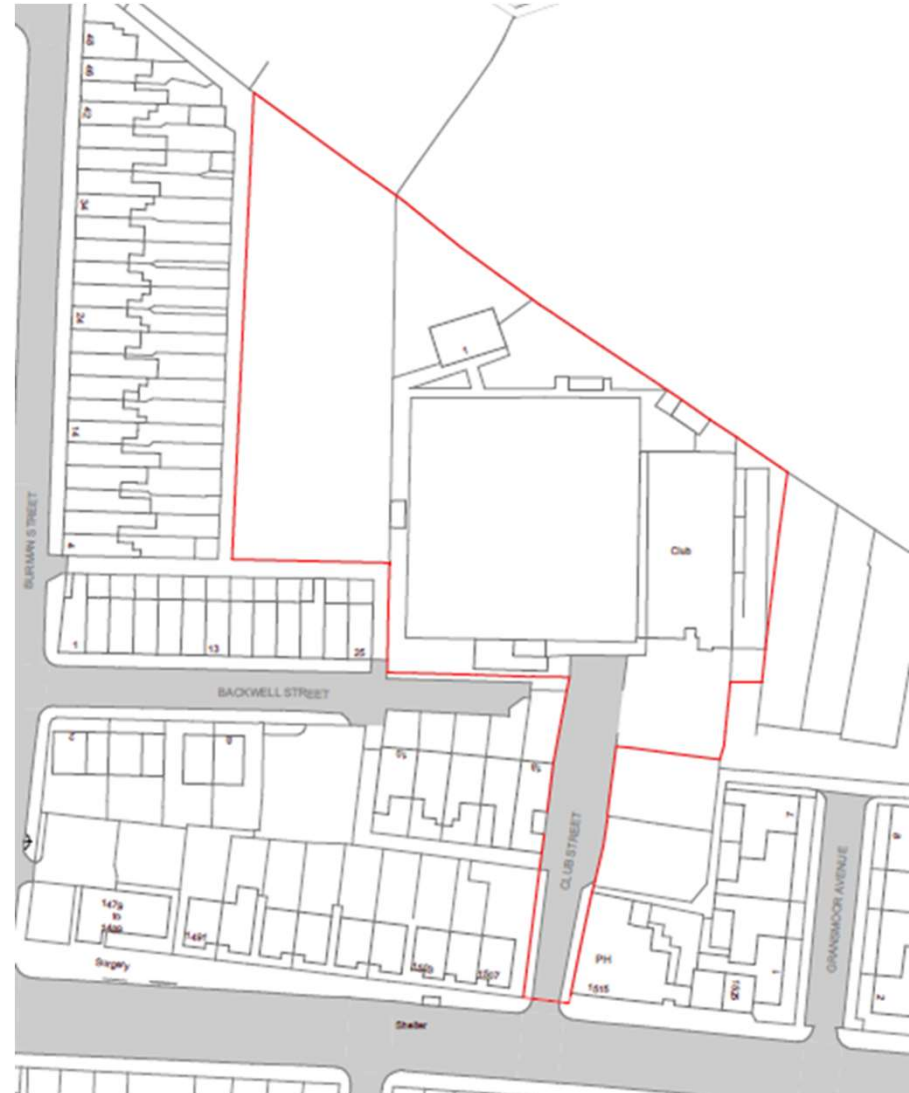


Design and Access Statement

Residential development of
the land at Openshaw A.E.U
Club, Club Street,
Manchester M11 1NF

On behalf of KMM Homes

February 2022



Project Team

Applicant

KMM Homes

Planning Consultant

Bramhall Town Planning Ltd

Architectural Team

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Ground Investigation

Peak Environmental

Ecology

Ascerta

Trees

Lally Tree Management

Drainage

Integra Consulting

Highways Consultant

Mode Transport Planning

Map & Photo Sources: Rachel McDonnell Design Services,
Mode Transport, Peak Environmental

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1. INTRODUCTION

1.1 The Purpose of this Document

The Design and Access Statement (DAS) accompanies An Outline planning application seeking means of access only by KMM Homes for the redevelopment of the land at Openshaw A.E.U Club, 14 Club Street, Manchester M11 1NF.

The DAS is a necessary and valuable part of the consideration of the evolution of the masterplanning of a scheme.

It has included the following steps:

- Assessment of the physical, architectural, social context of the site; and
- Evaluation of constraints and opportunities of the site, and options for the design.

