

Chain Road, Blackley, Manchester, M9 6QX

Design and Access Statement



Chain Road, Blackley, Manchester, M9 6QX

Proposed residential development

Executive Summary / Introduction

This statement accompanies and supports the development of the site at Victoria Avenue/Chain Road junction, Blackley.

The proposal comprises of 12 dwelling houses and a block of apartments of 20 units. The total units proposed will be 32 and all units will be for affordable rent.

Project Team

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1.0 Assessment

Physical context and local character – site description and surrounding area

Location

The proposed development site is located at the junction of Chain Road and Victoria Avenue, Blackley, Manchester. The A6104 Victoria Avenue fronts the southern boundary, with Chain Road running across the north east of the site from their adjoining T-junction to the east.

Local Amenities

Victoria Avenue provides all local amenities including Primary and High Schools, Local shops, community, health and leisure facilities, supermarkets, library and learning centre.

Public Transport

Local bus services are available adjacent to the site on Victoria Avenue.

Current use

The site was previously occupied by The Lion & Lamb public house, whose address was formerly listed as 68 Victoria Avenue. The building has since been demolished and the site is currently an unused hard standing carpark with overgrown land.



Aerial view of the site with its neighbouring housing

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1.0 Assessment

Physical context and local character – site description and surrounding area

Flood zone

The site is located in Flood Zone 1 on the EA Flood Map – an area considered to have the lowest probability of fluvial flooding.

Public Access

There is an informal path cutting across the site however there is no public right of way.

Conservation

The site is not within a Conservation Area and there are no listed buildings on or adjacent to the site.

Context

The site is located within an established suburban area occupying a prominent corner position overlooking the junction which offers an open view to the east. The north east boundary faces a mix of semi detached and terraced properties. To the West and South are terraced properties with red brick ground floors, rendered 1st floors with feature gable frontage.

Existing boundary conditions

On the Southern and Eastern boundary the site is open access.

On the western side there is mix of timber fences and brick walls

On the northern side the site is partly without enclosure and partly with concrete panel fence.

Site Area = 0.345 ha



View toward the site from the junction between Chain Road and Victoria Avenue.



View of the site boundary along Chain Road

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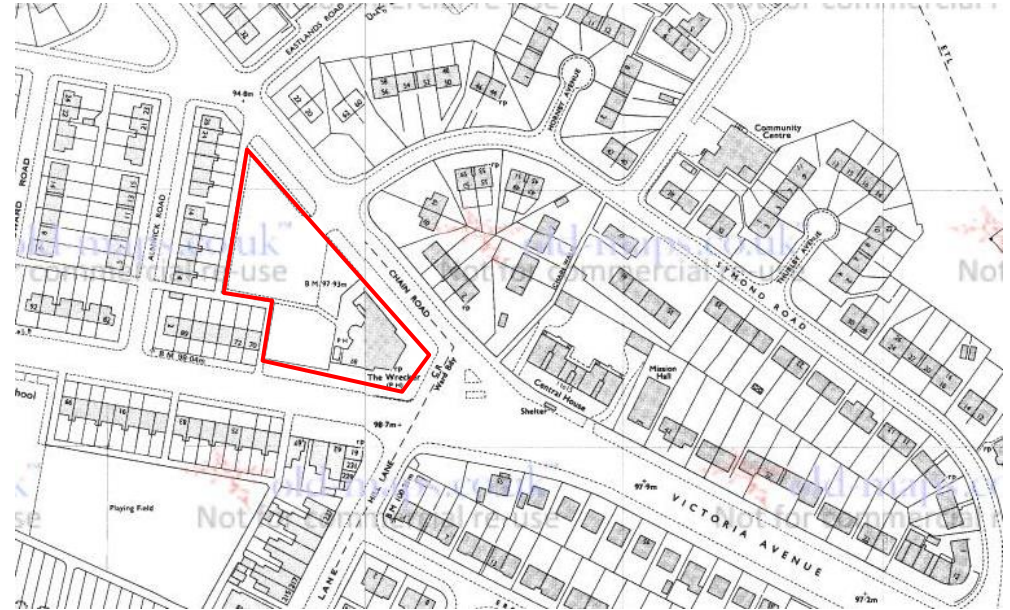
Proposed residential development

1.0 Assessment

Historical map

The map shows the urban setting in 1955-1982.

