



Policy JP-H3: Type, Size and Design of New Housing Statement

Site address: Land adjacent 100 Bury New Road, Radcliffe, Bolton BL2

6QB

Proposal:

Erection of 2 no. detached dwellings with associated means of access.

Applicant: Mr and Mrs Gavin

Prepared by: BPD Architecture Ltd

18.08.2025

National Space Standards compliance

As part of the Places for Everyone Joint Development Plan Document which has been adopted and now forms a part of the development plan for Bury from 21/03/2024. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The policies of the PfE are therefore applicable to the assessment and determination of all planning applications from 21 March 2024.

As such, the following policies are applicable to the above proposed development:

Comply with the nationally described space standards:

Please refer to the accompanying Residential space standards table for the proposed dwellings.

Accessible and adaptable dwellings M4(2)

The building regulations set out legal requirements for specific aspects of building design and construction. A series of approved documents provide general guidance about how different aspects of building design and construction can comply with the building regulations.

Approved document M provides guidance for satisfying Part M of the building regulations: Access to and use of buildings, which requires the inclusive provision of ease of access to, and circulation within, buildings, together with requirements for facilities for people with disabilities.

The 2015 edition of Approved document M, Volume 1: Dwellings, introduced three different types of dwelling:

Category 1 – Visitable dwellings.

Category 2 – Accessible and adaptable dwellings. Category 3 – Wheelchair user dwellings.

The requirements set out in M4(2) Accessible and adaptable dwellings and M4(3) Wheelchair user dwellings, are optional requirements that only apply if imposed on new development as part of the process of granting planning permission. Otherwise, only the requirements of M4(1)



Visitable dwellings apply.

We can confirm that the **proposed replacement dwelling house** in the planning application is considered to be **M4(2) Accessible and adaptable home**, and we confirm that the proposed development has been designed to provide reasonable provisions to meet all the requirements set out in M4(2) Accessible and adaptable dwellings in the 2015 edition of Approved document M Volume 1 incorporating the 2016 amendments.

- a. Within the curtilage of the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space intended for the occupants to use.
- b. There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
- c. A wide range of people, including older and disabled people and wheelchair users, are able to use the accommodation and its sanitary facilities.
- d. Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
- e. Wall-mounted switches, sockets outlets and other controls are reasonably accessible to people who have reduced reach.

SUMMARY OF REQUIREMENTS & HOW THE PROPOSAL ACHIEVES COMPLIANCE WITH M4(2):

M4(2): Category 2 – Accessible and adaptable dwellings. This requirement is met when a new dwelling provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of potential occupants, including older people, individuals with reduced mobility and some wheelchair users.

1. Parking (width or widening capability)

Response: The proposed cross fall of the car parking area does not exceed 1:60. Parking is provided externally at ground level. Parking area size complies with requirements for disabled users with a 1200mm additional access provision to the side. (Complies)

2. Approach to dwelling from parking (distance, gradients and width). The distance from the car parking space of criterion 1 to the dwelling entrance should be kept to a minimum and be level or gently sloping at a 1:60 gradient. The distance from the rest of parking for visitors to entrance should be as short as practicable and level or gently sloping.

Response: Provision for maximum fall does not exceed 1:60 to the entrance door or basement parking. Travel distance is minimal and a level landing of min 1.2m is provided. (Complies)

3. Approach to all entrances. The approach to the entrance should preferably be level or gently sloping at 1:60 gradient, and in accordance with the specification below.

Response: As above. Access to and from the new dwelling will be level access. (Complies)

4. Main Entrance. The principle entrance should:

- a. Be illuminated – Provided ✓
- b. Have level access over the threshold – Provided ✓
- c. Have clear opening widths (min 800mm) and nibs (min 300mm) – Provided ✓
- d. Have adequate weather protection – Provided ✓
- e. Have a level external landing – Provided ✓
- f. Minimum clear internal hall space of 1.2m x 1.2m – Provided ✓

5. Communal stairs and lifts. (NOT APPLICABLE)

6. Internal doorways and hallways. Movement in hallways and through doorways should be convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls.

Response: All principal doors are min 838mm wide with 300mm nibs to leading edge of doors on pull side. (Complies)

7. Circulation space. There should always be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

Response: Turning circle of 1500mm are allowed for in all open plan living spaces. Entrance level WC compartment provided with minimum 1200mm corridor space to it. All bedrooms allow minimum of 750mm width of space required at the end and sides of beds. The kitchen area allows 1500mm turning areas. (Complies)

8. Entrance level living space. A living room/ Living space should be provided on the entrance level of every dwelling.

Response: The proposed new dwelling house design has entrance level living spaces. (Complies)

9. Potential for entrance level bed space. In dwelling with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

Response: The ground level Lounge can be adapted/used as an entrance level bed space for wheelchair users if required. (Complies)

10. Entrance level WC and shower drainage. Where an accessible bathroom, in accordance with criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed - as detailed in the specification below. WC meets approved document M design guide.

Response: The proposed dwelling house has an entrance level WC which can be adapted to be to have accessible shower facilities if required. (Complies)

11. WC and bathroom walls. Walls in all bathrooms and WC compartments should be capable of a firm fixing and support for adaptations such as grab rails.

Response: The walls will be capable of supporting hand and grab rails if required. (Complies)

12. Stairs and potential through floors lift in dwelling. The design within a dwelling of two storeys should incorporate either:

- a. Potential for a stair lift: or,
- b. A suitable identified space for a through-the-floor lift from entrance level to a storey containing a main bedroom and bathroom satisfying criterion 14.

Response: A suitable space within the Lounge/Bedroom 2 has been designated for a future through floor lift space. (Complies)

13. Potential for fitting of hoist and bedroom/ bathroom. Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoist and the design should provide a reasonable route between this bedroom and the bathroom. **Response:** The ceiling/soffit/ floor construction will be capable of supporting a hoist system. The routing of a track can easily be accommodated from bed to en-suite bathroom. (Complies)

14. Bathrooms. An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as main bedroom.

Response: The proposed dwelling house has an entrance level WC which can be adapted to be to have accessible shower facilities. Bathrooms / en-suites at first floor are large enough and can be adapted to become accessible. (Complies)

15. Glazing and window handle heights. Windows in the principle living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and useable by a wide range of people - including those with restricted movement and reach.

Response: All windows to living spaces allow people to have a clear view when seated. All bedroom window cills are no higher than 800mm. Handles will be set at the appropriate height and adaptable to suit those with restricted movement if necessary. (Complies)

16. Location of services. Location of services and control services controls should be within a height of 450mm to 1200mm from the floor and at least 300mm away from internal room corner.

Response: All service controls will be positioned at a height of between 450mm and 1200mm and at least 300mm away from any corner. (Complies)