



Residential Development, Summerhill Development

Design & Access Statement
10.05.2022 Rev 00

Lapwing Lane,
West Didsbury,
M20 3ZA



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Company No: 11847325

Former Greenfinch Public House, Didsbury.

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1.0 Introduction

1.1 Introduction to the Design and Access Statement

This Design and Access Statement has been prepared by AXI to accompany an application for Full Planning Permission submitted to Manchester City Council on behalf of Anchorbridge Developments.

The proposal seeks to create a new residential development within West Didsbury comprising of the erection of 9 x No new build family homes as well as the conversion of a formed Public House to include 3 x No apartments and an office on the Ground Floor.

The site lies within the Albert Park Conservation Area - please refer to the separate Planning and Heritage Statement by PBA.



Site Location Aerial View

1.2 Development Team

Client: Anchorbridge Developments

Architect: AXI

Planning Consultant: Paul Butler Associates

Structural Engineer: HBL

Arboriculturist: Godwins Tree Surveys

Landscape Architect: Margaret Twigg Landscape Architect

Building Control: Stroma

Energy and Sustainability Consultant: Watt Energy and Consulting Engineers

Drainage Consultant: Geosmart

Ecological Consultant: Rachel Hacking Ecology

Acoustic Consultant: Hann Tucker

Air Quality Consultant: Redmore Environmental

Highways Report: AXIS

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2.0 Assessment

2.1 Site Context

The site is located in West Didsbury at the junction of Lapwing Lane and Palatine Road and is situated within the Albert Park Conservation Area. It is located within close proximity to local amenities, with retail and hospitality across the road on the Ballbrook Parade and the wider amenities located on the popular Burton Road and Didsbury Village, which are less than a 10-minute walk from the site.

The site comprises of a former Public House, the Greenfinch sited on the external corner of the plot nearest to the road junction. The building stands 3 storeys tall, faced in buff brick and bounded on three sides by unsympathetic later extensions and additions to create kitchen, storage and seating to serve the PH. Existing vehicular access is afforded from Lapwing Lane into the large car park which served the pub and takes up the majority of the footprint of the land. Additional amenities include a terrace and pergola as well as a small children's play area. The site is bounded by trees to the Southwest border with the neighbouring residential property set back beyond this tree line.

The overall site area measures 0.29 hectares.



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2.2 Site History

Please refer to separate Planning and Heritage Statement by Paul Butler Associates.

3.0 Opportunities and Constraints

3.1 Key Policy Parameters

The application and supporting reports have been collated with consideration of the Manchester Core Strategy as well as supplementary guidance documentation offered by MCC. This includes the following:

- Manchester Core Strategy
- Guide to Development in Manchester, Supplementary Planning Document 2007
- Manchester Residential Quality Guide 2017
- Manchester's Great Outdoors 2015-25
- Manchester Climate Change Framework 2020-25

3.2 Site Appraisal

The site is currently occupied by a vacant Public House and supporting amenities. The building (former ph) is located on the external corner of the site adjacent to the crossroads of Palatine Road and Lapwing Lane. It spans over 3 floors above ground level with a basement beneath. The original building is in fair condition although in need for localised repairs where a previous poor maintenance regime has resulted in longstanding wear and tear.

The original building has been extended over the years with unsympathetic additions, including a single storey conservatory to the Southwestern elevation which when formed, overclad original openings to the core house including an arched decorative secondary entrance. The Northern addition of a single storey building previously provided the space for the commercial kitchen and additional storage, supported by the adjacent delivery yard. The latter additions are of poor quality with no heritage value and detract from the original asset and from the conservation area.

The site is bounded on the roadside curtilage by a low stone wall, with additional iron railings included on around half of the elevation facing Palatine Road. 2 pedestrian entrance points are incorporated within the wall and are designated with flanking stone pillars. The proposed extension of the ironwork to the full extent of the boundary will provide the site with a continuity and presence within the Conservation Area.

The South-western boundary is designated with a slatted timber fence which requires a full refurbishment to ensure its longevity and provides ample screening to the neighbouring residential property, alongside the large trees along the border on the site and adjacent land.

The North-western boundary is designated partly by a high-level wall where the site flanks the neighbouring properties on Raleigh Close and the same slatted timber fence where the perimeter turns to return back to Lapwing Lane.

Within these boundaries, the vast portion of the site is then occupied by a large car park broken intermediately by unkempt planted borders. The significant impermeable surfaces on the site will be reduced with the proposed development and the removal of the car park will eradicate the littering and antisocial behaviour resulting from vehicles accessing the site at all hours.

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Access to the site is via a dedicated entrance on Lapwing Lane, with the intention to retain this for the new development with a change in materiality to designate a residential site.

