



SUPPORTING STATEMENT

Relating to

**Erection of 9 dwellings relating to approved application Ref.
5548/APP/2024/2826**

At

**25 New Road,
Harlington,
UB3 5BD**

For

Mr Manoj Dass

1. Introduction

This statement has been prepared to support the discharge of the following planning conditions:

Condition 6 – Step-free access to all dwellings

Condition 7 – Compliance with M4(2) Accessible and Adaptable Dwellings

The submission should be read alongside drawings C01 (Step Free Access Plan) and C02–C03 (M4(2) Compliance Plans).

The development has been designed in accordance with the London Plan (2021) Policy D7 and Approved Document M Volume 1.

2. Condition 6 – Step-Free Access

2.1 Overview

Drawing C01 demonstrates that step-free access is achievable to all principal entrances, secondary access points, and private amenity spaces including rear gardens and patios.

2.2 Site-Wide Access Strategy

The submitted plan illustrates indicative step-free access routes from the site boundary, public highway, parking spaces, and internal access road to each dwelling.

All routes will comply with Approved Document M, typically achieving gradients not exceeding 1:20, and will provide firm, level, and non-slip surfaces.

2.3 Threshold Design

All entrances will incorporate level or gently ramped thresholds with a maximum 15mm upstand and appropriate drainage to prevent water ingress. A typical threshold detail is provided on Drawing C01.

2.4 Access to Private Amenity Space

Step-free access is achievable between internal ground floor living spaces and external private gardens and patio areas, ensuring inclusive access.

2.5 Relationship with Condition 9

The layout demonstrates that step-free access is achievable across the site. Detailed ground levels and finished floor levels will be submitted separately pursuant to Condition 9.

3. Condition 7 – M4(2) Compliance

3.1 Overview

Drawings C02 and C03 demonstrate that all 9 dwellings comply with the M4(2) Accessible and Adaptable standard in accordance with Approved Document M Volume 1.

3.2 Internal Layout Compliance

The plans show 1500mm turning circles within WCs, bathrooms, and key circulation areas, alongside compliant corridor widths and door openings.

3.3 Ground Floor Provision

All dwellings include a ground floor WC compliant with M4(2), designed to allow for future installation of a shower and adequate manoeuvrability.

3.4 Kitchens

Kitchens provide a minimum 1200mm clearance between units to ensure accessibility and adaptability.

3.5 Bedrooms

Principal bedrooms provide a minimum 750mm clear access to both sides and the foot of the bed.

3.6 Bathrooms

Bathrooms are designed to allow for future adaptation, including provision for grab rails and potential level-access showers.

3.7 Adaptability Measures

All dwellings include reinforced walls, accessible positioning of controls, and stair layouts suitable for future stairlift installation.

4. Compliance Summary

The submitted drawings demonstrate that all dwellings meet M4(2) requirements and that step-free access is achievable across the site in accordance with policy and guidance.

5. Certification

The applicant confirms that all dwellings will be constructed in accordance with M4(2), with certification submitted prior to occupation. All accessible features will be retained for the lifetime of the development.

6. Conclusion

The submission demonstrates compliance with Conditions 6 and 7. The Local Planning Authority is respectfully requested to discharge these conditions.

Ends