The site was previously occupied by The Lion & Lamb public house.



Historical map of the site plan – Source Old-maps.co.uk



Photo of the Lion & Lamb public house – Source internet

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2.0 Involvement

Consultation

Initial pre-application planning advice was sought from MCC Planning Officer Jennifer Atkinson, who provided informal advice on planning requirements for this site which has been taken on board and represented in this application.

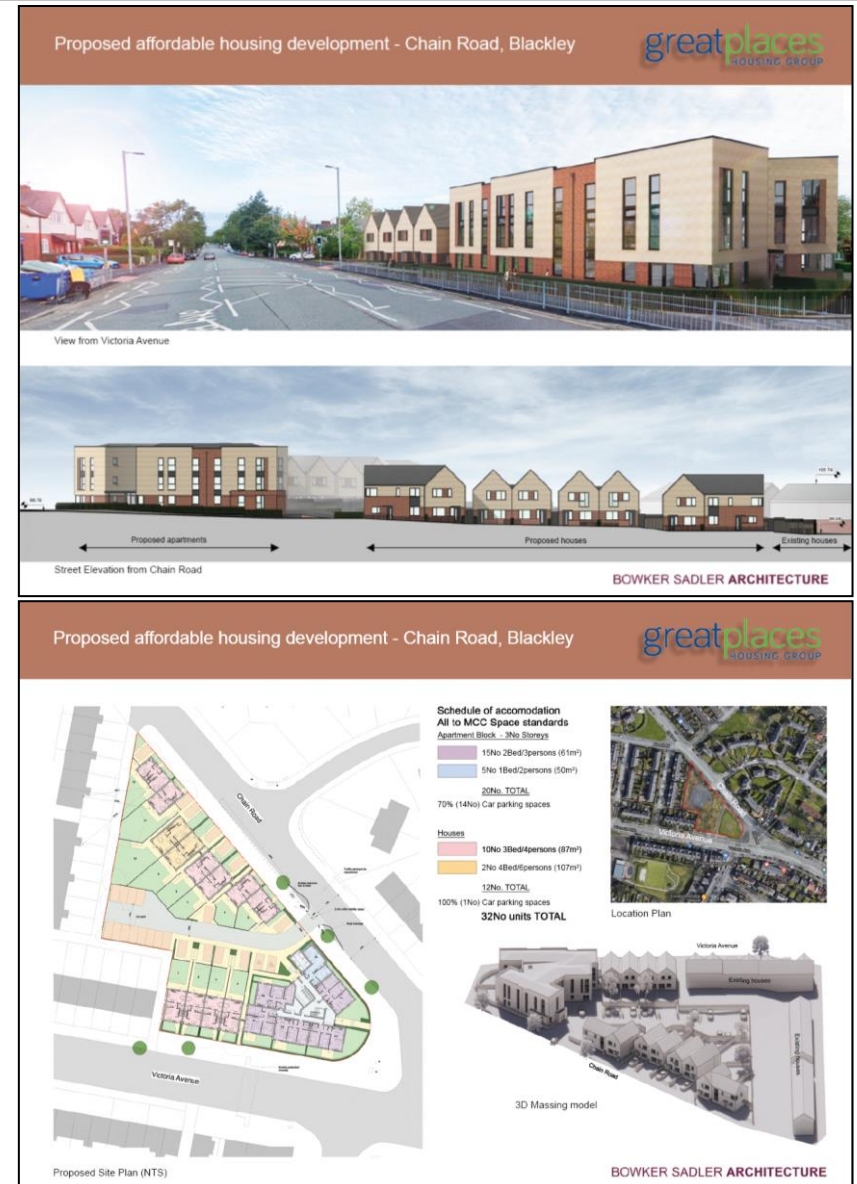
Public consultation

Public consultation pack, including a two-page leaflet, has been distributed to the local residents and comments have been collected. All positive feedbacks have been received from the resident and details of the responses have been included in this application. Please refer to the consultation feedback.

3.0 Evaluation

Key site constraints and opportunities

- Opportunity to reinstate street frontages to Chain Road and Victoria Avenue with the existing residential terraces.
- Opportunity to reinforce the abandoned site in a prominent location
- Provide much needed affordable rent houses to the area
- Replace the existing vegetation (grassland and tall ruderal vegetation, including invasive species) with a new soft landscaping including new trees



Two-page leaflet has been distributed in the area along with further information about the proposal

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3.0 Evaluation

Planning history

A previous planning application was granted in 2008 for the

“Erection of residential development comprising of three x 3 bed 5 person houses and seven x 4 bed 7 person houses with twenty x 2 bed 4 person apartments with associated parking, landscaping and boundary treatment”.

