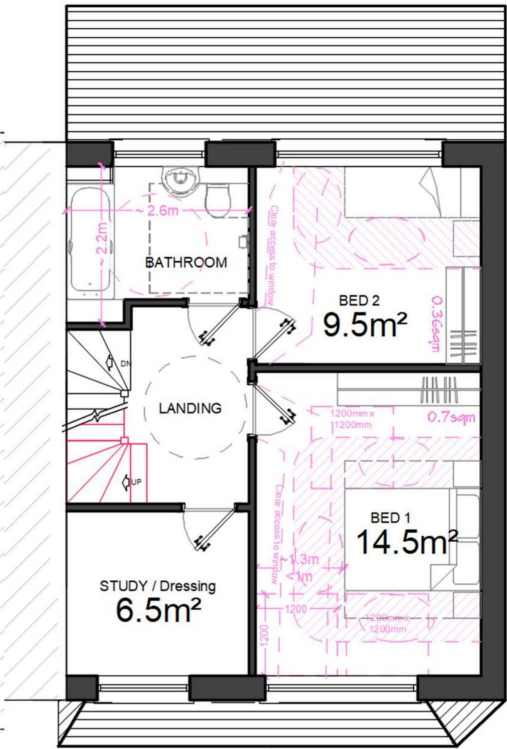
- The National Planning Policy Framework (2021)
 - The London Plan, Supplementary Planning Guidance – Housing (2016)
 - Department for Communities and Local Government Technical housing standard – nationally described space standard
 - London Plan (2021)
 - Approved Document M – Access to and use of building – Volume 1
 - NPPF Supplementary Planning Guidance LB Havering 'Waste Management Practice Planning Guidance For Architects and Developers
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APPENDIX A

FLOOR PLANS



GROUND FLOOR PLAN
PART M4 COMPLIANCE PLANS
1:50@ A1



FIRST FLOOR PLAN
PART M4 COMPLIANCE PLANS
1:50@ A1

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

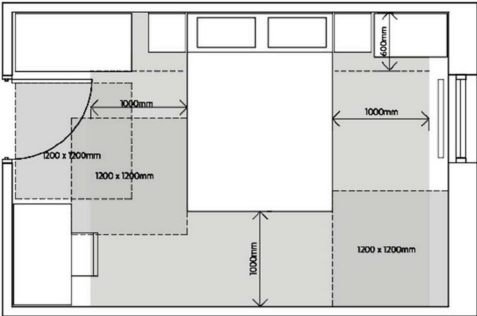


DIAGRAM 3.9
CLEAR ACCESS ZONES AND MANOEUVERING SPACES
TO PRINCIPAL BEDROOM

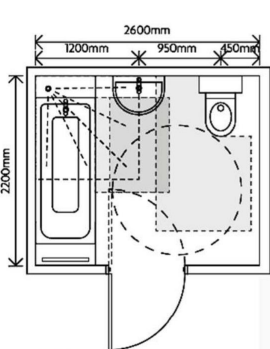


DIAGRAM 3.15
EXAMPLE OF WHEELCHAIR ADAPTABLE
BATHROOM LAYOUT

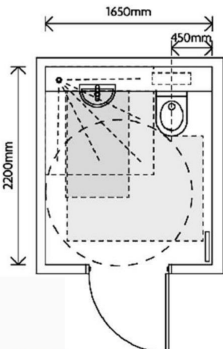


DIAGRAM 3.12A
EXAMPLE OF WHEELCHAIR
ADAPTABLE WC/CLOAKROOM LAYOUT

APPENDIX B

Inclusive Design Compliance Checklist

For M4(2) & M4(3) – Building Regulations Part M, Volume 1

General Requirements (M4(2) & M4(3))

Item	Requirement	Compliant? (Yes/No)	Notes
1.1	Approach to dwelling is step-free from boundary, parking or highway	Yes	
1.2	External path gradients $\leq 1:20$ (or $\leq 1:12$ with landings)	Yes	
1.3	Minimum clear path width to entrance: 900mm	Yes	
1.4	Level threshold at principal entrance	Yes	
1.5	Entrance canopy or weather protection provided	Yes	

Entrances & Doors

Item	Requirement	M4(2)	M4(3)	Compliant	Notes
2.1	Clear opening width of principal door ≥ 850 mm (M4(2)) / 900mm (M4(3))	✓	✓	Yes	
2.2	Minimum 300mm nib beside leading edge of door	✓	✓	Yes	
2.3	Accessible threshold (max 15mm upstand)	✓	✓	Yes	

