

Sedgwick Associates

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Land r/o
**354 Manchester Road,
Bury BL9 9NR**

Full application for the erection of one dwelling

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

Comparison with Nationally Described Space Standards 2025.

The dwelling is a detached 2-storey 4-bedroom, 8-person dwelling. As such, the minimum GIA required is 124m² +3m² storage. The proposed GIA is 183m² and therefore the standard is met.

Accessibility and Adaptability Statement

This matter is dealt with in the attached statement.

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ACCESSABILITY AND ADAPTABILITY STATEMENT FOR THE ERECTION OF A NEW DETACHED PROPERTY AT LAND AT THE REAR OFF 354 MANCHESTER ROAD BURY BL9 9NR

To comply with the recent changes in validation criteria, a request has been made by Bury MBC for the production of a statement in accordance with Category M4(2) "Accessible and Adaptable dwellings" included in Approved Document M of the building regulations.

Compliance with Approved Document M of the Building Regulations which covers the accessibility and adaptability criteria will be complied with in full within the submission of the Building Regulation application.

However, should the application be approved compliance with M4(2) could be conditioned, and the upgrade of the building to accessible rather than visitable could be implemented by the Planning Department under the jurisdiction of the Local Authority Building Surveyor.

From past experience, with this being an application for a single dwelling only, a planning condition would not normally be deemed necessary to impose, as this condition is generally only enforced on large developments, on a percentage basis similar to the Social housing criteria

I hope this statement satisfies your concerns and the application can now be validated

Harry Jackson

C.BuildE. MCABE