Planning, Design & Access, Housing and Policy Statement

Proposal:

Erection of a new end of terrace 3 Bedroom Dwelling House on
a vacant brown-field site plot, (formerly residential.)

Address: 40 Cambrian Street, Manchester M40 7EG

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On behalf of: Mr. Nabeel Qureshi , the Applicant

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1 Introduction

This statement supports a Full Planning Application for a new dwelling on land at the junction of Cambrian Street and Upper Cyrus Street, Miles Platting, Manchester M40 7EG. The site formerly was occupied by a single house, now demolished. Tthe intention of the proposal reinstates this, completing the terrace to provide a nrew high-quality 3 bedroom residence that respects the local character and is built to modern standards of access, conservation of energy and water, low carbon construction and noise reduction standards.

2. Context

Site area= 85m2, corner plot adjoining existing terraced housing.
Predominantly residential streets of traditional red-brick terraces, with commercial/ car dealer's premises to the rear and scrap yard opposite along Upper Cyrus Street.
Character: Victorian Street Pattern, on-street designated resident's parking, consistent two-storey scale, Accrington stock red brickwork with decorative friezes and string courses, Welsh slate roofs, close eaves to front and rear.
Vacant brownfield land within an established urban block.

3 Proposed Development

A new two storey end-terrace-dwelling house reinstating the original street in scale, materials and design.

Scehdule of accommodation:
Ground Floor= 48m2 (gross internal area.)
Living/ Lounge/ Kitchen = 40m2 •
Hall = 3 sqm

Storage= 2m2
Amenity Space= 22m2

First Floor: 48m2 (gross internal area.)
Bedroom 1 = 12 m2
Bedroom 2 = 12 m2
Bedroom 3 = 10 m2
2 x En suite bathrooms = 4.5 m2
Landing= 2.5m2

4. Materials and Appearance

Walls – 'Accrington stock' red brick type.
Roof – dark grey 'Welsh slate' type cement tiles
Windows/ Doors – white UPVC with stone cills and heads to front and brick soldier course heads and stone cills to rear.
Height = 5.5 m to eaves to match adjoining terrace.
Amenity space to rear with on-site bin and secure cycle storage.

5. Accommodation Schedule and NDSS Comparison

Standard NDSS minimum (3-Bed, 2-Storey)
Gross Internal Area (G.I.A)= 96m2
Bedroom 1 (Double) 12 m2
Bedroom2 (Double) 12m2
Bedroom3 (Single) 10m2sqm
Built in storage = 2.5 m2 3 sqm + additional kitchen and bedroom storage.
CEILING HEIGHT 2.7 m
Summary: The propsoed new dwelling meets or exceeds the Nationally Described Space Standards, providing good stanadard family-sized accommodation, excellent natural light, and well functioning internal layouts.

6. Context and Character Appraisal:

Continuous terraces with consistent frontages, 2-storey height, and well defined close eaves to front and rear.
Materials: Predominantly red brick with contrasting stone detailing.
Roofscape: Simple dual-pitch forms; occasional dormers.
Plot Pattern: Relatively wide double bay frontages of 7.6m with rear out riggers and relatively small back yards.
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.

7. Design Code Compliance Statement

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

C1 – CONTEXT

Matches scale, grain and character of Cambrian Street.

C2 – IDENTITY

Reinforces red-brick Manchester terrace vernacular.

B1 – BUILT FORM

Two storeys with balanced proportions and respect for neighbour's established rights to light and privacy.

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 compliance with 2026 building regulations.

8. Access, Parking and Servicing

Pedestrian Access: Direct level entry access from Cambrian Street.

Vehicle Parking: On-street resident parking in line with adjacent terraces.

Cycle Storage: Dedicated secure cycle parking space within rear yard.

Waste: Marked area for general refuse and recycling storage to rear with side collection access point on Upper Cyrus Street.

Entrances and ground floor circulation meet Part M requirements.

Good transport links and local shops and cafe within a 5 to 10 minute radius walk away.

9. 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.

10. Sustainability and Energy

Fabric-first approach to Part L of the building regulations.
Low-energy LED lighting and energy efficient heating system.
Water-saving features to reduce consumption.
Sustainable drainage in accordance with Part H.
Locally sourced materials, where possible, to minimise embodied carbon.

11. Planning Policy Compliance Matrix

POLICY / GUIDANCE OBJECTIVE / PROPOSAL AND RESPONSE
NPPF 11 Sustainable development = Brown- field infill within urban area.
NPPF 119–120(C) = Effective use of land, Re-instates former dwelling plot.
NPPF 130 = Good design standards applied.
CORE STRATEGY SP1 = Contextual height, materials and massing.
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 standards applied.
CORE STRATEGY EN19 = Meets privacy, access and design standards.
Waste and recycling = dedicated rear storage area.
RESIDENTIAL QUALITY GUIDANCE 2016 = Generous layout and amenity.
GUIDE TO DEVELOPMENT SPD 2007 = Adherence to urban design principles. Respects/ continues building line and terrace form.
MANCHESTER HOUSING STRATEGY 2022–2032 = Reuse small urban plots
NMDC 2021 = contributes to city-wide housing targets, national design parameters and fully aligned with context and sustainability codes.

12. Conclusion

The proposal represents a sustainable, sympathetically designed , policy-compliant redevelopment of a previously occupied, now vacant brown-field plot.
• Reuses brownfield land.

• Replicates the existing terrace in scale and character.
• Meets Nationally Described Space Standards.
• Meets all relevant national and local policy objectives.
• Provides a high-quality family home in a sustainable urban location.