Accessibility Statement

Burnside, Warley Road, Upminster ("the Site")

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1. INTRODUCTION

1.1 This statement has been prepared on behalf of the Applicants in response to point five of the Council's validation letter dated 6th November 2026 which required an Accessibility Statement.

1.2 The application seeks permission for the *"Construction of one, 5xbed detached dwelling with habitable loft space, detached garage with annex above, landscaping and amenities following demolition of existing dwelling and outbuildings."*

1.3 This statement should be read alongside the planning statement submitted by Reeve Brown as well as the supporting plans and reports.

2. POLICY REQUIREMENT

2.1 Local Plan Policy 7 states "*New developments should promote independent living by utilising designs which can allow for alterations to be made in the future. The Council will require 90% of new build housing to meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings', with the remaining 10 percent meeting Building Regulation requirement M4(3) 'Wheelchair User Dwellings'.*"

2.2 London Plan Policy D5 and Local Policy 26 (xi) require that new development should provide a high standard of inclusive access.

2.3 Given only one unit is proposed, the M4(3) requirement is not practical as it would only apply to 10% of the proposed unit. The proposed dwelling therefore falls within the 90% ("all other dwellings") category and is designed to meet M4(2). This proposed dwelling has therefore been designed to meet M4(2).

2.4 The following table sets out how the proposals complies with M4(2) which can be verified by reviewing the proposed planss

BR Ref	Requirement	Status
2.9	Level / gentle approach, firm surface	Further details on access surfacing and gradient to be provided through a landscaping scheme that can be readily secured
2.12	Standard parking bay	Bay provided, widening at BR stage
2.20	Door 850mm clear opening	Provided

2.20	Lighting 300mm nib, reveal threshold	BR Stage
2.21	Other external doors to 2.20 d-i	Provided
2.22	Landing 900mm;doors to Table 2.1	BR Stage
2.23	Stair 850mm clear	Provided
2.25	Bedroom 750mm zones	Provided
2.26	Walls for grab rails	BR Stage
2.27	Entrance storey WC, basin, Diagram 1.3 Zone, door opens out	WC provided; basin and zone at Building Regulation stage
2.29	WC, basin and bath same floor as bedroom	Provided
2.30	Switch, Sockets and handle heights	BR Stage
NDSS	Built in storage	Provided