

Land off Louisa Street, Openshaw

Planning Statement

November 2022

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1. Introduction

- 1.1 This Planning Policy Compliance Statement (referred to hereafter as the 'Statement') has been prepared by Euan Kellie Property Solutions ("EKPS") on behalf of the applicant, Westchurch Homes and Jigsaw Homes North, in support of an application which seeks full planning permission for the redevelopment of the land at Louisa Street, Openshaw, Manchester (hereafter referred to as "the Site").
- 1.2 The application seeks full planning permission for the redevelopment of land, comprising the demolition of the existing buildings and erection of 71 no. residential properties (27 houses, 2 bungalows and 42 apartments) with associated parking ("the Proposed Development"). The description of development is as follows:
- "Erection of 2 x 3 storey apartment block comprising 42 apartments and erection of 29 x one to three storey dwellinghouses (Class C3) with access from Louisa Street and associated works, following the demolition of all existing buildings/structures"*
- 1.3 The purpose of this Statement is to provide a clear justification for the proposals by demonstrating compliance with the relevant Development Plan, along with other material considerations.

Application Documentation

- 1.4 This Statement should be read alongside all other documents submitted with the planning application which, at the time of writing, comprises:
- Architectural Drawings, prepared by View Associates
 - Design & Access Statement (including Waste Management Proforma), prepared by View Associates
 - Landscape Proposals, prepared by Trevor Bridge Associates ("TBA")
 - Planning Policy Compliance Statement (including Statement of Consultation), prepared by EKPS
 - Acoustic Assessment, prepared by Hepworth Acoustics
 - Heritage Statement, prepared by SL Heritage Architecture
 - Archaeological Desktop Study, prepared by L:P Archaeology
 - Environmental Standards Statement, prepared by Focus
 - Phase 1 Contamination Assessment, prepared by Earth Environmental
 - Waste Management Strategy, prepared by View Associates
 - Construction Management Plan, prepared by Westchurch
 - Air Quality Impact Assessment, prepared by Miller Goodall
 - Flood Risk Assessment and Drainage Strategy, prepared by Water Co
 - Preliminary Ecological Appraisal and Bat Survey, prepared by Ascerta
 - Transport Statement and Travel Plan, prepared by SKTP
 - Arboricultural Impact Assessment, prepared by TBA
 - Broadband Connectivity Assessment, prepared by Westchurch
 - Crime Impact Statement, prepared by Greater Manchester Police
 - Local Labour Agreement, prepared by Westchurch
 - Affordable Housing Statement prepared by Westchurch

Contact Details

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2. The Site and Surroundings

2.1 The Site is approximately 0.9 hectares in size and falls within the administrative boundary of Manchester City Council ("MCC"). The Site is located within Openshaw in East Manchester, approximately 5 km to the east of Manchester City Centre.

2.2 **Figure 2.1** shows the Site location (Site identified with a red dot) whilst **Figure 2.2** shows the Site in its immediate context (both images taken from Google Maps).



^ Figure 2.1



^ Figure 2.2

2.3 The Site is bound by Louisa Street to the east, a public park to the south, the Fallowfield Loop cycle path to the west and a commercial warehouse, occupied by Venus Foods, on Ferris Street to the north.

2.4 The Site was previously an Iron Foundry, with buildings on the Site having been developed in a piecemeal fashion from the 1890s to the early 1900s.

2.5 The Site currently largely comprises vacant hard standing with the majority of buildings on the site having been demolished in 2017/8 following fire damage. There remain two brick-built buildings fronting onto Louisa Street, long brick sheds with corrugated iron roofs to the north. There is also an electricity sub-station in the north eastern corner of the site.

Accessibility

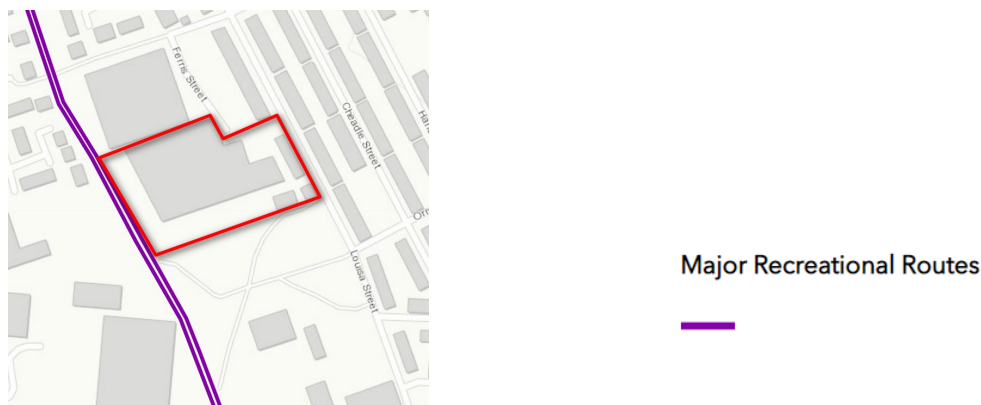
2.6 The Site is currently accessed off Louisa Street to the east of the Site. The Site is located in a highly sustainable location, with a range of local shops, services and facilities located within close proximity, including a selection of food stores situated less than 0.5km to the north and south of the Site.

2.7 Large areas of green space, including Sandywell Millennium Green and Copperas Field are also accessible within 1km of the Site.

2.8 Gorton Train Station is situated approximately 1km to the south of the Site, and Edge Lane Tram stop is approximately 1km to the north of the Site. There are a number of bus stops located along Ashton New Road (to the north of the Site) and also on Ashton Old Road (to the south of the site) providing services to Manchester City Centre, Droylsden, Ashton-under-Lyne, Stalybridge and beyond.

Relevant Planning Policy

- 2.9 **Figure 2.3** overleaf illustrates the relevant site-specific planning policy allocations (taken from the MCC Interactive Map website¹).
- 2.10 The Site (identified by a red line) is located within 'East Manchester' as defined by MCC Core Strategy ("CS") Policies EC5 and H4, and the 'Inner Areas' (MCC CS Policy SP1). These policies are presented in more detail in **Chapter 4** of this statement.
- 2.11 The Site is also located adjacent to a 'Major Recreational Route' (the Fallowfield Loop).

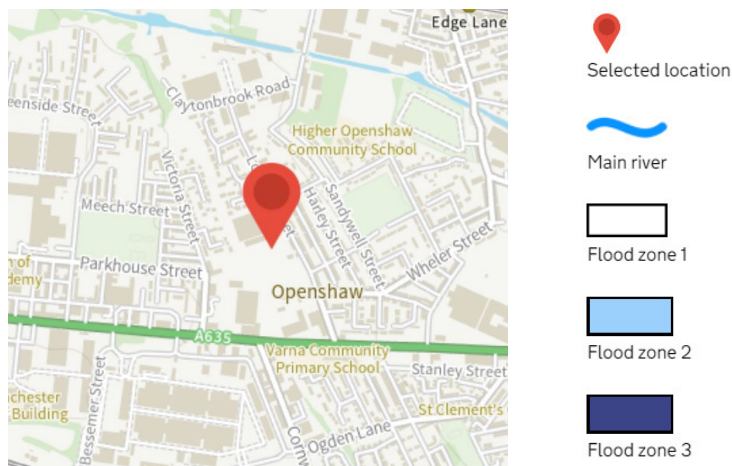


^ Figure 2.3

- 2.12 The Site is not located in a Conservation Area and none of the existing buildings on the Site are subject to a statutorily listed, nor are they within the setting of any Listed Buildings. However, as is set out in the Heritage Statement prepared by Stephen Levrant Heritage Architecture:

"Although on no formal Local List, the Local Authority has, however, identified the Site as a non-designated heritage asset (NDHA)"

- 2.13 Having consulted the Environment Agency website, the Site is in Flood Zone 1, which means there is a low probability of flooding, as illustrated in **Figure 2.4** below.



^ Figure 2.4

¹<https://mcr-council.maps.arcgis.com/apps/webappviewer/index.html?id=565a33eaba904b2dabf4c3dd8685db80>

Planning History

- 2.14 There is no recent relevant planning history on the Site or immediate surrounds.
- 2.15 Having introduced the Site and surroundings, **Chapter 3** will provide details of the Proposed Development.

3. The Proposed Development

- 3.1 The application seeks full planning permission for the following development:

“Erection of 2 x 3 storey apartment block comprising 42 apartments and erection of 29 x one and three storey dwellinghouses (Class C3) with access from Louisa Street and associated works, following the demolition of all existing buildings/structures.”

- 3.2 The proposals are summarised in this chapter and further information is set out in the Design and Access Statement prepared by View Associates.

Westchurch Homes

- 3.3 Westchurch Homes Ltd is an established North West housebuilder that has delivered a number of residential developments over recent years. These developments have consisted of both larger executive style homes and more recently of 100% affordable housing schemes delivered in partnership with Registered Providers, including schemes within Greater Manchester.
- 3.4 From Summer 2022 all Westchurch Homes will be built to meet the new building regulations and will contain zero gas. Each home will instead be fitted with air source heat pumps and constructed with improved insulation.

Use

- 3.5 In terms of use, the Proposed Development present an opportunity to deliver high quality residential houses and apartments in a highly sustainable location within Openshaw.

Amount

- 3.6 The Proposed Development is for a residential scheme with the primary aim of providing high quality new homes, all of which have been designed to meet at least the minimum space required as outlined within Manchester's Residential Design Guidance.
- 3.7 The residential accommodation proposed totals 71 units with a mix of apartments and houses as follows:
- 28 no. 1 bedroom/2 person apartments, 7 no of which will be accessible (M4(2) standard) (39%)
 - 14 no. 2 bedroom/3 person apartments (20%)
 - 2 no. 2 bedroom/4 person houses (3%)
 - 11 no. 3 bedroom/4 person houses (15%)
 - 16 no. 4 bedroom/6 person houses (23%)
- 3.8 In addition to the residential accommodation, the development will also include:
- Residents' amenity space;
 - 69 resident parking spaces, to include disabled parking bays within the shared apartment parking area;
 - Secure storage for bicycles is provided for each house and a dedicated cycle store is provided with the apartment building; and
 - Ancillary landscaping and refuse storage.

Tenure

- 3.9 The Proposed Development will provide 100% affordable housing provision, as follows:
- Apartments will be for affordable or social rent; and
 - Houses will be for intermediate housing i.e. Shared Ownership.

- 3.10 Jigsaw Homes North will own and manage the affordable dwellings in perpetuity.
- 3.11 The delivery of affordable dwellings as part of the Proposed Development is subject to securing grant funding from Homes England.

Size

- 3.12 The proposed unit sizes are as follows:

House type	Beds	Sqft	Sqm	No.
1-Bed Apartment	1	550	51	21
1-Bed Accessible ² Apartment	1	557	52	7
2-Bed Apartment	2	668	62	14
House Type B	2	753	70	2
House Type W	3	1002	93	11
House Type M	4	1183	110	4
House Type A	4	1212	113	12

^ Table 3.1 Proposed Unit Size and Mix

Layout

Site Layout

- 3.13 The Proposed Site Plan is shown in **Figure 3.1** below.



^ Figure 3.1

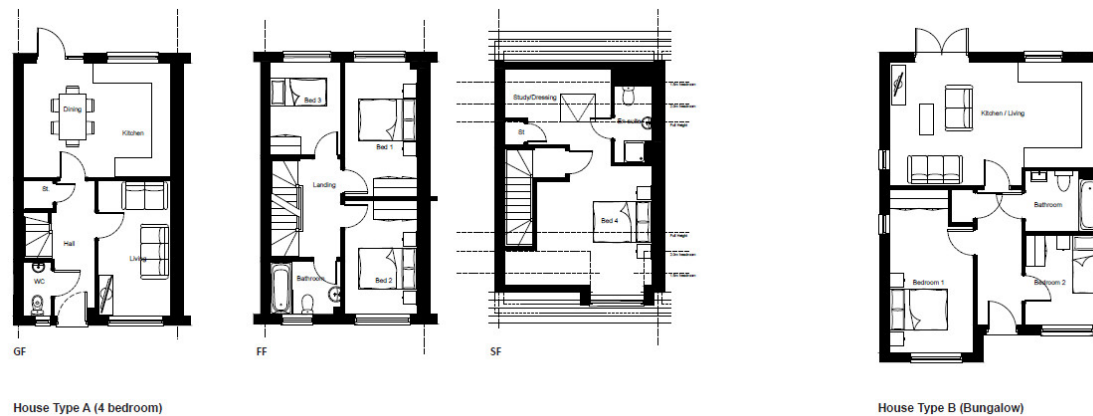
- 3.14 As shown in **Figure 3.1**, the layout proposes terraced housing along Louisa Street which seeks to provide a strong street frontage to the scheme. Access is taken off of Louisa Street, into the Site where 2 no. bungalows are located along with 3 no. further blocks of terraced housing. All houses will have private gardens and driveways (parking provision for the houses on Louise Street will be to the rear of the properties).

² M4(2) Standard

- 3.15 The apartments will be provided within a single three-storey block at the western side of the Site, adjacent to the Fallowfield Loop.
- 3.16 An area for residential amenity is provided along the northern boundary of the Site, within easy access of the apartments.

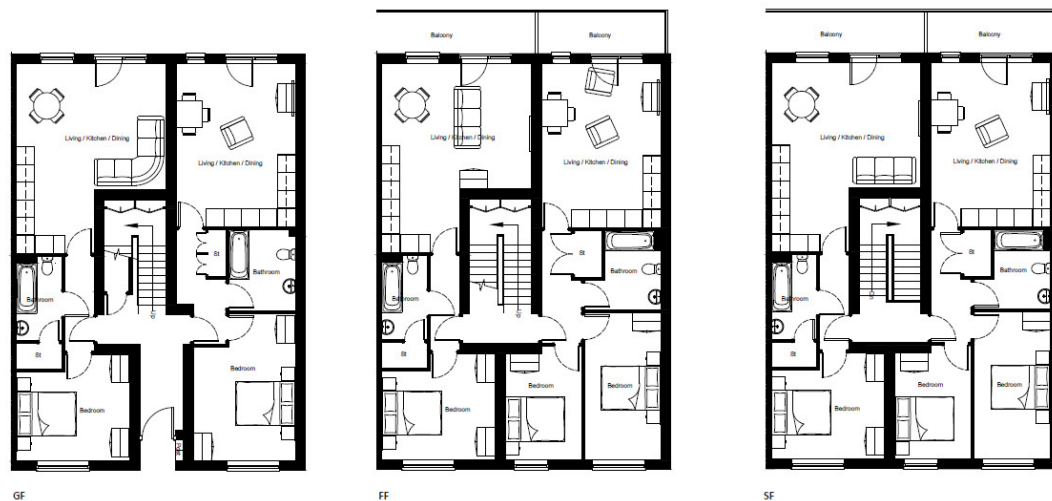
Dwelling Layout

- 3.17 The layouts for the proposed house types are shown in **Figure 3.2** below:



^ Figure 3.2 proposed layout for houses

- 3.18 The layouts for the proposed apartments are shown in **Figure 3.3** below:



^ Figure 3.3 proposed layout for apartments

Scale

- 3.19 The Proposed Development comprises 27 2-storey terraced houses, along with 2 no. bungalows (1 storey) and 42 apartments which are provided within a single three-storey block.
- 3.20 The scale of the proposals seeks to respond to local character, particularly along Louisa Street where a strong street frontage is proposed to complement the existing terraced housing located on the opposite side of Louisa Street. 2 no. bungalows and the 3-storey apartment block seek to provide a variety of housing types to ensure a varied appearance and scale of development across the Site, which also seeks to respond to differing housing needs.

Appearance

- 3.21 The materiality of the Proposed Development has been selected to complement local character. A mixture of brick colours are proposed across the site to create subtle variation across the scheme and support the sense of place that the design aims to achieve. The proposed combination will be a dark red-multi, light red-multi and a cream / beige brick. Soldier coursed brick detailing will use a contrasting but complementary brick colour to the elevation (see **Figure 3.4** below and proposed street-scenes with the submitted Design & Access Statement for further details).



