

Planning/Design and Access Statement

Demolition and residential development of the former The Grove Public House, Ashton Old Road, Manchester

On behalf of KMM Homes

March 2022



Project Team

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Mode Transport Planning

Map & Photo Sources: [googlemaps.com](https://www.google.com/maps) Rachel McDonnell Design Services, Peak Environmental

Contents

1. INTRODUCTION

- 1.1 The Purpose of this Document
- 1.2 Summary of the Planning Application
- 1.3 Development Vision

2. SITE ANALYSIS

- 2.1 Site Location
- 2.2 Benefits arising from the Development
- 2.3 The Development Plan

3. SITE CONTEXT

- 3.1 Site Character
- 3.2 Site Constraints and Opportunities
- 3.3 Manchester Residential Design Guide

4. THE PROPOSALS

- 4.1 proposed Site Layout
- 4.2 Summary of Proposals
- 4.3 Waste and Energy Principles
- 4.4 Community Consultation

5. CONCLUSION

1. INTRODUCTION

1.1 The Purpose of this Document

The Planning/ Design and Access Statement (DAS) accompanies a Full planning application the demolition and redevelopment of the former The Grove public house, 151 Ashton Old Rd, Manchester M11 1GR.

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
- Site Layout
- Topographical Survey
- Proposed Floorplans and Elevations
- Street Scene- Ashton Old Road, existing and proposed

Along with various supporting technical reports.

1. INTRODUCTION

1.2 Summary of the Planning Application

Edge red area= 0.05ha (source credit Rachel McDonnell)



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 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 administrative district of Manchester City Council, within the area of Openshaw and Gorton. The application boundary extends to just 0.05ha and comprises a substantial 2 storey former public house with single storey add on buildings. The pub has been closed for some 18 months, when it was open it is understood it suffered from noise issues that impacted immediate residents. Since closure it is understood has been the subject of antisocial behaviour and illegal activity.

The site benefits from being located on a highly visual route and (to the west) recent regeneration and new homes.

The site is

- Within the heart of the urban area;
- A disused site;
- Has sustainable travel connections bus stops within 20m; railway station 750m and tram station 1,200m away.
- Facilities and services with easy reach, shops just 30m away.



2. SITE ANALYSIS

2.1 Site Location

The site- Existing Photographs (source Peak Environmental)

Former public house, redundant and closed for more than 18months.



2. SITE ANALYSIS

2.1 Site Location

Existing site photographs



2. SITE ANALYSIS

2.1 Site Location

Existing site photographs



2. SITE ANALYSIS

2.1 Site Location

Existing site photographs



2. SITE ANALYSIS

2.1 Site Location

Existing site photographs



2. SITE ANALYSIS

2.2 Benefits Arising from the Development

- The scheme will deliver large, valuable family homes to contribute to the mix and variety of local housing provision.
- Valuable investment into the local area.
- Improved outlook for existing residents.
- Redevelopment of a disused site.
- Removal of anti-social behavior and security risks.
- No direct overlooking into adjacent residential properties.
- Introduction of private amenity areas.
- Reuse of the site, increased natural surveillance.
- Removal of antisocial behavior of fly tipping.
- Family homes of 4 bedrooms.
- Market housing provision.
- Car parking to 100% for the properties.
- Secure and weatherproof cycle storage.
- Enhancement of a visible site in a gateway location through Manchester.

2. SITE ANALYSIS

2.3 The Development Plan

Section 38(6) of The Planning and Compulsory Purchase Act (2004), advocates that development control decisions must be taken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

For the Purposes of this application, the Development Plan includes the:

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- Manchester City Council Core Strategy Development Plan (adopted July 2012);
- Extant remaining Manchester City Council Unitary Development Plan Documents (UDP) (1995);
- Greater Manchester Joint Waste Strategy (adopted July 2012); and
- Greater Manchester Joint Minerals Strategy (April 2013).

This DAS will consider those of most relevance.