Circulation within the Home

Item	Requirement	M4(2)	M4(3)	Compliant	Notes
3.1	Minimum hall width ≥ 900 mm	✓	✓	Yes	
3.2	Minimum door widths: 775mm (M4(2)), 850mm (M4(3))	✓	✓	Yes	
3.3	Turning circles (1500mm for M4(3)) provided	—	✓	Yes	M4(3) only
3.4	Switches and sockets at 450–1200mm height	✓	✓	Yes	

Living, Dining, and Bedrooms

Item	Requirement	M4(2)	M4(3)	Compliant	Notes
4.1	Living space at entrance level	✓	✓	Yes	
4.2	Bedroom width ≥ 750 mm beside bed (M4(2)) / 1000mm (M4(3))	✓	✓	Yes	
4.3	Circulation space around beds per M4 standards	✓	✓	Yes	

Bathrooms & WC

Item	Requirement	M4(2))	M4(3))	Compliance	Notes
5.1	Entrance-level WC provided	✓	✓	Yes	
5.2	Space for a future shower on the ground floor	✓	✓	Yes	
5.3	Bathroom designed for future grab rails/adaptations	✓	✓	Yes	

Structure & Adaptability

Item	Requirement	M4(2)	M4(3)	Compliance	Notes
6.1	Stair with minimum width $\geq 850\text{mm}$	✓	✓	Yes	
6.2	Floor structure allows future lift installation (M4(3))	—	✓	Yes	M4(3) only
6.3	Walls capable of supporting grab rails (in bathrooms etc.)	✓	✓	Yes	

Parking & External Access (if applicable)

Item	Requirement	M4(2))	M4(3))	Compliance	Notes
7.1	On-plot or off-street parking is provided	✓	✓	Yes	
7.2	Parking space is level, hard-surfaced, and $\geq 2400\text{mm}$ wide	✓	✓	Yes	

APPENDIX C

Summary of Compliance -Key Points:

The dwelling has been designed to meet the requirements of M4(2) as well as M4(3) adaptable: Accessible and Adaptable Dwellings. This includes:

• **Accessible threshold**

Level or gently sloping approach routes from parking areas to the main entrance. The new dwelling includes a spacious driveway and forecourt with level access provision.

- Ground floor WC is included in the new dwelling, with sufficient space and dimensions for future adaptation.
- Clear internal width to hallways and doorways that allow for pushchair and mobility aid access.
- Living accommodation at entrance level, including kitchen, Dining, and main reception rooms.
- Minimum combined kitchen / dining / living required for 4 person is 29sqm, 34sqm is provided
- 1100x1700 wheelchair storage and transfer space provided
- Staircase capable of accommodating future stairlift (straight and wide enough for future adaptation).
- Bathroom located near bedrooms, enabling easy circulation and conversion to accessible standards if needed.
- Wider circulation zones, generously sized halls and lobbies suited for adaptability over time.
- Minimum storage for 3 bed dwelling is 2.5sqm, 6m total built-in storage area is provided
- Principal bedroom floor area of minimum 13.5sqm, floor area provided for the principal bedroom is 14sqm. The bedroom is designed in line with diagram 3.9 AD M. Refer to the floor plans for full details.
- Any single bedroom floor area of minimum 8.5sqm, floor area provided for bedroom 2 is 9.5m with width of 3.1m wide which exceeds the minimum recommendation of 2.4m.
- Any single bedroom floor area of minimum 8.5sqm, floor area provided for bedroom 3 is 8.5m with a width of 2.7m wide which exceeds the minimum recommendation of 2.4m.

This scheme achieves the highest practicable standards of inclusive design for the site's context., Compliance with M4(2) & M4(3) across the new dwelling ensures that the dwelling is accessible, adaptable and capable of meeting the future needs of a wide range of occupants. These features ensure that the proposed dwelling can be readily adapted to suit changing needs of future residents

We trust this demonstrates a robust and justified approach to inclusive design and respectfully request that the application be validated on this basis.

Summary of Compliance

Regulation	Compliant	Notes
M4(2): Adaptable	Yes	Meets all required criteria
M4(3): Adaptable Wheelchair Dwelling	Yes	
