Accessibility Statement

Proposed dwelling at 20 St Edwards Way
Romford RM1 4DD
London Borough of Havering

This statement assesses the proposed one-bedroom dwelling at 20 St Edwards Way, its access and ancillary facilities. It incorporates amended plans supplied as BC2274-05A(2).pdf and the applicant's confirmation of step-free entry, 760 mm effective clear door openings, north-side bin and cycle stores and a proposed stair chair lift. These provisions improve access; the statement does not certify compliance or record approval of an exception.

1 Proposal and assessment basis

The proposal comprises one dwelling with one bedroom, as confirmed by the applicant. The assessment covers this dwelling, outlined in red on the amended proposed plan. Its ground-floor kitchen and staircase occupy the right-hand part of the central service area. The single bedroom, lounge and shower room containing a WC and shower are on the first floor. The adjacent ground-floor kitchen, space labelled STO and church WCs lie outside the residential outline and are excluded from the accommodation schedule. The church and hall remain shown as non-residential spaces.

Access from St Edwards Way follows the external right-hand side passage to the labelled flat entrance beside the private staircase, separate from the church entrance. The applicant confirms that the flat entrance is step-free. The amended plan labels a proposed stair chair lift serving the first-floor accommodation and bin and cycle stores on the north side of the site. Route dimensions, threshold details, access rights and stair chair lift specifications require detailed documentation.

2 Planning and regulatory context

Havering Local Plan 2016-2031, Policy 7, supports inclusive residential design; its accompanying accessibility text specifies 90% M4(2) and 10% M4(3) for new-build housing [1]. London Plan 2021 Policy D7 sets the corresponding accessible housing proportions. Paragraph 3.7.1 links its application to dwellings created by works to which Part M Volume 1 applies, generally new build at publication [2].

Approved Document M Volume 1 explains the three dwelling categories and the application of its guidance. The statutory limits for M4(2) and M4(3) restrict those optional requirements to dwellings that are erected [3]. The drawings suggest a conversion rather than erection of a new dwelling; that classification and the applicable requirements must be confirmed with the planning authority and Building Control.

The council is therefore asked to confirm the scope of the 90/10 requirement for this conversion. If it considers the higher standards applicable, a reasoned request for flexibility will need the evidence identified below. A conversion is not automatically exempt from inclusive planning design, and M4(1) compliance is not established by these drawings.

3 Schedule of accommodation

The proposal comprises one dwelling with one bedroom, outlined in red on the amended plan. The kitchen area is 3.70 m² and the store previously listed as a room is excluded. The schedule also records the north-side bin and cycle stores and proposed stair chair lift. These ancillary provisions are excluded from the room-area total; their areas have not been supplied.

Level	Accommodation	Area in m²
Ground floor	Kitchen	3.70
First floor	Bedroom	10.57
First floor	Lounge	6.84
First floor	Shower room with WC	2.64
Ground floor	**Room subtotal**	**3.70**
First floor	**Room subtotal**	**20.05**
Both floors	**Total scheduled room area**	**23.75**
North side of site	Bin store	Not supplied
North side of site	Cycle store	Not supplied
Ground to first floor	Proposed stair chair lift	Not supplied

The total scheduled room area is 23.75 m². The plan annotates 5.75 m² at the ground-floor kitchen and stair area and 24.12 m² at first-floor level. Stair and landing areas are not separately measured, so these annotations do not establish a verified gross internal area. Bin and cycle stores are external ancillary facilities. Gross internal area and occupancy capacity remain to be verified.

All doors have an effective clear opening of 760 mm, as confirmed by the applicant. Compliance with M4(1), M4(2) or M4(3) is not demonstrated; approach geometry and maneuvering spaces require checking. The council must confirm the applicability and treatment of the 90/10 policy for this single conversion; no rounding exemption is assumed.