^ Figure 3.4

- 3.22 Windows will typically be in anthracite / dark grey uPVC, a materials which is common and well used in new build contemporary housing schemes. Roofing materials will be roof tiles where there are pitched roofs and a single ply membrane is proposed for the flat roofed apartments.
- 3.23 There are areas of dark grey aluminium cladding across the site, used to create elevational interest on the front elevation of the apartments. All of the dwellings will feature a canopy above the entrance, the canopies will be a black grey fibre cement cladding, which will provide texture to the elevation.

Access

- 3.24 Both pedestrian and vehicular access to the Site is from Louisa Street. Further information is provided within the Transport Statement prepared by SK Transport.
- 3.25 Each house will be provided with level access. There are 14no. ground floor apartments which are all provided with level access. The remainder of the apartments are accessed by communal stairs.

Landscaping

- 3.26 A landscaping scheme has been prepared by TBA and is submitted as part of the application. This includes a mix of native trees and shrubs, to seek to maximise biodiversity across the site and within the meaningful amenity space provided for the apartments.

Parking

- 3.27 A total of 68 parking spaces are provided across the site, equating to 140% provision for the town houses (private driveways) and 64% provision for apartments (shared parking area). Disabled parking is provided for the apartments. Appropriate levels of EV parking will be provided with one space per house and 20% provision for the apartments.

- 3.28 In terms of active travel, 42 cycle parking spaces are provided in a dedicated store for the apartments (100% provision) and sheds are provided in the gardens for the houses to accommodate cycles. Visitor parking is provided externally on site for visitors.

Waste Management

- 3.29 Details of the proposed refuse storage and arrangements for waste management are set out within the Design & Access Statement prepared by View Associates.

Statement of Consultation

- 3.30 In accordance with local and national planning policy, pre-application discussions have taken place with MCC and relevant key stakeholders, throughout the design evolution of the Proposed Development, as summarised below.

MCC Planning Officers

- 3.31 Several meetings were held with MCC Planning Officers prior to the submission of the planning application, and the matters discussed at these meetings have included:
- Proposed site layout and scheme design
 - Highways and parking
 - Schedule of application documents
 - Affordable housing and Section 106

Ward Councillors

- 3.32 Details of the application proposals have been shared with Clayton and Openshaw Ward Councillors in advance of the planning application submission.
- 3.33 **Chapter 4** will now outline the local planning policy considerations that should be taken into consideration when determining the planning application.

4. Local Policy Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Site is located within the administrative control of MCC. The relevant Development Plan therefore comprises:
- MCC Core Strategy 2012-2027 (“CS”); and
 - The ‘saved’ policies of the Unitary Development Plan (“UDP”).

Adopted Local Plan

MCC Core Strategy

- 4.3 The Manchester CS was adopted in July 2012 and is the key, overarching Development Plan Document (“DPD”) within the Local Development Framework (“LDF”). The CS has replaced significant elements of the Manchester UDP, and the CS is the document that sets out the long-term strategic policies for Manchester’s future development.
- 4.4 As set out in **Chapter 2**, the site-specific policies which are relevant to the site include CS Policies EC5 and H4 for ‘East Manchester’ and Policy SP1 ‘Inner Areas’.
- 4.5 **CS Policy EC5 ‘East Manchester’** states that East Manchester is expected to provide approximately 80-85ha of employment land, the majority of which will be in the Regional Centre. Development will also be supported in existing employment and economic development areas, including Alan Turing Way, along key radial routes and Ardwick Goods Yards.
- 4.6 Outside of the Regional Centre the district centres will provide opportunities for small scale mixed use local employment opportunities. Larger scale proposals will be considered if good transport links exist to the City Centre/Regional Centre.
- 4.7 The supporting text states:
- “The wide scale regeneration in East Manchester particularly at the neighbourhood level has led to the relocation of businesses which are incompatible with residential and vibrant neighbourhoods.”*
- 4.8 **CS Policy EC2 ‘Existing Employment Space’** is also relevant due to the Site having last been in employment use. Policy EC2 states that *“the Council will seek to retain and enhance existing employment space and sites”*. It continues, *“Alternative uses will only be supported if it can be demonstrated that:*
- *The existing use is unviable in terms of business operations, building age and format*
 - *The existing use is incompatible with adjacent uses*
 - *The existing use is unsuitable for employment having regard to the Manchester-Salford-Trafford SFRA, or*
 - *On balance, proposals are able to offer greater benefits in terms of the Core Strategy’s vision and spatial objectives than the existing use.”*
- 4.9 **CS Policy H4 ‘East Manchester’** states that East Manchester will assist with the delivery of around 30% of new residential development (approximately 8,280 residential units) between 2009-2027. It is noted that priority will be given to family housing and other high value, high quality development where this can be sustained.
- 4.10 **CS Policy SP1 ‘Spatial Principles’** states that beyond the Regional Centre, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

- 4.11 The majority of new residential development in these neighbourhoods will be in the Inner Areas (where the Site is located), defined by the North Manchester, East Manchester (where the Site is located) and Central Manchester Regeneration Areas.
- 4.12 Other policies relevant to the Proposed Development are summarised in **Table 4.1** below.

Policy	Summary
Policy SO1: Spatial Principles	Provides a framework within which the sustainable development of the City can contribute to halting climate change.
Policy SO3: Housing	Policy SO3 seeks to provide for a significant increase in high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth.
Policy SO6: Environment	Policy SO6 seeks to protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources.
Policy H1: Overall Housing Provision	Approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027; predominantly to be provided in the North, East, City Centre and Central Manchester. The Policy states that 90% of residential development will be on previously developed land.
Policy H8: Affordable Housing	Affordable housing is required on all residential developments that propose 15 or more units. New development will contribute to the City-wide target of 20% of new housing provision to be affordable and it is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options. The proportion of affordable housing units will reflect the type and size of the development as a whole.
Policy T1: Sustainable Transport	To deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that: Promote regeneration and economic viability by relieving traffic congestion and improving access to jobs and services, particularly for those in need and for those without a car. Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life. Improve pedestrian routes and the pedestrian environment. Facilitate modes of transport that reduce carbon emissions e.g. by incorporating charging points for electric vehicles subject to appropriate design and location. Take account of the needs of road users accordingly to a broad hierarchy.
Policy T2: Accessible Areas of Opportunity and Need	The Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, and to ensure that new development is easily accessible by walking, cycling and public transport, connecting residents to jobs, centres, health, leisure, open space and educational opportunities. All development should provide appropriate car parking facilities.
Policy EN1: Design Principles and Strategic Character Areas	All development in Manchester will be expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located.
Policy EN3: Heritage	Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.
Policy EN4: Reducing CO2 Emissions by Enabling Low and	The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through several actions,

Policy	Summary
Zero Carbon Development	including the requirement for all new development to follow the principle in the Energy Hierarchy.
Policy EN6: Target Framework for CO2 reductions from low or zero carbon energy supplies	Applications for residential development of 10 or more units will be expected as a minimum to meet the targets set out in this policy unless this can be shown to be unviable. This should be demonstrated through an Energy Statement. This Energy Statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.
Policy EN8: Adaptation to Climate Change	All development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
Policy EN14: Flood Risk	Development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding, this should take account of all sources of flooding identified in Manchester-Salford-Trafford SFRA. All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide.
Policy EN15: Biodiversity and Geological Conservation	The Council will seek to maintain or enhance sites of biodiversity or geological value throughout the City. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.
Policy EN16: Air Quality	The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas.
Policy EN17: Water Quality	With reference to the Manchester-Salford-Trafford SFRA and other relevant documents: Development should avoid any adverse impacts on water quality, including during the construction phase, and wherever possible should seek to enhance water quality, both chemical and ecological. Development should minimise surface water run-off from development and associated roads, and minimise groundwater contamination, and to avoid pollutants reaching watercourses. Development close to a water course should also ensure that waste or litter cannot enter the watercourse from the site. Development should, where feasible and appropriate, see to open up and culverted or hidden watercourse beneath the site to improve the ecological status of that watercourse.
Policy EN18: Contaminated Land and Ground Stability	The Council will give priority for the remediation of contaminated land to strategic locations as identified in the Core Strategy. Any proposal for development of contaminated land must be accompanied by a health risk assessment.
Policy EN19: Waste	The Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy. All developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.
Policy PA1: Developer Contributions	Where needs arise as a result of the development, the Council will seek to secure planning obligations in line with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/ guidance. The nature and scale of any planning obligations sought will be related to the form of development and its potential impact upon the surrounding area.

Policy	Summary
Policy DM1: Development Management	All development should have regard to the following specific issues including: appropriate siting, layout, scale, form, massing, materials and detail; effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; refuse storage and collection; vehicular access and car parking; effects on biodiversity, archaeological or built heritage; flood risk and drainage; and green infrastructure.

^ Table 4.1

Saved Policies of the Manchester Unitary Development Plan

- 4.13 Several of the policies set out in the UDP adopted in July 1995 were 'saved' in 2012 and are still in effect today. The policies relevant to the Proposed Development are summarised in **Table 4.2** below:

Policy	Summary
Policy DC7: New Housing Development	The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play.
Policy DC19: Listed Buildings	In determining applications for development that would involve or have an impact on buildings of special architectural or historic interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.
Policy DC20: Archaeology	The Council will give particular consideration to development proposals which affect sites of archaeological interests, to ensure their preservation in place.
Policy DC26: Development and Noise	The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: - The effect of new development proposals which are likely to be generators of noise; and - The implications of new development being exposed to existing noise sources which are effectively outside planning control. New noise-sensitive developments (including large-scale changes of use of land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to them not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this Policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future. Where the Council believe that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures proposed to deal with it satisfactorily.

^ Table 4.2

Supplementary Planning Documents and Planning Guidance

- 4.14 In addition, MCC has also adopted a number of Supplementary Planning Documents (“SPD”), which will be considered in turn overleaf.

Guide to Development in Manchester SPD

- 4.15 The Guide to Development in Manchester SPD was adopted in April 2007 and the SPD sets out the design principles and standards that MCC expects new development to achieve. The key principles and standards relevant to the Proposed Development are set out in **Table 4.3**:

Guidance	Summary
Areas of change should promote a sense of place	In areas of significant change or regeneration, the future role of the area will determine the character and design of both new development and open spaces. It will be important to ensure that the development of new buildings relates well to, and helps to enhance, areas that are likely to be retained and contributes to the creation of a positive identity
Neighbourhoods should contain a mix of housing	Successful neighbourhoods offer a choice of housing to enable residents to continue to live in an area as their needs and aspirations change. Social and private housing should complement each other to deliver choice and balance.
New developments should maximise access for disabled people	The Council will expect developers to comply with the standards detailed in its “Design for Access 2” Manual, and to produce an access statement, with identifies their philosophy and approach to inclusive design.
Environmental Standards	The Council is committed to making Manchester ‘the Greenest City in Britain’ so developers are expected to submit a Statement on how their proposal will achieve the environmental standards required.

^ Table 4.3

Manchester Residential Quality Guidance

- 4.16 MCC has prepared the Residential Quality Guidance (July 2016) for use by architects and developers, to seek to achieve design excellence in all new housing to be built in the City. The document is a material consideration in the determination of planning applications, providing guidance on a range of details including minimum space standards and high environmental standards.
- 4.17 The guidance states that space standards within dwellings should comply with the National Described Space Standards as a minimum. In assessing space standards for a particular development, consideration is to be given to the planning and laying out of the home and the manner in which its design creates distinct and adequate spaces for living, sleeping, kitchens, bathrooms and storage. The size of rooms should be sufficient to allow users adequate space to move around comfortably, anticipating and accommodating changing needs and circumstances.

Other Relevant Planning and Regeneration Documents

Residential Growth Strategy

- 4.18 Manchester’s Residential Growth Strategy recognises the critical relationship between housing and economic growth. The right mix of housing is needed to support growth and ensure that the growing population can live and work in the City and enjoy a good quality of life.
- 4.19 The Strategy sets out six housing growth priorities to meet the City’s ambitions for sustainable growth in terms of appropriate locations, type, quality and sustainability credentials as well as anticipating 25,000 homes will be built over the next ten years from 2015 until 2025.

- 4.20 The Strategy provides a framework for action and will be followed by a detailed implementation plan that sets out the short to medium term actions that the City will take to deliver these priorities.

East Manchester Strategic Regeneration Framework 2008-2018

- 4.21 The East Manchester Strategic Regeneration Framework ('SRF') 2008-2018 encompasses the Ancoats, Miles Platting, Beswick, Openshaw, Clayton, Newton Heath, and Gorton neighbourhoods of East Manchester. The SRF establishes principles and objectives to secure long-term, successful and sustainable regeneration. Specifically, it sets out a strategic vision for the neighbourhoods to become attractive places to live that are supported by well-functioning schools, good quality facilities and a reinvigorated housing market.
- 4.22 In terms of housing, one of the aspirations of the SRF is to provide higher quality family housing. The current housing supply in East Manchester does not provide a sufficient diversity of housing types and quality to support a range of people and families at various stages of life and income levels.
- 4.23 The SRF promotes neighbourhood-focused growth through the provision of high-quality housing and services to give existing and new residents the confidence to raise their families in the neighbourhoods in East Manchester. The key actions for housing development have been identified as:
- Prioritise development of high-quality, owner occupied family housing;
 - Promote neighbourhood development; and,
 - Promote family residential neighbourhoods and discourage apartment development.
- 4.24 Amongst the key priorities, the SRF focusses on continuing the process of establishing distinct, sustainable neighbourhoods which each provide a suitable mix of housing types with access to excellent education and healthcare facilities. The SRF acknowledges Openshaw as a suitable location for apartment development.

Manchester Housing Strategy (2022)

- 4.25 The Housing Strategy sets out how the delivery of homes that Manchester residents want and need are to be delivered and the contribution this will make to the economic recovery of the city.
- 4.26 The Strategy identifies the following challenges to be addressed within city, including the following:
- Increasing housing supply to meet the needs of our growing population
 - Meeting the increasing demand for social and affordable housing
 - Addressing rising levels of homelessness across the city
 - Diversifying the housing stock and increasing council tax revenues to fund services
 - Focusing high-density development in accessible locations, close to public transport
 - Delivering low/zero-carbon new-build housing
- 4.27 The Strategy sets a target of delivering 10,000 affordable homes between 2022 and 2032 (an average of 1,000 homes each year over the lifetime of the strategy), to increase the supply of homes to house the growing population across varying tenures in response to demand.
- Out of the 10,000 new affordable homes, 3,000 will be delivered in the city centre with 7,000 to be delivered outside of the city centre. More than 80% of all homes built by 2032 are on brownfield sites close to public transport.

Statement of Community Involvement

- 4.28 On 11 June 2018 the Council adopted a refreshed Statement of Community Involvement ('SCI') which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester and also how interested parties can make comments on planning applications received by the Council.

Greater Manchester Documents

Places for Everyone

- 4.29 Places for Everyone is the Plan being brought forward by nine of the ten local authorities in Greater Manchester, to deliver an ambitious joint development strategy for the city-region, following the decision of Stockport Council to withdraw from the Greater Manchester Strategic Framework ('GMSF') at the end of 2020.
- 4.30 Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan Councils will form a joint committee to develop a long-term plan for jobs, new homes, and sustainable growth across their boroughs.
- 4.31 Places for Everyone seeks to map out where development can take place in areas connected by sustainable transport links, creating new homes and jobs for people across the city-region and laying the foundations for new investment and innovation.
- 4.32 Once complete, Places for Everyone will set out the scale and distribution of housing and employment growth across the conurbation for the next 20 years. It will identify strategic land allocations for housing and employment and also key infrastructure requirements to support this growth. It would also be a key tool in meeting Greater Manchester's ambition to become carbon neutral by 2038.
- 4.33 **Chapter 5** will now introduce the relevant national planning policies.

