ACCESIBILITY STATEMENT

Project: Demolition and New replacement Dwelling at 6 Oaklands Avenue, Romford RM1 4DB

Date: October 2026

Project Number: 9800

1. Introduction

This Accessibility Statement accompanies the planning application for a new replacement dwelling at 6 Oaklands Avenue, Romford RM1 4DB. Its purpose is to demonstrate how the proposed dwelling has been designed to ensure inclusive, safe, and convenient access for all potential users, regardless of age, disability, or mobility needs.

2. Design Philosophy

The existing dwelling occupies a footprint on site which is relatively small in reference to most other dwellings along the road. The client intends to demolish the existing dwelling and replace it with a new dwelling which is in keeping with the surrounding designs and maintaining the existing height of the host building.

Accessibility and inclusivity have been considered from the earliest stages of design. The scheme follows the principles of:

- **Inclusivity** – ensuring equal access for all users.
- **Safety** – designing safe, well-lit, and secure access points.
- **Compliance** – meeting the requirements of the Equality Act 2010 and Building Regulations Part M.

3. Site Access

- **Pedestrian Access:** Safe, step-free pedestrian routes are provided from oaklands Avenue road to the main entrances.
- **Vehicle Access:** Vehicles will enter via existing dropped kerb to the northern edge of the boundary facing Oaklands Avenue. Provision for EV charging has been provided in the front drive way as per compliance to Part S.

4. Parking Provision

- 2 nos. parking spaces for cars provided on the front drive. 2 spaces cycle parking enclosure provided for in the back garden.
- EV charging point provided

5. Building Access

- **Entrances:** Main entrances are step-free with level thresholds
- **Internal Circulation:** Corridors and doorways will meet Part M requirements for width and clearance.

6. Facilities and Services

- All bedrooms and bathrooms have space standards in line with Part M requirements.
- Seating areas will be included in larger circulation spaces for those who may need rest.
- Kitchen with its island will have sufficient access space in line with Part M.

7. Safety and Emergency Egress

- Exit doors/ Entrance doors will be step-free and clearly lit
- Adequate external lighting will ensure safe movement during low-light conditions.

8. Landscaping and External Areas

- Pathways will be wide, firm, and slip-resistant.
- Gradients will comply with accessibility standards

9. Conclusion

The proposed development has been designed to ensure safe, dignified, and inclusive access for all users. Accessibility is integrated into the overall scheme from the outset, ensuring compliance with relevant legislation and best practice guidance.