4 Accessibility provision and detailed requirements

Element	Provision and assessment
Approach and entrance	The labelled flat entrance is reached along the right-hand side passage from St Edwards Way. Step-free entry is confirmed by the applicant. All doors have 760 mm effective clear openings. Route dimensions and threshold details require documentation.
Internal access	A stair chair lift is proposed on the retained stair to the first-floor bedroom, lounge and shower room. Its specification, landing space and suitability for intended users require detailed assessment.
Doors and circulation	The applicant confirms that all doors have an effective clear opening of 760 mm. Approach directions, manoeuvring spaces and furniture clearances require checking; compliance is not established by this width alone.
Sanitary provision	A private WC and shower are provided in the first-floor shower room, as confirmed by the applicant. Dimensions, fixture positions and usable access and transfer spaces require detailed assessment. No separate private ground-floor WC is shown.
Parking and facilities	Bin and cycle stores are provided on the north side and labelled on the plan. Dimensions, capacity and access arrangements require detailing. Accessible parking or drop-off provision remains to be confirmed.

5 Practical constraints and case for flexibility

The retained two-level arrangement is addressed by the proposed stair chair lift, annotated on the amended plan. This is intended to assist movement between the ground-floor entrance and first-floor bedroom, lounge and shower room. The small footprint, existing walls and retained church uses constrain alterations. The stair chair lift's suitability for intended users and safe integration with the staircase must be demonstrated at detailed design stage.

The applicant confirms step-free entry and proposes a stair chair lift, but these provisions alone do not demonstrate M4(2) or M4(3) compliance. Entrance-storey facilities, circulation and future adaptability still require assessment. No private ground-floor WC or living space is shown. The chair lift model, seated transfer arrangements, landing space and suitability for intended users remain to be specified. The proposal does not establish wheelchair access to the first-floor rooms.

The request is to assess the scheme in its conversion context and agree the highest practicable accessibility provision. If the council requires evidence of exceptional practical circumstances, the submission should include the following before an exception is determined.

Evidence required	Purpose
Measured access survey	Document the confirmed step-free entrance: pavement and floor levels, passage width, gradients, thresholds and landings. Record routes to the north-side bin and cycle stores.
Dimensioned residential layout	Record the applicant-confirmed effective clear opening of 760 mm for all doors. Confirm approach directions, dwelling boundaries, room sizes, circulation and sanitary clearances.
Stair chair lift assessment	Specify the proposed stair chair lift, survey the stair and show landing and operating spaces. Assess suitability for intended users, transfer arrangements, structure, power, maintenance and safe escape. Review alternatives if required.
Alternative accommodation layouts	Test an entrance-storey private WC, usable living area and possible future sleeping provision. Assess effects on retained church uses and residential space.
Structural and fire advice	Explain any physical constraint on openings, lift installation or stair changes using a competent designer's assessment.
Costs if viability is relied upon	Provide itemised costs and a proportionate viability appraisal. No financial evidence has been supplied, so this statement makes no finding of unviability.

Government Planning Practice Guidance addresses site-specific limitations and optional accessibility standards [4]. Step-free entry is confirmed for this proposal. Any request for flexibility in the remaining requirements should identify the particular constraint and provide supporting evidence for the council's assessment.

6 Inclusive design measures for detailed design

Step-free entry and north-side bin and cycle stores are confirmed by the applicant, and a stair chair lift is proposed on the amended drawing. The following details should be incorporated into the design and specification, with the adopted measures recorded on coordinated plans.

Approach and entrance

Maintain the confirmed step-free entrance from the external right-hand passage. Record route widths, levels, gradients and threshold construction to document the arrangement. Keep access clear of bins, cycles and church furniture. Provide firm, even surfaces, drainage, suitable landings, entrance lighting, legible identification, weather protection where practicable and suitable door operation. Confirm any shared access rights and management arrangements.

Internal circulation and stair

All doors have an applicant-confirmed effective clear opening of 760 mm. Check approach geometry, circulation and door swings against the applicable standard. The proposed stair chair lift should be specified following a staircase survey, showing its type, travel, landing positions, operating space, controls, power supply and maintenance arrangements. Coordinate its installation with handrails and safe escape; record suitability for the intended users.

