

Site Address	Waterside, Kay St, Summerseats, Bury	Date	27th January 2023
Description	16no. 1-3 bed apartments in one 4 storey block.	Applicant	Opulwood Developments, Walbury House, 14 Dalton Court, Commercial Road, Darwen. BB3 0DG

Stage 1 - Strategic Access Statement

This Access statement is to satisfy Condition 19 of Bury Metropolitan Borough Council - Planning Permission Ref 63630; which makes reference to Policy HT5/1 "Access for Those with Special Needs" of the Bury Unitary Development Plan a copy of which is attached.

The development site is vacant ground, the site of the former Waterside pub adjacent to the River Irwell in the historic village of Summerseat. The proposal is for a 4 storey block of 16no. 1-3 bed apartments and associated parking. A major consideration was how to achieve compliance with Approved Document M (2004).

Stage 2 - Access Statement at Planning

Although being on the outskirts of the village, access to and from the site is well served by road, bus and pedestrian routes and allocated car parking will be provided for each apartment. The bus and "Ring & Ride" service will enable residents without access to their own cars to reach local destinations. There are two entrances into the block and both will be formed with a level access threshold and suitably sloped ramped access (ideally 1:20max gradient). The apartments have been designed to meet Building Regulations Part M 4(1) visitable standard. Entrance doors with level access thresholds will have a minimum clear width of 775mm. There are designated disabled parking bays adjacent to the main entrance which could be allocated to particular residents if required. The provision of communal automatic entrance doors was considered but discounted for security reasons, although an electronic fob system will be installed to enable easier access.

Stage 3 - Access Statement at Design

The apartment block is accessed from Kay Street, through the newly formed parking area, or along the new riverside footpath. The Main Entrance has a level threshold and opens to a lift suitable for a wheelchair user and to a suitable staircase. The Secondary Entrance also has a level threshold and again opens to a suitable staircase. Bicycle storage is being provided within both entrance areas. The apartments themselves are all single storey so wc. facilities will be readily accessible to anyone in the dwelling.

HT5/1 - Access for Those with Special Needs, The Council will encourage the provision of satisfactory access to public transport, car parks, pedestrian areas and public and private buildings for the mobility impaired and those with special needs. This will be achieved by proposals which include: the provision of specially demarcated car parking spaces; ramped accesses in preference to steps in public and private areas; greater coverage of the Borough by the "Ring and Ride" and "Localine" services funded by the Greater Manchester Passenger Transport Authority; better design of buildings incorporating details such as wider and/or automatic doors. Justification Estimates indicate that up to 13% of the population suffers from some form of physical disability which impairs their movement. Add to these the large number of people whose movement is hindered by prams, pushchairs or other restrictions to movement and a measure of the scale of the problem can be envisaged. Implementation of this policy will ease the problems faced by these people and ensure equality of access to all land and buildings. New development should use imaginative design solutions to provide access arrangements and facilities for these groups. In securing provision for disabled people attention is drawn to the statutory obligations of the Chronically Sick and Disabled Persons Act 1970 and the British Standards Institution's Code of Practice, BS 5810: 1979 "Access for the Disabled to Buildings". However, planning control is limited in this context and when access considerations are not covered by the Building Regulations or other legislation, they should be resolved by negotiation with the developer. In this respect, it is also recommended that developers acquaint themselves with the provisions of the Disability Discrimination Act 1995.

