

Re: 71391 - 72-74 Tenters Street

Part M is split into 3 categories

M4(1) – Category 1: Visitable Dwellings

M4(2) – Category 2: Accessible and adaptable dwellings

M4(3) – Category 3: Wheelchair user dwellings

The proposed project at the site 72-74 Tenters Street, Bury, has been granted planning permission with a condition to be compliant with M4(2). This document has been produced to display the infeasibility to make this project compliant with M4(2) for a variety of factors, and therefore we are seeking to remove this condition.

Requirements

The building regulations requires that for part M4(2) will be met where the dwelling complies with the following;

- A. Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities 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 some 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, socket outlets and other controls are reasonably accessible to people who have reduced reach.

Fulfilment of Requirements

Listed below, are the requirements and how we have fulfilled them (highlighted yellow) or if it is not feasible to fulfil the requirement, we have listed the reason in detail.

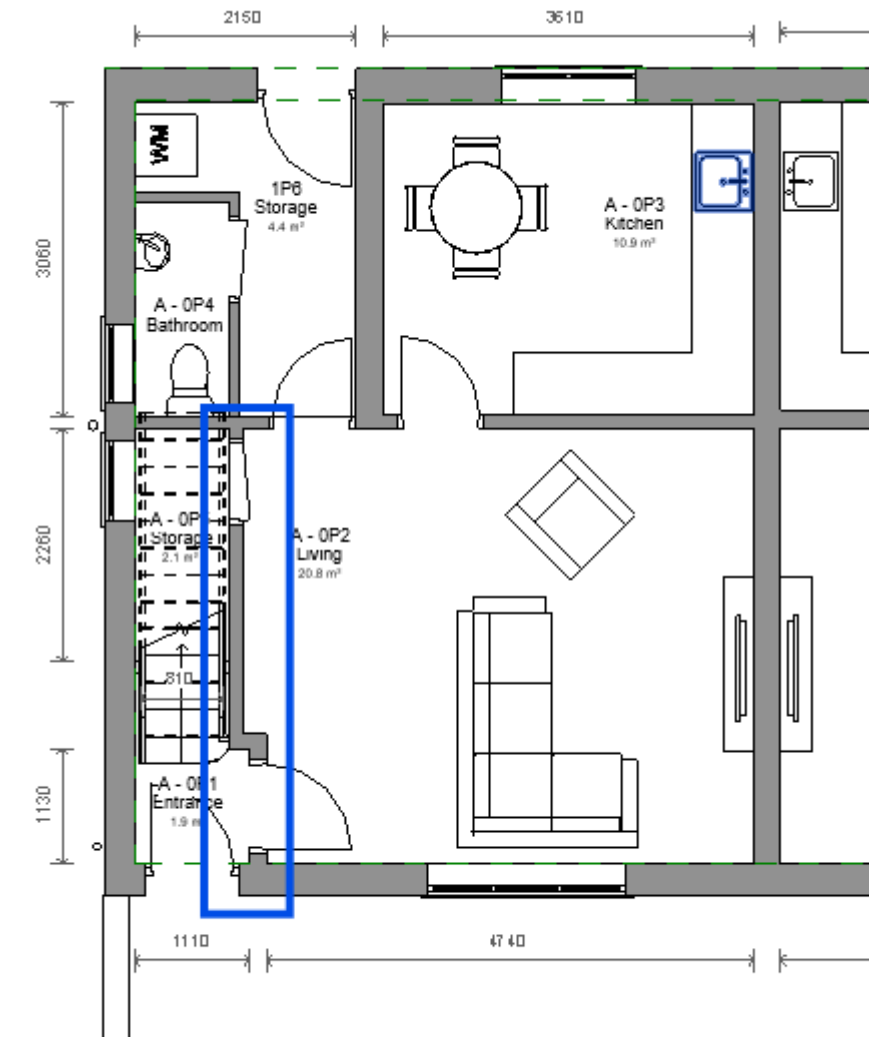
- A. Step free access to the dwellings is possible – a ramp to number 74
- B. Ground floor WC is provided
- C. In order to allow a wide range of people to access the accommodation there are many factors to consider
 - a. Private entrance requirements
 - i. Door has a minimum clear opening width of 850mm – Current door 810mm
 - ii. A minimum nib to the leading edge of 300mm x 1200mm - Current nib 100mm x 1040mm

In order to meet these requirements, significant works will need to be undertaken.

- b. Circulation areas and internal doorways

- i. Provide a 750mm clear opening to all doors, where the approach is not head on the corridor clear passage width requirement is 1200mm – **Current entrance provides 1020mm clear passage width but requires 1200mm.**
- c. Stair requirements
 - i. Stair from entrance storey to have a minimum clear width of 850mm – **Current stair from entrance storey is 810mm**

The below image displays the ground floor layout. The walls highlighted in blue indicate structural walls which to alter, in any way, would require significant and intrusive works.



The sizes shown also do not include the new internal wall insulation required to ensure that the building is compliant with part L of building regulations, thus the area in front of the stairs will be smaller than indicated.

In order to achieve compliance with part M4(2) a complete redesign of the property would be required including intrusive structural alterations. This could undermine the integrity of the building and lead to undue environmental impacts; in addition to the substantial additional costs to the client for a full redesign and a significantly more expensive build cost.

The demolition and removal of the structural wall, highlighted in blue on the above diagram, will expose the wooden floor joists. The joists on the ground floor will need modifying and many will need replacing, and on the first floor the majority will need to be replaced. This will be costly and not environmentally friendly.

We do not believe that compliance with Part M4(2) is possible without a complete redesign of the properties which at this stage will lead to unfair costs to the client and may not be possible to achieve the same level of accommodation whilst meeting the requirements for part m4(2). Furthermore, the impact to the environment which will occur as a result of increasing the scope of the project in such a large way, in order to create 8cm more space around the staircase, in order to make it M4(2) compliant, seems to be an unjustifiable impact for such a small amount of space.

The scope of a complete redesign and moving of structural walls will impact the environment in terms of costs and usage of unnecessary building materials, the waste and disposal of walls which will need to be demolished and the time and scale it will add to the building project, we believe causes this to be a case where it is, in fact, not possible to make this building fully M4(2) compliant.

Points A and B and some of Points C (as highlighted) in yellow, have been met.

To further expand exploration of ability to facilitate M4(3), we have expanded here on points D and E.

- D. Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling – In order to achieve the possibility of future adaptation to facilitate M4(3), all the above listed works in Part C, (to make the house usable for M4(2)), would need to first be carried out. Therefore all the above reasons as to why it is not viable to adapt the dwelling to comply with M4(2), would apply again here as to why it is not viable to allow for future adaptation to Part M4(3).
- E. **Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.** – Accessible switches and sockets will be installed.

Conclusion

Despite fulfilling some requirements (step-free access to dwellings and provision of a ground floor WC), significant challenges arise in meeting criteria related to:

- Circulation space: Inadequate clear widths in doorways and corridors require extensive and costly structural alterations, including the removal of load-bearing walls.
- Staircase dimensions: The existing staircase falls short of the required width, necessitating substantial modifications that would compromise the building's structural integrity and significantly increase construction costs.

These necessary alterations would also have significant environmental impacts, including:

- Increased construction waste due to extensive demolition and rebuilding.
- Higher embodied carbon due to the use of additional materials and energy-intensive construction processes.

Given the scale of the necessary modifications, the associated costs, and the significant environmental impact, achieving full compliance with Part M4(2) for this project, seems impractical and infeasible.

Therefore, we request that the planning condition requiring compliance with Part M4(2) be removed.