The Core Strategy replaces significant strategic parts of the former Unitary Development Plan. The Core Strategy sets the long-term aspirations for Manchester's future development, for example to increase the home ownership rate across the borough and forms the framework that planning applications will be assessed against. A number of the Manchester UDP policies have been saved in addition and applications will be assessed against these where they are considered relevant and up to date against national planning policy.

The site is located within the urban area of Manchester within the suburb of Openshaw. There are no direct notable proposals map Development Plan designations applicable to the site. Therefore, other relevant policies are considered below. It is worthy of note, the property is not listed, nor locally listed nor a designated Asset of Community Value. Since the pubs closure 18months ago, the site has been marketed and the agent has confirmed there is no interest from pub operators. Key policies relevant to this full planning application are therefore:

- Policy SP1 Spatial Principles;
- Policy H4 East Manchester;
- Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development;
- Policy PA1 Developer Contributions; and
- Policy DM1 Development Management.

2. SITE ANALYSIS

2.3 The Development Plan

Policy SP1 identifies that the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres... the majority of these neighbourhood will be in the inner areas, East Manchester is one of them. New development shall also maximise the potential of the City's transport infrastructure in particular promoting walking, cycling and using the public transport.

The application as promoted is **wholly compliant** with the aspiration of policy SP1. The scheme has the ability to create and contribute to a new neighbourhood and it promotes a sustainable development.

Policy H4 East Manchester advocates that around 30% of all new developments over the lifetime of the Core Strategy will be accommodated here. Priority will be given to family housing and high value and high-quality housing will be permitted.

The application is promoted in **compliance** with this policy through the delivery of high value, high quality family housing.

Policy EN4 seeks to reduce CO2 emissions by enabling low carbon and zero carbon development. A number energy efficient measures the regeneration of the property will deliver for its future residents, with a view to seeking to reduce the need for energy through design features. This in turn will contribute to MCC's overall climate change objectives. The application is considered **compliant** with policy EN4.

Policy PA 1 Developer Contributions- The Applicant is happy to engage in further discussions should MCC consider it necessary to request other infrastructure contributions and the Applicant awaits consideration of the application by statutory consultees on this matter.

2. SITE ANALYSIS

2.3 The Development Plan

Policy DM1 Development Management-advocates that all development should have regard to a number of matters, these are listed below with a corresponding response:-

Appropriate siting, layout, form, massing, materials and detail. The 3 residential dwellings would achieve in the region of 60dph, this is considered a reasonable density of this urban location and the Site Layout demonstrate no compromises are made to achieve this. The proposed design takes design 'cues' from existing scale and massing fronting Ashton Old Road, materials consistent with the local, existing palate.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. Due consideration of the immediate neighbours has been at the forefront of the applicant's design consideration when masterplanning the site.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise. The redevelopment of the site has given due regard to these matters through submission of technical reports.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. The site has good accessibility credentials to the wider area, the nature of the homes designed over several floors allow for some disabled

Community safety and crime prevention- This has been at the forefront of the initial design consideration, maximising natural surveillance, fencing and secure boundaries clear access points, secure parking, secure entrances to name but a few.

2. SITE ANALYSIS

2.3 The Development Plan

Design for health. The property is located within a highly sustainable area where local facilities are within walking distance. Stairs are only provided internally to the house designs, and secure cycle storage will be provided to encourage cycle ownership/use.

Adequacy of internal accommodation and external amenity space. The homes more than meet minimum space standards dictated by MCC and national standards at 108 sq.m over 3 storeys for a 4-bedroom house. Each home has rear private amenity space and secure defensible front gardens fronting Ashton Old Road.

Refuse storage and collection. A Waste Strategy is submitted with the application and the Site Layout demonstrates more than adequate on-site refuse storage areas can be provided, in a secure and accessible areas to the residents.

2. SITE ANALYSIS

2.3 The Development Plan

Vehicular access and car parking. 100% car parking provision is provided for the homes.

