
HOUSING STATEMENT

Site of Fairways
Lodge & Leisure Club,
George Street,
Prestwich

The Planning Bureau Ltd.

1.0 Nationally Described Space Standards and compliance with Part M4(2) of the Building Regulations (Emerging Places for Everyone Policy JP-H3)

1.1 This policy states that:

“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”.

1.2 The table at Appendix 1 below confirms that all the proposed units will comply with the nationally described space standards.

1.3 All of the proposed apartments will comply with the ‘accessible and adaptable’ standard set out in Part M4(2) of the Building Regulations.

2.0 The density of the development (Policy JP-H4)

2.1 The scheme will provide a total of 52 apartments on a site of 0.62ha. This equates to a density of 83.87 dwellings per hectare. This level complies with the requirement in emerging Policy JP-H4 for the achievement of minimum net residential density of 35 dwellings per hectare in this location.

APPENDIX 1

NDSS APARTMENT SCHEDULE			
Apt. Number	No. Bed	Area	NDSS Minimum GIA
1	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
2	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
3	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
4	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
5	2 BED	72 m ²	61 (3 People) / 70 (4 People)
6	1 BED	52 m ²	39 (1 Person) / 50 (2 People)
7	1 BED	69 m ²	39 (1 Person) / 50 (2 People)
8	1 BED	52 m ²	39 (1 Person) / 50 (2 People)
9	2 BED	73 m ²	61 (3 People) / 70 (4 People)
10	2 BED	73 m ²	61 (3 People) / 70 (4 People)
11	2 BED	72 m ²	61 (3 People) / 70 (4 People)
12	2 BED	72 m ²	61 (3 People) / 70 (4 People)
13	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
14	2 BED	72 m ²	61 (3 People) / 70 (4 People)
15	2 BED	81 m ²	61 (3 People) / 70 (4 People)
16	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
17	1 BED	52 m ²	39 (1 Person) / 50 (2 People)
18	2 BED	73 m ²	61 (3 People) / 70 (4 People)
19	2 BED	73 m ²	61 (3 People) / 70 (4 People)
20	2 BED	72 m ²	61 (3 People) / 70 (4 People)
21	2 BED	72 m ²	61 (3 People) / 70 (4 People)
22	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
23	2 BED	72 m ²	61 (3 People) / 70 (4 People)
24	2 BED	81 m ²	61 (3 People) / 70 (4 People)
25	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
26	2 BED	72 m ²	61 (3 People) / 70 (4 People)
27	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
28	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
29	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
30	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
31	2 BED	72 m ²	61 (3 People) / 70 (4 People)
32	1 BED	52 m ²	39 (1 Person) / 50 (2 People)
33	1 BED	52 m ²	39 (1 Person) / 50 (2 People)
34	1 BED	52 m ²	39 (1 Person) / 50 (2 People)
35	1 BED	69 m ²	39 (1 Person) / 50 (2 People)
36	1 BED	52 m ²	39 (1 Person) / 50 (2 People)
37	2 BED	73 m ²	61 (3 People) / 70 (4 People)
38	2 BED	73 m ²	61 (3 People) / 70 (4 People)
39	2 BED	72 m ²	61 (3 People) / 70 (4 People)
40	2 BED	72 m ²	61 (3 People) / 70 (4 People)
41	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
42	2 BED	72 m ²	61 (3 People) / 70 (4 People)
43	2 BED	81 m ²	61 (3 People) / 70 (4 People)
44	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
45	2 BED	72 m ²	61 (3 People) / 70 (4 People)
46	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
47	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
48	1 BED	53 m ²	39 (1 Person) / 50 (2 People)
49	1 BED	52 m ²	39 (1 Person) / 50 (2 People)
50	1 BED	52 m ²	39 (1 Person) / 50 (2 People)
51	1 BED	52 m ²	39 (1 Person) / 50 (2 People)
52	1 BED	69 m ²	39 (1 Person) / 50 (2 People)