1.2 Summary of the Planning Application

The application is accompanied by a number of supporting drawings that are listed below:

- Site Location Plan
- Illustrative Masterplan
- Street Scene Backwell Street
- Access Plan
- Topographical Survey

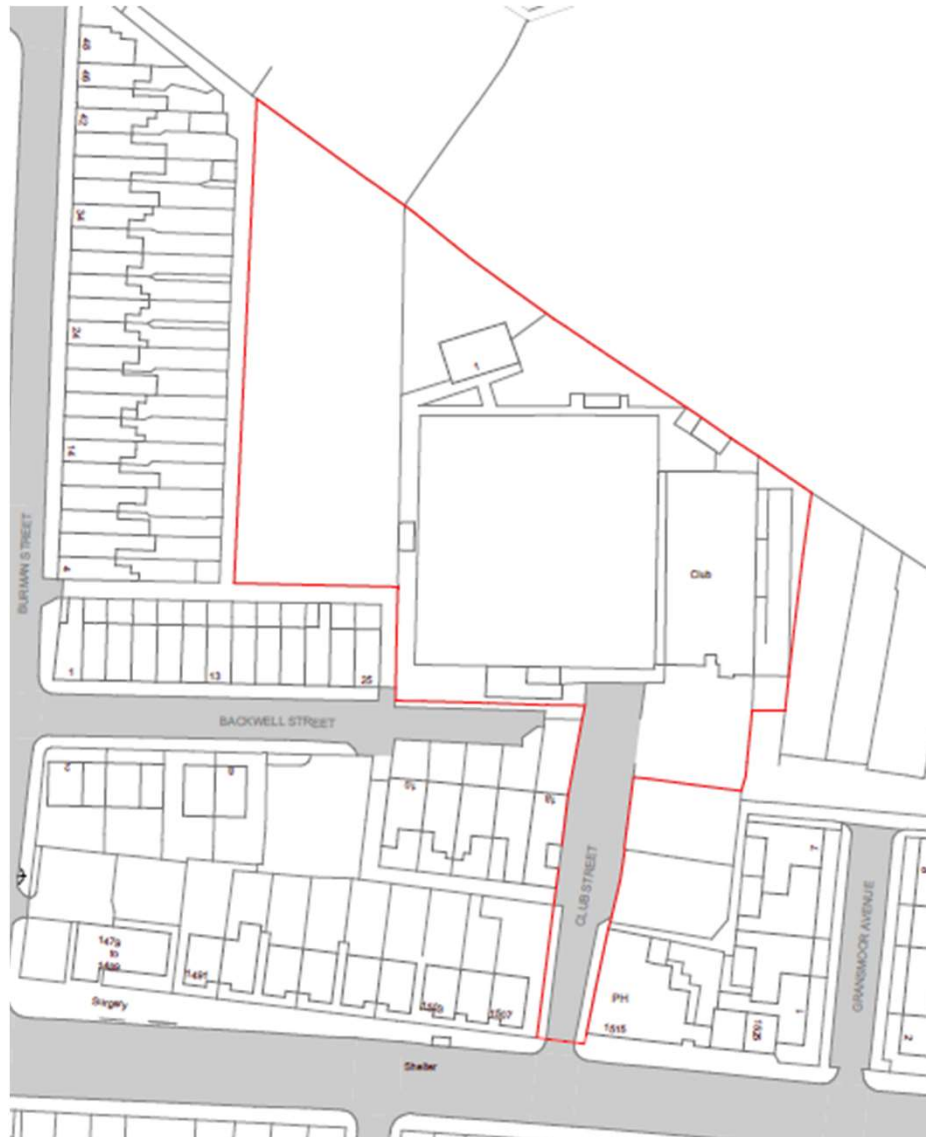
Along with various supporting technical reports.

1. INTRODUCTION

1.2 Summary of the Planning Application

Edge red area= 6357 sq.m

Development parcel= 5835sq.m



1. INTRODUCTION

1.3 Development Vision

“To deliver an exceptional development that exceeds market expectations and responds to the local setting.”

The vision for the development is to provide :

- A place with a **strong** sense of community and that integrates well with the existing urban context.
- Is based on **sound** design principles and has regard to the surrounding site context and neighbours.
- Respects and responds to the **local setting** and character of the surrounding area, investing, protecting and enhancing design quality;
- Creates a **high quality**, safe, healthy and attractive place for residents;
- Redevelops a **disused** area of urban land, creating an attractive development and removes unsightly infrastructure;
- Delivers much needed **market** housing for the local community in the short term;
- Delivers affordable housing;
- Delivers private amenity open space for all the residents;
- Minimises the use of **natural resources**, promotes environmental sustainability use of land, providing sustainable homes which are energy efficient.