Effects relating to biodiversity, landscape archaeological or built heritage. The scheme is able to contribute through provision of bird and bat boxes and will follow the recommendations of the Preliminary Ecological Report (as submitted).

Green Infrastructure. There is none on site at present- the provision of gardens to each property will greatly enhance this.

The use of alternatives to peat-based products in landscaping/gardens within development scheme. This can be considered by the applicant.

Flood risk and drainage. The site is not within a designated flood risk area. The Drainage Strategy submitted sets out the approach to the safe surface water drainage strategy that will not increase flooding elsewhere.

It is considered the aspirations of all DM1 can be **accommodated** by the development proposals.

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.

Topography

The site is generally flat.

Boundaries

The boundaries contain a high brick wall to the rear and site, the frontage to Ashton Old Road is open.

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.



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;
- Vehicle access;
- Provision of a mix of dwellings;
- Trees;
- Pedestrian access;
- Scale and massing.

Site Opportunities:

- Delivery of large market housing and a type that contributes to the mix of styles available locally;
- Enhance the visual impact of the site, creation of status and grandeur at this gateway location;
- Remove dereliction;
- Enhancement of boundaries;
- More people= enhanced security in the area;
- Create a stronger relationship and integration with the local area and adjacent and opposite properties;
- Provision of safe and secure cycle parking;
- 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
- the promotion of an urban site
- respond to views
- residential amenity and overlooking
- creating a vision

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

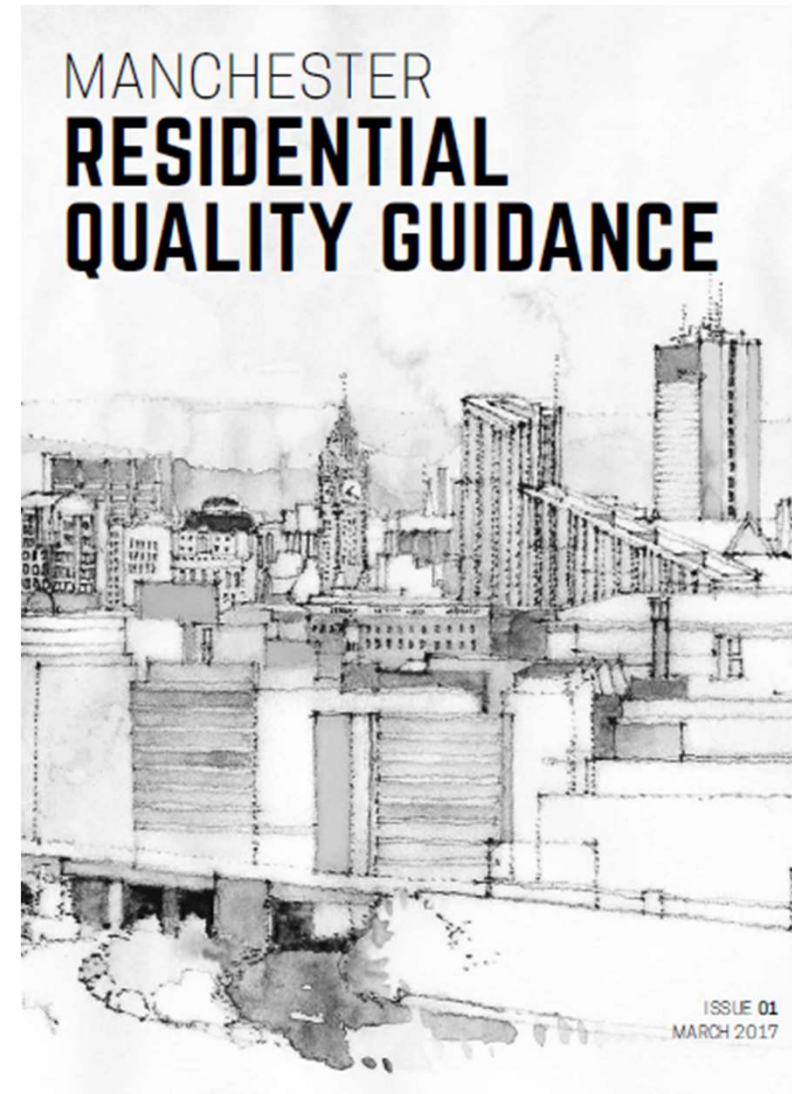
3. SITE CONTEXT

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.