Planning reference: 087009/FO/2008/N1

Comparable proposal:

- Similar layout providing strong frontages, block of flats on the corner, with two wings of family homes.
- The previous approved scheme proposed a four storey block of flats while the current proposal is for a three-story building
- Similar mix of dwelling houses and apartments



View toward the site from the junction between Chain Road and Victoria Avenue as approved 2008



Site plan as approved 2008

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4.0 Design Parameters, Evolution And Layout

Existing urban axis

The two main existing axis along Chain Road and Victoria Avenue, meet at the south-east corner of the site. This determines the triangular shape which is expressed in the design proposal.

Access constraints

Victoria Avenue has limited opportunity for access due to it being shorter in length and there is an existing pedestrian crossing fronting it.

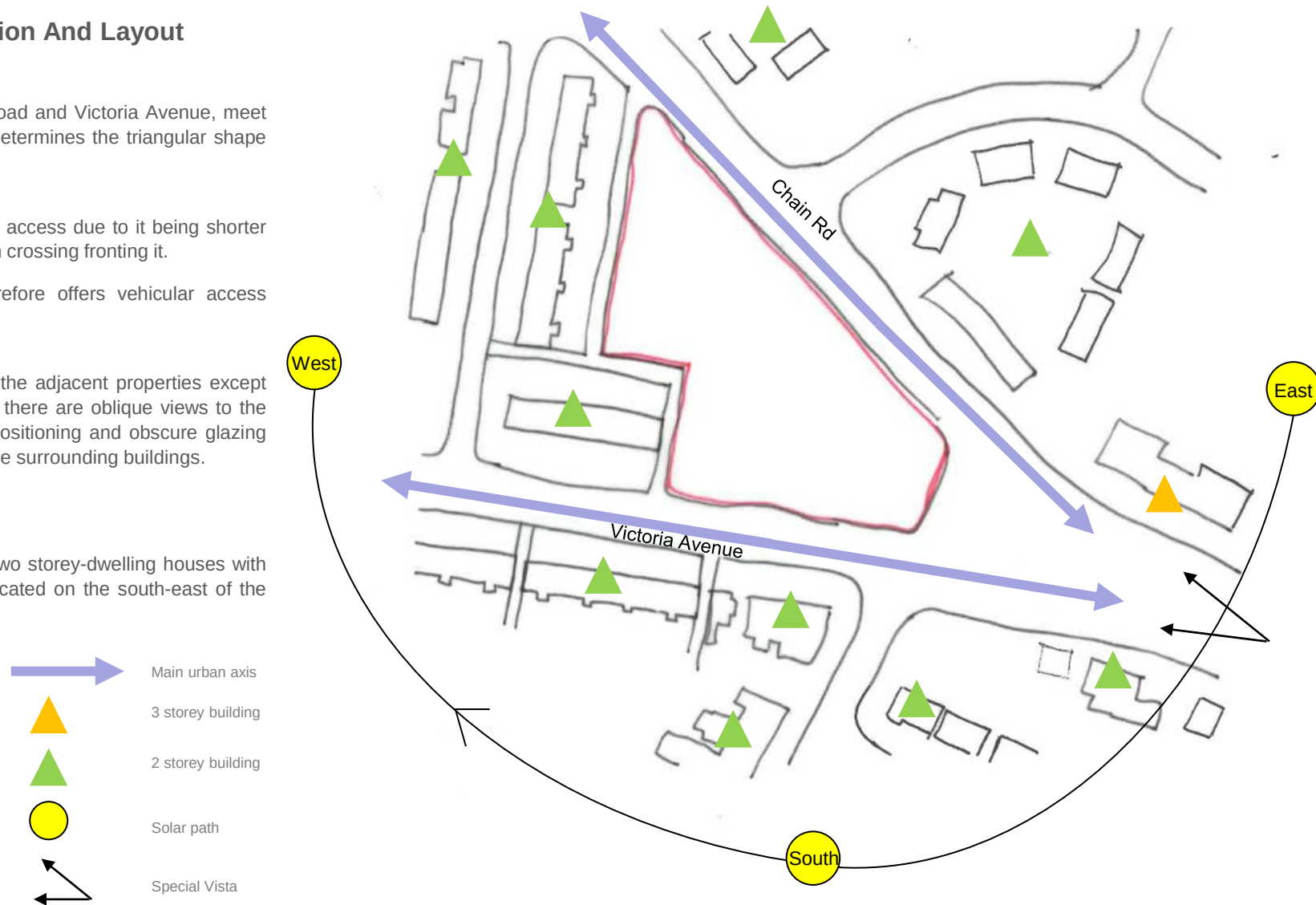
Chain Road frontage is longer and therefore offers vehicular access opportunities.

