

# HOLLINS CROSS, BURNLEY

## Part M4(2) Compliance Statement



The building regulations optional requirement M4(2) is intended to make reasonable provision for most people to access a new dwelling by incorporating 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.

- a. Within the curtilage of the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space.
- 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.

Prospect Homes have proposed a number of house types on this site capable of meeting the internal requirements of M4(2), namely the Kirkham, Waltham, Barton, Croston, Overton, Sawley, Whalley, Ardsley and Bromley. This constitutes a range of 2, 3 & 4 bedroom properties. However, in order to obtain full M4(2) compliance during the build phase, criterion a above would need to be satisfied.

The development site at Hollins Cross poses considerable topographical challenges. At the site entrance the existing site level is 234m grading up to the south-west corner, 256.91m, a level difference in excess of 22m. Although the site has been designed to minimize the implications of this on the individual plots by way of graded landscaped areas and internal retaining walls, it won't be possible to achieve the approach routes on every plot. For example, plots 74-78 have 1:12 driveways. Under M4(2) this is the maximum ramped approach you can have, however the maximum length would be 2m, resulting in a series of ramps with interspersed landings being required for each plot. Similarly, plot 114 is just achieving compliance with a 1:15 ramp, however, in achieving this and meeting the necessary levels in the adoptable road network, plots 113 & 115, both M4(2) house types, would not comply externally as they end up with 1:12 ramps in excess of 2m in length.

Whilst Prospect Homes will aim to provide a ramped approach to all properties, within the statutory guidelines, these ramps may not be in compliance with M4(2) and as such full compliance will not be achievable. The proposed layout and levels information has been assessed and 20% of the total site is deemed capable of compliance. Stepped approaches to properties will be limited but likely to be unavoidable in certain areas of the site.