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.



4.1 Proposed Site Layout

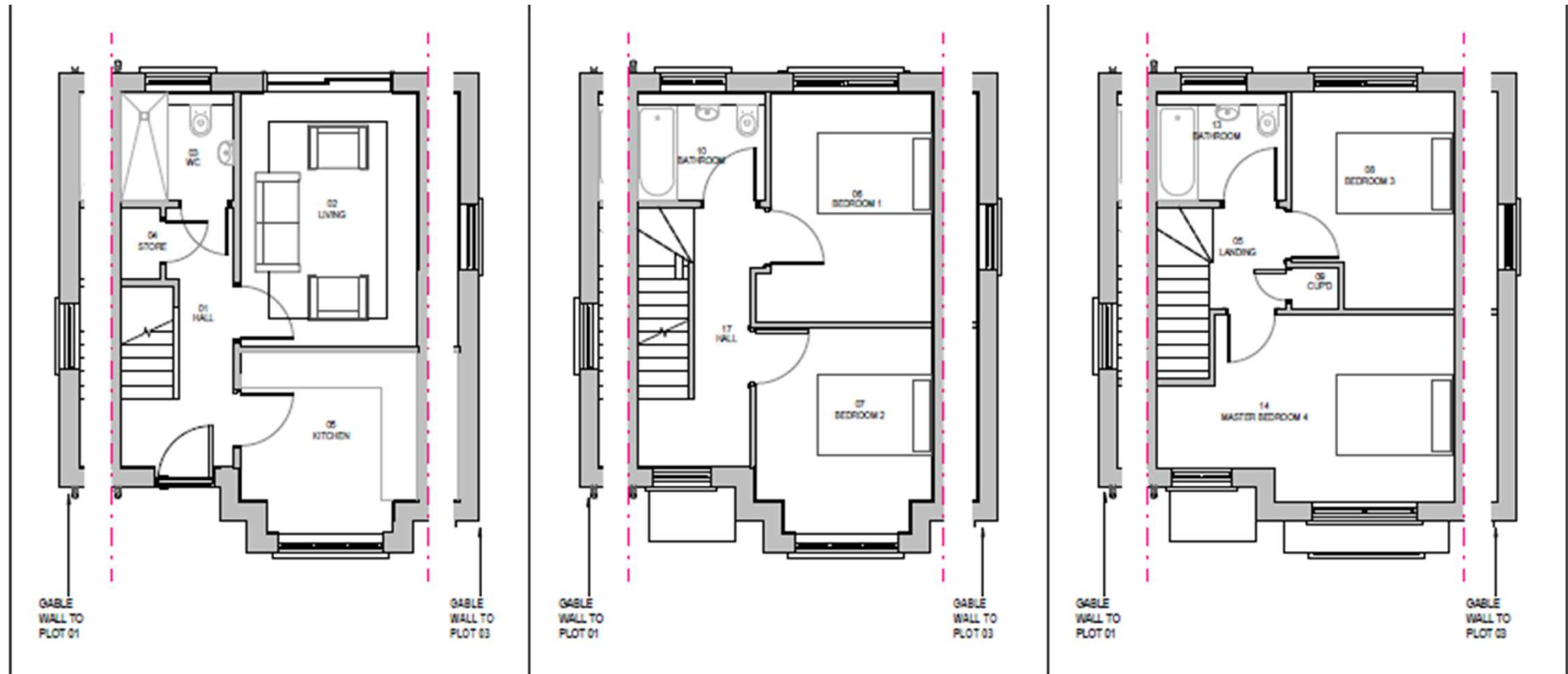
Following a detailed review of the site and the application proposes the following Site Layout.