5. National Policy Considerations

- 5.1 As outlined in **Chapter 4**, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the 'Development Plan' unless 'material considerations' indicate otherwise.
- 5.2 The Courts have held that the Government's statements of planning policy are such 'material considerations' which must be taken into account, where relevant, in decisions on planning applications.

National Planning Policy Framework

Background

- 5.3 The National Planning Policy Framework ('NPPF') sets out the government's planning policies for England, and how these are expected to be applied. The NPPF was first published in March 2012 and was most recently updated on 20 July 2021.
- 5.4 The following sub-sections will provide an overview of the most relevant sections of the NPPF, in respect of the Proposed Development.

Section 2: Achieving Sustainable Development

- 5.5 Section 2 of the NPPF sets out the key principles of how to achieve sustainable development, stating that at a high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs (Paragraph 7).
- 5.6 Paragraph 8 states that achieving sustainable development means the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:
- (i) ***"An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.***
 - (ii) ***A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.***
 - (iii) ***An environmental objective - to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."***
- 5.7 Paragraph 11 relates to the presumption in favour of sustainable development, stating that for decision-taking this means:
- (i) ***"Approving development proposals that accord with an up-to-date development plan without delay; or***
 - (ii) ***Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - (i) ***The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or***

- (ii) *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole."*

Section 4: Decision Making

- 5.8 Section 4 of the NPPF is introduced by stating that local planning authorities should approach decisions on proposed development in a positive and creative way (Paragraph 38).
- 5.9 Paragraph 39 recognises the importance of early pre-application engagement, and how this has the potential to improve the efficiency and effectiveness of the planning application system for all parties.
- 5.10 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.11 Paragraph 57 provides guidance on when planning obligations should be sought, stating that this is only necessary where they meet the following tests:
 - "a) Necessary to make the development acceptable in planning terms;*
 - b) Directly related to the development; and*
 - c) Fairly and reasonably related in scale and kind to the development"*

Section 5: Delivering a Sufficient Supply of Homes

- 5.12 Section 5 of the NPPF is introduced by highlighting the importance of supporting the Government's objective of significantly boosting the supply of homes, recognising that a sufficient amount of variety of land can come forward where it is needed (Paragraph 60).
- 5.13 Paragraph 66 requires strategic policy-making authorities to establish a housing requirement figure for the whole area, showing the extent of the identified housing need that can be met over the plan period, stating:
 - "Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations."*
- 5.14 Paragraph 74 states that local planning authorities should identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

Section 8: Promoting Healthy and Safe Communities

- 5.15 Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
 - (i) *"Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.*
 - (ii) *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life of community cohesion.*
 - (iii) *Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs."*

Section 9: Promoting Sustainable Transport

- 5.16 Paragraph 109 states that transport issues should be considered from the earliest stages of development proposals, so that:
 - (i) *"The potential impacts of development on transport networks can be addressed;*

- (ii) *Opportunities to promote walking, cycling and public transport are identified and pursued;*
 - (iii) *Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places."*
- 5.17 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.18 Within this context, Paragraph 112 states that applications for development should:
- (i) *"Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
 - (ii) *Address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
 - (iii) *Create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
 - (iv) *Allow for the efficient delivery of goods, and access by service and emergency vehicles;*
 - (v) *Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations."*

Section 11: Making Effective Use of Land

- 5.19 Paragraph 119 introduces Section 11 of the NPPF stating:
- "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."*
- 5.20 Paragraph 123 establishes that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed, but not allocated for a specific purpose in plans, where this would help to meet identified development needs.

Section 12: Achieving Well-Designed Places

- 5.21 Paragraph 126 states that:
- "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*
- 5.22 Paragraph 130 states that planning decisions should ensure that developments:
- (i) *"Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development;*
 - (ii) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

- (iii) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - (iv) *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - (v) *Optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;*
 - (vi) *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*
- 5.23 Paragraph 131 recognises that trees can make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.
- 5.24 Paragraph 134 establishes that significant weight should be given to:
- (i) *“Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
 - (ii) *Outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings.”*

Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change

- 5.25 Paragraph 152 introduces Section 14 stating that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.
- 5.26 Paragraph 159 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Furthermore, Paragraph 167 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

Section 15: Conserving and Enhancing the Natural Environment

- 5.27 Paragraph 174 requires planning decisions to contribute to and enhance the natural and local environment by adopting several principles, including:
- (iii) *“Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).*
 - (iv) *Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*
 - (v) *Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.”*

- 5.28 Paragraph 183 states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (as set out in Paragraph 184).
- 5.29 Paragraph 185 requires planning decisions to ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment.
- 5.30 Paragraph 187 requires planning policies and decisions to ensure that new development can be integrated effectively with existing businesses and community facilities. Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

Section 16: Conserving and Enhancing the Historic Environment

- 5.31 Paragraph 189 recognises that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites.
- 5.32 Paragraph 194 sets out the requirement for applicants to describe the significance of any heritage assets affected by a development, including any contribution made by their setting; noting that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.33 Furthermore, Paragraph 194 also states that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment, and where necessary, a field evaluation.
- 5.34 Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.
- 5.35 Having introduced the Application Site and the Proposed Development along with the relevant Local and National Planning Policy, **Chapter 6** will now appraise the Proposed Development against the relevant planning policies.

6. Appraisal of Planning Policy Compliance

- 6.1 Having introduced the Site, along with the Development Plan, and other relevant material considerations it is prudent to outline in this Chapter the suitability of the Proposed Development in planning terms.
- 6.2 The following matters will be considered in turn:
- The Principle of Residential Development
 - Heritage Impacts
 - Commitment to High Quality Design and Public Realm
 - Residential Amenity
 - Accessibility and Highways
 - Other Technical Considerations

Principle of Residential Development

Provision of New Housing

- 6.3 Section 5 of the NPPF relates to delivering a sufficient supply of homes and highlights the importance of supporting the Government's objective of significantly boosting the supply of homes, recognising that a sufficient amount of variety of land can come forward where it is needed (Paragraph 60).
- 6.4 CS Policy SP1 'Spatial Principles' acknowledges that the Inner Areas will be the focus for the majority of new residential development, and this will be defined by the East Manchester Regeneration Areas. The East Manchester Strategic Regeneration Framework seeks to provide higher quality family housing, acknowledging that the current housing supply in East Manchester does not provide a sufficient diversity of housing types and quality to support a range of people and families at various stages of life and income levels.
- 6.5 CS Policy H4 'East Manchester' further states that priority will be given to family housing in East Manchester, as well as other high value, high quality development where this can be sustained. The Proposed Development will meet the requirements of CS Policy H4 by providing new family housing, including 29 no. new houses comprising a mix of 2, 3 and 4-bedrooms as well as much needed housing for young people and key workers comprising 42 no. new apartments comprising a range of 1 and 2 bed properties. The housing mix has been carefully considered to maximise the redevelopment opportunity presented by the Site, and to meet local need.
- 6.6 CS Policy H1 'Overall Housing Provision' establishes that 90% of residential development within Manchester will be on previously developed land. As set out in **Chapter 2**, the Site is previously-developed and the Proposed Development will therefore assist in achieving the key objective of this policy.
- 6.7 CS Policy H8 'Affordable Housing' requires affordable housing to be provided on all residential developments that propose 15 or more units; with the proportion of affordable housing units reflecting the type and size of the development as a whole. The Proposed Development includes provision of 71 affordable dwellings (100% provision). The affordable houses are inclusively designed to reflect the character of the proposed site and are integrated well into the development, providing an essential contribution of affordable homes within East Manchester.
- 6.8 An agreed proportion of the affordable dwellings will be made available to eligible applicants for Affordable Rent and/or Social Rent. The remaining affordable dwellings will be made available to eligible applicants for Shared Ownership. Jigsaw Homes North will own and manage the affordable dwellings.
- 6.9 An Affordable Housing Statement has been prepared by Westchurch Homes and is submitted with the Planning Application. The provisions of CS Policy H8 have therefore been given due consideration.

- 6.10 UDP Policy DC7 'New Housing Development' requires new housing to be accessible at ground floor level to disabled people, as well as family housing to be designed to include safe areas where children can play.
- 6.11 Access to and within the external environment is designed to ensure that there are no excessive changes in level between the highway and the private spaces. Houses are to be constructed at a minimum standard of latest Building Regulations ensuring each property has level access for ease of wheelchairs. (as defined in Section 1, Approved Document M, Access to and Use of Buildings, Building Regulations 2013). Where parking is not within curtilage, footpaths and gates are provided to ease access and create a direct route.
- 6.12 In addition, provision has been made to ensure comfort for all pedestrians using the public realm within the proposed layout, including:
1. Clear visual links between the entrances to the site and entrances to buildings;
 2. A legible layout for visitors;
 3. A safe pedestrian/cycle network to provide a physical pedestrian connection on site. All pedestrian circulation routes to be level or gently-sloping (as defined in Section 1, Approved Document M, Access to and Use of Buildings, Building Regulations 2013)
- 6.13 As illustrated in **Figure 2.2** part of the immediate surrounding context of the Site is residential and the redevelopment of this site for residential uses will therefore complement the existing area.

Contribution to Housing Supply

- 6.14 CS Policy SO3 seeks to provide for a significant increase in quality housing provision in sustainable locations across the City. Further, CS Policy H1 outlines MCC's intention to enable the delivery of 60,000 new homes across the City over the plan period. CS Policy H4 states that 18,280 should be delivered in East Manchester. The delivery of 71 new homes on the Site will therefore assist in the delivery of new homes for the area.
- 6.15 Manchester Residential Growth Strategy acknowledges that the right mix of housing is needed to support growth and ensure that the growing population can live and work in the City, whilst enjoying a good quality of life. The Proposed Development includes a broad mix of housing types to provide for the differing needs of people wanting to live and work in the City.
- 6.16 The Proposed Development will provide a safe, inclusive, and well managed new community development in this part of East Manchester. According to the latest published figures (1 April 2020) MCC has a 5.67 year housing land supply, however this should not be viewed as a 'cap' or a 'maximum and new housing development should be supported where it will meet an identified local need.
- 6.17 The NPPF also recognises that small and medium sized sites, such as the Application Site, *"can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly"* (paragraph 69).
- 6.18 In line with this principle for small to medium sized sites, it is anticipated that the Proposed Development will be built out quickly which will contribute in the short-term, towards MCC delivering a sufficient supply of homes and delivering regeneration benefits to this area of East Manchester.
- 6.19 The proposals will also wholly align with Manchester's Housing Strategy (2022-2032) which outlines the strategy to meet the demand for all types of housing in every part of the city, as follows:
- Deliver 71 affordable homes in a mix of tenures in a medium / high-density development which is on a brownfield site in an accessible location, close to public transport;
 - This will in turn increase housing supply to meet the needs the growing Manchester population, also meeting the increasing demand for social and affordable housing;

- Deliver new housing stock and increase council tax revenues to fund services in Manchester; and
- Deliver a low-carbon new-build development.

Loss of Employment Land

- 6.20 CS Policy EC2 states that alternative uses will be supported on previous employment sites, where it can be demonstrated that the existing use is unviable, it is incompatible with adjacent uses, or on balance, the proposals offer greater benefits in terms of the Core Strategy's vision.
- 6.21 Section 11 of the NPPF focusses on making effective use of land, specifically stating that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or brownfield land. Moreover, CS Policy H1 recognises that 90% of residential development within Manchester will be on previously developed land.
- 6.22 The Site has been vacant for a number of years, with the majority of the workshops previously located on the Site having been dismantled by 2017 following substantial fire damage.
- 6.23 A letter is included within **Appendix 1** of this report with regards to marketing activity on the Site. This details marketing activities between 2011 and 2014 which resulted in very little interest from potential occupiers. As such the Site is not in a consistent active employment use, nor has there been any demand to re-occupy the Site over this period.
- 6.24 A letter from Fletcher CRE is also included within **Appendix 2** which considers the ongoing market demand and suitability of the Site for employment uses. This concludes that the buildings and the Site are no longer suitable for employment use given the age and configuration of the building, the deterioration of the property and inherent access issues.
- 6.25 It is therefore necessary to consider a more effective use of the Site, in accordance with Paragraph 120 (Section 11 'Making Effective Use of Land') of the NPPF which states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 6.26 Furthermore, Paragraph 126 (Section 11) of the NPPF also states that planning decisions should promote an effective use of land in meeting the need for homes, while safeguarding and improving the environment, and ensuring safe and healthy living conditions; specifically, there is a requirement for local planning authorities to set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or brownfield land.
- 6.27 The Proposed Development will bring life to a currently underutilised and vacant plot of brownfield land, it is therefore considered that the principle of redeveloping the Site for a more effective, residential use, should be supported, in accordance with CS Policies EC2, H1 and Section 11 of the NPPF, and the East Manchester SRF.

Regeneration Benefits

- 6.28 The redevelopment of the Site for residential purposes will bring a range of benefits to Manchester's residential market and to the local area, including:
- **Regeneration** – The redevelopment of the Site for a residential development will bring a currently underutilised site back into productive use, improve the physical appearance of the site and provide the opportunity for new buildings of high architectural quality. The Proposed Development will complement the existing mix of residential accommodation offer elsewhere within East Manchester in line with Core Strategy Policies SP1, SO3, H1 and H4.
 - **Contribution to the Economy** – There is a direct link between economic growth, regeneration and the provision of housing and new homes are required to fuel and complement economic growth.

- **Job Creation** – The development's construction will deliver a temporary economic uplift, supporting a number of new construction jobs both directly and indirectly. This will accord with the provisions of Core Strategy Policy EC1 and Section 2 of the NPPF which outlines that one of the overarching objectives of the planning system is to *"help build a strong, responsive and competitive economy"*. A Local Labour Agreement has been prepared by Westchurch and is submitted as part of the application which confirms their commitment to working with Manchester City Council, their Registered Provider partner and other local partners, to help maximise local employability and skills of local people.
- **Contribution to the City** – The Proposed Development will also generate additional Council Tax and also household spend, further benefitting the local economy. The completed development will bring new residents into the area who will support the local economy.

Summary

- 6.29 The proposals therefore accord with the Sections 5 and 6 of the NPPF, Policies EC2, SP1, SO3, H1 and H4 of the Core Strategy.
- 6.30 In terms of national planning policy, the scheme is consistent with the objectives outlined in the NPPF, in particular the need to provide sustainable development in the right locations.

Heritage Impacts

- 6.31 CS Policy EN3 encourages development to complement and take advantage of the distinct historic and heritage features of specific districts and neighbourhoods. UDP Policy DC19 requires planning applications to consider any impact on buildings of Special Architectural or Historic Interest.
- 6.32 The application is supported by a Heritage Statement prepared by Stephen Levrant Heritage Architecture. The Statement outlines that the Site was historically an Iron Foundry with the buildings across the Site developed in a piecemeal manner from 1890s to the early 20th century, with the majority of building having been dismantled following the fire on site in 2017.
- 6.33 The buildings contained within the Site are not statutorily listed, nor are they within the setting of any Listed Buildings or designated Conservation Areas, and therefore the Site is not protected by any statutory designations. MCC do not have a formal Local list but have identified the Site as a non-designated heritage asset ("NDHA"), although no details of the specific merits of the site have been provided.
- 6.34 Paragraph 203 of the NPPF states that, *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 6.35 The Heritage Statement sets out that much of the former iron foundry works have been lost, as well the interior features of the buildings, but the external appearance and form of the surviving buildings (particularly those fronting Louisa Street) do yield some architectural interest.
- 6.36 The Site as a whole does also have some local historic interest, alongside the collection of two-storey dwellings to the north of the Site on Louisa Street. This collection of late 19th century dwellings make a positive contribution to the setting of the Site and vice versa.
- 6.37 It is concluded that the Site is of low heritage value, with the architectural expression of the buildings not being of sufficient quality to merit listing and the interiors having been heavily damaged and altered. The Heritage Statement concludes the heritage value of the site comes from its association with its historic use as a foundry.
- 6.38 The Heritage Statement identifies at the Proposed Development would result in an overall moderate adverse impact on the built historic environment.

