ACCESSIBILITY AND INCLUSIVE DESIGN STATEMENT
61 Nelmes Crescent, Hornchurch, RM11 2PR

1. Introduction

This Accessibility and Inclusive Design Statement has been prepared in support of the proposed demolition of the existing dwelling and erection of a replacement two-storey, five-bedroom dwelling at 61 Nelmes Crescent, Hornchurch.

The purpose of this statement is to demonstrate how the proposed replacement dwelling has taken account of accessibility, inclusivity and the differing needs of potential occupants, and how the highest practicable standards of accessibility have been incorporated into the design.

The proposal comprises a single replacement dwelling within an established residential area. Accordingly, the design has been considered in the context of the existing residential plot, the character of the surrounding development and the practical opportunities available to improve accessibility through replacement rather than refurbishment of the existing property.

The design seeks to provide a modern, functional and adaptable family home, incorporating appropriate ground-floor facilities and circulation arrangements to assist occupants with differing mobility requirements.

2. Relevant Accessibility Standards

The proposal has been considered with regard to:

- Building Regulations 2010 (as amended), Part M – Access to and Use of Buildings.
- Approved Document M, Volume 1 – Dwellings.
- Requirement M4(1) – Category 1: Visitable Dwellings.
- Requirement M4(2) – Category 2: Accessible and Adaptable Dwellings.
- Requirement M4(3) – Category 3: Wheelchair User Dwellings.
- The general principles of inclusive design and the Equality Act 2010(as amended).

The requirements for 90% M4(2) and 10% M4(3) provision are intended to apply to the allocation of accessible accommodation across a development comprising multiple dwellings. As this application relates to a single replacement dwelling, a percentage-based accommodation schedule is not applicable.

The relevant consideration is therefore the extent to which accessibility and adaptability have been incorporated into the individual replacement dwelling, having regard to the practical constraints and design characteristics of the proposal.

3. Approach to Inclusive Design

The replacement dwelling provides an opportunity to incorporate improved standards of accommodation and facilities compared with the existing property.

The design has sought to provide a practical and comfortable living environment, with particular consideration given to:

- Convenient access to the principal living accommodation.
- Provision of sanitary facilities at ground-floor level.
- Adequate internal circulation and access between principal rooms.
- Appropriate natural lighting and outlook.
- A functional relationship between the kitchen, dining and living accommodation.
- Off-street parking within the residential curtilage.
- The ability to accommodate changing household requirements over time.

The proposed dwelling provides substantially improved living accommodation, with clearly defined living, dining, kitchen and bedroom areas.

4. Ground-Floor Accessibility

The proposed ground floor incorporates the principal living accommodation, including:

- Entrance hall.
- Lounge.
- Kitchen.
- Dining area.
- Study.
- Utility accommodation.
- Ground-floor WC facilities.

The provision of sanitary accommodation at ground-floor level is an important inclusive design consideration, allowing occupants and visitors to access essential facilities without needing to use the staircase.

The ground-floor study also provides potential flexibility in the use of the accommodation, allowing it to serve a range of household or working requirements as needs change.

The ground-floor arrangement has been designed to provide a practical relationship between the entrance, principal living spaces and ancillary accommodation.

5. Upper-Floor Accommodation

The first-floor accommodation provides five bedrooms and associated bathroom and en-suite facilities.

The staircase provides access to the upper-floor accommodation. Whilst the two-storey arrangement necessarily requires stair access to these rooms, the provision of the principal living accommodation and WC facilities at ground-floor level helps to reduce the need for occupants to access the upper floor for everyday living requirements.

The internal arrangement provides a conventional and functional family dwelling, with the bedroom accommodation separated from the principal living areas.

6. External Accessibility and Parking

The existing vehicular access is retained, avoiding the need for significant alterations to the established access arrangement.

The proposed site layout provides two off-street parking spaces, each measuring approximately 3m x 6m, together with a turning area within the site.

The parking provision provides convenient off-street vehicle accommodation and reduces the need for residents to rely on on-street parking.

An electric vehicle charging point is also proposed, providing infrastructure to support more sustainable transport choices.

The external layout has been considered to provide a practical relationship between the parking area and the dwelling entrance, with the intention of providing convenient pedestrian access within the limitations of the existing residential plot.

7. Adaptability and Future Occupation

The replacement dwelling provides modern accommodation with the potential to respond to changing household circumstances.

The ground-floor study and provision of ground-floor sanitary accommodation offer flexibility in the use of the accommodation, including the potential to support occupants who may have difficulty using the staircase.

The replacement building also provides the opportunity to incorporate appropriate accessibility measures during construction, including suitable door arrangements, accessible thresholds and practical circulation space where reasonably achievable.

The detailed construction and fitting-out will be undertaken with regard to the applicable Building Regulations requirements.

8. Proportionality of Accessibility Provision

The applicant recognises the importance of providing accessible and adaptable housing.

However, the application is for the replacement of one existing dwelling with one replacement dwelling and does not constitute a multi-unit residential development.

Consequently, the requirement for 90% M4(2) and 10% M4(3) dwellings is not applicable as a numerical allocation exercise.

Furthermore, the proposed dwelling is arranged over two storeys, with additional accommodation in the roof space. It is therefore not presented as a wheelchair-accessible dwelling meeting the full M4(3) standard.

The design instead seeks to incorporate the highest practicable accessibility measures appropriate to the scale, nature and form of the replacement dwelling.

9. Conclusion

The proposed replacement dwelling has been designed to provide modern and functional residential accommodation, with consideration given to accessibility, inclusivity and the practical needs of future occupants.

The provision of ground-floor living accommodation and sanitary facilities, together with dedicated off-street parking and a functional internal layout, represents an appropriate approach to inclusive design for a single replacement dwelling.

The proposal provides an opportunity to improve upon the existing residential accommodation and incorporate modern accessibility considerations within the replacement building.

Having regard to the nature of the application, the established residential context and the practical limitations of the proposed two-storey dwelling, the development is considered to provide an appropriate and proportionate response to the objective of achieving the highest practicable standards of accessibility and inclusivity.