



5 East View | 2207 - Places for Everyone Statement

Revision	Description	Issued by	Date
01	Planning Issue	RT	13/05/24

The compliance statement has been prepared in support of a planning application to rebuild 5 East View, Summerseat, Bury, BL9 5PG.

Author	Ralf Thiede, Dipl.-Ing. Architektur MA RIBA
Date	13/05/24

Contents

- 1.0 Introduction
- 2.0 JP-S2: Carbon and Energy
- 3.0 JP-H3: Type, Size and Design of New Housing
- 4.0 JP-C2: Digital Connectivity

1.0 Introduction

This statement has been prepared in support of a full planning application for the like-for-like rebuild of a mid-terrace at 5 East View, Summerseat, Bury, BL9 5PG that has been demolished due to the damage from an explosion.

The statement provides a detailed assessment of the requirements to comply with the Places for Everyone plan recently adopted by Bury Council and outlines measures that within reason can retrospectively be incorporated into the proposed redevelopment in response to the following policies:

- JP-S2: Carbon and Energy
- JP-H3: Type, Size and Design of New Housing
- JP-C2: Digital Connectivity

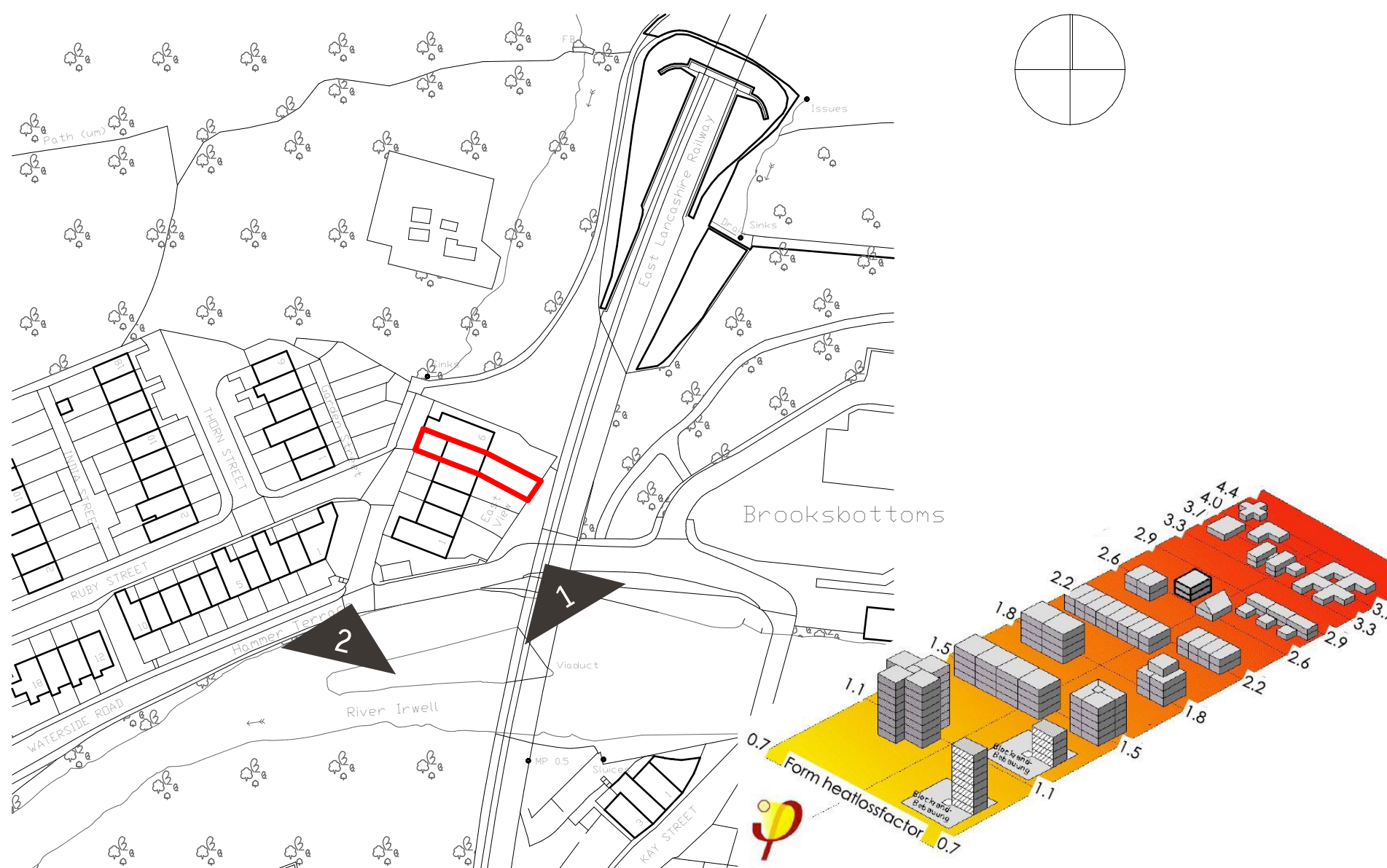


View 1 - Elevation fronting Summerseat Viaduct (in 2015)



