Planning, Design & Access, Housing and Policy Statement

Proposal: Erection of a Replacement Detached 3-Bedroom Dwelling
Site: Plot - 42 Cambrian Street, Manchester, M40
Applicant: Nabeel Qureshi
Prepared by: Architek BDC Ltd

Date: 06.11.2025

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1 Introduction

This statement supports a **Full Planning Application** for a **replacement detached three-bedroom dwelling** on land at the junction of **Cambrian Street** and **Upper Cyrus Street**, Manchester M40. 42 Cambrian Street, Manchester, M40

The site formerly contained a dwelling; the proposal reinstates it, completing the terrace rhythm and delivering a sustainable, high-quality family home that complements local character.

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2 Site and Surrounding Context

- **Site area:** ≈ 91 sqm, corner plot adjoining existing terraced housing.
- **Setting:** Predominantly residential streets of traditional red-brick terraces, with small commercial/automotive premises to the rear.
- **Character:** Tight urban grain, on-street parking, consistent two-storey scale, red/buff brickwork, slate/grey tiled roofs.
- **Status:** Vacant brownfield land within an established urban block.

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3 Proposed Development

A new **three-storey (including loft)** detached end-terrace-style dwelling reinstating the original footprint and scale.

Accommodation Summary

LEVEL	ROOM USE	APPROX. FLOOR AREA
GROUND FLOOR (≈ 60 SQM)	Open-plan Living/Lounge/Kitchen 37 sqm • Hall 3 sqm • Utility 2 sqm • WC 2 sqm • Circulation & walls ≈ 16 sqm	
FIRST FLOOR (≈ 55 SQM)	Bedroom 1 – 14 sqm • Bedroom 2 – 13 sqm • Bathroom – 5 sqm • Landing/Circulation – 10 sqm • Walls ≈ 13 sqm	
LOFT FLOOR (≈ 35 SQM)	Bedroom 3 – 15 sqm • Ensuite – 2 sqm • Landing – 9 sqm • Storage & walls ≈ 9 sqm	
TOTAL GIA:	**≈ 150 sqm**	
PLOT AREA:	**≈ 91 sqm**	

Materials and Appearance

- Walls – red multi-brick.
- Roof – flat grey interlocking tiles.
- Windows/Doors – grey UPVC with stone cills and heads.
- Height – ≈ 5.5 m to eaves in keeping with adjoining terrace.
- Private rear garden with bin and cycle storage.

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4 Accommodation Schedule and NDSS Comparison

STANDARD	NDSS MINIMUM (3-BED, 2-STOREY)	PROPOSED DWELLING (3-STOREY)	COMPLIANCE
GROSS INTERNAL AREA (GIA)	93 sqm	150 sqm	✅ Exceeds by 57 sqm
BEDROOM 1 (DOUBLE)	11.5 sqm	14 sqm	✅
BEDROOM 2 (DOUBLE)	11.5 sqm	13 sqm	✅
BEDROOM 3 (DOUBLE)	11.5 sqm (3-storey standard 99 sqm overall GIA min)	15 sqm	✅
BUILT-IN STORAGE	2.5 sqm	3 sqm + additional loft storage	✅
CEILING HEIGHT	2.3 m min over 75% of GIA	2.4 m avg	✅

Summary:
The dwelling comfortably exceeds the Nationally Described Space Standards, providing generous family-sized accommodation, excellent natural light, and functional internal layouts.

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5 Context and Character Appraisal

- **Urban Form:** Continuous terraces with consistent front setbacks, 2-storey height, and defined eaves.
- **Materiality:** Predominantly red brick with contrasting stone detailing.
- **Roofscape:** Simple dual-pitch forms; occasional dormers.
- **Plot Pattern:** Narrow frontages (4.5–5 m) with rear gardens.

Response to Context:
The new dwelling reinstates the historic corner form, continues the established building line, and respects height and massing.
By reflecting traditional materials and details, it enhances street cohesion while providing modern standards of living.