Distance from adjacent buildings

The site is not generally overlooked from the adjacent properties except on the Northwest corner of the site where there are oblique views to the neighbouring properties. Careful window positioning and obscure glazing required to remove overlooking impact to the surrounding buildings.

Massing and storey heights

The majority of the existing buildings are two storey-dwelling houses with the exception of a three storey building located on the south-east of the site.



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4.0 Design Parameters, Evolution And Layout

Alignment with the surrounding building

The development offers the opportunity to reinstate the lost alignments previously defined by The Lion & Lamb public house.

Street elevations

The proposal aims to replicate the same existing urban setting, breaking up the street elevations in line with the small scale of the surrounding buildings.

Mix of types

The use of a mix of housing types, terraces, semidetached and flats offers a variety in typology to the future residents and responds better to the immediate context.

Strong corner

The block of apartments is proposed in the south-east corner, at the junction between Chain Road and Victoria Avenue. This position provides a strong architectural corner element responding to the scale of the nearby apartment on the opposite side of the junction. Consequently, the rear private gardens of the dwelling houses are well protected in terms of noise and privacy.

Access

There is an opportunity to establish a new access off Chain Road. The new access takes into consideration the position of existing trees and telecom boxes which will be retained. The new highway allows car parking access for the apartments.



Initial site plan proposal

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4.0 Design Parameters, Evolution And Layout

No. of dwellings

Due to the size of the site, we believe 32 units can be comfortably located providing a high level of amenity spaces. This comprises of ten x 3bed/4persons houses, two x 4bed/6persons, fourteen x 2bed/3persons apartments and six x 1bed/2persons apartments. The floorspace complies with Manchester City Council space standards.

Density and plot sizes

The urban area is characterised by terraced houses, semi-detached houses and block of flats similar to those proposed in this application.

Car parking

100% (1no) car parking space has been provided to each dwelling houses and 70% (14no) car parking spaces have been provided to the apartments, including two wheelchair parking spaces. All dwelling houses will have in-curtilage parking space.

Waste and recycling

Waste and recycling provision, is in line with MCC policy with 4No in-curtilage bins spaces provided for each dwelling. Container storage are located within 10m of an external door and maximum 30m from collection point. The bin store of the apartments is located at 10m from collection point in Chain Road. The store has been sized to surpass the minimum 0.43m²/flat requirement.

Sustainability strategy

The proposed dwellings will be designed adopting a fabric first approach with U-Values optimised in accordance with Approved Documents/Building Regulations. The accompanying Energy Statement gives further detail on how this will be achieved.



Proposed Site Plan

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Proposed residential development

