

Oakwood Lodge, 177 Longley Road, Wythenshawe. M22 4HY

01 04 2021



Proposed new development of:

20 No. Houses

at

Oakwood Lodge

for

Wythenshawe Community Housing Group

Design and Access Statement

And

Affordable Housing Statement

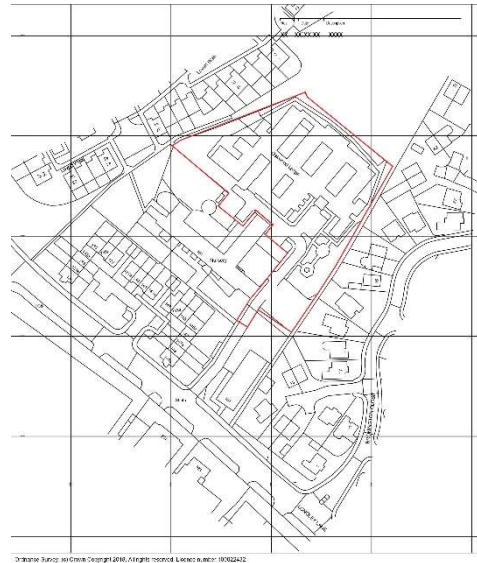
Application

This statement is submitted in support of a planning application for full planning permission for the site of the former Oakwood Lodge Day Care Centre, off Longley Lane in Wythenshawe.

The proposed development is for demolition of the existing building and construction of 20 No. two and three bedroom dwellings.

The dwellings will be affordable homes, with a mix of shared ownership and social rent.

The applicant is Wythenshawe Community Housing Group.



Location Plan

The Site

The application site is the former Oakwood Lodge Day Centre, located off Longley Lane, in Wythenshawe. There is a large single storey building on the site that has been vacant for several years and is to be demolished as part of this application.

The site has residential properties to the east and west boundaries, a children's nursery to the south and an open field to the north.

There are numerous shops and services within the vicinity of the site, further details of which are provided in the supporting Transport Statement.

The site falls within Flood Zone 1, an area of low probability flooding.



Aerial view of site, taken from Google Maps.

The design of the proposed development has been guided by the principles of

- Local and National Planning Policy Guidelines
- Manchester Residential Quality Guidance 2017
- Standards and Quality in Development
- Design for Access 2 Guidelines
- Building Regulations Part M
- Housing Quality Indicators Lifetime Homes Requirement

and resulted in a scheme which we consider will provide a positive contribution to the immediate and surrounding area.

Numerous reports have been prepared in relation to this application as follows;

Air Quality Assessment
Crime Impact Statement
Ecological Assessment
Arboricultural Assessment
Flood Risk Assessment and Drainage Strategy
Noise Impact Assessment
Utility Study
Land Contamination Assessment
Transport Statement

The following design and access statement is based on CABI best-practice guidance on Design and Access Statements, under the headings; Use, Amount, Layout, Scale, Appearance, Access and Landscaping.

Use

The site is a brownfield site, previously used as day care centre.

The proposed development looks to demolish the existing building and construct a residential development consisting of 20 No. affordable dwellings.

Located in a predominantly residential area, redevelopment of this brownfield site for affordable housing is in line with local and national planning policy.

Amount

The proposed development is for the construction of 6 No. 3b5p and 14 No. 2b4p semi-detached dwellings with associated parking and private gardens. 10 No. of these homes will be social rent and the remaining 10 No. will be for shared ownership, see proposed site plan.

The site area is approximately 0.6 Ha, therefore the proposed density of the development is 33 units per hectare.

Layout

The site is located off Longley Lane, adjacent to a children's nursery.

There are several mature trees on or adjacent to the site which have influenced the layout.