Kitchen and sanitary facilities

A private WC and shower are provided in the first-floor shower room, as confirmed by the applicant. Document fixture positions, door operation and usable circulation and transfer spaces. Check working space in the kitchen and consider adaptable fittings. Examine whether a separate entrance-storey WC is practicable. Church WCs should not be counted as private dwelling facilities without a clearly agreed arrangement.

Sensory needs and controls

Provide legible entrance identification, consistent lighting and visual contrast at doors and changes in level. Locate controls where they can be reached and operated easily, using the agreed accessibility benchmark. Consider audible and visual alerts suitable for occupants' needs. Any enhanced alarm arrangements must be coordinated with the fire design rather than assumed from this statement.

Parking and ongoing management

Bin and cycle stores are provided on the north side of the site and labelled on the amended plan. Document their dimensions, capacity, access and collection arrangements, keeping routes and doorways unobstructed. Confirm any accessible parking or drop-off provision. Agree lighting, cleaning and shared-route management with the church, and maintenance and servicing arrangements for the proposed stair chair lift.

7 Design coordination

Accessibility alterations must be coordinated with fire separation between the dwelling and church, escape, structure and weather resistance. The final design should protect essential access and escape routes. The scope of works to retained non-domestic and shared areas must be reviewed separately, including any applicable Approved Document M Volume 2 requirements.

8 Conclusion and response to the council request

The proposal comprises one dwelling with one bedroom and a scheduled room area of 23.75 m². Access is along the right-hand side passage to a separate, applicant-confirmed step-free flat entrance. All doors have effective clear openings of 760 mm. A private WC and shower, north-side bin and cycle stores and a proposed stair chair lift are included. Detailed route measurements, stair chair lift suitability, circulation and sanitary arrangements are still needed to establish compliance with the applicable accessibility requirements.

The council is asked to confirm whether the new-build accessibility proportions apply to this conversion and their appropriate application to one dwelling. Further measured evidence and an options assessment are required to support any exceptional departure. The highest practicable standard can be substantiated after that assessment and the adoption of feasible improvements. No approval, exemption or Building Control acceptance is claimed.

Before submission, coordinate the confirmed step-free entrance, north-side stores and proposed stair chair lift on dimensioned drawings. Complete the access and stair chair lift assessment, verify gross internal area and record the adopted measures. The schedule relates to one dwelling with one bedroom; ancillary facilities are excluded from its 23.75 m² room-area total.

9 Drawings forming the assessment

Drawing	Description
BC2274-01A	Location plan; revision A dated 5 October 2026
BC2274-02	Existing ground and first floor plans
BC2274-03	Existing elevations
BC2274-04	Existing sections
BC2274-05	Amended proposed plans supplied as BC2274-05A(2).pdf; title block dated 4 April 2025, no revision entered; entrances, stores and stair chair lift labelled
BC2274-06	Proposed elevations
BC2274-07A	Proposed sections; revision A dated 5 October 2026; supplied filename BC2274-04-07A.pdf
BC2274-08A	Proposed block plan; revision A dated 5 October 2026

BC2274-05A(2).pdf supersedes earlier proposed-plan copies and labels entrances, bins, cycle store and stair chair lift. Step-free entry is separately confirmed by the applicant.

10 References

[1] London Borough of Havering. Local Plan 2016-2031, adopted 2021. Policy 7 and accompanying accessibility text. https://www.havering.gov.uk/downloads/file/5300/havering_local_plan_2016_-_2031.pdf

[2] Greater London Authority. London Plan 2021. Policy D7 and paragraph 3.7.1. https://www.london.gov.uk/programmes-strategies/planning/london-plan/the-london-plan-2021-online/chapter-3-design

[3] HM Government. Approved Document M Volume 1, 2015 edition incorporating 2016 amendments. Application and limits on M4(2) and M4(3). https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m

[4] HM Government. Planning Practice Guidance, Housing optional technical standards, paragraphs 008 and 010. https://www.gov.uk/guidance/housing-optional-technical-standards