2. SITE ANALYSIS

2.1 Site Location

The site is located within the Openshaw ward. It is:

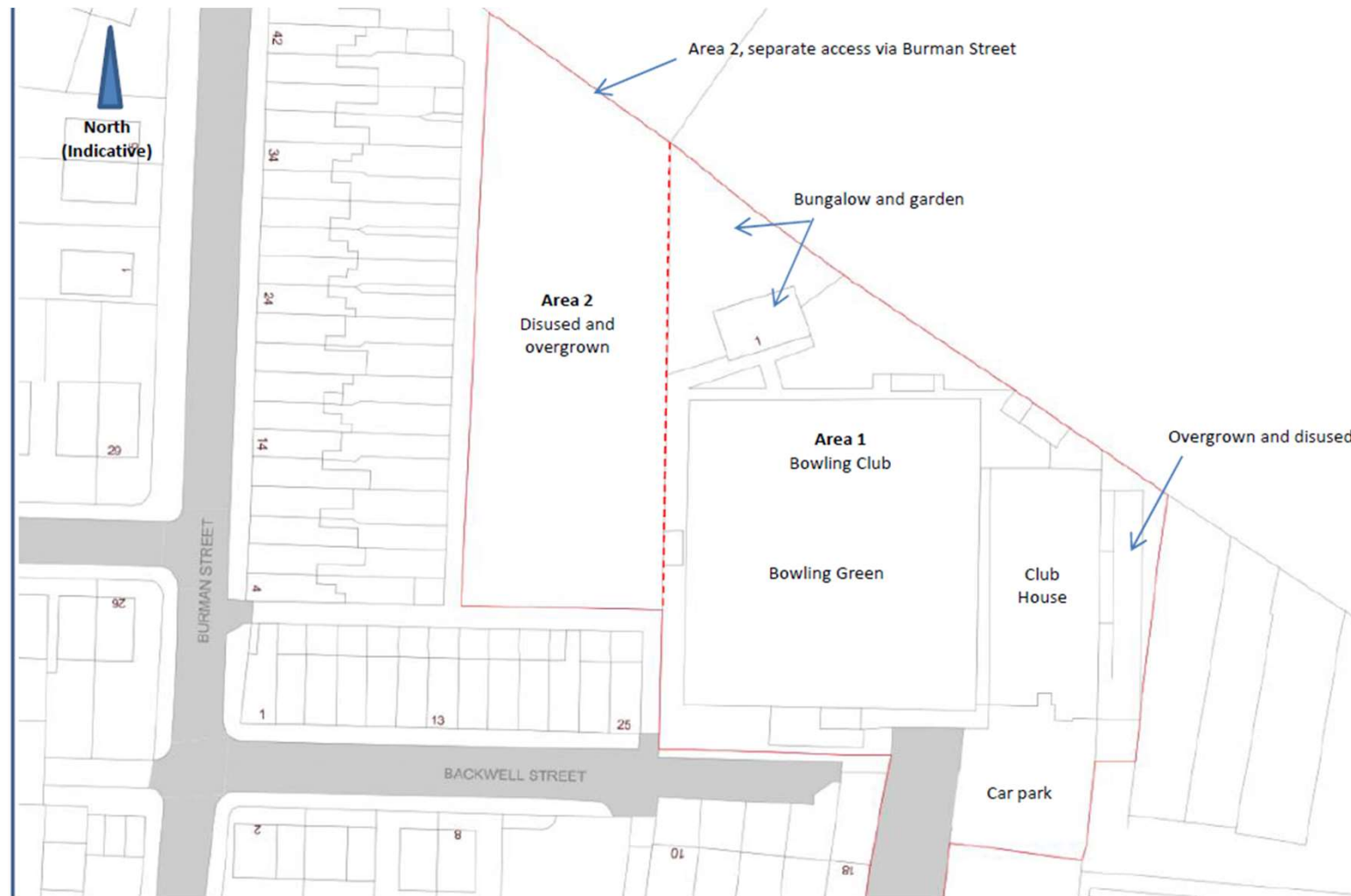
- Within the heart of the urban area;
- A disused site;
- Has sustainable travel connections;
- Facilities and services with easy reach.



2. SITE ANALYSIS

2.1 Site Location

The site comprises 2 parcels, Area 1 and Area 2.