View 2 - View towards East View (in 2022)

2.0 JP-S2: Carbon and Energy



Form Heat Loss factor = Heat loss area / Treated Floor area

The proposed development reinstates the original dwelling on the site. It is set within the Brooksbottom / Rowlands Conservation area and is adjacent to a Grade II listed building.

Due to the existing context of the site, opportunities to reconfigure the proposed scheme and deliver a net-zero development in the most economic way are limited, as:

- The shape, orientation, size of openings, etc. are already predetermined by the original building.
- The external appearance of the proposed development needs to be sympathetic to the historical surroundings of the conservation area and the nearby listed building.
- Meeting the criteria above limits the choice and efficiency of technologies available to generate renewable energy on site.
- The installation of an electrical vehicle charger is not viable as off-street parking cannot be provided within or close to the curtilage of the dwelling.

The proposal is to reinstate the original building in compliance with current Building Regulations Part L and Part O only. Despite not fully meeting the compliance criteria of reducing carbon emissions to net-zero, the proposed development will still make a meaningful contribution to Greater Manchester's ambition of becoming carbon neutral by 2038 on the basis that:

- The proposed development is only a small single dwelling with a gross internal floor area of less than 100m².
- As a mid-terrace, the dwelling is compact, offering a much improved Form Factor (describing the relationship between external surface area (A) and internal Treated Floor Area (TFA)) compared to other houses.
- A reinstatement building to current Building Regulations offers a much improved level of carbon and energy savings, which would have been hard to achieve solely with a energy efficiency retrofit of the original dwelling.

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

(a) Compliance with ‘Technical housing standards - nationally described space standard’

Without taking the existing basement into account, the proposed reinstatement building offers a gross internal floor area of around 99m² which satisfies the minimum space requirement for a 3b/5p 3 storey dwelling as set out in the nationally described space standard.

Bedroom sizes and overall built-in storage outlined in the technical requirements are also met. For a detailed breakdown of the provided figures refer to the adjacent table.

Nationally described space standard table

Proposed dwelling (dwelling 1, 2, 3...etc)	Applicable overall floor space standard (m2)	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)
3b	99	3	5p	3	14.2	3.15	7.5	2.55	2.5	5

NOTES

Minimum gross internal floor area, bedroom floor space (double and single) and built-in storage should be presented in square metres (m2)

Please highlight in a red background those cells where the applicable standard is not met



Front approach to 5 East View in 2019



Rear Yard of 5 East View in 2019

(b) Compliance with Approved Documents BR Part M4(2) - Accessible and adaptable dwellings

With existing ground levels, the footprint and the finished ground floor level of the proposed development predetermined by the original building, the site is not well suited for an accessible and adaptable dwelling fully compliant with the standards set out in Approved Documents BR Part M under requirement M4(2).

The intention is to include measures of requirement M4(2) that can be incorporated within reason as part of the proposed development. In areas, where achieving compliance is difficult, costly, or will compromise the quality of internal and external spaces, only minimal provisions are proposed in preparation of further future adaptations should these be required.

Areas where derogations from requirement M4(2) are proposed include:

- The approach to the dwelling, as a level or ramped approach to the principal floor is hard to achieve, and will require a substantial level of groundwork and loss of external amenity space.
- The omission of a new WC on the entry storey. Living spaces of the original dwelling at ground floor level were relatively small and would be further reduced if a WC is installed. The proposal is to provide a soil vent pipe only allowing a WC to be easily installed in future (subject to approval from building control as a like-for-like replacement of the original)

A detailed assessment and description of viable measures is provided in the following sections.

Section 2A: Approach to the dwelling

1. Front (Principal private entrance)

A gradient of 1 in 33 or less is generally classed as accessible and the maximum gradient for a compliant ramp is 1 in 12.

Due to the change in level between the existing public drive along the site boundary and the existing finished floor level of the ground floor (1.11m - equivalent to a 1 in 11 gradient from the gate to the front entrance) an external stepped approach is the only viable solution.

The proposal is to provide 2 steps into the site at the front gate (150mm rise, 280mm going, 900mm clear width, with suitable tread nosings), in keeping with the existing boundary treatment of the whole terrace and to satisfy the requirements of the conservation area.

