16 Electric Parade, Seven Kings Road, Ilford, Essex, IG3 8BY
www.kompas.co.uk | design@kompas.co.uk
Tel: 020 8590 0002

ACCESSIBILITY STATEMENT

162 Rush Green Road and 80 Dagenham Road, Romford

Site address	162 Rush Green Road, Romford, RM7 0JU and 80 Dagenham Road, Romford, RM7 0DA
Proposal	Change of use of the existing first floors into two self-contained one-bedroom (2P) flats with rear terraces, including the creation of new openings to the front elevations to provide access to the first floors at 162 Rush Green Road, Romford, RM7 0JU, and 80 Dagenham Road, Romford, RM7 0DA.
Local planning authority	London Borough of Havering

1. Introduction

This statement responds to the Council's request for an accessibility statement. It explains how the proposal achieves the highest practicable standards of accessibility and inclusivity, and how the requirements for Building Regulation categories M4(2) and M4(3) relate to it. It should be read with the Design, Access and Planning Statement and the submitted drawings.

2. Schedule of accommodation

Unit	Address	Floor	Type	GIA (m^2)	NDSS minimum (m^2)	Private outdoor space
Flat 1	162 Rush Green Road	First	1 bedroom, 2 person	61.34	50	Rear terrace
Flat 2	80 Dagenham Road	First	1 bedroom, 2 person	65.5	50	Rear terrace

Both flats meet or exceed the Nationally Described Space Standard for a one-bedroom, two-person home in overall floor area, bedroom size and built-in storage.

3. Requirements M4(2) and M4(3)

London Plan Policy D7 (Accessible housing) requires at least 10 per cent of new dwellings to meet requirement M4(3) 'wheelchair user dwellings' and all other new dwellings to meet requirement M4(2) 'accessible and adaptable dwellings'. The policy applies to dwellings created via works to which Part M volume 1 of the Building Regulations applies. Havering Local Plan Policy 7 (Residential design and amenity) applies the same requirements to new-build homes.

The two flats are created by the change of use of the existing first floors of an existing two-storey building, with no extension or new building. They are not new-build dwellings, and the M4(2) and M4(3) requirements do not apply to them. The flats are also on the first floor of an existing building without a lift, and a lift cannot practicably be installed within the existing structure, so step-free access to the flats cannot be achieved.

4. Accessibility and inclusivity achieved

Within the constraints of the existing building, the proposal provides the highest practicable standard of accessibility and inclusivity:

- Each flat has its own front door at street level, reached from the public footway across the private footway in front of the building, and opening into a private entrance hall. The doors open inwards, so they do not obstruct the footway.
- There are no shared or communal areas, so each flat has a simple, direct and independent route from the street.
- The refuse and recycling bins and the cycle storage are in each ground-floor entrance hall, so residents can use them without carrying anything up or down the stairs.
- Each flat is arranged on a single level, with all rooms opening off the hall and the bedroom, bathroom and kitchen, living and dining room on the same floor.
- Both flats are larger than the minimum floor area in the national space standard, giving room for movement and for furniture to be arranged to suit the occupier.
- The new staircases and the conversion works will be designed and built to meet the Building Regulations.

5. Conclusion

The proposal converts the first floors of an existing building into two flats, so the M4(2) and M4(3) requirements for new-build dwellings do not apply. Within the limits of the existing building, the flats have independent street-level entrances, storage for bins and cycles at ground floor, single-level living and generous internal space, achieving the highest practicable standard of accessibility and inclusivity, in line with London Plan Policy D5 (Inclusive design).