

PFE POLICY COMPLIANCE STATEMENT

Land at Harper Fold Rd & Canute St, Radcliffe

Erection of 2 No. Dwellings

Ref: 71444

Policy JP-S2 – Carbon and Energy

The development will minimise energy demand and maximise energy efficiency. Measures as per below:-

- Energy efficient built in appliances will be provided to kitchen
- Energy efficient light bulbs throughout (LED)
- High specification Insulation to be used throughout doors minimising heat loss
- High specification windows / doors minimising heat loss
- Development will comply with 2022 Part L Building Regulations
- EV Charger provided to each property

Policy JP-C2 – Digital Connectivity

High speed / full fibre internet to be provided via BT (Min. 100 MB/s)
BT Connection information to be provided upon instruction

Policy JP-H3 – Type, Size and Density of New Housing

The development will comply with the nationally described space standard.

The dwellings are 2 bedrooms based on 3 people sharing

Table 1. Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0

Per dwelling

Ground floor	53 sq. m
First Floor	25 sq. m
Built in Storage (Loft eaves)	3 sq. m

Total **81 sq. m**

The above demonstrates compliance with nationally described space standards

Part M4(2) Accessible and adaptable standards

Each dwelling will comply with Part M4(2) of the building regulations. Below are the measures which will be implemented to the development

1. 900mm wide Ramped approach to front doors. Front doors to be provided with a level threshold
2. Internal corridors to be minimum 900mm wide to provide wheelchair access
3. Accessible switches, sockets, controls etc. All electric socket outlets, controls and switches to be positioned between 450mm and 1200mm above floor level. Accessible consumer units will be fitted with a child proof cover or installed in a lockable cupboard
4. Wheelchair accessible Ground floor WC to be provided. Washbasin and door to not impede manoeuvrability / door to be outward opening

Policy JP-H4 – Density of New Housing

Local Housing density per Hectare is **154.185 dwellings per Hectare** – Locally the majority of the housing are terraced properties

Housing per Hectare for the new development is **43.9560 dwellings per Hectare**