A path with an approximate gradient of 1 in 18 will lead to the front entrance, with a further 150mm step at the threshold.

2. Rear (potential suitable alternative private entrance in future)

The existing change in external level between ground level at the rear gate and finished floor level ground floor (0.4m - equivalent to a gradient of 1 in 14) is too steep to provide an accessible sloping approach.

The proposal is provide a gradient of 1 in 22 across the yard, with a 150mm step at the threshold of the rear entrance.

The proposal provides a stepped approach compliant with requirement M(4)1 to the front only. Compliance with requirements M4(2) could possibly be achieved retrospectively by installing a ramp in the yard, together with the required landings and canopy, should this be required. However the installation of the required ramp will result in the entire loss of any external amenity space at the back of the dwelling.

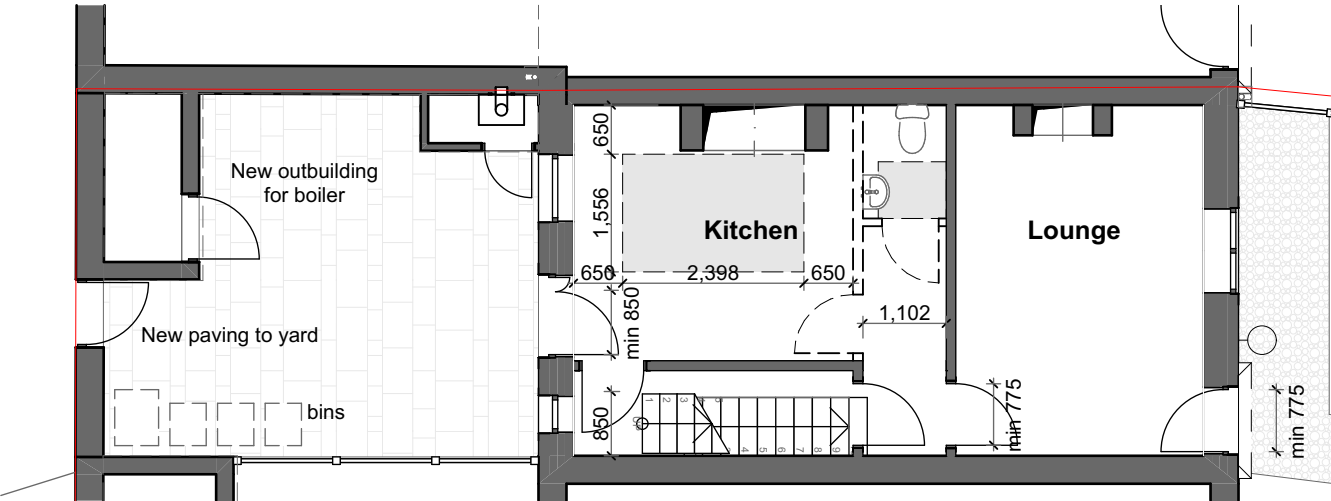
3. Car parking and drop-off - No parking or drop-off point can be provided within the private curtilage of the site and the requirements are not applicable.

Section 2B: Private entrances and spaces within the dwelling

Apart from the provision of a WC on the entrance storey, the proposal meets most criteria of requirement M4(2). The preferred solution would be to reinstate the original ground floor layout with a big kitchen diner, subject to Building Control approval.

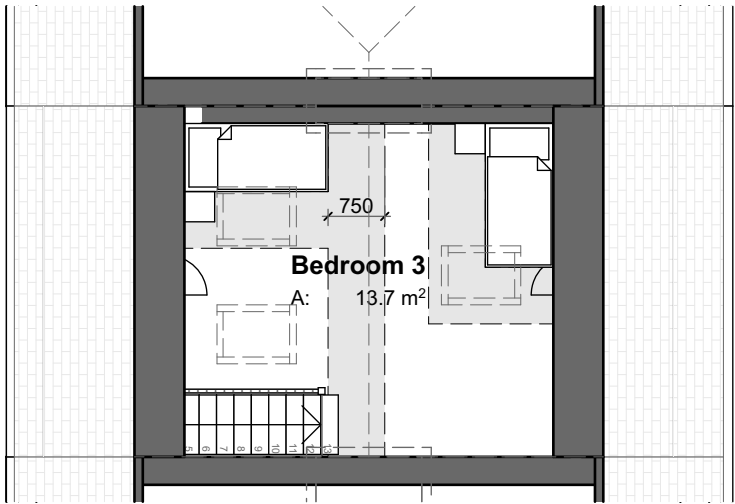
The proposal includes an allowance for an easy installation of a ground floor WC in future is included in the proposed design, should this be necessary, with space and required services including drainage available.