2. SITE ANALYSIS

2.1 Site Location

Existing site photographs Area 1



2. SITE ANALYSIS

2.1 Site Location

Existing site photographs Area 1



2. SITE ANALYSIS

2.1 Site Location

Existing site photographs Area 2



2. SITE ANALYSIS

2.1 Site Location

Existing site photographs Area 2



2. SITE ANALYSIS

2.2 Benefits Arising from the Development

- The scheme will deliver valuable family homes and flats to contribute to the mix and variety of local housing provision.
- Valuable investment into the local area.
- Improved outlook for existing residents.
- Redevelopment of two disused sites.
- Removal of anti social behavior and security risks.
- No overlooking into adjacent residential areas.
- Introduction of private amenity areas.
- Reuse of the site, increased natural surveillance.
- Removal of antisocial behavior of fly tipping.
- A mix of dwellings, 2 , 3 and 4 bedrooms.
- Market housing provision.
- Affordable housing provision.
- Secure car parking on site.
- Secure and weatherproof cycle storage.
- Enhancement of a visible site in a gateway location through Manchester.

3. SITE CONTEXT

3.1 Site Character

The site is located within the heart of the urban area, as such there are a range of uses and built vernacular arisen over the years that provide a palate of local architectural style to draw from. This includes older terraced properties and more modern semi-detached properties. Properties that front the public footpath and others (as opposite on Backwell Street) that have an enclosed low walled garden.

Topography

The site is generally flat.

Boundaries

The boundaries contain a high brick wall and some self seeded trees and bushes.

Access

There is pedestrian access and vehicle access opportunities and the opportunity to enhance and improve these.

Ecology

There are limited ecological features existing on site, only potential for bats.

Invasive Species

Japanese Knotweed has been identified in several locations at the site.



3. SITE CONTEXT

3.2 Site Constraints and Opportunities

The design rational of the site has been influenced by many factors, the key aspects are summarised here.

Constraint Considerations:

- Adjacent residential buildings;
- Mixed uses in the area;
- Bowling green/open space removal;
- One vehicle access;
- Provision of a mix of dwellings;
- Trees;
- One constrained site;
- Pedestrian access;
- Scale and massing.

Site Opportunities:

- Delivery of market housing and a type that contributes to the mix of styles available locally;
- Delivery of affordable homes;
- Enhance the visual impact of the site;
- Remove dereliction;
- Enhancement of boundaries;
- More people= enhanced security in the area;
- Create a stronger relationship and integration with the local area;
- Provision of safe and secure cycle parking;
- Investment in infrastructure in the area;
- Provision of dedicated gardens to each of the homes.

3. SITE CONTEXT

3.2 Cont...

Key relevant design areas of consideration have been :

1. Working with the grain of the place

- using the vernacular without creating pastiche
- the promotion of an urban site
- respond to views
- residential amenity and overlooking
- creating a vision
- stakeholder engagement

2. Urban Design

- creating the structure
- developing the parameters of the masterplan
- connections, movement & public realm
- parking

- house types- making them unique
- secure by design
- residential amenity of existing residents taken into account
- creation of connections into the surrounding area

3. Street Design

- technical considerations
- surfacing and landscaping
- lighting considerations

4. Green Infrastructure

- protecting and promoting biodiversity
- review of existing landscape character
- planting appropriate to the development and the area

