

Subject: Broadband Connectivity Assessment	Project: Downley Drive
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Checked: Daniel Watt	Date & revision: 09/04/2021 (revision A)

Site description:

The Site is bounded by St Vincent Street and the Rochdale Canal to the north, edges of existing dwellings on Woodward Place to the west, Downley Drive to the south and Kingham Drive to the east. The western portion of the Site is currently vacant and secured by fencing, comprising predominantly of overgrown shrubland with a limited amount of hard standing. The eastern portion of the Site is comprised of grassland with a limited number of trees. An unadopted path cuts through the Site from St Vincent Street to the north to Downley Drive to the South.

Simple description of proposals:

The Proposed Development will deliver sixty-eight Affordable Homes, comprising of twenty-three houses and forty-five apartments within a four-storey building, alongside associated landscaping, boundary treatment, car parking, and cycle parking.

Key parameters of the development:

Parameter	Proposed Development
Proposed Site Area	c. 0.69 hectares
Proposed Development	Residential development (Use Class C3)
Proposed Units	68 residential units: 23 houses 45 apartments (22 one bed and 23 two bed)
Proposed Development Height	Houses: 2-3 storeys Apartment: 4 storeys, including ground
Car Parking	44 car parking spaces provided across the development (65% provision): - Houses: 23 spaces, 1 per house (100% provision) - Apartment: 21 spaces (47% provision)
Cycle Spaces	68 cycle parking spaces provided across the development. A timber cycle store will be provided in the rear gardens of all houses. A dedicated cycle storage room will be provided on the ground floor of the apartment block that will provide 100% cycle parking for residents.

Broadband Connectivity Assessment:

External and internal fibre to the property cabling will be provided in line with the Government Guidelines for Data Ducting Infrastructure for New Homes.

Following discussions with third party fibre providers and Openreach, a full fibre solution shall be provided to the development to include the below;

Apartment Block

- **External Infrastructure**

Fibre cabling is brought into the development via under ground ducting and into the building terminating at the data cabinet within the plant room.

- **Internal Infrastructure**

Fibre is ran internally via cable tray direct to the Utility room of each dwelling:

The fibre to the property broadband/data and VOIP telephony installations shall be provided to all dwellings as part of the Main Electrical Contracts scope of works.

- **Compliance with Building Regulations Part R – Physical Infrastructure for high speed electronics communications networks**

The above fibre installation will ensure compliance with Part R1 and with the fibre installation already in place to each dwelling will be capable of delivering broadband speeds of greater than 30Mbps.

Houses

- **External Infrastructure**

Fibre cabling is brought into each house via under ground ducting and into the property terminating in the ground floor store.

- **Internal Infrastructure**

The fibre to the property broadband/data and VOIP telephony installations shall be provided to all dwellings as part of the Main Electrical Contracts scope of works.

- **Compliance with Building Regulations Part R – Physical Infrastructure for high speed electronics communications networks**

The above fibre installation will ensure compliance with Part R1 and with the fibre installation already in place to each dwelling will be capable of delivering broadband speeds of greater than 30Mbps.