Compliance criteria that can be met are scheduled out below and illustrated in adjacent diagrams.



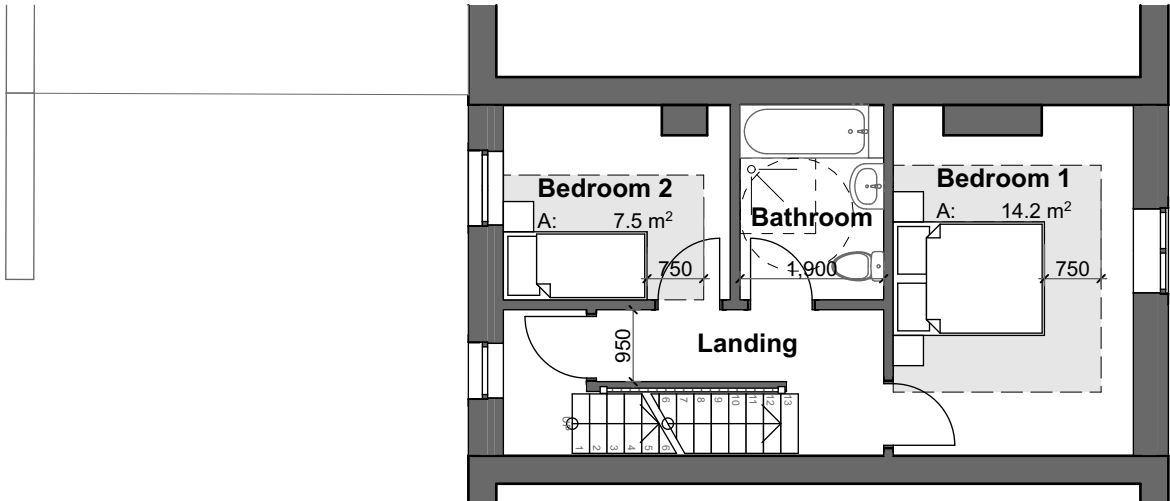
Proposed Ground Floor - Access criteria

1:100



Proposed Second Floor - Access criteria

1:100



Proposed First Floor - Access criteria

1:100

4.0 JP-C2: Digital Connectivity

A full fibre digital connection is to be installed in the proposed development, provided the required local infrastructure to connect the new dwelling is readily available.

Compliance criteria	Achievable	
	Yes	No
Principal private entrance (or alternative private entrance where step-free access cannot be achieved to principal entrance)		
Level external landing (minimum width and depth of 1200mm)		✓
Cover above landing (minimum width of 900mm and minimum depth of 600mm)		✓
Lighting using fully diffused luminaires activated automatically by dusk to dawn timer or motion detector	✓	
Minimum clear opening width of 850mm	✓	
Minimum 300mm nib to the leading edge of the door, maintained for minimum distance of 1200mm beyond	✓	
Depth of reveal on leading edge of the door not to exceed 200mm	✓	
Accessible threshold		✓
All other external doors to comply with criteria above (apart from landing, cover and lighting)		✓
Circulation areas and internal doorways		
Minimum clear width of every hall or landing is 900mm	✓	
Every doors has minimum clear opening width as set out in Table 2.1	✓	
Minimum 300mm nib is provided to the leading edge of every door within the entrance storey	✓	
Access within entrance storey is step-free	✓	
Level changes within every other storey are avoided	✓	
Stair from entrance storey to storey above has a minimum clear width of 850mm	✓	

All stairs meet provisions of Part K for private stairs	✓	
Habitable rooms		
There is a living area within the entrance storey	✓	
Minimum 1200mm clear space is provided in front of and between all kitchen unit and appliances	✓	
Glazing to principal window of principal living area starts at maximum 850mm above floor level	✓	
Every bedroom can provide clear access route min 750mm wide from doorway to window	✓	
Sanitary facilities		
All walls, ducts and boxings to be strong enough to support adaptations that could impose a load of up to 1.5kN/m²	✓	
Provision of a room with WC and basin on entrance storey		✓
Provision for retrospective installation of WC	✓	
Room with WC and basin provides installed level access shower or a potential level access shower.		✓
Provision of bathroom with WC, basin and bath on the same floor as the double bedroom (principal bedroom)	✓	
WC, basin and bath meet the provisions of Diagram 2.5	✓	
Provision of potential level access shower within bathroom if not provided elsewhere	✓	
Services and controls		
Accessible to people with reduced reach	✓	