

Assessment of Whitemoss and Dam Head Proposed scheme against the Manchester Residential Quality Standards, in particular the Manchester Space Standards.

The proposed scheme at Whitemoss Road and Dam Head is for the development of 30no units, comprising of 18no 2B4P Houses and 12no 3B5P Houses and forms part of the Project 500 Phase 1 sites.

The Schedule of accommodation including the square meterage of the proposed dwellings is as follows:

Number of Units	Unit Type	Square meterage
18	2B4P	83
12	3B5P	96

The emerging Manchester Space Standards as set out in the Manchester Residential Quality Guidance March 2017 are as follows:

NUMBER OF BEDROOMS (b)	NUMBER OF BED SPACES (persons)	1 STOREY DWELLINGS	2 STOREY DWELLINGS	3 STOREY DWELLINGS	BUILT-IN STORAGE (m ²)
1b	1p	39 (37)			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	83		
3b	4p	74	87	90	2.5
	5p	86	96	102	
	6p	95	102	108	
4b	5p	90	100	106	3.0
	6p	99	107	113	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

It is clear that the scheme has been designed to the emerging Manchester Space Standards in accordance with our funding requirements and viability.