- 6.39 The loss of the buildings will be mitigated in part by the completion of a Level 2/3 Historic Building Record which will provide a permanent record for inclusion in the Historic Environment Records and would further the understanding of the development of the iron foundry building typology within Openshaw.
- 6.40 The viability of the application proposals has been a key consideration as the scheme design was developed. A Viability Note has been prepared by Fletcher CRE, and is in **Appendix 3** of this Statement.
- 6.41 As is set out in the Note, the remaining buildings on the Site are badly dilapidated with a sub-standard specification and has proven very challenging to let on the open market, also as evidenced by the letter from WT Gunson on marketing (**Appendix 1**).
- 6.42 As is set out in the Design and Access Statement prepared by View Associates, a series of options were considered in the design development with a view to seeking the retention of the existing buildings fronting Louisa Street and converting them to residential use, for either houses or apartments. As is set out this would result in a series of challenges from a design perspective to deliver the space and quality of accommodation required by Westhurch, but also as evidenced in the Viability Note has been prepared by Fletcher CRE (**Appendix 3**) would result in an unviable scheme.
- 6.43 The application is also supported by an Archaeology Desk Based Assessment prepared by L:P Archaeology. This concludes the following:
- The potential for significant Prehistoric, Roman and Early Medieval activity within the site is low. Any archaeological remains found would be of medium significance.
 - The potential for Medieval activity within the site is low. Any Medieval archaeological remains found within the site are likely to be associated with agricultural activity and of low significance.
 - The potential for Post Medieval and Industrial activity within the site is high. Any Post Medieval and Industrial archaeological remains found within the site are likely to be associated with agricultural use and the subsequent iron foundry seen in the historic mapping. This would be of low significance.
 - Any surviving deposits relating to the iron foundry, would be of low local significance.
- 6.44 Therefore, whilst the loss of the buildings on site would result in a level of harm to the NDHA this must be balanced against the wider benefits which will be delivered by the Proposed Development. It is clear from the evidence provided that it is not viable to re-use the buildings as part of the Proposed Development and this must be weighed against the comparatively low significance of the heritage asset in overall terms.
- 6.45 Therefore, the Proposed Development is therefore considered to be acceptable in accordance with CS Policy EN3 and UDP Policy DC19 and DC20 as well as Section 16 of the NPPF.

Commitment to High Quality Design and Public Realm

- 6.46 Section 8 of the NPPF seeks to achieve healthy, inclusive and safe places and Section 12 of the NPPF provides design guidance, stating that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- 6.47 In respect of design, CS Policy EN1 expects all development in Manchester to follow the principles of urban design and identifies the Site within the 'Central Arc' which is acknowledged to be experiencing regeneration. UDP Policy DC7 states that all new family housing will be expected to be designed so as to be safe areas within which children can play.
- 6.48 Manchester's Guide to Development SPD states that it is important that new developments are of an appropriate height, having regard to location, character of the area, specific site circumstances and local effects.

- 6.49 The Proposed Development has been designed to deliver a high-quality scheme in this part of East Manchester. As set out in the Design and Access Statement, the fundamentals of the Proposed Development have been directly influenced by the site context, as well as the opportunities and constraints associated with the Site. The character and needs of the area and the principles set out in the Manchester Residential Design Guidance have also been given due consideration.
- 6.50 Specifically, the type, amount and layout of the scheme has evolved over time resulting in a scheme which is now considered to be optimum to address the specific character of the Site, as well as the relevant policy requirements.
- 6.51 Each house has access to a private rear garden, providing sufficient safe areas for children to play, as in accordance with UDP Policy DC7. The apartments will benefit from an enclosed, secure car park and amenity space to the north of the site.
- 6.52 The Manchester Residential Quality Guidance states that space standards within dwellings should comply with the Nationally Described Space Standards, as a minimum, and particular consideration should be given to the planning and layout of the home and the manner in which its design creates distinct and adequate spaces for living, sleeping, kitchens, bathrooms and storage. The proposed dwellings have been influenced by Manchester's emerging space standards, and Nationally Described Space Standards, and all areas of the Proposed Development exceed current standards.
- 6.53 The Proposed Development has also been designed in accordance with "Secured by Design - Homes 2019" security specification and with the pre-application consultation and advice received by Greater Manchester Police in their Crime Impact Statement - submitted as part of this application.
- 6.54 The following bullet points summarise the recommendations made by GMP in the CIS report all of which have been considered and incorporated into the site (taken from the Design & Access Statement prepared to support the application):
- Boundary treatments to not aid opportunist access into the private garden space.
 - Mailboxes for residents should be located either within a secure lobby area or use a 'through-the-well' arrangements allowing external delivery / internal collection.
 - Building elevations have been designed using cladding materials that do not provide external aids to climbing.
 - Use of effective lighting to allow users to feel secure.
- 6.55 CS Policy EN19 requires all developers to demonstrate consistency with the principles of the waste hierarchy. As illustrated on the Architectural Drawings, sufficient space will be provided on each driveway for suitable refuse storage. As required by MCC, a Waste Management Proforma has been submitted in support of the planning application.

Summary

- 6.56 It is concluded that the Proposed Development will provide a healthy, inclusive and safe place for all future and existing residents, which has been designed to the highest quality to reflect the character of the local area, in accordance with the principles set out in the NPPF, in particular section 12, Manchester's Guide to Development SPD, Manchester's Residential Quality Design, CS Policies EN1, EN19, and UDP Policies DC7 and DC19.

Impact on Amenity of Users and Neighbours

- 6.57 In line with Core Strategy Policies DM1 and EN16 and UDP Policy DC26, a Noise Assessment and Air Quality Assessment have been undertaken in order to understand the impact the Proposed Development will have on the amenity of users of the development itself as well as neighbouring properties, residents and businesses.

Noise

- 6.58 Paragraph 170 of the NPPF states that planning decisions should avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and states that proposals should seek to mitigate any adverse impacts arising from noise.
- 6.59 This is further supported by guidance within the PPG which outlines details for the assessment of any potential noise impact and clarifies that the NPPF picks up on the objectives of the Defra Noise Policy Statement for England (2010).
- 6.60 Accordingly, a Noise Impact Assessment has been prepared by Hepworth Acoustics and is submitted in support of the application.
- 6.61 The Assessment concludes that the Proposed Development will have no significant effect in terms of construction, noise, building plant and traffic noise, with appropriate mitigation measures in place, to include an appropriate scheme of sound insulation that will protect the amenity of the new residents and also safeguard the business interests of the nearby commercial/industrial premises, both now and in the future.
- 6.62 The Proposed Development is therefore in accordance with Core Strategy Policy DM1, Saved UDP Policy DC26, as well as Paragraph 185 of the NPPF.

Air Quality

- 6.63 An Air Quality Assessment has been prepared by Miller Goodall to support the application proposals. This is in line with the requirements of the NPPF which states, at Paragraph 186 *'Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones'*.
- 6.64 The assessment considers the air quality impacts as a result of fugitive dust emissions as a result of demolition, earthworks, construction and trackout activities. It is concluded that the use of good practice control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level. The submitted CEMP includes the required good practice measures.
- 6.65 The assessment also considers potential impacts during the operational phase of the development. The assess concludes that concentrations of NO₂ and PM₁₀ are likely to be below their respective long and short-term objectives at the Site which is therefore considered suitable for residential use. Further, concentrations of PM_{2.5} are expected to be below the annual mean target.
- 6.66 It is concluded that Proposed Development is not expected to have a significant impact on local air quality.
- 6.67 It is considered that the development proposals adhere to Core Strategy Policy EN16 and Paragraph 186 of the NPPF.

Accessibility and Highways

- 6.68 A Transport Statement ("TS") and Interim Travel Plan has been prepared by SKTP to support the planning application.
- 6.69 A review of baseline conditions and highway safety in the vicinity of the site has been undertaken. It is not considered that there is an existing highway safety issue that is likely to be exacerbated by the Proposed Development.
- 6.70 The TS identifies that the Site is accessible by sustainable modes of transport. The surrounding area exhibits good levels of pedestrian and cycling infrastructure, and there are several public transport opportunities within acceptable walking distance of the site.
- 6.71 The TS concludes that the Proposed Development could generate approximately 11 two-way trips in the AM peak and 10 two-way trips in the PM peak period. As such, the impact of traffic from the Proposed Development on the wider highway network has been demonstrated to be

minor and it is reasonable to conclude that the impact is not significant or severe in the context of the NPPF.

- 6.72 Additionally, measures are proposed in the accompanying Interim Travel Plan to increase the level of walking, cycling and public transport use to and from the site, and to reduce reliance on the private car.
- 6.73 The TS concludes that having regard to traffic and transportation matters, there are no reasons why the Proposed Development should not be granted planning approval.
- 6.74 The proposals are therefore considered to be in accordance with all relevant local and national transport planning policy, including Core Strategy Policies T1 and T2 and Section 9 of the NPPF.

Other Considerations

Energy and Sustainability

- 6.75 An Energy and Environmental Standards Statement have been prepared by Focus and is submitted in support of the application. This concludes that the Proposed Development includes features which will meet the requirements set out within MCC's adopted Guide to Development in Manchester, as follows:
- The scheme currently proposes to utilise a thermally efficient envelope to minimise heat loss, with U-Values that are a significant improvement over the minimum Part L1A 2022 requirements.
 - The scheme will utilise Air Source Heat Pumps to provide space and water heating to all plots.
 - The proposals have been developed with a strategy for sustainable design and waste management for the site. These practices will support local businesses and help minimise the embodied carbon impact of the scheme.
 - Waste minimisation principles adopted both during construction and in the lifespan of the development through provision of recycling/composting facilities.
- 6.76 The proposals will therefore accord with Core Strategy Policies EN4, EN6, EN8 SO6 and Section 14 of the NPPF, and the Guide to Development in Manchester SPD.

Land Contamination

- 6.77 In terms of ground conditions and pollution the NPPF states in paragraph 174 that planning policies and decisions should ensure that a '*site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination*'.
- 6.78 Accordingly, a Phase 1 Ground Conditions Report has been prepared by Earth Environmental & Geotechnical and is submitted in support of the application.
- 6.79 The Report concludes out that the Site is suitable for redevelopment subject to a number of recommendations which have been considered during the design process and will continue to inform the development process. This includes undertaking a fully intrusive Phase 2 site investigation and any required remediation works.
- 6.80 On the basis of these findings it is considered that the proposals accord with Core Strategy Policy EN18 and Paragraph 174 of the NPPF, and the PPG.

Flood Risk and Drainage

- 6.81 The Site and surrounding area lie within Flood Zone 1 where there is a low risk of flooding from rivers or sea. Further within Flood Zone 1, all development is deemed to be appropriate and neither the sequential nor exception test is required to be undertaken to support the application, in line with Section 14 of the NPPF.

- 6.82 A Flood Risk Assessment and Drainage Strategy has been undertaken by Waterco and is submitted as part of the application. The FRA demonstrates that flood risk from all sources has been considered in the proposed development.
- 6.83 The whole development lies in an area designated by the EA as Flood Zone 1, outlined to have a chance of flooding of less than 1 in 1,000 (<0.1%) in any year.
- 6.84 The NPPF sets out a Sequential Test, which states that preference should be given to development located within Flood Zone 1. This flood risk assessment demonstrates that the requirements of the Sequential Test have been met, with the developable area of the site located within Flood Zone 1 and 'More Vulnerable' classification of the development.
- 6.85 This flood risk assessment has considered multiple sources of flooding and concludes that the Site is at very low to medium risk of flooding from all sources. Those which have been identified to have a medium risk (ordinary watercourse and surface water) are not concerned to be cause for concern.
- 6.86 The proposals are therefore consistent with Core Strategy Policies EN14, EN17 and NPPF, Section 14, Meeting the challenge of climate change, flooding and coastal change.

Ecology and Biodiversity

- 6.87 A Preliminary Ecological Appraisal ("PEA") of the Site and Proposed Development has been undertaken by Ascerta. As part of this, the Site was subject to an extended phase one habitat survey and a preliminary bat roost assessment of all buildings. During the survey and following review of historical species records, it is considered that impact on birds, bats, badger and hedgehog are likely to occur in relation to the proposals for the site.
- 6.88 The PEA includes a number of recommendations to avoid impact on these species, including (*inter alia*):
- If works have not commenced by August 2023 an updated walkover survey and building inspection is recommended to assess the onsite habitats;
 - A minimum of three nocturnal bat surveys on buildings B1 and B2 and two nocturnal surveys on buildings B3 and B4 between May and September (with at least one survey to occur between May and August) to determine if bats are using the buildings as a roost, a
 - Production and implementation of a Construction Environment Management Plan (CEMP);
 - Production and implementation of RAMS for hedgehog and badgers to avoid any harm to these species during the proposed works;
 - Precautionary check for badger prior to works commencing to assess if badger are using the habitats within the site for shelter;
 - Vegetation clearance, pruning and building works should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing.
- 6.89 The PEA concludes that provided the recommendations detailed above and in Section 5.0 of the PEA report are followed, there would be very limited impacts on the local ecology as a result of the Proposed Development.
- 6.90 Informed by the conclusions of the Appraisal, the Proposed Development also proposes the protection and enhancement of existing landscape features on site such as trees and hedges, with a mix of native species proposed, to enhance the biodiversity of the Site. The also scheme proposes the provision of wall mounted bat and bird boxes across the site to provide invaluable support to our urban wildlife.
- 6.91 In line with these findings the proposals accord with Core Strategy Policy DM1, SO6 and Policy EN15. The scheme is also consistent with the paragraphs set out in Section 15 of the NPPF, Conserving and enhancing the natural environment.

Trees

- 6.92 Paragraph 131 of the NPPF recognises the important contribution that trees make to the character and quality of urban environments. In order to assess any impact that the Proposed Development will have on existing trees across the Site, Trevor Bridge Associates (“TBA”) has been instructed to prepare a Tree Survey.
- 6.93 The Tree Survey concludes that of the trees which will be affected by the Proposed Development (those which need to be removed) all are category C trees, with a life expectancy of less than 10 years.
- 6.94 Tree replacement and enhanced landscaping will be provided as part of the Proposed Development as set out within the landscaping proposals prepared by TBA, and therefore the Proposals are consistent with the requirements of Section 15 NPPF; Paragraph 131 NPPF
- 6.95 **Chapter 7** will now outline the key conclusions.

7. Summary and Conclusions

- 7.1 The planning application seeks to gain consent for the redevelopment of a brownfield site, within East Manchester and the Inner Areas, an area that is identified as suitable for residential development.
- 7.2 The Proposed Development will provide 71no. affordable residential dwellings within Manchester's Strategic Housing Location, a key location for new residential development. Each property will provide suitable accommodation for a family, a housing priority for East Manchester.
- 7.3 The Site is in a highly accessible location, with an excellent level of public transport provision in the vicinity of the Site. Additionally, there are a wide range of amenities and services within Manchester City Centre, which is within walking and cycling distance of the Site.
- 7.4 The planning application has been supported by a comprehensive suite of technical documents, all of which demonstrate that there will be no detrimental impacts as a result of the Proposed Development, specifically relating to highways, ecology, residential amenity, noise, and trees.

Conclusions

- 7.5 As the Proposed Development comprises residential dwellings it is relevant to consider the proposals against the provisions of the 'presumption in favour of sustainable development' as outlined in Paragraph 11 (Section 2) of the NPPF. For decision-taking this means:
- "c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*
- 7.6 As MCC have an up-to -date Development Plan, this is the starting point for decision making in this instance.
- 7.7 As outlined within **Chapter 6** of this Statement, the Proposed Development represents sustainable development and clearly accords with the Development Plan. Consequently, Paragraph 11c of the Presumption in Favour of Sustainable Development is engaged.
- 7.8 Accordingly, and as the Proposed Development will not result in any adverse impacts of granting permission, which would significantly and demonstrably outweigh the benefits of the development in this instance, in line with Paragraph 11 of the NPPF, it is respectfully requested that permission be granted without delay.
- 7.9 The proposals accord with the three overarching objectives of the planning system as set out within the NPPF:
- The development will lead to economic benefits by delivering residential development that meets locally identified housing needs (family housing) whilst supporting growth, as well as creating new jobs throughout the construction and operation of the development.
 - Social benefits will be delivered by way of ensuring that a sufficient number and range of homes will be provided to meet the needs of present and future generations, supporting a strong, vibrant and healthy community within East Manchester.