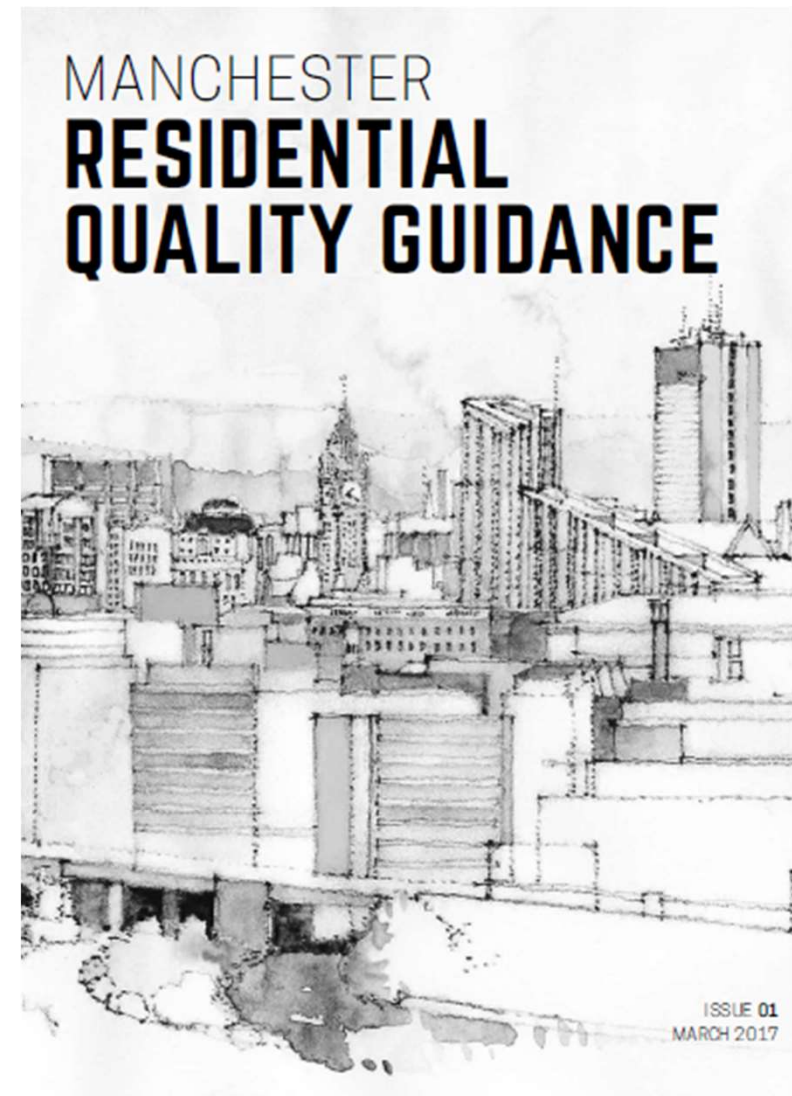
3. SITE CONTEXT

3.3 Manchester Residential Design Guide (SPD)

The design process has considered key recommendations of this design guidance, where relevant to the proposals in relation to what are considered the **components of residential quality** as listed below. A detailed appraisal of the relevant Development Plan Policies can be found in the Planning Statement that accompanies the application.

Components of Residential Quality

- designed and well delivered
- provide sufficient space, natural light and storage
- anticipate the effects of climate change
- practical-deal with the clutter of life
- understand the character and qualities of the city
- encourage community
- interrelationship between buildings, streets and spaces
- accessible and well-connected developments
- enhancing and improving the connection with the landscape.



4. THE PROPOSALS

4.1 Illustrative Masterplan

Following a detailed review of the site and preapplication engagement that considered two options, the application now presents the Illustrative Masterplan as a 'potential' achievable and deliverable development at the site.



4. THE PROPOSALS

4.2 Illustrative Summary

Amount and Use-

- This Outline planning application seeks permission for up to 26 residential dwellings (45dpha), this at the reserved matters stage could include houses and flats.
- The Illustrative Masterplan (not for approval) submitted with the application demonstrates how 26 residential dwellinghouses (houses) and dwellings (flats) could be accommodated on the site with ease. This Illustrative Masterplan includes five house types (05 is a flat), a summary of these are provided below:

HOUSE TYPES				
TYPE	NUMBER	HEIGHT/ STOREY	BED/ PER	AREA
01	18	2.5	4B7P	129sqm
02	2	2.0	4B7P	142sqm
03	2	2.0	3B5P	86sqm
04	1	2.5	3B6P	97sqm
05	3	3	2B3P	61sqm
TOTAL:	26			

Scale

- The form of the existing urban area is presented as two storey, the historical terraced houses present taller than modern day construction of two storey, thus the opportunity is presented to include 2.5 storey, in turn no higher than existing 2 storey homes.

The proposed corner 'turner' building within the site provide an opportunity to draw the eyeline from Club street through the proposed development to this point and present interest in the skyline.

Layout

- The layout provides for 2, 3 and 4 bedroom properties within the development, the majority as houses and just three as flats. All achieve MCC minimum floorspace standards.
- separation distances are achievable and more than existing at Backwell Street.
- Each house has at least one car parking space, the larger properties can accommodate two spaces. All have EV charging points.
- The proposed houses fronting Backwell Street have secure parking to the rear (similar to other secure car parking areas in the locality) and can accommodate a pedestrian access to their homes (from the car parking). Each house has secure and weatherproof cycle storage.
- The flats have secure car parking to the rear and secure and weatherproof cycle storage.
- Each house has dedicated private amenity space and the flats a rear secure communal garden area.
- Security matters have been at the forefront of the Illustrative Masterplan, providing for locked and gated car parking area, secure access to the flats and natural surveillance from overlooking. Crime Impact Statement has been requested from GM Police the commentary can be considered as part of the detailed design at the reserved matters stage.

4. THE PROPOSALS

4.2 Illustrative Summary

Appearance

- The external elevations will be for approval at the reserved matter stage. Consideration has been given to the approach at this stage to set out an appropriate approach both to the existing street scene and internally, to deliver design cues from the existing in terms of brick colour, window formation and boundary wall treatments, along with modern design standard additions such as roof dormers to utilise the built structure at its most and contribute to market expectations.
- Potential Backwell Street elevation is provided below.



