

Subject: Broadband Connectivity Assessment	Project: Downley Drive
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Site description:

The site is bounded by the Rochdale Canal to the north-east, green space to the north-west, Kingham Drive to the south-east and houses to the south-west which are being delivered under planning application number 130390/FO/2021.

The site formally comprised of grassland with a limited number of trees. An unadopted path cut through the site from St Vincent Street to the north, to Downley Drive to the south. The site has since been cleared as part of the application mentioned above.

Simple Description of Proposals:

The proposed scheme is a design development of the approved apartment block in planning application number 130390/FO/2021. Due to the location of an unchartered United Utilities (UU) manhole, a redesign has been required to provide free access to it. Through discussions with UU, it was established that no oversailing or cantilevers would be accepted over the manhole and free space to the sky would be required. As such, approximately 87sqm of the proposed building's footprint has been removed to the south-west corner. Due to the loss of four 2B4P apartments on the upper floors, an additional floor providing a further 11 apartments is proposed. This results in a net gain of 7 apartments, totalling 52 overall. The design principles and architectural language will remain largely the same, with the main changes being the overall height and articulation of the south south-west corner.

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**

Downley Drive, Broadband Connectivity Assessment

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.