The proposed residential and part commercial development will seek to be sympathetic to the Conservation Area, returning the curtilage of the house back to its original footprint and ensuring the new homes take precedent and inspiration from the surroundings to inform and produce a sympathetic design. The permanent presence on the site will assist in natural surveillance and will contribute to the safety and quality of the surrounding environment.

3.3 Topography

The existing site includes a slight incline, falling away from Lapwing Lane although this does not restrict on how the site can be developed, both in terms of housing plot sizes/locations and servicing infrastructure.

3.3 Ecology and Natural Habitat Restoration

An Ecology Report has been produced by *Rachel Hacking Ecology* in support of this application to assess the existing ecology of the site and its ability to support protected habitats and species. The site has been assessed in detail and the findings can be found in the supporting reports.

3.4 Community Accessibility

The proposal is for the development of an inclusive scheme, not a private gated community and to retain the use of the existing access points, both pedestrian and vehicular.

The existing road entrance from Lapwing Lane will be retained and reused for residents and visitors to the Ground Floor Office. Private driveways and garages provide parking for residents, whilst designated parking bays offer parking to residents in the apartments as well as office users and visitors.

The roads have been designed to be a shared surface, with the road used by slow moving vehicles and pedestrians alike. Planted and landscaped borders run right up to the kerb edge to remove the potential for parking on the pavements and verges as is a known issue in the area.

Pedestrian access is enabled via the existing entrance off Palatine Road which served the Public House and will be used by residents of both the housing and apartments as well as employees in the office and visitors who are typically locals or using the excellent public transportation links.

3.5 Flood Risk and Drainage

A Drainage Report has been produced by *Geosmart* in support of this application – please refer to this document for a detailed appraisal of the site and proposed development.

3.6 Trees and Vegetation

An Arboricultural Impact Assessment has been produced by *Godwins* in support of this application – please refer to this document for a detailed appraisal of the site and proposed development.

The proposal seeks to retain as many of the existing trees as possible, which provide both screening to neighbouring properties and those which have ecological value. Where the development has suggested a limited number of trees would need to be removed to allow for plans, additional planting of new semi-mature trees with better ecological merit are set to be incorporated within the new scheme.

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Dense perimeter planting and localised shrubbery has also been developed in detail with the Landscape Architect and included within the Planning Documentation – please refer to information provided by *Margaret Twigg Landscape Architect*. This has been developed in detail alongside the Ecology consultant and through detailed collaboration with members of the Local Residents Associations to ensure a vibrant and biodiverse environment is created.

4.0 Description of Proposals

4.1 Site Layout

The proposal includes the partial demolition of un-sympathetic extensions to the house/PH to bring back the non-designated asset to its original curtilage and undertake extensive repairs to ensure the building holds prominence within the context of the site.

The application proposes a total of 9 x No family homes within the site, in a range of sizes and styles to ensure interest and scale within the development whilst the vernacular and design brings a coherency to the site. Each property has been carefully laid out to ensure good sized private external space is afforded to each property as well as maintaining an openness to the site between units.

The houses to Palatine Road have been orientated to ensure the gardens face the road, to retain the openness along this elevation, whilst the dual façade details ensure the rear elevations retain stature and interest to add to the streetscape.

The orientation of the remaining properties have been designed to minimise sight lines between units and neighbouring properties, with a key driver being to achieve great outdoor space for families and not compromise the gardens which is so often overlooked.

Existing vehicular access from Lapwing Lane determines the road access which weaves through the site in an efficient path, wide enough to enable emergency access/refuse collection vehicles without being oversized to encourage roadside parking. Hard landscaping has been kept to a minimum with soft landscaping and planting being introduced extensively and wherever possible.

4.2 Quantum

The proposed development comprises of the following units:

Plot 1	-	Detached House 5 Bedrooms External Garage
Plot 2	-	Detached House 5 Bedrooms Internal Garage
Plot 3	-	Semi Detached 5 Bedroom Internal Garage
Plot 4	-	Semi Detached 5 Bedroom Internal Garage
Plot 5	-	Detached House 5 Bedrooms Internal Garage
Plot 6	-	Small Semi-Detached House 3 Bedrooms
Plot 7	-	Small Semi-Detached House 3 Bedrooms
Plot 8	-	Small Semi-Detached House 3 Bedrooms
Plot 9	-	Small Semi-Detached House 3 Bedrooms
Ground Floor Converted House	-	Office
First Floor Converted House	-	2 x No 1 Bedroom Apartments
Second Floor Converted House	-	1 x No 3 Bedroom Apartment

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The proposed new dwellings are in keeping with the surrounding area in terms of mass and scale, ensuring the local policy requirements are met to provide high quality family homes. Floorplans have been designed to provide all of the requirements for a modern family, with open plan kitchen/dining to remove the requirement for potential extension for prospective buyers.