STREET SCENE - BACKWELL STREET

4. THE PROPOSALS

4.2 Illustrative Summary

Appearance – One of the illustrative potential property elevations



4. THE PROPOSALS

4.2 Illustrative Summary

Access and Movement

- Club Street is an unadopted highway. The applicant does not own Club Street and therefore has no legal ability to undertake future works.
- Club Street as currently laid out provides for an acceptable vehicle access (as acknowledged by Manchester City Council during preapplication engagement).
- Club Street is retained as the primary access. The extract opposite from the Transport Statement demonstrates the acceptable 'tracking' of the largest refuse vehicle to utilise the access and manoeuvre back out in forward gear.
- Pedestrian access improvements to enable connectivity of the development are therefore provided along Backwell Street along the front of the site in front of proposed plots 01-04; this will be within the control of the applicant and thus these improvements can be delivered.
- The Burman Street access that connects at Area 2 is not included.
- Long term secure and weatherproof cycle stores can be provided to each property to encourage sustainable modes of transport.
- The internal access layout of the proposed development has been designed to adoptable standards, but it will not be adopted (as Club Street is not), a management company will take responsibly for maintenance in perpetuity.



4. THE PROPOSALS

4.3 Waste & Energy Efficiency

Waste & Recycling

In line with the aspirations of MCC's waste strategy the development will seek to minimise waste both during demolition, the construction and operational phases of the development.

- Each property has sufficient space for all the required refuse & recycling bins within their property boundary. The refuse area provides ample space for general waste, pulvable waste, mixed recycling and food waste.
- The access (as explained) will accommodate the council's refuse trucks, residents will bring their bins to curbside on collection day, and return to their secure garden areas following.
- The council's Waste Strategy Proforma (completed) accompanies the application.

Energy Efficiency

Manchester places great emphasis on sustainable living and the opportunity of adapting to climate change (as a component of residential quality), a number of design aspirations to assist compliance with this are considered as part of the application. The development has the ability to include a number of the following measures (amongst others):

- Large windows to capture sunlight energy;
- Sufficient guttering to capture rainwater for harvesting;
- Provision of low flow fittings with aerators to showers and taps;
- Inclusion of water efficient appliances;
- Dual flush and limited volume toilet cisterns;
- Seek to source building materials locally; and
- Consider opportunities for thermal efficiency and energy reduction.

4. THE PROPOSALS

4.3 Consultation

Pre-application engagement with Manchester City Council

From the outset the applicant has sought to engage with planning officers of Manchester City Council. In August 2021, the applicant's design team engaged in an initial discussion with the council. The outcome of this led to a recommendation to establish if other vacant land in the area could be brought forward as a comprehensive development with the site.

The applicant acted on this and a summary is provided in the Planning Statement.

In November 2021 the applicant prepared draft option layouts and issued to planning officers for consideration, helpful design comments were received that related to the following, (discussions continued until January 2022) :

- The 'in principle' acceptability for residential development in this location, on the site, subject to a bowling green /open space assessment being undertaken;
- No incidental or formal open space areas, all amenity to be within private curtilages of the properties;
- Realignment and presentation of properties at Backwell Street;
- Engagement with highways; and
- Re consideration of flats and parking layouts.

Pre-application engagement with the community

1st Consultation

On the 2nd February 2022 the applicant posted a leaflet to the neighbours with an existing relationship to the site at Backwell Street and Burman Street (some 50 properties were consulted). The plan below shows the location of those properties.

No comments were received from any residents.

An email and a copy of the consultation leaflet was also provided to the ward Councilors.

One Councilor confirmed receipt of the email and leaflet but no comments were provided.

2nd Consultation

On the 15th February 2022 the applicant posted some 127 leaflet to residents in a wider area with the Illustrative Masterplan and further details asking for comments. An extract of the consultation area is provided below.

Two emails of support have been received from residents would like to secure one of the properties.

