



The Statement for NDSS and Part M4(2) has been prepared by Eccleston Homes Ltd in support of the Planning Application for residential development at Former Mondri/Holcombe Mill, Bridge Street, Ramsbottom.

Places for Everyone JP-H3: Type, Size and Design of New Housing

Development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.

Residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies, and having regard to masterplans, guidance and relevant local evidence.

Housing provision to accommodate specific groups, such as students and travelling people, will be addressed through district local plans.

All new dwellings must:

1. Comply with the nationally described space standards; and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

Innovation in housing development will be supported where it is consistent with the principles of good design and contributes to local distinctiveness, including the use of modern methods of manufacturing that can help to improve the speed of delivery and increase building standards.

Building Regulations - Part M4(2) requirements

This section of the approved document deals with the following optional requirement from Part M of Schedule 1 to the Building Regulations 2010.

Requirement	
<i>Optional requirement</i>	<i>Limits on application</i>
Part M access to and use of buildings	
Category 2 – accessible and adaptable dwellings	
M4(2) optional requirement	Optional requirement M4(2)–
(1) Reasonable provision must be made for people to—	(a) may apply only in relation to a dwelling that is erected;
(a) gain access to; and	(b) will apply in substitution for requirement M4(1);
(b) use, the dwelling and its facilities.	(c) does not apply where optional requirement M4(3) applies;
(2) The provision made must be sufficient to—	(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.
(a) meet the needs of occupants with differing needs, including some older or disabled people; and	
(b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.	

Performance

In the Secretary of State's view, optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Reasonable provision is made if the dwelling complies with all of the following.

- 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.
- 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.
- A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.
- Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
- Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.

Eccleston Homes are committed to the requirements of PfE JP-H3 and Approved Document Part M which will be accommodated within all plots on the proposed development.

Nationally Described Space Standard Table

Proposed dwelling (dwelling 1, 2, 3 etc)	Applicable overall floor space standard (m2) and actual overall floor space (in brackets)	Number of bedrooms	Number of bed spaces (occupants per dwelling)	1/2/3 or more storey?	Principle double bedroom floor space (m2)	Minimum width	Single occupancy bedroom floor space (m2)	Minimum width	Applicable overall built-in storage standard	Overall built-in storage (m2)
Langho	79sqm (80sqm)	2	4 person	2 storey	12.4sqm	2850mm	11.5sqm	2665mm	2sqm	2.08/2.35sqm
Delamere	99sqm (105sqm)	3	5 person	3 storey	13.9sqm	4192mm	7.5sqm	2150mm	2.5sqm	5.69sqm
Gayton	84sqm (96sqm)	3	4 person	2 storey	12.09sqm	2850mm	7.8sqm	2420mm	2.5sqm	2.58sqm
Lytham	84sqm (103sqm)	3	4 person	2 storey	13.7sqm	2850mm	8.12sqm	2150mm	2.5sqm	3.60sqm
Whalley	106sqm (111sqm)	4	6 person	2 storey	13.4sqm	3701mm	7.9sqm	2243mm	3sqm	3.74sqm
Buckley	106sqm (117sqm)	4	6 person	2 storey	11.5sqm	3140mm	8.3sqm	2204mm	3sqm	3.06sqm
Hartford	106sqm (131sqm)	4	6 person	2 storey	13.8sqm	3330mm	7.5sqm	2150mm	3sqm	3.02sqm
Plumley	106sqm (128sqm)	4	6 person	2 storey	12.8sqm	3868mm	7.5sqm	2696mm	3sqm	3.00sqm
Haigh	115sqm (147sqm)	4	7 person	2 storey	17.1sqm	3860mm	8.7sqm	2680mm	3sqm	3.01sqm
Willaston	115sqm (137sqm)	4	7 person	2 storey	17.6sqm	3805mm	8.4sqm	2500mm	3sqm	3.06sqm
Formby	115sqm (146sqm)	4	7 person	2 storey	15.7sqm	4210mm	7.7sqm	2273mm	3sqm	3.00sqm