4. THE PROPOSALS

4.1 Proposed Site Layout

Proposed Floorplans are shown below.



4. THE PROPOSALS

4.2 Summary of the Proposals

Amount and Use-

- This full planning application seeks permission for 3, 3-storey residential dwellings (60dpha) (class C3).
- Whilst a dense development, the Site Layout demonstrates how these properties can be accommodated with ease.

Scale

- The form of the existing urban area is presented as 2 and 3 storey, the historical terraced houses presented are though taller than modern day construction of two storey, new development adjacent at Club Street presents well at 3 storey and the street scene submitted shows how this development would compliment that approach both in scale and design.

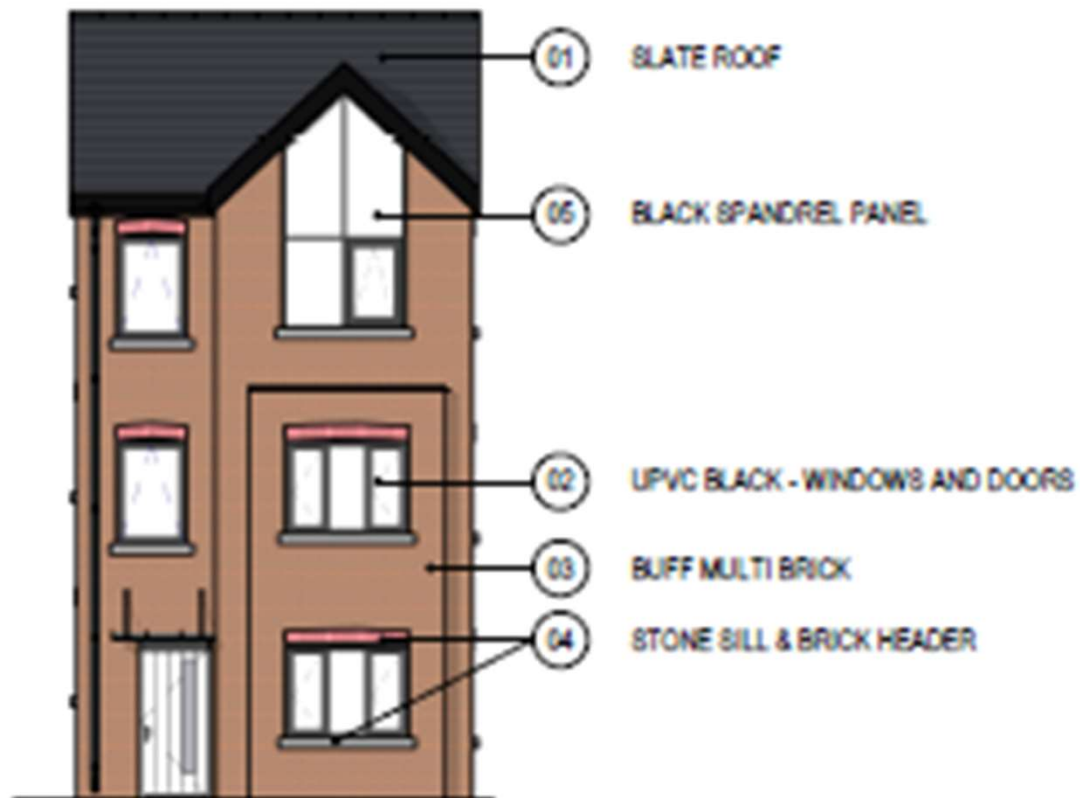
Layout

- The layout provides for 4 bedroom properties within the development. All achieve MCC minimum floorspace standards of 108sq.m with internal storage area.
- Separation distances are achievable to surrounding properties from direct habitable rooms.
- Each house has at least one car parking space. The off street parking has EV points.
- Each dwelling has secure and weatherproof cycle storage.
- Each dwelling has dedicated private amenity garden space.
- Security matters have been at the forefront of the Site layout, providing for locked and gated car parking area, front and rear boundary walls of appropriate heights.