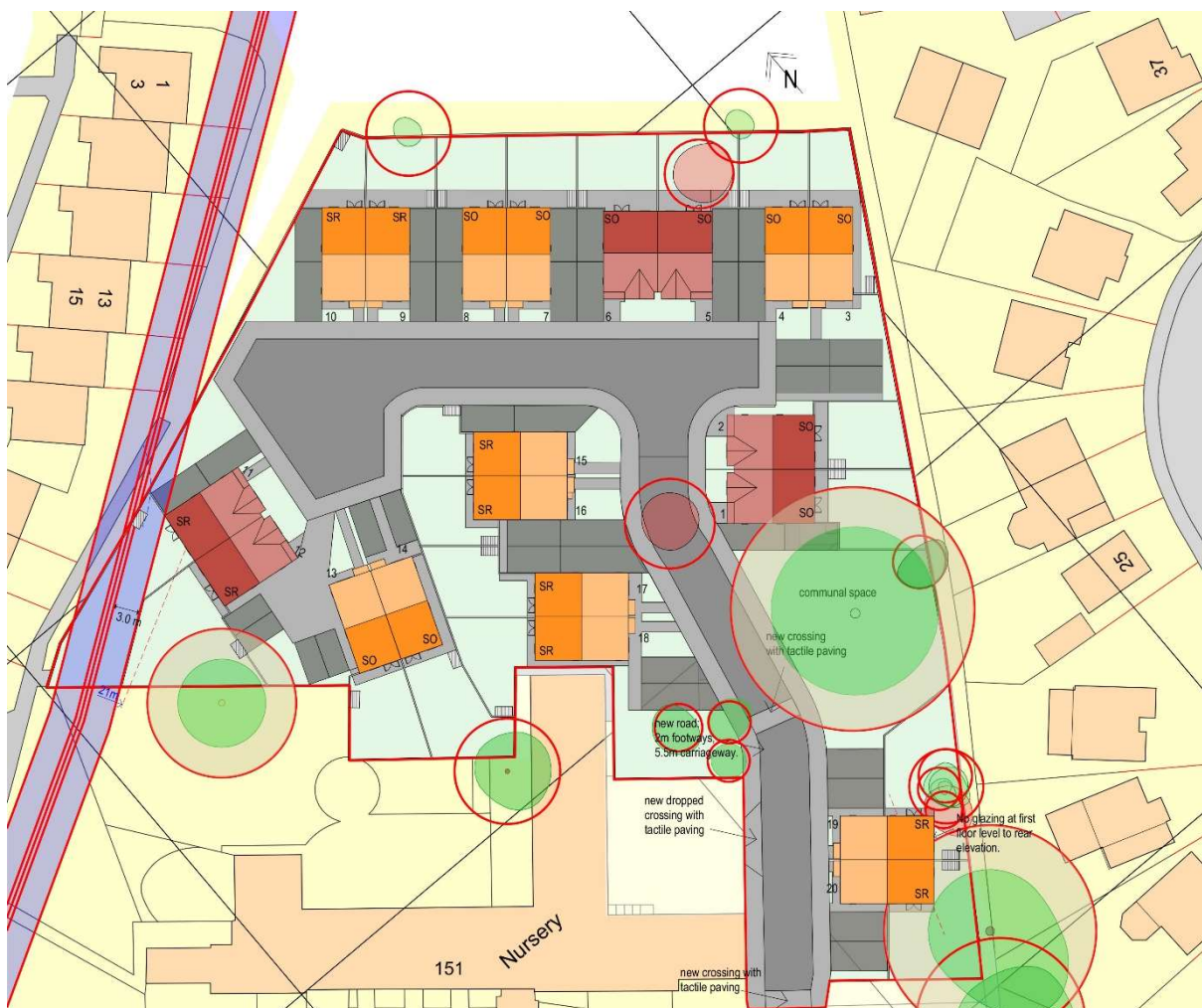
There is also an existing highway drain that runs alongside the western edge of the site, and crosses it in one location. This drain has a 3m easement which has also influenced the layout proposed.

In addition to these factors, interface distances, proximity to boundaries, and privacy and overlooking of adjacent properties have all been taken into consideration when designing the scheme.