- The proposals will ensure consistency with the surrounding natural and built environment, reflected by the nature of the proposed design and the findings of the associated technical studies prepared and submitted in support of the planning application.

7.10 Therefore, turning to Paragraph 11 of the NPPF, it is evident that the proposals accord with an up-to-date Development Plan and other relevant material considerations; clause 11(c) is therefore engaged and the planning application should be approved without delay.

Appendix 1 – WT Gunson Letter

OUR REF: NJS/WTG

24th August 2022

Sophie Turbefield

Westchurch Homes
Kennedy House
31 Stamford Street
Altrincham
WA14 1ES

Dear Sophie

RE: LOUISA STREET WORKS, LOUISA STREET, OPENSHAW, MANCHESTER, M11 1AD

I am writing with reference to the property illustrated above, specifically in relation to our involvement in advising on the lettings and occupational status of the site throughout our involvement.

WT Gunson were initially instructed to inspect the site and advise on letting the buildings on the site in February 2011. The site comprised a former manufacturing unit which had been split into various workshops of differing sizes. The site was of a very high density, with very little yard space for occupiers and the condition of the real estate was poor. There was also a 2 storey warehouse fronting onto Louisa Street which was in exceptionally poor condition.

At the time of our instructions the site had some tenants and was subject to a high number of vacant units. Tenants on site generally consisted of car garages and scrap yards. We marketed the vacant workshop units 'to let' on a flexible basis. We were asked to advise and let the 2-storey warehouse unit fronting onto Louisa Street but given the property type, condition and location, we deemed the building unlettable and that there would be no demand for a building of this type and ultimately had to decline the potential instruction.

Over a marketing period of approximately 3 years, we received some sporadic enquiries, and had let one of the small workshop units during this period. We marketed the property using marketing particulars shared via the WT Gunson website and other online marketing platforms. We also attached a 'TO LET' board to the 2 storey warehousing building fronting onto Louisa Street marketing only the remainder of the site. Enquiries came in for the lettings of the small workshop units only.

We ceased marketing the properties for let c. 2014. Our understanding of the site since is that the site had been broken into and that the buildings ultimately suffered severe fire damage, which ultimately led to the demolition of the buildings in 2017.

We are not aware of any further marketing of the site since our involvement and believe the site to have been vacant since the fire. We are aware that the owner has been approached multiple times over the years on a speculative basis for purposes of housing development.

Yours sincerely,



Neale Sayle MRICS

Partner

W T Gunson

Tel: 0161 833 9797

Email: neale.sayle@wtgunson.co.uk

Appendix 2 – Fletcher CRE Letter

JJF

24 August 2022

Miss S. Turbfield
Westchurch Homes Limited
Kennedy House,
31 Stamford Street,
Altrincham,
WA14 1ES

Dear Sophie,

Land and Buildings at Louisa Street, Openshaw, Manchester

Further to your recent instructions, we have detailed below a brief overview of the subject property, the market demand and the suitability of the premises for the continued use.

Location

The property is located fronting Louisa Street, Openshaw, Manchester. It is located on a busy residential Street. It is of close proximity to Aston Old Road, a main arterial route that connects Manchester City Centre and Ashton Under Lyne. It is located on in Openshaw in between The fringes of the City Centre and Tameside. It is situated in a predominantly residential area.

Description

The site comprises a circa 2 acre site with circa of 10,000 sq. ft. of industrial mill type accommodation majority of which is over both ground and first floor accommodation. The site originally was of a very high density, with very little yard space for occupiers and the condition of the real estate was poor. There was also a 2 storey warehouse fronting onto Louisa Street which was in exceptionally poor condition.

The property fronting Louisa Street is in a poor condition, which much of the property appearing to be vacant and no longer in use. Following a large fire in 2017, the building on site suffered significant fire damage and were subsequently demolished. The yard areas which were created following the fire and demolition of the buildings are now overgrown with evidence of Japanese Knot Weed. The roof and external elevations of the main building are in a poor condition and are in need to repair/replacement.

Whilst we have not inspected internally, we have been provided with internal images which show the accommodation to be of poor quality and beyond its economic life. There would be significant capital expenditure required to upgrade and improve the building to the most basic minimum standards.



Market Demand

Despite the uncertainty in the market due to the global impact of COVID 19, there still appears to be a good level of demand from industrial occupiers for good quality well located industrial accommodation.

We often see demand for site of a similar nature to the subject site from developers looking to redevelop the site for residential use, as many of these older industrial units are unable to attract industrial occupiers due to the impractical nature of the units.

We have seen good levels of demand for good quality industrial units on established industrial locations in purpose-built units, with good yard areas in well-connected locations.

The property is located in the Manchester Core industrial market, which is an important central location for industrial property, with over 20 million SF of inventory.

Occupier demand has remained steady during the pandemic amid the change in retail spending habits. As a result, vacancies have continued to compress and rent growth has surged. Indeed the 9.9% expansion in rents over the past 12 months is one of the strongest growth rates in the country. Healthy appetite from last-mile logistics and distribution firms for high quality, modern and easily accessible industrial accommodation is expected to underpin demand and rent growth over the next couple of years. The site though does not lend itself to this use, given its proximity to residential occupiers, poor access and better locations with available units.

Occupiers in this location focus on the established industrial parks that are situated along main arterial routes, such as those along Ashton Old Road the M60 and the A627 such as Heywood distribution Park, Kingsway and Stakehill Hill Industrial Estate. Those that have become occupied are modern detached units surrounded by industrial and commercial occupiers with excellent transport links to the regional and national motorway networks.

Eaves height is particularly important for storage and distribution companies, as they will be attracted to units with good eaves height so they can install racking to store stock and materials above one another, thus making efficient use of the floor space and the eaves height. The subject property does not provide this compared with more modern and established industrial areas and therefore would be unattractive to these occupiers.

Suitability of Premises to Continue Existing use

Typically, single occupiers require a large self-contained unit, with a good yard area. Units tend to be of steel portal frame with an eaves height of between 8 - 10 meters to the underside of the haunch.

Occupiers will require appropriate loading areas and self-contained, secure yard areas in order for HGVs enter/exit the site in a safe and efficient way to load/unload. The appropriate turn space is



required along with parking for staff and customers. The site has two access points which are accessed off residential roads. These roads are congested and will struggle to cope with regular use from HGVs which in this location would cause significant nuisance for the large number of residents living in the immediate vicinity. There would be interruption to residents regarding access and noise and there will be restrictions in terms of hours the occupiers could operate given the proximity to residential properties.

The roof, external elevations and windows are in a poor condition and at the end of their economic life. Much of this will need to be replaced in order to enable the building to be occupied. There is also a large amount of first floor space and we often see upper floor space redundant as occupiers are no longer able to use the upper floor space due to the difficulties in getting materials on and off the upper floor space. The upper floor space naturally impacts on the height of the ground floor space resulting in a low eaves height and often a granular layout which is not suitable for modern industrial occupiers.

The industrial premises on nearby industrial estates provide modern office accommodation with the industrial accommodation. These can be of good specification or Grade A offices, which benefit from DDA access, raised floor, heating and cooling systems and lift access, something which wouldn't be provided in the subject property, which would make it difficult to attract occupiers who require even a basic level of office accommodation in part of the building.

Overall we feel the buildings and site are no longer suitable for any use given the age and configuration of the building, the deterioration of the property and inherent access issues as a result of high density residential within the immediate vicinity.

We trust this is everything you require and should you need to discuss any aspects of this report in more detail, please do not hesitate to contact me.

Yours sincerely,



John Fletcher, MRICS
RICS Registered Valuer
Director
Fletcher CRE

Tel: 01204-221 030

Email: john.fletcher@fletchercre.co.uk

Encs:



Appendix 3 – Fletcher CRE Letter

JJF

11 October 2022

Miss S. Turbfield
Westchurch Homes Limited
Kennedy House,
31 Stamford Street,
Altrincham,
WA14 1ES

Dear Sophie,

Land and Buildings at Louisa Street, Openshaw, Manchester – Viability Assessment

Further to your recent instructions, we provide below our assessment of the viability of converting the existing buildings at the aforementioned site to residential use. In producing this note we have reviewed the local residential market and collated comparable evidence as well as having due regard to the Cost Estimate (date) prepared by Enabl and appended to this note.

Location

The property is located fronting Louisa Street, Openshaw, Manchester. It is located on a busy residential Street. It is of close proximity to Aston Old Road, a main arterial route that connects Manchester City Centre and Ashton Under Lyne. It is located on in Openshaw in between The fringes of the City Centre and Tameside. It is situated in a predominantly residential area. Specifically, this note relates to those buildings fronting Louisa Street and considered to be of greater heritage significance than the other buildings on site.

Description

The site comprises a circa 2 acre site with circa of 10,000 sq. ft. of industrial mill type accommodation majority of which is over both ground and first floor accommodation There is a Principal Office Range built in circa 19th Century with an extension constructed fronting Louisa Street. There is an Ancillary Office / Gatehouse located to the south-east corner, adjacent to the Site access. The site originally was of a very high density, with very little yard space for occupiers and the condition of the real estate was poor. There are only two workshops which survive within the wider grounds of the site, a small unit to the west of the gatehouse and large unit to the north which extends back to the line of the now infilled Stockport Branch of the Manchester & Ashton-under-Lyne Canal.

The property fronting Louisa Street is in a poor condition, with much of the property appearing to be vacant and no longer in use. Following a large fire in 2017, the buildings on site suffered significant fire damage and were subsequently demolished . The yard areas which were created following the fire and demolition of the buildings are now overgrown with evidence of Japanese Knot Weed. The roof and external elevations of the main building are in a poor condition and are in need of repair/replacement.



Whilst we have not inspected internally, we have been provided with internal images which show the accommodation to be of poor quality and beyond its economic life. There would be significant capital expenditure required to upgrade and improve the building to the most basic minimum standards.

Plans have been drawn up demonstrating the conversion of those buildings fronting Louisa Street to either seven, 2 bed apartments over ground and first floors over 5,559 sq. ft of accommodation or 6 Town Houses comprising two 3 bed properties and four 2 bed properties providing a total of 5,909 sq. ft of accommodation. In order to convert the buildings and construct the apartments or houses we have been provided with build costs from Enabl (appended), which estimate the total cost for the conversion to apartments at £1,177,556.31 and £1,143,131.43 for the conversion to housing.

Market Demand

The Housing market as a whole over the last 18 months has gone from strength to strength and we have seen a good level of demand for housing in the Greater Manchester area. Parts of North Manchester have also seen good levels of demand.

There are, however, concerns on the horizon and there are fears of a national and global recession due to war in Ukraine, the effects of the global pandemic, Brexit and significant rises in the costs of living and inflation. Whilst this is yet to slow the housing market down, we may see lenders increase their costs of borrowing or require large deposits from purchasers. Investors too may adopt a wait and see approach to see how the economy deals with the national and global issues before investing. This could reduce the demand for housing and thus start to see prices fall as a result.

In the immediate vicinity there is little demand for apartments, as many families prefer traditional housing and many cannot afford to purchase their own property and often their only prospect of housing is through social housing or private rented sector. There are little new build developments in close proximity mainly due to concerns over viability.

In terms of values, we have seen two bed apartments range in sales values between £100,000 - £130,000 depending on size, specification and location. Many sales are often investor led with those looking for a 8-9% return on investment. As a result these are generating values between £150-£170 per sq. ft. In some cases particularly in converted buildings, the values are below £150 per sq. ft.

There are further two bedroom sales in converted buildings, which are below these figures, but these are converted buildings in a poorer location than the subject property.

With regards to the town houses, the values for two bed houses are £175,000 - £200,000. For 3 beds the values appear to range between £220,000 - £250,000. These will generate values between £200 - £215 per sq. ft.

We have listed the below comparables:

- **Louisa Street** – x3, 3 bed town House sold in December 2021 between £200,000 - £220,000. The property was 1,200 sq ft which reflects a capital value of £185 per sq ft
- **34 Aldermoor Close** – 3 bed semi detached sold in May 2022 for £208,000 well below the asking price of £240,000.
- **Louisa Street** – 2 bed property sale agreed in June 2022. The asking price was £180,000 but we are unclear as to the level agreed at and whether the sale proceeded.
- **Hyde Road Gorton** – 2 bed property sold for £110,000 in September 2022
- **Flat 7 12 Fairfield Road** the two bed property sold in April 2022 for £117,000.

GDV

Please note given the stage of the development these are high level estimates and based on the assumptions in the information provided.

We estimate the GDV of the proposed development for the apartments is an average of £150 for 5,559 sq. ft. Taking into account the build costs above, a 20% developers profit, these result in a negative land value. We have not yet been able to account for abnormalities, S106 Contributions and finance costs as these are largely unknown at this stage and are likely to reduce the viability of the development further.

We estimate the GDV of the proposed development for the houses is an average of £200 for 5,909 sq. ft. Taking into account the build costs above, a 20% developers profit, these result in a negative land value. We have not yet been able to account for abnormalities, S106 Contributions and finance costs as these are largely unknown at this stage and are likely to reduce the viability of the development further.

I trust this is all the information you require at this stage and should you require further input and analysis, please do not hesitate to contact me.

Yours sincerely,



John Fletcher, MRICS
RICS Registered Valuer
Director
Fletcher CRE

Tel: 01204-221 030

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Louisa Street

Stage 1 Cost Estimate No.2
Westchurch Homes Limited

Apartments - 30th September 2022 (v2.0)

Document Issue Sheet

Issue Nr.	Document	Status	Issue Date	Parties Sent To	Prepared By	Checked By	Reviewed By
1.0	Stage 1 Cost Plan	Draft	26/09/2022	Sophie Turbfield	Daniel Cropper	Louis Howard	Louis Howard
2.0	Stage 1 Cost Plan	Final	30/09/2022	Sophie Turbfield	Daniel Cropper	Louis Howard	Louis Howard



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Appendix A - Cost Benchmarking

1.0 Who We Are

As an RICS regulated firm we take pride in offering the highest standard of professional advice across the variety of sectors we work in. Our team consists of Project Managers, Cost Managers and Planning Consultants allowing us to offer a unique multi faceted approach to the projects we work on.

This document has been prepared in strict accordance with the RICS Cost Analysis and Benchmarking Guidance Note 1st Edition. All of the reports that are issued are reviewed by an MRICS qualified Director ensuring that the RICS general principles are fully adopted.

Our reports are developed utilising industry recognised cost estimating guides and are often supported with live data from comparable schemes that we have acquired in our experience as Cost Managers, Employers Agents, Contract Administrators, Contractors Commercial Managers and Contractors Estimators.

"It is more than just cost plans and spreadsheets. We challenge design decisions, test packages with trusted subcontractors and ensure the most commercially advantageous decision are made at all stages of the project lifecycle"

1.0 Executive Summary

- 1.1 This feasibility estimate represents the proposed new development works of the site at Louisa Street. The costs have been based upon the information listed in Section 3.0. The rates used are at **3Q 2022 fixed price levels** and includes Contractor Design Risk Contingency at 5% but excludes professional fees, VAT and other items listed in section 4.0.
- 1.2 The estimated construction cost equates to **£1,023,962.01** in addition to a contractor design risk contingency of **£51,198.10** and a professional fee allowance of **£102,396.12**. This reflects the area noted in section 5.0 of this report. The costs have been based upon the specification/assumptions noted in Section 3.0 and Appendix A (Cost Build Up).
- 1.3 Rates within this estimate are based at Q3 2022 and provide a "current day price" (i.e. the cost as if construction works were to start from the base date).
- 1.4 It is assumed that there are no abnormal restrictions in terms of access to the site, working hours, noise restrictions and the like. For clarity this report has been developed on the basis of a single phase of works.
- 1.5 The costs are based upon a competitively tendered procurement approach utilising a single stage design and build form of contract.
- 1.6 Costs associated with contamination (including asbestos) are excluded.
- 1.7 This estimate has been prepared solely for the use of Westchurch Homes Limited and should not be relied upon by any third party.
- 1.8 An estimated construction duration for these works would be around 50 weeks subject to the agreed form of build construction/methodology. This will be tested with prospective contractors.