4.0 Design Parameters, Evolution And Layout

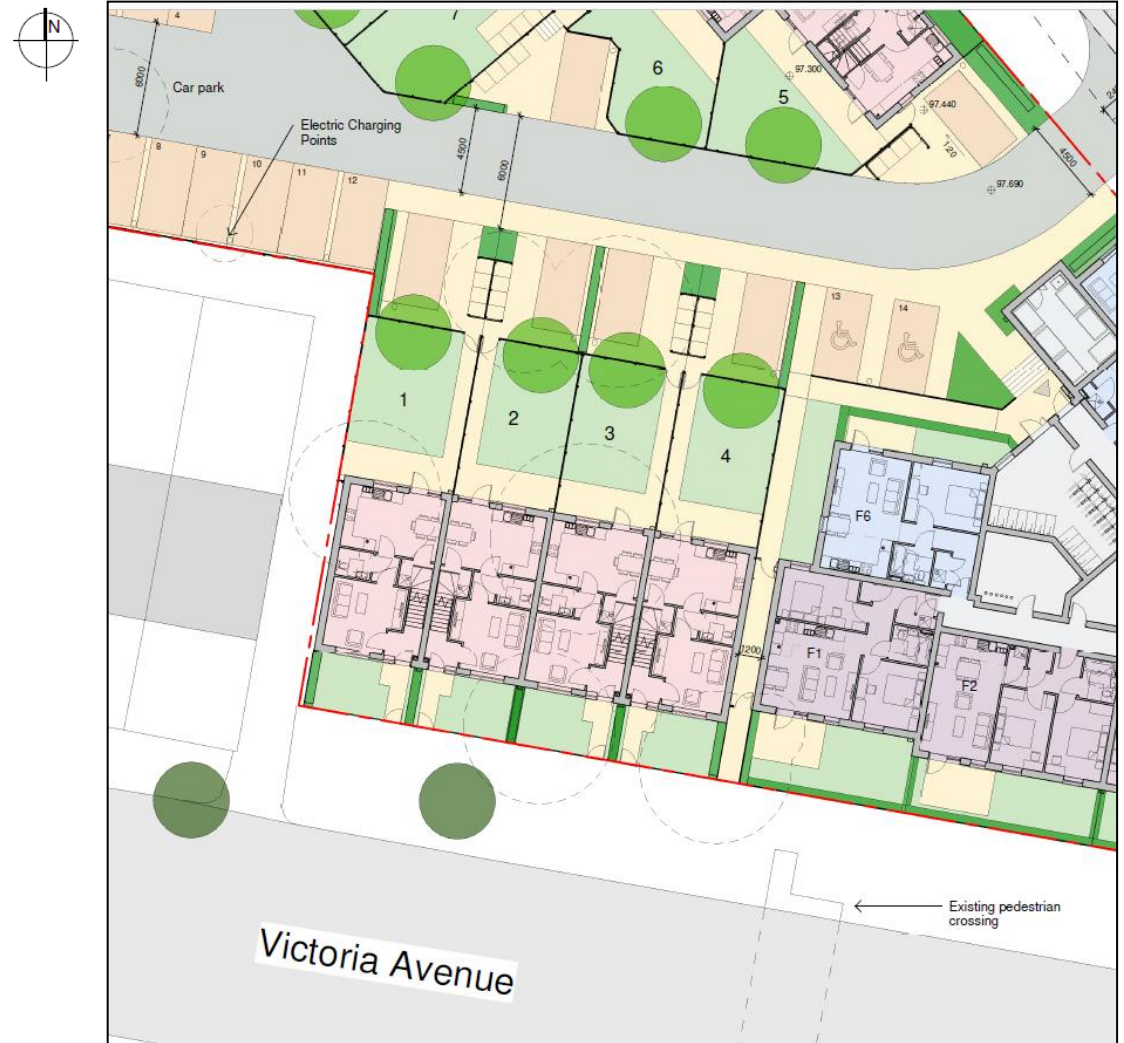
Block 1 (Plot 1-4)

A row of four terrace houses has been proposed to continue the street façade along Victoria Avenue.

This arrangement offers the building to step back from the public footpath, giving privacy to the generous sized rear gardens.

The parking and bin storage have been positioned on the back, accessible from new private road so that the street scene is not dominated by parking bays and bins.

All dwellings, will be accessible in line with Approved Document M and the principles of Building for a Healthy Life requirements. Level access, to both front and rear doors, will be achievable.



Block 1 (Plot1-4)

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4.0 Design Parameters, Evolution And Layout

Block 2

The design of the block of flats aims to take advantage of the triangular shape created by the junction between Chain Road and Victoria Avenue. We have proposed two regular blocks aligned to each road to reinforce the street scene and offer open views to the future residents.

The main entrance is located in front of the junction to highlight the presence of the new development and take advantage of the existing wider footpath, now unused. Stepped access is proposed to overcome the level difference between existing footpath and proposed levels dictated by drainage strategy.

The rear entrance will provide access to the residents who will park at the private parking space.

Wheelchair accessibility is obtained at the rear entrance with a path no more than 1:20 fall, next to two wheelchair parking spaces.

The open spaces have been designed to offer a mix of private gardens and communal spaces. Privacy is obtained at the ground floor apartments F1, F2 & F3 with deep south-facing gardens, while the flats F4 & F5 take advantage of the existing slope and proposed soft landscaping. Corner windows offer natural surveillance, avoiding dark corners.