The site is accessed from the south, off Longley Lane, and this is the only vehicular and pedestrian access into the site. Details of the proposed access road are provided later in this statement.

The layout of the scheme has been designed in accordance with Secure by Design Principles with the houses fronting the new road and car parking spaces are provided within the demise of each property.

The development has a clear and direct journey through the site, with the buildings placed to terminate views where possible and creating focal points at the end of vistas.



Proposed Site Plan

The dwellings have been designed in accordance with the Manchester Emerging Space Standards as follows;

- 2b 4p, two storey dwelling @ minimum 83 sqm with 2.0 sqm of storage.
- 3b 5p, two storey dwelling @ minimum 96 sqm with 2.5 sqm of storage.

providing good sized family homes in a pleasant, secure and sustainable environment.

Scale

The site is bounded by existing residential developments to the east and west boundaries. These surrounding dwellings are all two storey properties.

Therefore, the proposed dwellings have also been designed to be two storeys, with similar ridge and eaves levels, to ensure they are of an appropriate scale and will sit comfortably in this setting.

Appearance

A simple approach to the architectural styling of the properties has been taken, to provide a development that is focused on its quality, detailing and materials, using brick facing material with some gable feature details and recessed windows, to ensure a development is produced that will be well designed and desirable but also low maintenance and of long life.

The materials proposed are red facing brick, with buff re-con stone cills and band course, grey upvc windows and doors, and grey concrete roof tiles, with pitched canopies and lighting to the entrances to each dwelling.

The three bed properties have feature gables to add extra interest to the development as a whole.



Landscaping

The proposed development is located in close proximity to some mature trees, with a large Category A Oak tree situated within the site boundary. Trees of category C or below are proposed to be removed and replacement tree planting will be provided to ensure their removal is more than compensated for. The scheme has been designed around the existing quality trees, and an Arboricultural Impact and Method statement, submitted in support of this application, details how they are to be protected.

The Oak tree has been made a key feature of the development incorporating an area of communal open space around it for the residents to enjoy.

In addition to this, the proposed dwellings have been designed with semi private gardens to the front, laid to lawn, which increase the amenity value of the public realm in this location. Additional shrub planting will also be proposed to smaller areas, for ease of maintenance.

Due to the size of these front gardens, and to create a feeling of inclusivity and community, no fencing is proposed in these locations, but low level shrub planting, maximising the contribution of the landscaping to the street, and in accordance with the recommendation made in the Crime Impact Statement.

Car parking has been designed to the side of dwellings where possible, behind the building line, to minimise the visual impact of the car within the development.

Private rear gardens are proposed to each dwelling with 1.8m high timber fence to boundaries and secure lockable gates. Waste and recycling bins will be stored in the rear gardens. A secure lockable cycle store is proposed to each dwelling.

Access

The site has a very sustainable location being in close proximity to a range of amenities and services.

The site is accessed via the existing access road from Longley Lane. This is proposed to continue into the site and is to be widened and upgraded to adoptable standards of construction.

Two proposed crossing points, with tactile paving, are to be included in the scheme as requested by Manchester City Council Highways department.

A turning head is provided within the site to enable a 11.5 metre refuse vehicle can manoeuvre.

Off street parking is also provided 200% per dwelling, in line with local planning policy guidelines.

Affordable Housing Statement

As part of Core Strategy Policy H8, an affordable housing statement is required for schemes with 15 dwellings or more.

This application is for a residential development of 20 No. dwellings, of which 100% are to be affordable.

The application is submitted by Wythenshawe Community Housing Group, and the intention is for the scheme to have 50% shared ownership and 50% social rent of a housing mix as follows;

- 6 No. 2b4p dwellings Shared Ownership Properties
- 4 No. 3b5p dwellings Shared Ownership Properties
- 8 No. 2b4p dwellings Social Rent Properties
- 2 No. 3b5p dwellings Social Rent Properties

The above properties are identified on the proposed site plan with the reference SO for Shared Ownership and SR for Social Rent.