Despite the comfortable size of the homes, the proposal ensures the new-build properties are visibly lower in height than the existing Public House. This is to ensure the non-designated asset holds prominence on the site and clearly defined from the new. The restricted ridge is achieved by designing the second floor within the roof space, with windows formed from extended gable elevations and rooflights as opposed to integrated dormers. This is to avoid a cluttered roofscape and manage the height of the building ridge.

The properties with the external garages have been designed as such to create a step down between neighbouring properties, creating a less imposing elevation and maintaining openness and light between the houses. The garages are also stepped back from the principal facades to create architectural interest and draw reference to the design principles of the original building.

The smaller semi-detached houses are located on the Lapwing Lane elevation where the surrounding properties are of a lower height and provides a more human scale at the entrance of the site.

The original building will be retained to its original curtilage, with only one of the latter additions being retained (the single storey section facing Lapwing Lane which is screened by the adjacent planting).



Lapwing Lane Elevation

4.4 Identity

The proposal seeks to create a new development which draws reference from the vernacular of the area, whilst maintaining the prominence of the original house on the site.

Architectural details which are common to the surrounding manor houses on Palatine Road and the original house have been incorporated into the new house types – arched stone lintels, sash windows, decorative barge boards and stone quoin detailing to external corners. These sit alongside new aspirational details such as the large aluminium bifold doorsets which provide a connection to the private gardens for residents.

A clear distinction is made between the new and old through the materiality, with the new-build homes contrasting the buff brick of the original house, instead the development leans towards the traditional

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brown/red brick of surrounding properties, many found in the Ballbrook area and on surrounding roads, commonplace in Didsbury.

These design decisions seek to create a development which is sympathetic to the surrounding area without jarring two different styles on a single plot and seeks to provide modern amenities in a considered and traditional styling.

4.5 Access and Parking

The proposal retains and reuses the existing vehicular access from Lapwing Lane, ensuring it achieves the appropriate visibility spays and dimensional proximity requirements necessary to highway standards. The new internal road has been designed to accommodate both emergency and refuse collection vehicles, with hammer head provision ensuring full three point turning capabilities for vehicles within the site. A vehicle tracking assessment has been undertaken by AXIS – please refer to the separate supporting documentation for detailed study.

Each new build house has private parking provision as outlined by MCC in pre-application discussions, with driveways or garages located to the sides where achievable.

The apartments on the upper floors of the converted house have a dedicated parking bay each located within the site.

The office parking provision has been assessed by the operator with sufficient dedicated parking allowed for both employees and visitors, with the majority of people attending the office via public transport or walking to site.

The shared road surface and extended landscaping up to the kerb edge removes the ability to park on the roads or on footpaths which has been outlined as a key issue in the local area and has been designed to remove this possibility.

The office is accessed via the existing principal entrance facing Palatine Road. This has been adapted to ensure DDA accessibility with the inclusion of a new Part M compliant ramp access to be built adjacent to the main entry point alongside a small stair set. A secondary access is also shown to the rear of the property via steps (to account for the change in level from front to back) and provides a more direct route from the car parking into the suite.

Residents of the apartments have a dedicated entrance to the upper floors via an existing entrance to the Lapwing Lane elevation which can be accessed from the footpath to the car park or round the front of the original building and through the shared pedestrian gate on Palatine Road. A new dedicated entrance into the basement of the original house via the existing barrel drop will provide secure access to a bike store area as well as a means of escape from the basement of the office space.

The new build homes have sufficient space in front of the houses to accommodate ramped access should future adaptation be needed for level access into the houses.

The proposed development is located within a short walking distance of various local amenities and services, including the bus terminus on Palatine Road, across the road from West Didsbury Tram Stop as well as schools, shops and excellent public parks.

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4.6 Security

The site layout and building configuration has been developed to maximise the extent of natural surveillance within the development. The low-level wall and railings to the roadside gardens will be screened with dense and protective shrubbery to act as a deterrent in a more natural and softer manner rather than a solid panelled fence which would compromise the interaction with surrounding neighbours and passers-by.

The single vehicular access point by its very nature will control any migration and permeability through the site, enhancing the overall security of the development.

A Crime Impact Statement from Greater Manchester Police is also included within the application documentation.

4.7 Waste Management

Waste material will be collected by each household, being deposited into standard municipal waste collection containers as provided to each household by the Local Authority. This will allow for the standard extent of recycling separation, with the containers being stored within dedicated areas to the rear of the properties.

A dedicated refuse enclosure will be built to house the containers for the apartment owners and the office to the North of the building. A clear pathway and dropped kerbs allow for clear access back to the road for collection.

Collections will be undertaken by the local authority in line with their specific refuse collection protocols and each resident will be responsible for locating these in an accessible location to the front of their property for collection on the designated day.

4.8 Landscape

An Architectural Landscape plan and species specification document has been produced by *Margaret Twigg* in support of this application – please refer to this document for a detailed appraisal of the site and proposed development.