2.0 Cost Summary

This feasibility estimate represents the proposed new development works of the site at Louisa Street. The costs have been based upon the information listed in Section 3.0. The rates used are at 3Q 2022 fixed price levels and includes Contractor Design Risk Contingency at 5% but excludes professional fees, VAT and other items listed in section 4.0.

Overall Summary



	GIA (ft ²)	GIA (m ²)
Apartments	5,909 / ft ²	549/m ²
Houses	0 / ft ²	0/m ²
External Areas	0 / ft ²	0/m ²
Total Internal Area	5,909 / ft²	549/m²
Total External Area	Excluded	Excluded

Nr	Description	Cost (£)	Cost p/sqft (£)	Cost p/m2 (£)
1.0	Enabling Works	£108,428.07	£18.35	£197.50
2.0	Substructure	£0.00	£0.00	£0.00
3.0	Frame	£23,237.78	£3.93	£42.33
4.0	External Walls	£40,238.70	£6.81	£73.29
5.0	Roof	£64,495.00	£10.91	£117.48
6.0	Stairs	£4,650.00	£0.79	£8.47
7.0	Windows	£53,102.50	£8.99	£96.73
8.0	Internal Walls	£43,859.86	£7.42	£79.89
9.0	Internal Doors	£12,440.00	£2.11	£22.66
10.0	Wall Finishes	£27,476.66	£4.65	£50.05
11.0	Floor Finishes	£29,864.47	£5.05	£54.40
12.0	Ceilings	£25,823.48	£4.37	£47.04
13.0	Fixtures & Fittings	£52,775.00	£8.93	£96.13
14.0	Electrical Installations	£101,590.40	£17.19	£185.05
15.0	Mechanical Installations	£99,988.53	£16.92	£182.13
16.0	Builders Works In Connection	£10,078.95	£1.71	£18.36
17.0	Lift	£0.00	£0.00	£0.00
18.0	External Works	£92,974.40	£15.73	£169.35
19.0	Utilities	£21,000.00	£3.55	£38.25
20.0	Miscellaneous	£0.00	£0.00	£0.00
SUB-TOTAL NET COSTS		£812,023.80	£137	£1,479
21.0	Preliminaries	@ 12.00% £97,442.86	£16.49	£177.49
22.0	OH&P	@ 8.00% £64,961.90	£10.99	£118.33
23.0	Inflation to Mid Point of Construction	@ 6.10% £49,533.45	£8.38	£90.22
SUB-TOTAL OTHER COSTS		£211,938.21	£36	£386
24.0	Contractor Design Risk Contingency	@ 5.00% £51,198.10	£8.66	£93.26
25.0	Professional Fees (as advised)	@ 10.00% £102,396.20	£17.33	£186.51
TOTAL CONSTRUCTION ESTIMATE (@ 3Q 2022 prices)		£1,177,556.31	£199	£2,145

3.0 Basis & Assumptions

Basis and Assumptions: Generally

- 1 This feasibility estimate represents the proposed new development works of the site at Louisa Street. The costs have been based upon the information listed in Section 3.0. The rates used are at 3Q 2022 fixed price levels and includes Contractor Design Risk Contingency at 5% but excludes professional fees, VAT and other items listed in section 4.0.
- 2 For the purposes of preparing this estimate we have assumed that the main contract works will be let on a JCT Design and Build contract on a fixed Lump Sum basis with competitive tendering.
- 3 The costs included within this report are based upon the following information

Louisa St. Existing Building.FF Apartments
Louisa St. Existing Building.FF Houses
Louisa St. Existing Building.GF Apartments
Louisa St. Existing Building.GF Houses
220815 - Louisa Street - Site Plan inc.Retained Building Plan 02
S23775-1F
S23775-EL
S23775-GF
- 4 Costs have been prepared on a current day price basis, at Q3 2022 price levels. Any impact associated with Brexit or COVID is currently excluded from this cost plan.
- 5 Main Contractor's preliminaries include management and support staff as well as organisational costs including site accommodation, welfare, rubbish removal, plant, scaffolding, craneage etc.
- 6 No allowance has been made for out of hours working as this is not deemed necessary.
- 7 It is assumed any costs associated with investigations or surveys will be included under a separate budget.
- 8 Refer to Appendix A for a detailed cost breakdown with our current assumptions.
- 9 Costs currently assume mid specification of finish
- 10 In the absence of detailed design information assumptions have been made on the required structural, civil, mechanical and electrical works. No proposed elevations have been provided and as such assumptions have been made

4.0 Exclusions

Exclusions: Generally

The Following Costs are excluded:-

- 1 Professional / legal fees; planning / building control fees; site surveys; monitoring costs; environmental audits; wind studies; third party fees / costs / novated professional fees; other fees
- 2 Value Added Tax (VAT)
- 3 Site, building or other surveys, including statutory service investigations
- 4 Archaeological works (Consultants fees, investigation and attendance costs or resultant delays / disruption)
- 5 Site acquisition fees / costs and other developers costs
- 6 Capital allowances or other incentives / grants
- 7 Boundary Issues
- 8 Adjoining owners negotiations / costs
- 9 Impact of sustainability requirements that may be required over and above those noted
- 10 Costs associated with any road closures / rentals
- 11 Finance charges, developers costs and profit
- 12 Works associated with Section 106 and 278 agreements; road stopping-up etc
- 13 Exploration for and removal of unexploded ordnance
- 14 Monitoring of existing building & adjacent buildings / structures
- 15 Abnormal ground conditions (contamination etc.)
- 16 Loose fittings, fixtures and equipment that are not listed individually in this document
- 17 New Artwork
- 18 Out of hours working
- 19 Highways closures and the like
- 20 Potential benefits accrued through Land Remediation Relief
- 21 Tender Inflation beyond Q3 2022
- 22 Highway enabling works
- 23 Utility Diversion Works
- 24 Ground Obstructions, remediation or removal of contaminated materials INCLUDING asbestos
- 25 Costs associated with ecology (including protected animals)
- 26 Off-site infrastructure works/upgrades
- 27 Costs exclude any room furniture other than those noted within the schedule (communal kitchen / dining area)

5.0 Area Schedule (m2)

Element	GIA (m2)
Apartments	549
Total Internal Area (m2)	549/m2
Total External Area (m2)	0/m2

We measure in accordance with the RICS Code of Measurement Practice, 6th Edition.

The measurements and areas within this document should not be relied upon for any other purpose other than the formulation of the Cost Estimate itself.

Appendix A - Cost Build Up

Project:	Louisa Street	GFA (m2):	549
Ref:	1.0	GFA (sqft)	5907
Element:	Enabling Works		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
<u>Strip Out</u>					
1	Strip out allowance; per floor - tested allowance from other schemes <i>to be firmed up</i>	549	m2	£ 50.00	£ 27,450.00
2	Isolation of existing services	1	item	£ 1,500.00	£ 1,500.00
3	Removal of existing windows; including disposal	40	nr	£ 39.22	£ 1,568.80
4	Removal of redundant M&E, defective rainwater goods etc. to all elevations	1	item	£ 500.00	£ 500.00
5	Removal of existing pitched roof to main building; including rafters, purlins, ceiling joists, plates etc.; load into skip. Remove and dispose of covering	734	m2	£ 29.77	£ 21,851.18
6	Removal of vegetation	1	Item	£ 1,250.00	£ 1,250.00
7	Removal of roller shutter door	1	Item	£ 750.00	£ 750.00
<u>Enabling Works</u>					
8	Insertion of new damp proof course	549	m2	£ 13.55	£ 7,438.95
9	Demolition of existing walls to facilitate new layouts	221	m2	£ 95.00	£ 20,995.00
10	Crack stitch repairs allowance	1	item	£ 5,000.00	£ 5,000.00
11	Replacement of timber lintels (unable to be inspected by surveyor); replace with concrete - allow 15	15	item	£ 255.00	£ 3,825.00
12	Demolition - Break out existing surface and associated 150 mm thick granular base load to 20tonne muck away vehicle for removal off sitemacadam surface; 150 mm thick	740.87	m2	£ 22.00	£ 16,299.14
Total (Carried to Summary)					£ 108,428.07

Project:	Louisa Street	GFA (m2):	549
Ref:	2.0	GFA (sqft)	5907
Element:	Substructure		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>No foundation strengthening required as per enigneers report</i>				
Total (Carried to Summary)					£0.00

Project:	Louisa Street	GFA (m2):	549
Ref:	4.0	GFA (sqft)	5907
Element:	External Walls		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Raking out decayed masonry joints and repointing in cement mortar; all elevations; brickwork walls generally	635	m2	£ 32.47	£ 20,618.45
2	Chemical clean; Hydrochloric acid and multi clean chemical to be applied via soft bristled brush and jetted away using low pressure heated steam; all elevations	635	m2	£ 15.15	£ 9,620.25
3	Allowance for replacement of defective brickwork - assume 20m2	10	m2	£ 375.00	£ 3,750.00
4	New internal façade restraint system - helifix ties or similar	1	item	£ 5,000.00	£ 5,000.00
5	Infill to roller shutter door; new double skin masonry tied into existing brickwork	5	m2	£ 250.00	£ 1,250.00
Total (Carried to Summary)					£40,238.70

Project:	Louisa Street	GFA (m2):	549
Ref:	5.0	GFA (sqft)	5907
Element:	Roof		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Roof structure - treatment only. Retain existing structure centres		Item	£ 5,000.00	£ 5,000.00
2	Roof covering - Natural slates; Spanish; 7 mm nominal thickness; uniform size; to 75 mm lap; on 25 mm × 50 mm battens and type 1F reinforced underlay	315	m2	£ 125.00	£ 39,375.00
3	Roof build up - insulation, membranes, fixings etc.	315	m2	£ 48.00	£ 15,120.00
4	Allowance for rainwater goods	1	item	£ 5,000.00	£ 5,000.00
Total (Carried to Summary)					£ 64,495.00

Project:	Louisa Street	GFA (m2):	549
Ref:	6.0	GFA (sqft)	5907
Element:	Stairs		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Softwood timber stairs ground to first floor; no landings; softwood handrails rounded - 69mm x 100mm	3	Nr	£ 1,550.00	£ 4,650.00
Total (Carried to Summary)					£ 4,650.00

Project:	Louisa Street	GFA (m2):	549
Ref:	7.0	GFA (sqft)	5907
Element:	Windows		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<u>Glazed Window & Door System</u>				
1	Thermally broken composite double glazed aluminium/timber windows; Velfac 200 or other approved; with a maximum glazing U-value of 1.5 W/m2 K; argon filled cavity; low-e glazing with laminated glass unless otherwise specified; including multipoint espagnolette locking mechanisms and other ironmongery	92.3	m2	£425.00	£39,227.50
2	Aluminium door; double personnel door; stainless steel ironmongery;	1	Item	£3,125.00	£3,125.00
3	Composite entrance door; glazed single personnel door; stainless steel ironmongery;				
	Single	5	Item	£2,150.00	£10,750.00
Total (Carried to Summary)					£ 53,102.50

Project:	Louisa Street	GFA (m2):	549
Ref:	8.0	GFA (sqft)	5907
Element:	Internal Walls		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Corridor and apartment dividing walls; Partitions, 130 mm partition; 70 mm studs and channels; two layers of 15 mm Gyproc SoundBloc each side; joints filled with joint filler and joint tape to receive direct decoration - 60 mins	134	m2	£ 63.99	£ 8,574.66
2	Internal apartment walls; Partitions, 95 mm partition; 70 mm studs and channels; one layer of 12.5 mm Gyproc Wallboard each side; joints filled with joint filler and joint tape to receive direct decorations - 30 mins	334	m2	£ 42.10	£ 14,061.40
3	Perimeter wall linings; Kingspan Kooltherm K18 insulated plasterboard; fixing with nails; joints filled with joint filler and joint tape to receive direct decoration; to softwood base 12.5 mm plasterboard bonded to CFC/HCFC free rigid phenolic insulation; 37.5 mm thick panel	585	m2	£ 36.28	£ 21,223.80
Total (Carried to Summary)					£ 43,859.86

Project:	Louisa Street	GFA (m2):	549
Ref:	9.0	GFA (sqft)	5907
Element:	Doors		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Entrance doors; Standard fire doors; cellular core; softwood lining; softwood architrave; aluminum ironmongery (lockable, self-closure); painting or polishing; - FD30 Single Doors	4	nr	£ 635.00	£ 2,540.00
2	Internal doors ; cellular core; softwood; softwood architrave; aluminium ironmongery (latch only) single leaf; moulded panel; gloss paint finish Single Doors	30	nr	£ 330.00	£ 9,900.00
Total (Carried to Summary)					£ 12,440.00

Project:	Louisa Street	GFA (m2):	549
Ref:	10.0	GFA (sqft)	5907
Element:	Wall Finishes		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Wall tiling to Kitchens (500mm high to underside of cabinets) £25m2 pc sum:	19	m2	£ 62.20	£ 1,200.46
2	Wall tiling to Bathrooms - £25m2 pc sum: 75% tiling	121	m2	£ 62.20	£ 7,526.20
	Decoration Allowance for rooms; including joinery items:				
3	Apartments - 2 bed (average size 73m2)	7	Nr	£ 1,850.00	£ 12,950.00
4	Communal Areas	1	item	£ 3,000.00	£ 3,000.00
	Joinery Allowance for Architraves, etc				
5	2 bed	7	Nr	£ 400.00	£ 2,800.00
Total (Carried to Summary)					£ 27,476.66

Project:	Louisa Street	GFA (m2):	549
Ref:	12.0	GFA (sqft)	5907
Element:	Floor Finishes		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Laminate; to living areas, kitchens, hall/landings; PC sum £20m2	269	m2	£ 51.50	£ 13,853.50
2	Tiling; to bathrooms/wc's; PC sum £25m2	35	m2	£ 62.85	£ 2,199.75
3	Carpet including underlay; to bedrooms; PC sum £25m2	172	m2	£ 40.25	£ 6,923.00
4	Floor finish; to communal areas and ancilliary spaces - budget rate until areas defined	23	m2	£ 45.00	£ 1,026.00
5	Resilient acoustic layer installed to existing concrete floors; Regupol 7210C Acoustic Resilient Layer	549	m2	£ 10.68	£ 5,862.22
Total (Carried to Summary)					£ 29,864.47

Project:	Louisa Street	GFA (m2):	549
Ref:	11.0	GFA (sqft)	5907
Element:	Ceilings		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>Metal Frame System for ceiling throughout</i>				
1	Ground Floor	315	m2	£ 23.21	£ 7,311.15
2	First Floor	234	m2	£ 23.21	£ 5,431.14
	<i>Ceiling lining. 2 layers of plasterboard</i>				
3	Ground Floor	315	m2	£ 17.65	£ 5,559.75
4	First Floor	232	m2	£ 17.65	£ 4,100.62
	<i>Thistle Multifinish skim coat finish 3mm</i>				
5	Ground Floor	315	m2	£ 6.25	£ 1,968.75
6	First Floor	232	m2	£ 6.25	£ 1,452.06
Total (Carried to Summary)					£ 25,823.48

Project:	Louisa Street	GFA (m2):	549
Ref:	13.0	GFA (sqft)	5907
Element:	Fixtures & Fittings		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Kitchens - supply and install - Howden (PC sum £6K)</u>	7	Nr	£ 7,000.00	£ 49,000.00
2	<u>Allowance for Shower Tray and Screen</u>	1	Nr	£ 275.00	£ 275.00
3	<u>Allowance for Bath Panel and Screen</u>	7	Nr	£ 275.00	£ 1,925.00
4	<u>Allowance for Bathroom Cabinet:</u>	6	Nr	£ 175.00	£ 1,050.00
5	<u>Allowance for Door numbering</u>	7	Nr	£ 75.00	£ 525.00
Total (Carried to Summary)					£ 52,775.00

