

6 Sandford Street Application 70455

Statement Addressing PfE Policies

- **Policy JP-H3**

The design of the scheme has been based on the 'Technical housing standards – nationally described space standard' document. All Apartments are in accordance with the floorspace requirements within this document.

A separate completed table has been provided showing the developments compliance.

- **Policy JP-H4**

The proposed conversion of the ground floor of the former redundant public house will provide 3 No 1 bedroom dwellings accommodating up to maximum of 5 persons. And complies with the minimum densities set out in the table on page 147-148 of the PfE joint development plan.

The site is located within a predominantly residential area, in a sustainable and accessible location, which offers a wide range of shops, amenities, services and job opportunities within a 20 min walk. In terms of public transport accessibility The site benefits from good public transport links, being located directly adjacent to and in close proximity to bus stops for the 524 bus route providing access via Radcliffe to either Bury or Bolton. It is located within a 15min walk of the metrolink service providing access to Bury and Manchester and onwards to the railway station and airport.

Due to the sustainable and accessible nature of the site and its accommodation, it is not considered necessary for future residents to own a car. The level of provision proposed within the scheme will also help to support a reduction in reliance upon the private car and help to encourage use of more environmentally friendly and sustainable modes of transport amongst future residents. Secure cycle storage is provided in the rear yard area to support this.

- **Policy Jp-C2 Digital Connectivity**

Each of the new dwellings will be provided with cable duct from the external pavement to a up to a network termination point for high-speed electronic communications networks, all in accordance with Approved document R of the Building Regulations.

JP-S2: Carbon and Energy

The walls, floors and ceilings of the existing building will have insulation installed internally ensuring the heat loss in the building complies with the current Part L of the building regulations. This will also result in the added benefit of reduced heat loss from the first floor residential units.

Heating will be provided by energy efficient thermostatically controlled electric radiators with timer provision.

All lighting will be from LED low energy lamps and fittings.

Hot water provision will be from small insulated hot water cylinders with electric thermostatically controlled, immersion heater with timer provision.

There will be no gas requirement for the properties enabling each unit to be able to benefit from fully renewable energy supplies.