

Policy Compliance Statement

Project Number: JC238

Address: 263 Bury Old Rd, Prestwich, Manchester M25 1JA

JP-S2 Carbon and Energy

The HMO will minimise energy demand through new roof insulation, internal wall insulation (to be confirmed by SAP), and upgraded high-performance double glazing. LED lighting with PIR sensors, efficient heating and hot water systems, and water-saving sanitary fittings will further reduce energy and resource use. A SAP calculation will be provided at Building Control stage. This approach follows the energy hierarchy and supports Greater Manchester’s target of carbon neutrality by 2038.

JP-H3 Type, Size and Design of New Housing

All bedrooms now or exceed the NDSS minimum standard for single bedrooms (7.5 m² and 2.15 m width), and also comply with Bury’s HMO licensing standards, as confirmed in the submitted HMO Space Standards Table. Shared kitchen and bathroom facilities comply with Bury HMO licensing guidance. M4(2) compliance is impracticable because the property is accessed via a stepped rear alley with no scope for a step-free route. Internal inclusive measures will be incorporated where possible. The scheme therefore meets JP-H3 requirements on space standards, with a justified exception for accessibility.

JP-H4 Density of New Housing

The site lies within Prestwich town centre, close to high-frequency public transport. Converting the property to a four-bed single occupancy HMO makes efficient use of land and aligns with JP-H4 minimum density expectations. The density is appropriate to the mixed character of the area and maximises existing urban capacity without new land take.

JP-C2 Digital Connectivity

The property will be fitted with full fibre to the premises connections. Ducting and cabling installed to current standards will allow for future upgrades, ensuring reliable high-speed broadband and compliance with JP-C2.

View broadband availability

Use of this checker is subject to [Ofcom's terms of use](#)

Please enter your postcode to see the broadband services that are present at your location, or click the button to enable the site to find your location

M251JA

Change Location

263, BURY OLD ROAD

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](#)

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	13 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	10000 Mbps	10000 Mbps	✓

Networks in your area - [Openreach](#), [next fibre](#)

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.

EE, Three

Find out what these results mean ?

About this broadband checker

Nationally described space standard table – HMO Development

Proposed Bedroom within HMO - 1, 2, 3...etc)	Applicable overall floor space standard (m ²) – see National Space Standards for definition of what floor space is applicable	Number of occupants per bedroom	Principle double bedroom floor space (m ²)	Minimum Principle double bedroom width	Single occupancy bedroom floor space (m ²)	Minimum Bedroom width	Applicable overall built-in storage standard space (m ²)	Overall built-in storage space (m ²)
1	7.5 m ²	1	N/A	N/A	7.5 m ²	2.15m	1.0 m ²	Equivalent ≥1.0 m ² via free-standing wardrobe
2	7.5 m ²	1	N/A	N/A	7.5 m ²	2.15m	1.0 m ²	Equivalent ≥1.0 m ² via free-standing wardrobe
3	7.5 m ²	1	N/A	N/A	7.5 m ²	2.15m	1.0 m ²	Equivalent ≥1.0 m ² via free-standing wardrobe
4	7.5 m ²	1	N/A	N/A	7.9 m ²	2.15m	1.0 m ²	Equivalent ≥1.0 m ² via free-standing wardrobe