4. THE PROPOSALS

4.2 Summary of the Proposals

Proposed Front Elevation and materials palette are show below.



01 - SLATE ROOF



02 - UPVC BLACK -
WINDOWS AND
DOORS



04 - STONE SILL &
BRICK HEADER

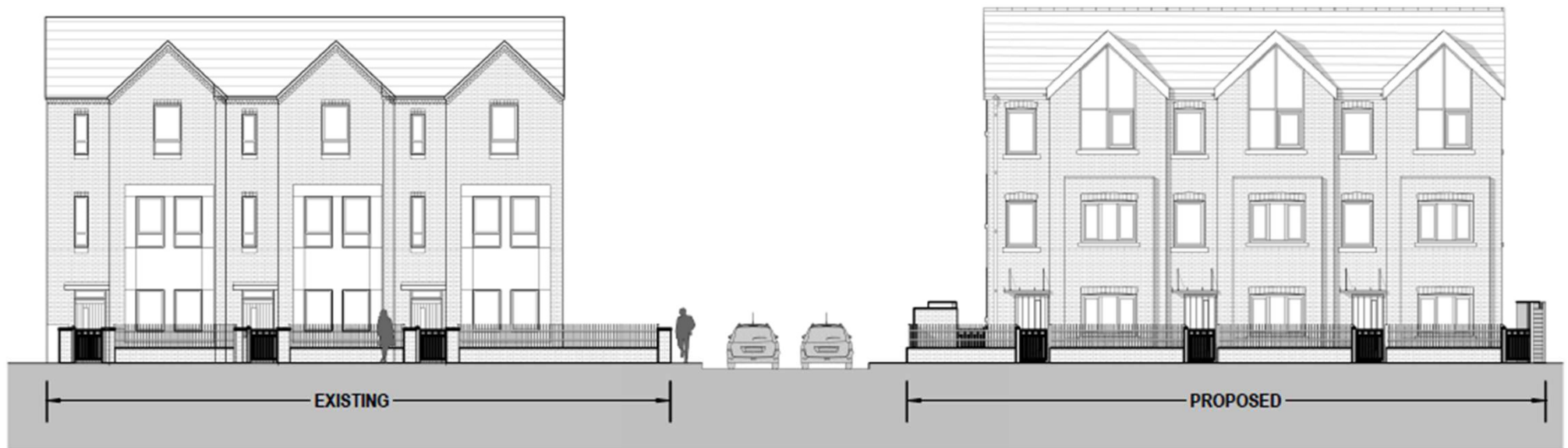
03 - BUFF MULTI
BRICK



4. THE PROPOSALS

4.2 Summary of the Proposals

Proposed Street Scene with existing houses on Ashton Old Road



STREET SCENE - ASHTON OLD ROAD

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. Space is provided to the side and rear of each property. The refuse area provides ample space for general waste, pulpable waste, mixed recycling and food waste.
- The bins will be brought to curbside on the day of refuse collection and removed back into private gardens. 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 Community Consultation

Community consultation

The application is a minor planning application for 3 new dwelling houses. There is no statutory requirement for the applicant to undertake any formal pre-application engagement with the local community.

Notwithstanding this, given the nature of the site in close proximity of existing residential properties, on submission of this application, the applicant considers it is good practice to undertake a consultation exercise and has chosen to provide a summary of the proposals to the immediate residents. The applicant will also notify the ward councils. In both instances parties will be encouraged to provide commentary on the proposals and the comments can be considered during the planning application process.

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, and a considered appraisal of the relevant policy aspects of the Development Plan, Residential Design Guide (2017) and the components of residential quality.

It is clear the application presents an enviable opportunity to deliver an exemplary 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 DAS has assessed the merits of the scheme and identifies the site's suitability for the proposed use for 3 dwelling houses 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 Ashton Old Road. 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!