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6 Design Code Compliance Statement

Assessed against the **National Model Design Code (2021)** and **Manchester Residential Quality Guidance (2016):**

DESIGN CODE PRINCIPLE	PROPOSAL RESPONSE
C1 – CONTEXT	Matches scale, grain and character of Cambrian Street.
C2 – IDENTITY	Reinforces red-brick Manchester terrace vernacular.
B1 – BUILT FORM	Two storeys + loft within terrace height; balanced proportions.
B2 – PUBLIC SPACES	Active street frontage with natural surveillance.
B3 – MOVEMENT	Maintains walkable street; uses existing on-street parking.
H1 – HOMES AND BUILDINGS	Exceeds NDSS; good daylight and privacy to each room.
R1 – RESOURCES & SUSTAINABILITY	Part L compliant fabric & energy-efficient systems.
L1 – LIFESPAN	Durable materials and adaptable loft layout for future use.

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7 Access, Parking and Servicing

- **Pedestrian Access:** Direct level entry from Cambrian Street.
- **Vehicle Parking:** On-street in line with adjacent terraces.
- **Cycle Storage:** Dedicated space within rear garden.
- **Waste:** Refuse and recycling storage to rear with side collection access.

- **Inclusive Design:** Entrances and ground floor circulation meet Part M requirements.

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8 Planning Policy Context

National Planning Policy Framework (2023)

- **§11:** Presumption in favour of sustainable development – urban brownfield reuse.
- **§60–65:** Boost housing supply – delivers family home.
- **§119–120(c):** Effective use of land – reinstates lost dwelling.
- **§126–136:** Good design – contextual and sustainable.
- **§152–154:** Climate change – energy-efficient construction.

Manchester Core Strategy (2012)

- **SP1:** Sustainable spatial principles – reuse previously developed land.
- **H1:** Housing provision – supports mix and choice.
- **EN2:** Design – appropriate to local context.
- **EN19:** Waste and recycling – adequate storage.
- **DM1:** Development management – satisfactory layout and amenity.

Supplementary Guidance

- **Guide to Development SPD (2007)** – respects building line and materials.
- **Residential Quality Guidance (2016)** – meets internal space and amenity standards.
- **Manchester Housing Strategy (2022–2032)** – supports small infill brownfield sites.

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9 Sustainability and Energy

- Fabric-first approach meeting/exceeding Part L 2021.
- Low-energy LED lighting and efficient heating system.
- Water-saving fixtures to reduce consumption.
- Sustainable drainage in accordance with Part H.
- Locally sourced materials to minimise embodied carbon.

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10 Planning Policy Compliance Matrix

POLICY / GUIDANCE	OBJECTIVE	PROPOSAL RESPONSE
NPPF §11	Sustainable development	Brownfield infill within urban area.
NPPF §119–120(C)	Effective use of land	Reinstates former dwelling plot.
NPPF §130	Good design	Contextual height, materials and massing.
CORE STRATEGY SP1	Regeneration & reuse of land	Aligns with East Manchester growth objectives.
CORE STRATEGY H1	Housing mix & quality	Family dwelling exceeding NDSS.
CORE STRATEGY EN2	High-quality design	Reflects local vernacular and materials.
CORE STRATEGY DM1	Layout and amenity	Meets privacy, access and design standards.
CORE STRATEGY EN19	Waste and recycling	Dedicated rear storage area.
RESIDENTIAL QUALITY GUIDANCE 2016	Internal quality	Generous layout and amenity.
GUIDE TO DEVELOPMENT SPD 2007	Urban design principles	Continues building line and terrace form.

MANCHESTER HOUSING STRATEGY 2022–2032	Reuse small urban plots	Contributes to city-wide housing targets.
NMDC 2021	National design parameters	Fully aligned with context and sustainability codes.

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11 Conclusion

The proposal represents a **sustainable, well-designed, policy-compliant redevelopment** of a previously occupied plot.
It:

- Reuses brownfield land efficiently.
- Complements the existing terrace form and character.
- Exceeds Nationally Described Space Standards.
- Meets all relevant national and local policy objectives.
- Provides a high-quality family home in a sustainable urban location.

Accordingly, planning permission should be **granted**.

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