

Hollins Cross, Burnley

Building Regulations - M4(2) – Accessible and Adaptable Dwellings

Policy HS4 Part 4A requires 20% of developments to be M4 (2) compliant. 65.5% of the units at Hollins Cross will be M4 (2) compliant, a total of 131 units.

M4 (2) is a higher standard which aims to create homes with more potential for wheelchair users and greater scope for adaptation in the future. The differences will include:

External differences

- All external doors will have a level threshold - the lower standard is just one door
- Approach routes will have a minimum clear width of 900mm or 750mm where there are obstructions, the gradient should be between 1:20 and 1:12
- Parking spaces within the private curtilage of the dwelling will include at least one standard parking bay that can be widened to 3.3m
- Every principal entrance will have a cover canopy with a minimum width of 900mm and depth of 600mm for private entrances.
- External doors will have an openable width of 850mm and have a 300mm nib on the leading edge.

Internal differences

- Stairs will be a minimum width of 850mm to allow the future installation of a stair lift
- At least one bedroom will have a 750mm clear access zone from the foot of the bed and on both sides. Every other double bedroom will have a clear access zone on one side and the foot of the bed.
- All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room will be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m².
- A bathroom will be located on every floor that has a bedroom.
- Ground floor WC will have a hidden drainage connection and be large enough to accommodate a shower.
- Consumer units will be mounted at a height between 1350mm and 1450mm above floor level.
- Handles for windows will be located between 450mm and 1400mm above floor level.

A plan is included within the Appendices showing the M4 (2) compliant units.