Project:	Louisa Street	GFA (m2):	549
Ref:	14.0	GFA (sqft)	5907
Element:	Electrical Installations		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Electrical Services Installations - budget await design				
	Power				
1	Double sockets	91	nr	£ 58.67	£ 5,338.97
2	Shaver points	7	nr	£ 95.66	£ 669.62
3	Hob	7	nr	£ 118.99	£ 832.93
4	Boiler/water heater	7	nr	£ 58.76	£ 411.32
5	Cooker	7	nr	£ 55.87	£ 391.09
	Distribution				
6	Switthgear and submain distribution	7	nr	£ 2,304.35	£ 16,130.43
7	Ducting and containment	7	nr	£ 705.55	£ 4,938.85
8	Wiring to mechanical systems	7	nr	£ 259.26	£ 1,814.81
9	General wiring	7	nr	£ 362.55	£ 2,537.85
	Heating				
10	Electric heaters	49	nr	£ 376.66	£ 18,456.34
11	Heated towel rails	7	nr	£ 284.55	£ 1,991.85
12	Spur for heaters	49	nr	£ 80.66	£ 3,952.34
	Lighting				
13	Pendant	28	nr	£ 102.44	£ 2,868.32
14	Spots	112	nr	£ 47.34	£ 5,302.08
15	Light switches	42	nr	£ 37.66	£ 1,581.72
16	Emergency lighting	1	item	£ 2,800.00	£ 2,800.00
	Fire				£ -
17	Fire alarm system - provisional	1	nr	£ 7,500.00	£ 7,500.00
18	Smoke and heat detectors	42	nr	£ 103.44	£ 4,344.48
19	Fire alarm panels	7	nr	£ 289.99	£ 2,029.93
20	Testing	1	nr	£ 1,500.00	£ 1,500.00
	Data				
21	TV/Satellite	7	nr	£ 133.30	£ 933.10
22	Telephone installations	7	nr	£ 75.77	£ 530.39
23	Intercom - video and audio and access control	7	nr	£ 875.00	£ 6,125.00
24	External feature lighting allowance	1	Item	£ 2,500.00	£ 2,500.00
25	Electrical prelims, O&M, testing/commisioning and temp supplies	1	Item	£ 3,108.97	£ 3,108.97
26	CCTV system landlords	1	item	£ 3,000.00	£ 3,000.00
Total (Carried to Summary)					£ 101,590.40

Project:	Louisa Street	GFA (m2):	549
Ref:	15.0	GFA (sqft)	5907
Element:	Mechanical Installations		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<u>Mechanical Services Installations - budget await design</u>				
	<u>Water Cyclinders</u>				
1	Supply and install cylinders	7	Nr	£ 1,301.75	£ 9,112.25
	<u>Plumbing</u>				
2	Kitchens	7	Nr	£ 445.25	£ 3,116.75
3	Bathrooms - install	7	Nr	£ 1,025.00	£ 7,175.00
4	Bathrooms - supply	7	Nr	£ 1,500.00	£ 10,500.00
	<u>Hot and Cold Water</u>				
5	Hot water and cold installation; all pipework to be concealed within floor or ceiling voids and insulated; c; mains cold and water distribution pipework to serve all sanitary appliances and kitchen sink; commissioning and testing on completion; (note; incoming mains water included elsewhere)	7	Nr	£ 1,825.00	£ 12,775.00
6	Public health services	7	Nr	£ 725.00	£ 5,075.00
	<u>Above Ground Drainage</u>				
7	Supply and install pvc soil stack svp - bathroom	7	Nr	£355.50	£ 2,488.50
8	Drainage upgrades and repairs allowance - general	1	item	£10,000.00	£ 10,000.00
	<u>Extract</u>				
9	Bathroom extract fan	7	Nr	£185.60	£ 1,299.20
10	Kitchen extract fan	7	Nr	£210.55	£ 1,473.85
11	Prelims, O&M, testing/commisioning and temp supplies	1	Item	£ 3,225.00	£ 3,225.00
12	Sprinkler distribution to all apartments; monitored floor valves	549.00	m2	£ 12.00	£ 6,588.00
13	Smoke ventilation	1	item	£ 12,444.44	£ 12,444.44
14	MECHANICAL VENTILATION WITH HEAT RECOVERY (MVHR) UNITS A ventilation unit with high efficiency (up to 130%) rotary heat exchanger (rotary heat exchangers do not require a condense drain or heater battery installed). The unit recovers hot, cold and humid air. Includes main unit, built-in controller and delivery; apartments only				
	50-250 m³/h, 69 l/s	7.00	nr	£ 2,102.22	£ 14,715.54
Total (Carried to Summary)					£ 99,988.53

Project:	Louisa Street	GFA (m2):	549
Ref:	16.0	GFA (sqft)	5907
Element:	Builders Works In Connection		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Electrical Services</u> <i>Electrical Total</i> <i>£</i> 101,590.40 <i>5% allowance</i>	1	Nr	£ 5,079.52	£ 5,079.52
2	<u>Mechanical Total</u> <i>Mechanical Total</i> <i>£</i> 99,988.53 <i>5% allowance</i>	1	Nr	£ 4,999.43	£ 4,999.43
Total (Carried to Summary)					£ 10,078.95

Project:	Louisa Street	GFA (m2):	549
Ref:	17.0	GFA (sqft)	5907
Element:	Lift		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
Total (Carried to Summary)					£ -

Project:	Louisa Street	GFA (m2):	549
Ref:	18.0	GFA (sqft)	5907
Element:	External Works		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Allowance for Grass Concrete Grasscrete in situ continuously reinforced cellular surfacing; fill with topsoil and peat (5:1) and fertilizer at 35 g/m2; seed with dwarf ryegrass at 35 g/m2; Excludes marking .GC1; 100 mm thick for cars and light traffic; gangway.	181.2	m2	£ 97.00	£ 17,576.40
2	Allowance for Macadam Road Surface; 200 Type 1 base Open space with kerb surround.	277.0	m2	£ 74.00	£ 20,498.00
3	Allowance for Hard recreation and access areas/soft landscaped areas; with enhanced planting and larger trees but with brick entrance walls gates and piers and with a lighting scheme.	305.0	m2	£ 180.00	£ 54,900.00
Total (Carried to Summary)					£ 92,974.40

Project:	Louisa Street	GFA (m2):	549
Ref:	19.0	GFA (sqft)	5907
Element:	Utilities		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Allowance for Utility Connections (as advised by Westchurch Homes)	7.0	Nr	£ 3,000.00	£ 21,000.00
Total (Carried to Summary)					£ 21,000.00

Project:	Louisa Street	GFA (m2):	549
Ref:	20.0	GFA (sqft)	5907
Element:	Miscellaneous		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>No miscellaneous allowed for</i>				
Total (Carried to Summary)					£ -



Louisa Street

Stage 1 Cost Estimate No.2
Westchurch Homes Limited

Houses - 30 September 2022 (v2.0)

Document Issue Sheet

Issue Nr.	Document	Status	Issue Date	Parties Sent To	Prepared By	Checked By	Reviewed By
1.0	Stage 1 Cost Plan	Draft	26/09/2022	Sophie Turbfield	Daniel Cropper	Louis Howard	Louis Howard
2.0	Stage 1 Cost Plan	Final	30/09/2022	Sophie Turbfield	Daniel Cropper	Louis Howard	Louis Howard



1.0 Who We Are

As an RICS regulated firm we take pride in offering the highest standard of professional advice across the variety of sectors we work in. Our team consists of Project Managers, Cost Managers and Planning Consultants allowing us to offer a unique multi faceted approach to the projects we work on.

This document has been prepared in strict accordance with the RICS Cost Analysis and Benchmarking Guidance Note 1st Edition. All of the reports that are issued are reviewed by an MRICS qualified Director ensuring that the RICS general principles are fully adopted.

Our reports are developed utilising industry recognised cost estimating guides and are often supported with live data from comparable schemes that we have acquired in our experience as Cost Managers, Employers Agents, Contract Administrators, Contractors Commercial Managers and Contractors Estimators.

"It is more than just cost plans and spreadsheets. We challenge design decisions, test packages with trusted subcontractors and ensure the most commercially advantageous decision are made at all stages of the project lifecycle"

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Appendix A - Cost Benchmarking

1.0 Executive Summary

- 1.1 This feasibility estimate represents the proposed new development works of the site at Louisa Street. The costs have been based upon the information listed in Section 3.0. The rates used are at **3Q 2022 fixed price levels** and includes Contractor Design Risk Contingency at 5% but excludes professional fees, VAT and other items listed in section 4.0.
- 1.2 The estimated construction cost equates to **£994,027.33** in addition to a contractor design risk contingency of **£49,701.37** and a professional fee allowance of **£99,402.73**. This reflects the area noted in section 5.0 of this report. The costs have been based upon the specification/assumptions noted in Section 3.0 and Appendix A (Cost Build Up).
- 1.3 Rates within this estimate are based at Q3 2022 and provide a "current day price" (i.e. the cost as if construction works were to start from the base date).
- 1.4 It is assumed that there are no abnormal restrictions in terms of access to the site, working hours, noise restrictions and the like. For clarity this report has been developed on the basis of a single phase of works.
- 1.5 The costs are based upon a competitively tendered procurement approach utilising a single stage design and build form of contract.
- 1.6 Costs associated with contamination (including asbestos) are excluded.
- 1.7 This estimate has been prepared solely for the use of Westchurch Homes Limited and should not be relied upon by any third party.
- 1.8 An estimated construction duration for these works would be around 50 weeks subject to the agreed form of build construction/methodology. This will be tested with prospective contractors.

2.0 Cost Summary

This feasibility estimate represents the proposed new development works of the site at Louisa Street. The costs have been based upon the information listed in Section 3.0. The rates used are at 3Q 2022 fixed price levels and includes Contractor Design Risk Contingency at 5% but excludes professional fees, VAT and other items listed in section 4.0.

Overall Summary



	GIA (ft ²)	GIA (m ²)
Apartments	5,909 / ft ²	549/m ²
Houses	0 / ft ²	0/m ²
External Areas	0 / ft ²	0/m ²
Total Internal Area	5,909 / ft²	549/m²
Total External Area	Excluded	Excluded

Nr	Description	Cost (£)	Cost p/sqft (£)	Cost p/m2 (£)
1.0	Enabling Works	£108,538.57	£18.37	£197.70
2.0	Substructure	£0.00	£0.00	£0.00
3.0	Frame	£23,237.78	£3.93	£42.33
4.0	External Walls	£40,238.70	£6.81	£73.29
5.0	Roof	£64,495.00	£10.91	£117.48
6.0	Stairs	£7,750.00	£1.31	£14.12
7.0	Windows	£59,552.50	£10.08	£108.47
8.0	Internal Walls	£42,199.48	£7.14	£76.87
9.0	Internal Doors	£14,140.00	£2.39	£25.76
10.0	Wall Finishes	£28,254.68	£4.78	£51.47
11.0	Floor Finishes	£29,056.47	£4.92	£52.93
12.0	Ceilings	£25,784.72	£4.36	£46.97
13.0	Fixtures & Fittings	£45,850.00	£7.76	£83.52
14.0	Electrical Installations	£92,288.11	£15.62	£168.10
15.0	Mechanical Installations	£86,962.04	£14.72	£158.40
16.0	Builders Works In Connection	£8,962.51	£1.52	£16.33
17.0	Lift	£0.00	£0.00	£0.00
18.0	External Works	£92,974.40	£15.73	£169.35
19.0	Utilities	£18,000.00	£3.05	£32.79
20.0	Miscellaneous	£0.00	£0.00	£0.00
SUB-TOTAL NET COSTS		£788,284.96	£133	£1,436
21.0	Preliminaries	@ 12.00% £94,594.20	£16.01	£172.30
22.0	OH&P	@ 8.00% £63,062.80	£10.67	£114.87
23.0	Inflation to Mid Point of Construction	@ 6.10% £48,085.38	£8.14	£87.59
SUB-TOTAL OTHER COSTS		£205,742.37	£35	£375
24.0	Contractor Design Risk Contingency	@ 5.00% £49,701.37	£8.41	£90.53
25.0	Professional Fees (as advised)	@ 10.00% £99,402.73	£16.82	£181.06
TOTAL CONSTRUCTION ESTIMATE (@ 3Q 2022 prices)		£1,143,131.43	£193	£2,082

3.0 Basis & Assumptions

Basis and Assumptions: Generally

- 1 This feasibility estimate represents the proposed new development works of the site at Louisa Street. The costs have been based upon the information listed in Section 3.0. The rates used are at 3Q 2022 fixed price levels and includes Contractor Design Risk Contingency at 5% but excludes professional fees, VAT and other items listed in section 4.0.
- 2 For the purposes of preparing this estimate we have assumed that the main contract works will be let on a JCT Design and Build contract on a fixed Lump Sum basis with competitive tendering.
- 3 The costs included within this report are based upon the following information

Louisa St. Existing Building.FF Apartments
Louisa St. Existing Building.FF Houses
Louisa St. Existing Building.GF Apartments
Louisa St. Existing Building.GF Houses
220815 - Louisa Street - Site Plan inc.Retained Building Plan 02
S23775-1F
S23775-EL
S23775-GF
- 4 Costs have been prepared on a current day price basis, at Q3 2022 price levels. Any impact associated with Brexit or COVID is currently excluded from this cost plan.
- 5 Main Contractor's preliminaries include management and support staff as well as organisational costs including site accommodation, welfare, rubbish removal, plant, scaffolding, craneage etc.
- 6 No allowance has been made for out of hours working as this is not deemed necessary.
- 7 It is assumed any costs associated with investigations or surveys will be included under a separate budget.
- 8 Refer to Appendix A for a detailed cost breakdown with our current assumptions.
- 9 Costs currently assume mid specification of finish
- 10 In the absence of detailed design information assumptions have been made on the required structural, civil, mechanical and electrical works. No proposed elevations have been provided and as such assumptions have been made

4.0 Exclusions

Exclusions: Generally

The Following Costs are excluded:-

- 1 Professional / legal fees; planning / building control fees; site surveys; monitoring costs; environmental audits; wind studies; third party fees / costs / novated professional fees; other fees
- 2 Value Added Tax (VAT)
- 3 Site, building or other surveys, including statutory service investigations
- 4 Archaeological works (Consultants fees, investigation and attendance costs or resultant delays / disruption)
- 5 Site acquisition fees / costs and other developers costs
- 6 Capital allowances or other incentives / grants
- 7 Boundary Issues
- 8 Adjoining owners negotiations / costs
- 9 Impact of sustainability requirements that may be required over an above those noted
- 10 Costs associated with any road closures / rentals
- 11 Finance charges, developers costs and profit
- 12 Works associated with Section 106 and 278 agreements; road stopping-up etc
- 13 Exploration for and removal of unexploded ordnance
- 14 Monitoring of existing building & adjacent buildings / structures
- 15 Abnormal ground conditions (contamination etc.)
- 16 Loose fittings, fixtures and equipment that are not listed individually in this document
- 17 New Artwork
- 18 Out of hours working
- 19 Highways closures and the like
- 20 Potential benefits accrued through Land Remediation Relief
- 21 Tender Inflation beyond Q3 2022
- 22 Highway enabling works
- 23 Utility Diversion Works
- 24 Ground Obstructions, remediation or removal of contaminated materials INCLUDING asbestos
- 25 Costs associated with ecology (including protected animals)
- 26 Off-site infrastructure works/upgrades
- 27 Costs exclude any room furniture other than those noted within the schedule (communal kitchen / dining area)

5.0 Area Schedule (m2)

Element	GIA (m2)
Apartments	549
Total Internal Area (m2)	549/m2
Total External Area (m2)	0/m2

We measure in accordance with the RICS Code of Measurement Practice, 6th Edition.