All flat at ground floor with private garden space will be accessible in line with Approved Document M and the principles of Building for a Healthy Life requirements.

Level access to external doors will be achievable.



Block 2 (Apartments)

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4.0 Design Parameters, Evolution And Layout

Block 3,4,5 & 6 (Plot 5-12)

The dwelling houses facing Chain Road continue the proposed street alignment. Plots 7-10 step back following planning officer suggestion during informal pre-application. This helps to articulate the longer street elevation along Chain Road and, at the same time, offers a good balance between front and rear gardens, maintaining the appropriate distance from existing buildings.

All dwellings, will be accessible in line with Approved Document M and the principles of Building for a Healthy Life requirements. Level access, to both front and rear doors, will be achievable.



Block 3,4,5 & 6 (Plot 5-12)

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4.0 Design Parameters, Evolution And Layout

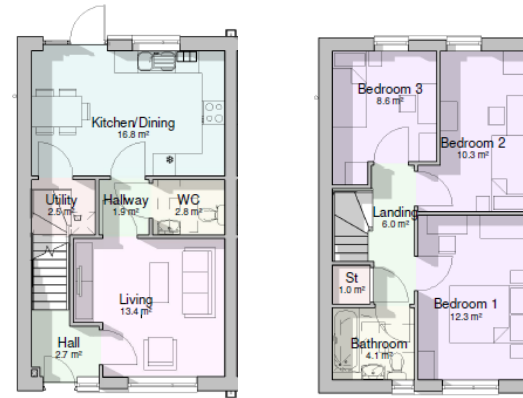
Evolution of Plan Form, Character and Design

Dwelling houses

The residential proposal offers a good mix of types and sizes. It has been identified that the area has a requirement for three-bed and fourth bed houses.

The layout of the dwelling houses have been designed to provide living spaces at the front and generous kitchen/dining rooms at the back, linked to the back garden.

All plots have dual-aspects able to improve natural lights, solar gains and cross natural ventilation.



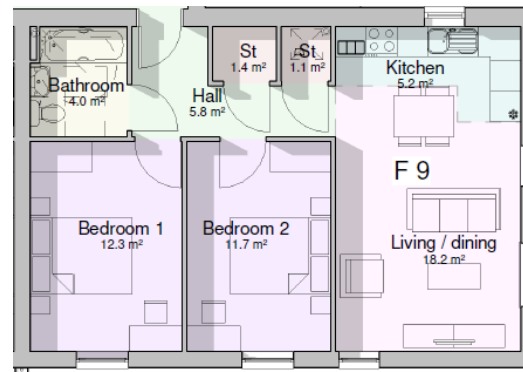
Typical Ground and First floor plan of the 3b/4p dwelling house

Apartments

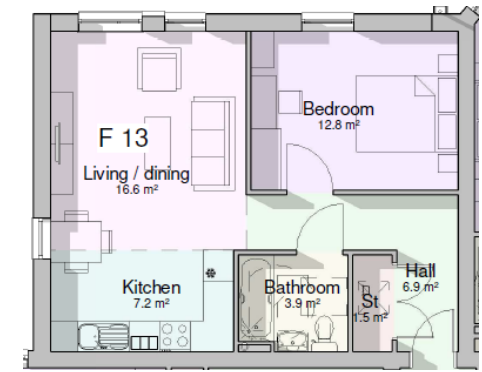
The apartment proposed are a mix of one-bed and two-bed flats.

They have been designed to offer an open-space living/kitchen room with generous bedroom.

The majority of plots have corner aspects which provide natural lighting and ventilation and improve natural surveillance across the entire site.



Typical floor plan of a 2b/3p apartment



Typical floor plan of a 1b/2p apartment

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4.0 Design Parameters, Evolution And Layout

Elevation treatment - Dwelling houses

Key design elements that relates to the adjacent terraces:

- Gable end roofs with thin edged, dark grey, roof tile with matching dark grey fascia's and soffits and lack rainwater goods
- Red brick is proposed as is typical of the area. Buff brick will be used for the upper floors as a contemporary interpretation of the white rendered existing properties and represents a better alternative solution for maintenance perspective.
- Contemporary features that serve to articulate the façade
- Canopies offer an economic way to protect the front door, representing a contemporary interpretation of the vernacular porch.
- Windows will be uPVC framed (Grey) externally white internally
- Individual front doors will be insulated uPVC/composite doors with glazed vision panels (Grey).



