

Assessment of Palgrave Avenue Proposed scheme against the Manchester Residential Quality Standards, in particular the Manchester Space Standards.

The proposed scheme at Palgrave Avenue is for the development of 7no units, comprising of 3no. 2B3P houses and 4 no 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
3	2B4P	79
4	3B5P	93

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 NDSS Space standards in accordance with our funding requirements and viability.