The landscape design has been produced through collaboration with Local Residents Associations, consultation with councillors and detailed co-ordination with the Ecologist and Arboriculturist consultant team. The design includes the following:

Existing and Proposed Tree Planting

Existing mature and semi mature trees are being retained wherever feasible to the site boundaries, and protected, including species such as Lime, Ash, Birch, Rowan, Weeping Willows, Holly, and a row of Horse Chestnuts on neighbouring land to the south, ensuring an existing green leafy infrastructure is retained. The existing trees will also be boosted by new extra heavy standard tree planting of natives such as Silver Birch, Rowan, Wild Cherry, Bird Cherry, and Field Maple, and where space is more restricted ornamental trees of value to wildlife including Amelanchier and Small Rowan.

Culinary Apple trees will be included in rear gardens where space permits. Pleached native Hornbeam trees are also included where space is restricted to part of the west boundary.

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Proposed Hedges to Site Boundaries

Native hedges are being introduced to the site boundaries, including mature Yew hedges to Palatine Road and Lapwing Lane frontages to the rear garden elevations, which combined with the existing brick plinth wall and vertical steel railings will provide a secure but very green frontage to the two highway elevations.

An open aspect will be retained to the Summerhill offices and apartments highway frontages facing onto the Palatine Road/ Lapwing Lane junction.

The southern boundary will be planted with holly hedging, and the west boundary with native mixed hedging (Hawthorn, Holly, Beech, Wild roses, Hazel etc)

Proposed Shrub and Groundcover Planting

The frontages of dwellings and communal landscaped areas will include an attractive and biodiverse mix of shrubs and groundcovers and grasses with seasonal interest, and flowers for pollinators and berries for birds. Species will include Lavender, Hebes, Ceanothus, groundcover Mahonia, dwarf Buddliea, dwarf Pine, Skimmias, Viburnums, Ilrriope, Bergenia, and where space permits multi stem specimens of Star Magnolia, Witch Hazel, Viburnum bodnatense Dawn. Evergreen Sweet box and Euonymous dwarf hedges will be included to help soften some of the parking bays and driveways and provide low level structure.

Wall shrubs such as Ceanothus, Mahonia, Viburnum, Kerria, Choisya and Pierris will be included where space permits to screen fences within the communal areas.

Green Central Core

Parking Bays to the Central communal zone will be paved in porous Ecogrid recycled plastic reinforced grass system, which combined with the central planting beds and tree planting will provide a very green core to the proposed development.

Wildlife Habitat Enhancement

In order to enhance and encourage wildlife further on site, integrated bat bricks and swift boxes will be incorporated into the building facades of the houses; and bat and general bird boxes included to selected existing peripheral trees.

Positive Contribution to the Albert Park Conservation Area

A combination of existing mature trees retained, proposed native and wildlife friendly tree planting, new peripheral hedges, and an infrastructure of pollen and berry rich shrub planting, will create an ecologically biodiverse landscape to the new development, and a positive contribution to the character and appearance of the Albert Park Conservation area.

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5.0 Sustainability

5.1 Performance and Policy

A detailed Environmental Standards Statement has been produced by *Watt Energy and Consulting Engineers* in support of this application – please refer to this document for a detailed appraisal of the site and proposed development.

5.2 Site Waste Management Plan

A site waste management plan will be prepared as appropriate prior to the construction phase of the project commencing.

5.3 Sewerage Assessment and Floor Risk Assessment

A detailed Drainage Strategy Document has been produced by *Geosmart* in support of this application – please refer to this document for a detailed appraisal of the site and proposed development.

5.4 Land Contamination

A Phase 1 Land Quality Assessment Report has been produced by *Geosmart* in support of this application – please refer to this document for a detailed appraisal of the site and proposed development.

5.5 Utilities

The proposed development is to be serviced by gas, water and electric supplies from the public infrastructure on surrounding areas with supplies maintained up to each property. Details of any impact on the current capacity within the local network can only be established after supply applications have been submitted which will be undertaken at the next stage of technical design development.

6.0 Summary

The proposed development has been designed through a detailed collaboration and consultation with Local Residents Groups, councillors and pre application advice from the Local Authority. The scheme has been developed to create a sympathetic residential development, that sits coherently within the vernacular of surrounding properties and is befitting of the standards expected within the Conservation Area.

The original building will be reinstated back to its original curtilage and original features reinstated where uncovered to revitalise the building and ensure it stand proud on the site.

A detailed and considered landscape design provides a biodiverse environment for the existing wildlife and to encourage new into the area, whilst providing a soft backdrop that offers security and screening to residents whilst ensuring the site does not turn its back on the surroundings.

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The proposal is a sensitive resolution, which uses a redundant car park set within a suburban context to provide high quality family housing reflective of the surrounding environment.

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