Accessibility Statement

Development at

1a Church Lane Wennington Road Romford RM13 9DU

Development Proposal

This application relates to the construction of a single two-storey dwelling on the footprint of an existing garage. The proposal has been designed in accordance with the principles of inclusive design to provide safe, convenient and adaptable accommodation that can be accessed and used by a wide range of occupants and visitors, regardless of age or ability.

Accessibility and Inclusive Design

The proposed dwelling has been designed to achieve the highest practicable standards of accessibility and inclusivity appropriate to the scale and nature of the development.

The design incorporates the following accessibility measures:

- Step-free access is provided from the site entrance and parking area to the principal entrance of the dwelling.
- The principal entrance is designed to provide level access and suitable clear opening widths.
- Internal circulation spaces have been designed to allow convenient movement throughout the ground floor.
- A ground floor WC is provided and designed to be capable of future adaptation if required.
- Door widths, circulation areas, and the positioning of switches, sockets and controls will comply with the requirements of Approved Document M of the Building Regulations.
- The internal layout allows for future adaptation to meet the changing needs of occupants over the lifetime of the dwelling.

Building Regulations Compliance

The proposed dwelling has been designed to comply with the requirements of Building Regulations Approved Document M4(2) – Accessible and Adaptable Dwellings.

Schedule of Accommodation

Ground Floor

- Entrance Lobby with Level Access and turning radius for wheelchair users.
- Living Room
- Kitchen/Dining Area with Level Access to rear Garden.
- WC
- Storage

First Floor

- Double Bedroom
- Single Bedroom
- Bathroom

Planning Policy Compliance

Havering Council's policy seeks the delivery of accessible and adaptable homes that meet the needs of current and future residents. Although the policy refers to proportions of dwellings achieving M4(2) and M4(3) standards across residential developments, this proposal comprises a single dwelling.

Accordingly, the proposed dwelling has been designed to meet the M4(2) Accessible and Adaptable Dwelling standard, representing the highest practicable level of accessibility appropriate for a single-unit development. The M4(3) Wheelchair User Dwelling requirement is not considered applicable to this proposal.

The development will therefore provide an inclusive and adaptable home that supports independent living and accords with the accessibility objectives of the Havering Local Plan and Approved Document M of the Building Regulations.