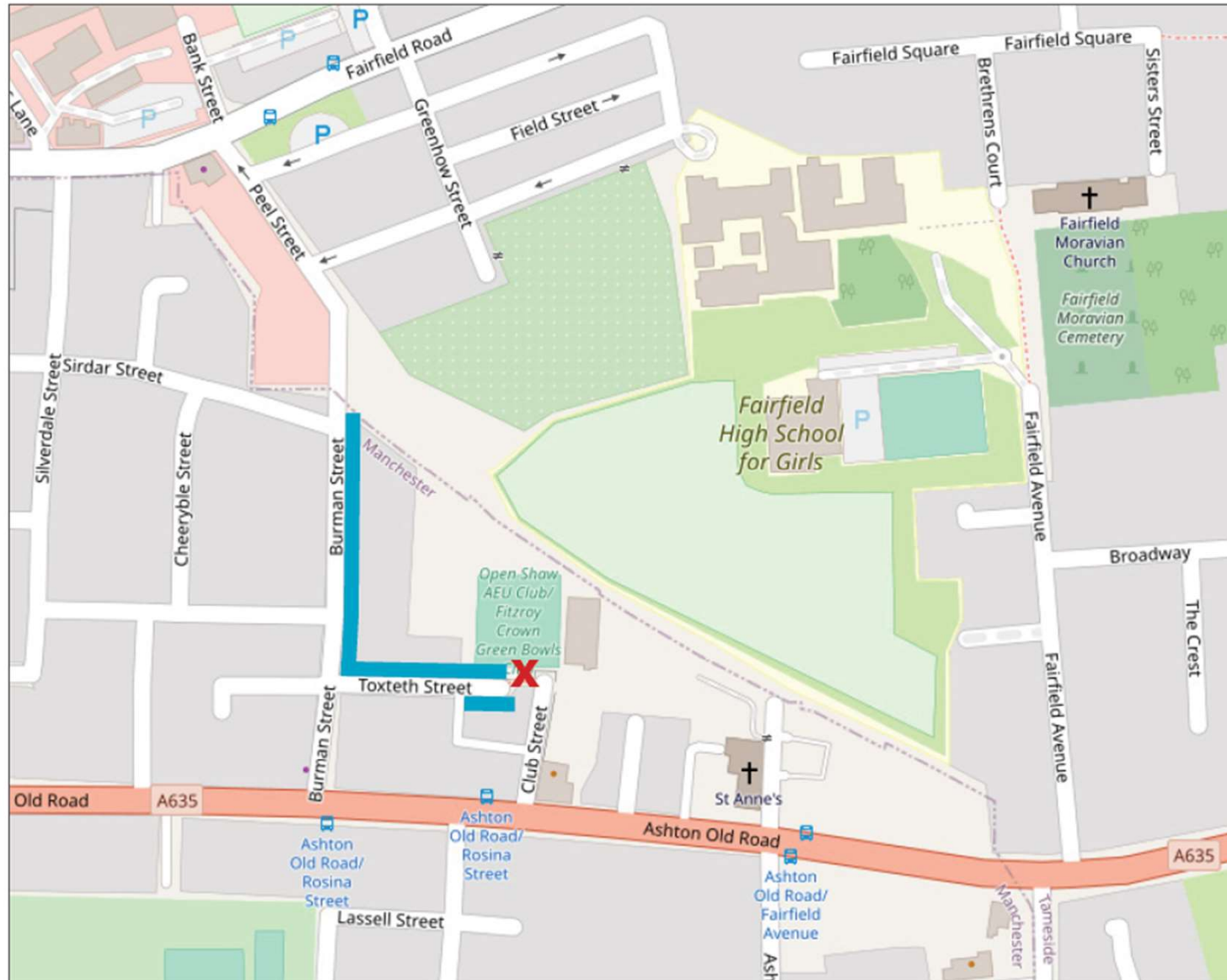
An email and a copy of the consultation leaflet was also provided to the ward councilors.

No comments to date have been received.

4. THE PROPOSALS

4.4 Consultation.

Land at 14 Club Street, Manchester - Residential Planning Application Community Consultation 1 - Letter Drop Consultation Area