The measurements and areas within this document should not be relied upon for any other purpose other than the formulation of the Cost Estimate itself.

Appendix A - Cost Build Up

Project:	Louisa Street	GFA (m2):	549
Ref:	1.0	GFA (sqft)	5907
Element:	Enabling Works		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<u>Strip Out</u>				
1	Strip out allowance; per floor - tested allowance from other schemes <i>to be firmed up</i>	549	m2	£ 50.00	£ 27,450.00
2	Isolation of existing services	1	item	£ 1,500.00	£ 1,500.00
3	Removal of existing windows; including disposal	40	nr	£ 39.22	£ 1,568.80
4	Removal of redundant M&E, defective rainwater goods etc. to all elevations	1	item	£ 500.00	£ 500.00
5	Removal of existing pitched roof to main building; including rafters, purlins, ceiling joists, plates etc.; load into skip. Remove and dispose of covering	734	m2	£ 29.77	£ 21,851.18
6	Removal of vegetation	1	Item	£ 1,250.00	£ 1,250.00
7	Removal of roller shutter door	1	Item	£ 750.00	£ 750.00
	<u>Enabling Works</u>				
8	Insertion of new damp proof course	549	m2	£ 13.55	£ 7,438.95
9	Demolition of existing walls to facilitate new layouts	221	m2	£ 95.50	£ 21,105.50
10	Crack stitch repairs allowance	1	item	£ 5,000.00	£ 5,000.00
11	Replacement of timber lintels (unable to be inspected by surveyor); replace with concrete - allow 15	15	item	£ 255.00	£ 3,825.00
12	Demolition - Break out existing surface and associated 150 mm thick granular base load to 20tonne muck away vehicle for removal off sitemacadam surface; 150 mm thick	740.87	m2	£ 22.00	£ 16,299.14
Total (Carried to Summary)					£ 108,538.57

Project:	Louisa Street	GFA (m2):	549
Ref:	2.0	GFA (sqft)	5907
Element:	Substructure		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	No foundation strengthening required as per enigneers report				
Total (Carried to Summary)					£0.00

Project:	Louisa Street	GFA (m2):	549
Ref:	3.0	GFA (sqft)	5907
Element:	Frame		

Ref		Quantity	Unit	Rate (£)	Total (£)
1	<i>Works to existing concrete floors; 75mm sand and cement screed to level floors</i>	549	m2	£ 33.22	£ 18,237.78
2	Allowance for fire protection to existing steel columns and beams; measure required	1	item	£ 5,000.00	£ 5,000.00
Total (Carried to Summary)					£23,237.78

Project:	Louisa Street	GFA (m2):	549
Ref:	4.0	GFA (sqft)	5907
Element:	External Walls		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Raking out decayed masonry joints and repointing in cement mortar; all elevations; brickwork walls generally	635	m2	£ 32.47	£ 20,618.45
2	Chemical clean; Hydrochloric acid and multi clean chemical to be applied via soft bristled brush and jetted away using low pressure heated steam; all elevations	635	m2	£ 15.15	£ 9,620.25
3	Allowance for replacement of defective brickwork - assume 20m2	10	m2	£ 375.00	£ 3,750.00
4	New internal façade restraint system - helifix ties or similar	1	item	£ 5,000.00	£ 5,000.00
5	Infill to roller shutter door; new double skin masonry tied into existing brickwork	5	m2	£ 250.00	£ 1,250.00
Total (Carried to Summary)					£40,238.70

Project:	Louisa Street	GFA (m2):	549
Ref:	5.0	GFA (sqft)	5907
Element:	Roof		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Roof structure - treatment only. Retain existing structure centres		Item	£ 5,000.00	£ 5,000.00
2	Roof covering - Natural slates; Spanish; 7 mm nominal thickness; uniform size; to 75 mm lap; on 25 mm × 50 mm battens and type 1F reinforced underlay	315	m2	£ 125.00	£ 39,375.00
3	Roof build up - insulation, membranes, fixings etc.	315	m2	£ 48.00	£ 15,120.00
4	Allowance for rainwater goods	1	item	£ 5,000.00	£ 5,000.00
Total (Carried to Summary)					£ 64,495.00

Project:	Louisa Street	GFA (m2):	549
Ref:	6.0	GFA (sqft)	5907
Element:	Stairs		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Softwood timber stairs ground to first floor; no landings; softwood handrails rounded - 69mm x 100mm	5	Nr	£ 1,550.00	£ 7,750.00
Total (Carried to Summary)					£ 7,750.00

Project:	Louisa Street	GFA (m2):	549
Ref:	7.0	GFA (sqft)	5907
Element:	Windows		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<u>Glazed Window & Door System</u>				
1	Thermally broken composite double glazed aluminium/timber windows; Velfac 200 or other approved; with a maximum glazing U-value of 1.5 W/m2 K; argon filled cavity; low-e glazing with laminated glass unless otherwise specified; including multipoint espagnolette locking mechanisms and other ironmongery;	92.3	m2	£425.00	£39,227.50
2	Aluminium door; double personnel door; stainless steel ironmongery; Velfac System 100 or similar	1	Item	£3,125.00	£3,125.00
3	Composite entrance door; glazed single personnel door; stainless steel ironmongery;	8	Item	£2,150.00	£17,200.00
Total (Carried to Summary)					£ 59,552.50

Project:	Louisa Street	GFA (m2):	549
Ref:	8.0	GFA (sqft)	5907
Element:	Internal Walls		

Ref	Description	Quantity	Unit	Rate (£)		Total (£)
1	Corridor and apartment dividing walls; Partitions, 130 mm partition; 70 mm studs and channels; two layers of 15 mm Gyproc SoundBloc each side; joints filled with joint filler and joint tape to receive direct decoration - 60 mins	112	m2	£	63.99	£ 7,166.88
2	Internal apartment walls; Partitions, 95 mm partition; 70 mm studs and channels; one layer of 12.5 mm Gyproc Wallboard each side; joints filled with joint filler and joint tape to receive direct decorations - 30 mins	328	m2	£	42.10	£ 13,808.80
3	Perimeter wall linings; Kingspan Kooltherm K18 insulated plasterboard; fixing with nails; joints filled with joint filler and joint tape to receive direct decoration; to softwood base 12.5 mm plasterboard bonded to CFC/HCFC free rigid phenolic insulation; 37.5 mm thick panel	585	m2	£	36.28	£ 21,223.80
Total (Carried to Summary)						£ 42,199.48

Project:	Louisa Street	GFA (m2):	549
Ref:	9.0	GFA (sqft)	5907
Element:	Doors		

Ref		Description	Quantity	Unit	Rate (£)	Total (£)
2	1	Entrance doors; Standard fire doors; cellular core; softwood lining; softwood architrave; aluminium ironmongery (lockable, self-closure); painting or polishing; - FD30 Single Doors	2	nr	£ 635.00	£ 1,270.00
4	2	Internal doors ; cellular core; softwood; softwood architrave; aluminium ironmongery (latch only) single leaf; moulded panel; gloss paint finish Single Doors	39	nr	£ 330.00	£ 12,870.00
Total (Carried to Summary)						£ 14,140.00

Project:	Louisa Street	GFA (m2):	549
Ref:	10.0	GFA (sqft)	5907
Element:	Wall Finishes		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Wall tiling to Kitchens (500mm high to underside of cabinets) £25m2 pc sum:	18	m2	£ 62.20	£ 1,144.48
2	Wall tiling to Bathrooms - £25m2 pc sum: 75% tiling	150	m2	£ 62.20	£ 9,337.46
	Decoration Allowance for rooms; including joinery items:				
3	2 bed (average size 77m2)	4	Nr	£ 1,951.37	£ 7,805.48
4	3 bed (average size 113m2)	2	Nr	£ 3,020.61	£ 6,041.23
5	Communal Areas	1	item	£ 1,000.00	£ 1,000.00
	Joinery Allowance for Architraves, etc				
6	2 bed	4	Nr	£ 421.92	£ 1,687.67
7	3 bed	2	Nr	£ 619.18	£ 1,238.36
Total (Carried to Summary)					£ 28,254.68

Project:	Louisa Street	GFA (m2):	549
Ref:	11.0	GFA (sqft)	5907
Element:	Ceilings		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>Metal Frame System for ceiling throughout</i>				
1	Ground Floor	315	m2	£ 23.21	£ 7,311.15
2	First Floor	232	m2	£ 23.21	£ 5,392.38
	<i>Ceiling lining. 2 layers of plasterboard</i>				
3	Ground Floor	315	m2	£ 17.65	£ 5,559.75
4	First Floor	232	m2	£ 17.65	£ 4,100.62
	<i>Thistle Multifinish skim coat finish 3mm</i>				
5	Ground Floor	315	m2	£ 6.25	£ 1,968.75
6	First Floor	232	m2	£ 6.25	£ 1,452.06
Total (Carried to Summary)					£ 25,784.72

Project:	Louisa Street	GFA (m2):	549
Ref:	13.0	GFA (sqft)	5907
Element:	Fixtures & Fittings		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Kitchens - supply and install - Howden (PC sum £6K)	6	Nr	£ 7,000.00	£ 42,000.00
2	Allowance for Shower Tray and Screen	0	Nr	£ 275.00	£ -
3	Allowance for Bath Panel and Screen	6	Nr	£ 275.00	£ 1,650.00
4	Allowance for Bathroom Cabinet:	10	Nr	£ 175.00	£ 1,750.00
5	Allowance for Door numbering	6	Nr	£ 75.00	£ 450.00
Total (Carried to Summary)					£ 45,850.00

Project:	Louisa Street	GFA (m2):	549
Ref:	14.0	GFA (sqft)	5907
Element:	Electrical Installations		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<u>Electrical Services Installations - budget await design</u>				
	<i>Power</i>				
1	Double sockets	92	nr	£ 58.67	£ 5,397.64
2	Shaver points	10	nr	£ 95.66	£ 956.60
3	Hob	6	nr	£ 118.99	£ 713.94
4	Boiler/water heater	6	nr	£ 58.76	£ 352.56
5	Cooker	6	nr	£ 55.87	£ 335.22
	<i>Distribution</i>				
6	Switthgear and submain distribution	6	nr	£ 2,523.81	£ 15,142.86
7	Ducting and containment	6	nr	£ 725.55	£ 4,353.30
8	Wiring to mechanical systems	6	nr	£ 269.23	£ 1,615.38
9	General wiring	6	nr	£ 393.55	£ 2,361.30
	<i>Heating</i>				
10	Electric heaters	54	nr	£ 376.66	£ 20,339.64
11	Heated towel rails	10	nr	£ 284.55	£ 2,845.50
12	Spur for heaters	44	nr	£ 80.66	£ 3,549.04
	<i>Lighting</i>				
13	Pendant	29	nr	£ 102.44	£ 2,970.76
14	Spots	128	nr	£ 47.34	£ 6,059.52
15	Light switches	46	nr	£ 37.66	£ 1,732.36
16	Emergency lighting	1	item	£ 2,800.00	£ 2,800.00
	<i>Fire</i>				
17	Fire alarm system - provisional	1	nr	£ 7,500.00	£ 7,500.00
18	Smoke and heat detectors	46	nr	£ 103.44	£ 4,758.24
19	Fire alarm panels	6	nr	£ 289.99	£ 1,739.94
20	Testing	1	nr	£ 1,500.00	£ 1,500.00
	<i>Data</i>				
21	TV/Satellite	6	nr	£ 133.30	£ 799.80
22	Telephone installations	6	nr	£ 75.77	£ 454.62
23	External feature lighting allowance	1	Item	£ 2,500.00	£ 2,500.00
24	Electrical prelims, O&M, testing/commisioning and temp supplies	1	Item	£ 1,509.89	£ 1,509.89
Total (Carried to Summary)					£ 92,288.11

Project:	Louisa Street	GFA (m2):	549
Ref:	15.0	GFA (sqft)	5907
Element:	Mechanical Installations		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<u>Mechanical Services Installations - budget await design</u>				
	<u>Water Cyclinders</u>				
1	Supply and install cylinders	6	Nr	£ 1,585.77	£ 9,514.62
	<u>Plumbing</u>				
2	Kitchens	6	Nr	£ 445.25	£ 2,671.50
3	Bathrooms - install	10	Nr	£ 1,025.00	£ 10,250.00
4	Bathrooms - supply	10	Nr	£ 1,500.00	£ 15,000.00
5	<u>Hot and Cold Water</u>				
	Hot water and cold installation; all pipework to be concealed within floor or ceiling voids and insulated; c; mains cold and water distribution pipework to serve all sanitary appliances and kitchen sink; commissioning and testing on completion; (note; incoming mains water included elsewhere)	6	Nr	£ 2,007.50	£ 12,045.00
6	Public health services	6	Nr	£ 725.00	£ 4,350.00
	<u>Above Ground Drainage</u>				
7	Supply and install pvc soil stack svp - bathroom	10	Nr	£355.50	£ 3,555.00
8	Drainage upgrades and repairs allowance - general	1	item	£10,000.00	£ 10,000.00
	<u>Extract</u>				
9	Bathroom extract fan	10	Nr	£185.60	£ 1,856.00
10	Kitchen extract fan	6	Nr	£210.55	£ 1,263.30
11	Prelims, O&M, testing/commisioning and temp supplies	1	Item	£ 3,225.00	£ 3,225.00
13	MECHANICAL VENTILATION WITH HEAT RECOVERY (MVHR) UNITS A ventilation unit with high efficiency (up to 130%) rotary heat exchanger (rotary heat exchangers do not require a condense drain or heater battery installed). The unit recovers hot, cold and humid air. Includes main unit, built-in controller and delivery; apartments only				
	50-250 m³/h, 69 l/s	6.00	nr	£ 2,205.27	£ 13,231.62
Total (Carried to Summary)					£ 86,962.04

Project:	Louisa Street	GFA (m2):	549
Ref:	16.0	GFA (sqft)	5907
Element:	Builders Works In Connection		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Electrical Services</u> <i>Electrical Total</i> £ 92,288.11 5% allowance				
		1	Nr	£ 4,614.41	£ 4,614.41
2	<u>Mechanical Total</u> <i>Mechanical Total</i> £ 86,962.04 5% allowance				
		1	Nr	£ 4,348.10	£ 4,348.10
Total (Carried to Summary)					£ 8,962.51

Project: Louisa Street

GFA (m2):	549
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Ref: 17.0

GFA (sqft)	5907
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Element: Lift

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
Total (Carried to Summary)					£ -

Total (Carried to Summary)

£ -

Project:	Louisa Street	GFA (m2):	549
Ref:	18.0	GFA (sqft)	5907
Element:	External Works		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Allowance for Grass Concrete Grasscrete in situ continuously reinforced cellular surfacing; fill with topsoil and peat (5:1) and fertilizer at 35 g/m2; seed with dwarf ryegrass at 35 g/m2; Excludes marking .GC1; 100 mm thick for cars and light traffic; gangway.	181.2	m2	£ 97.00	£ 17,576.40
2	Allowance for Macadam Road Surface; 200 Type 1 base Open space with kerb surround.	277.0	m2	£ 74.00	£ 20,498.00
3	Allowance for Hard recreation and access areas/soft landscaped areas; with enhanced planting and larger trees but with brick entrance walls gates and piers and with a lighting scheme.	305.0	m2	£ 180.00	£ 54,900.00
Total (Carried to Summary)					£ 92,974.40

Project:	Louisa Street	GFA (m2):	549
Ref:	19.0	GFA (sqft)	5907
Element:	Utilities		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
1	Allowance for Utility Connections (as advised by Westchurch Homes)	6.0	Nr	£ 3,000.00	£ 18,000.00
Total (Carried to Summary)					£ 18,000.00

Project:	Louisa Street	GFA (m2):	549
Ref:	20.0	GFA (sqft)	5907
Element:	Miscellaneous		

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>No miscellaneous allowed for</i>				
Total (Carried to Summary)					£ -