



299 MIDDLETON ROAD

PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN

Project: Erection of dwelling following demolition of most of existing dwelling.
(Proposed Side, Front and Rear double storey extension with
rear flat roof dormer and alteration to roof and existing elevations)

Address: 299 Middleton Road, Manchester, m8 4LY

Revision : P01

Date: JULY 2025

Issued For: Planning

Rev	Date	Description
P01	06/07/25	Issued to Planning

1.0

JP-S2: CARBON AND ENERGY

1. Development proposals should minimise energy demand and maximise energy efficiency. This is crucial in any scheme / strategy and should be at the forefront when it comes to designing a scheme.
- As the property will be a new build, the highest specification will be used therefore achieving all the relevant standards/specifications and U values for a residential property.
- Using Energy efficient appliances in the kitchens
- Radiators in the property will be free from obstruction
- Modern boilers will also be proposed which will improve energy efficiency
- Each habitable room will have an adequate amount of natural ventilation/sunlight due to an optimum sized window in each room
- Thermal curtains and blinds proposed in bedrooms. These can reduce heat loss through windows by 30% while also reducing noise and light levels.
- Development will also comply with 2022 Part L Building Regulations

2.0

JP-H3: TYPE, SIZE AND DESIGN OF NEW HOUSING

- 1.
2. Development proposal will comply with the national space standards.
3. Development proposal will comply to accessible and adaptable standard in Part M4(2) Building Regulations.

The row of properties on Middleton Road have a raised floor finish level therefore accessible and adaptable standards may be difficult. If it is possible to achieve, this will be done.

3.0

JP-H4: DENSITY OF NEW HOUSING

1. Development will deliver at a density appropriate for the location. With close proximities to local amenities and forms of travel.

The proposal seeks one new replacement dwelling therefore the number of dwellings on this row of houses will remain the same. Therefore, no increase in density. The dwelling also has local amenities and close to all forms of travel.

4.0

JP-C2: DIGITAL CONNECTIVITY

1. Development will aim to have full fibre connection if achievable. This can be confirmed at a later date depending on if available in the area.

