



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Your ref:

Statement of Compliance with Part M4(2) of Building Regulations

PROPOSED CONVERSION OF EXISTING BUILDING FIRST FLOOR AND PART GROUND FLOOR TO CREATE 9No FLATS, 7No ONE BEDROOM FLATS & 2No TWO BEDROOM FLATS INCLUDING OPENING UP EXISTING EXTERNAL OPENINGS AND THE CREATION OF NEW WINDOW AND DOOR OPENINGS ON THE GROUND AND FIRST FLOOR & RETENTION OF EXISTING RETAIL USE ON THE GROUND FLOOR.

Statement of Compliance with Part M4(2) of the Building Regulations for the Refurbishment of 121 – 131 Bell Lane, Bury.

Introduction

This statement confirms that the proposed dwelling will be constructed in accordance with the accessible and adaptable standard as outlined in Part M4(2) of the Building Regulations. The design and construction process will incorporate the necessary features to ensure that the dwelling is accessible to and adaptable for the needs of a wide range of occupants, including older people and individuals with reduced mobility.

Key Features of Part M4(2) Compliance:

- **Step-Free Access:** The dwelling will provide step-free access to the entrance, and where applicable, to all internal areas on the entrance level.
- **Internal Circulation:** Doorways and hallways will be designed with sufficient width to accommodate wheelchair users and individuals with limited mobility.
- **Accessible Facilities:** The dwelling will include a ground-floor WC that is wheelchair accessible, with the potential for a future shower to be installed if required.
- **Adaptability:** Structural provisions will be made to allow for future installation of stair lifts or through-floor lifts if needed, ensuring that the dwelling can adapt to changing mobility needs.
- **Bathroom and Kitchen Design:** Kitchens and bathrooms will be designed with consideration for ease of use by individuals with varying levels of mobility, including sufficient space for maneuverability.
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In the event that specific site conditions make compliance with the full requirements of Part M4(2) impracticable, alternative solutions will be explored to ensure that the dwelling remains as accessible and adaptable as possible within the constraints of the site. Any deviations from the standard will be fully documented, and appropriate justifications will be provided to the relevant planning authorities.

This commitment to building to the Part M4(2) standard ensures that the proposed dwelling is inclusive and future-proof, catering to the needs of all potential occupants.