REDMATTONE
DESIGNS

ACCESSIBILTY STATEMENT

PREPARED FOR

Land adjoining to 7 Ferndown Hornchurch

PROPOSED

Construct a new dwelling house (3bed 4 person)

DATE

August 19th, 2026

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REDMATTONE DESIGNS

1. Introduction

This Accessibility Statement has been prepared in support of the above planning application following a request for further information from the London Borough of Havering.

The purpose of this statement is to explain how accessibility and inclusivity have been considered in the design of the proposed dwelling and to identify the measures intended to provide a safe, convenient and accessible residential environment.

The proposal comprises one detached dwelling designed to accommodate three bedrooms and four occupants, with associated living, dining, kitchen, bathroom and storage facilities, together with parking, cycle and refuse storage and external amenity provision.

The proposed dwelling has a stated internal floor area of approximately 128.93 sqm, as indicated on the submitted floor plans.

2. Design Approach to Accessibility and Inclusivity

The proposed dwelling has been designed to incorporate the principles and relevant provisions of Building Regulations Requirement M4(2) – Category 2: Accessible and Adaptable Dwellings. The design seeks to provide a safe, convenient and inclusive residential environment that supports independent living and can accommodate the changing needs of occupants over time.

The following accessibility measures have been incorporated into the design of the proposed dwelling:

2.1 Approach and Entrance

A step-free approach is provided between the parking area and the principal entrance to facilitate convenient access to the dwelling. The approach route has been designed with suitable gradients to enable safe and comfortable movement. Where changes in level are unavoidable, the gradients and associated arrangements are designed to comply with the applicable M4(2) requirements.

The principal entrance door provides an appropriate clear opening width to facilitate access for people with reduced mobility. The entrance is designed with suitable threshold detailing to minimise trip hazards and facilitate step-free movement into the dwelling.

A weather-protecting canopy is provided above the entrance, together with suitable external lighting to ensure that the entrance remains visible and convenient to use during hours of darkness.

2.2 Internal Circulation and Movement

The internal layout has been designed to provide convenient movement between the principal rooms and facilities. Circulation routes and door openings incorporate appropriate clear widths to facilitate access for occupants with differing mobility needs.

Suitable door nibs and manoeuvring spaces are incorporated where required to enable convenient approach to and operation of doors.

The internal staircase is designed with an appropriate clear width to facilitate future adaptation, including the potential installation of a stairlift, subject to the detailed design and manufacturer's requirements.

The entrance storey provides access to the principal living accommodation, including the kitchen, living and dining areas, together with sanitary accommodation, to support convenient day-to-day use of the dwelling.

The kitchen layout incorporates suitable clear space in front of kitchen units and appliances to facilitate movement and use by occupants with reduced mobility.

2.3 Bathroom Facilities and Future Adaptability

The sanitary accommodation has been designed with consideration for accessibility, safe movement and future adaptation. The entrance-storey WC is arranged to facilitate potential future adaptation into a shower room, subject to the final sanitary layout, drainage arrangements and Building Regulations requirements.

The necessary provisions for future plumbing and drainage adaptations are incorporated into the design where required, thereby reducing the need for substantial alterations should the occupants' needs change.

Suitable structural reinforcement is provided within the relevant bathroom and sanitary accommodation walls, where required, to facilitate the future installation of grab rails, shower seats and other accessibility fittings. Such reinforcement enables future adaptations to be undertaken safely and effectively.

2.4 Switches, Controls and Fittings

Electrical switches, socket outlets and relevant environmental controls are positioned at accessible heights to facilitate convenient operation by occupants, including people with reduced reach or those using a seated position. All switches, sockets, and service controls will sit between 450mm and 1200mm above finished floor level

The positioning of controls and fittings has been considered to promote ease of use, safety and convenience throughout the dwelling, in accordance with the applicable M4(2) requirements.

2.5 Inclusivity and Long-Term Adaptability

The overall design incorporates accessibility and adaptability considerations to support the needs of occupants throughout different stages of life. The arrangement of the accommodation, circulation spaces,

entrance provisions and sanitary facilities is intended to provide a practical and inclusive living environment.

The dwelling has a stated internal floor area of approximately 128.93 sqm and provides three bedrooms for four occupants, together with kitchen, living and dining accommodation and associated sanitary facilities.

The accessibility measures described above form part of the design approach for the proposed dwelling and are intended to achieve the applicable requirements of Building Regulations Requirement M4(2), subject to verification against the final detailed drawings and construction specifications.

3. Schedule of Accommodation

The submitted floor plans identify the following principal accommodation:

Accommodation	Provision
Dwelling type	Detached dwelling
Occupancy	3 bedrooms / 4 persons
Stated internal floor area	128.93 sqm
Living accommodation	Kitchen, living and dining areas
Bedrooms	Three-bedroom dwelling, as described in the application
Sanitary accommodation	Bathroom facilities shown on the submitted plans
External facilities	Parking, cycle/refuse storage, landscaping and amenity provision

The accommodation schedule should be read in conjunction with the final revised proposed floor plans.

4. Building Regulations M4(2) – Accessible and Adaptable Dwellings

The proposed dwelling is intended to be designed and constructed to meet Building Regulations Requirement M4(2), Category 2 – Accessible and Adaptable Dwellings, in accordance with the applicable provisions of Approved Document M, Volume 1.

The design will seek to provide convenient and safe access to the dwelling, suitable circulation within the home, and accommodation that can be adapted to meet the changing needs of occupants over time.

The detailed design will address the applicable requirements relating to the approach to the dwelling, entrance doors and thresholds, internal doorways and circulation spaces, sanitary accommodation, bedroom and living areas, and the provision of suitable facilities and fittings.

The dwelling has a stated internal floor area of 128.93 sqm and comprises three bedrooms for four occupants, together with kitchen, living and dining accommodation and sanitary facilities, as shown on the proposed floor plans.

Confirmation of Compliance

The submitted planning drawings establish the proposed accommodation and general layout but do not, by themselves, demonstrate compliance with every dimensional and technical requirement of M4(2) or M4(3).

The relevant access dimensions, entrance arrangements, circulation spaces, sanitary accommodation and other applicable provisions should therefore be verified by the appointed designer or Building Regulations professional against the final design.

5. Conclusion

The proposed development has been considered with regard to accessibility and inclusivity. The dwelling is intended to meet the M4(2) Category 2 standard, subject to verification of the detailed design and confirmation through the Building Regulations process.

The Accessibility Statement should be read in conjunction with the revised proposed floor plans and associated technical drawings.