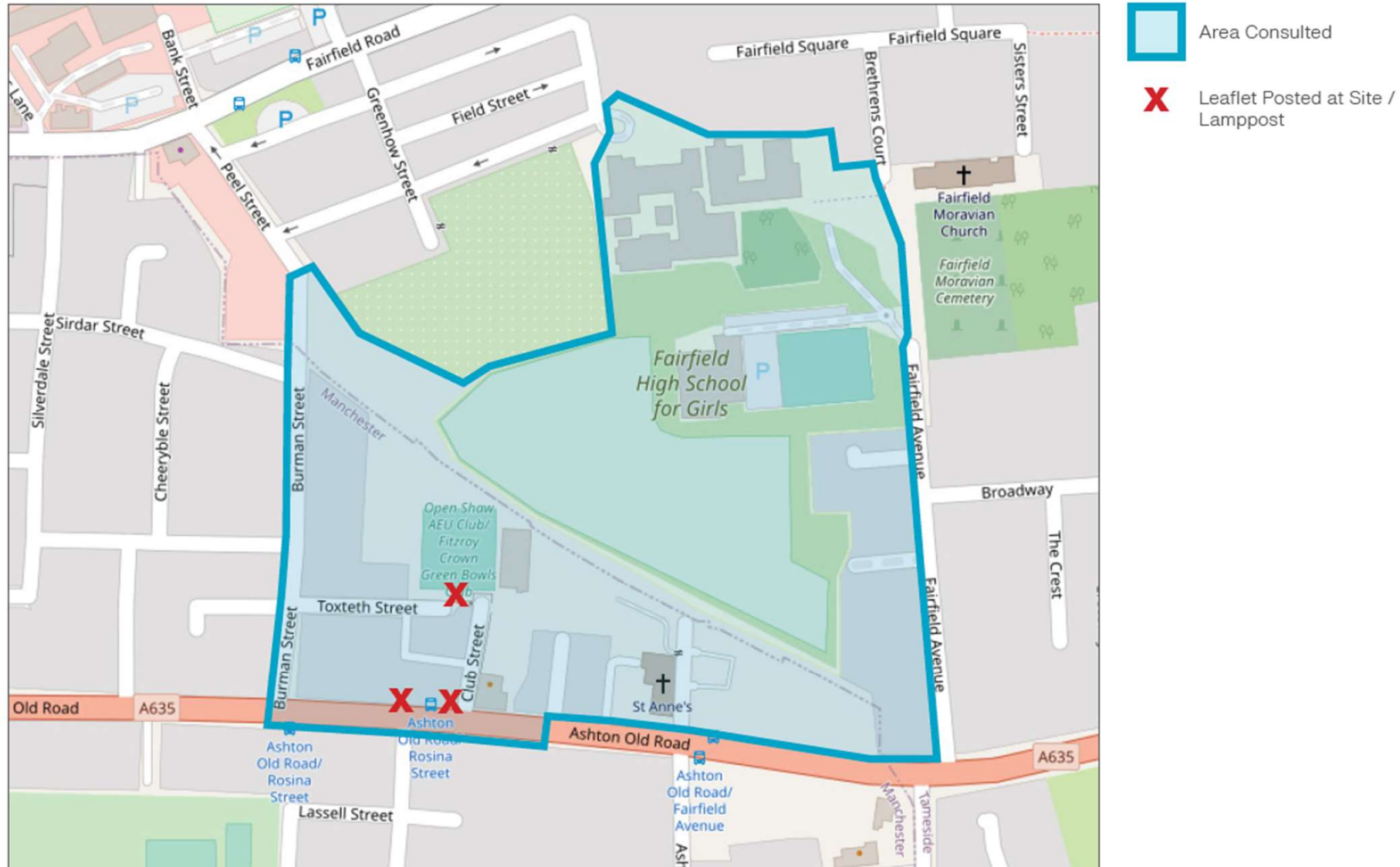
Key

- Immediate Houses Consulted
- Leaflet Posted at Site

4. THE PROPOSALS

4.4 Consultation.

Land at 14 Club Street, Manchester - Residential Planning Application Community Consultation 2 - Letter Drop Consultation Area



Map Source: Open Street Map

5. CONCLUSION

The starting point for any scheme should be a succinct and clear vision and this scheme is no different. This DAS set out at the beginning the vision for this development as:

“To deliver an exceptional development that exceeds market expectations and responds to the local setting.”

The DAS has demonstrated that the proposals are based on a thorough site and contextual analysis, the opportunities and constraints of the site, the setting of the neighbouring uses and sustainability merits of the site, pre-application consultation with officers of the site and a considered appraisal of the relevant aspects of the Residential Design Guide (2017) and the components of residential quality.

It is clear the application presents an enviable opportunity to deliver a remarkable development befitting of the urban context, this is based on sound design principals that have properly had regard to and addressed the sites existing opportunities and areas for improvement, the constraints, opportunities and design policy aspirations, giving key consideration to existing and future residential living standards and amenity.

This statement has assessed the merits of the scheme and identifies the site's suitability for the proposed use for up to 26 residential dwellings and the creative solutions available to maximise the use of the existing valuable urban site. It has addressed in detail the appropriateness of the amount of built form across the site and the composition of the scheme within the existing and proposed built framework, complimenting existing development thus enhancing prominence and built form of Backwell Street. Overall presenting a viable development.

The architectural style has been approached through the opportunity to take design 'cues' from the existing scale and massing of the built form, materials and style of more recent modern homes. The development is able to create a high quality, safe, healthy, energy efficient, pleasant residential environment that will above all be **viable**, delivered and become a desirable place to live. Thus, in turn potentially attracting new residents to the area to the benefit of local employers and to aid the encouragement of new businesses to the area.

In conclusion, the proposed development is able to meet the development **vision** and the council's design guidance and the authority's support is requested, through approval of the development to enable this to be delivered!