Existing houses along Victoria Avenue



Dwelling houses - Elevation treatment study



Dwelling houses - Proposed elevation

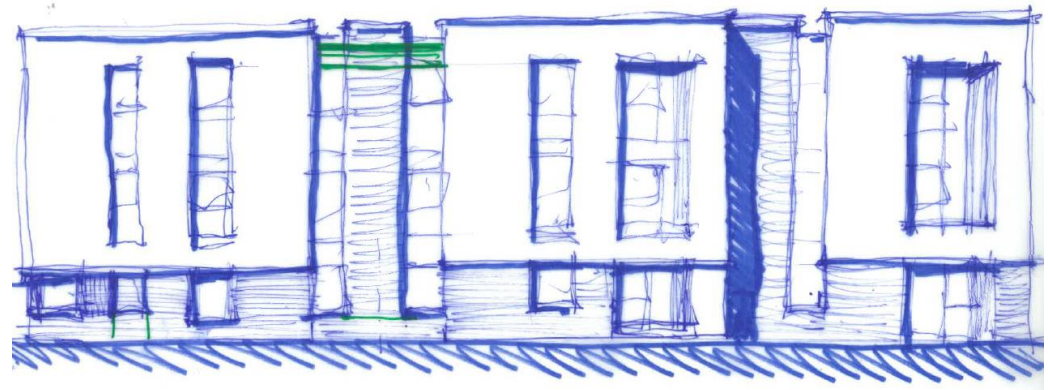
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4.0 Design Parameters, Evolution And Layout

Elevation treatment - Apartments

- Use of different bricks to break up the façade and express a town-house scale which is more appropriate to the mass and scale of the surrounding buildings
- Parapet hiding shallow pitched roofs to promote a more contemporary language and to reduce overall height.
- Corner windows at ground floor level to improve natural light and promote natural surveillance across the site.
- Vertical emphasis to windows
- Soldier course detailing to highlight the separation with the ground floor, in line with dwelling houses design



Apartments - Elevation treatment study



Apartments - Proposed elevation

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Proposed residential development

4.0 Design Parameters, Evolution And Layout

Design for Security best practice

The site layout has been designed in line with Design for Security best practice. A crime impact application to SecurebyDesign has been made receiving positive outcome being the development supported.

Positive features highlighted have been the appropriate balance of types and size of properties; a suitable amount of defensible space around each building.

In response to the recommendations provided we believe the scheme:

- promotes natural surveillance especially towards the service road, with the use of corner windows and proper fence type
- provides a clear distinction between public, semi-private and private spaces thanks to wise use of soft landscape, different hard surface pavement and sign indicating the premises are private.
- offers a clear separation between the apartment at ground floor and the street. More than 1000mm separation has been provided between the windows and public realm. Where this was not possible the windows have been designed to have the opening at more than 2000mm from ground level. The soft landscape also promote privacy for these properties.
- enhances the streetscapes with a well-designed landscape proposal which helps to reduce the offender's perception that the area is vulnerable to crime.
- prevents anti-social parking on the service road with the use of car park white lining and double yellow lines. It is worth noting that with the scheme being developed and managed by Great Places Housing Association they will be able to manage any anti social parking through the tenancy agreements with residents.



Boundary treatment site plan

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5.0 Manchester Residential Quality Guidance

Make It **Manchester**

The proposal relates positively to its context while transforming the image of the neighbourhood using appropriate density and scale.

Make It **Bring People Together**

The mix of house types promotes social inclusion.
The presence of communal and private spaces offer a great benefit for people to balance social interaction and the need of privacy.

Make It **Animate Streets And Spaces**

The unused wide public footpath around the site is considered an opportunity to create a strong urban perimeter: buildings step back from street line, creating private and communal spaces facing the public realm where future residents can interact with passers by. Entrances have been oriented towards the streets.



View from the junction between Chain Road and Victoria Avenue

Make It **Easy To Get Around**

The transport report has demonstrated that the development would be highly accessible by non-car travel modes of such as walking, cycling and public transport. A secure cycle storage has been provided to the apartment block and dwelling houses have generous accessible rear gardens to park bicycles.

However, the residential proposal aims to offer a true modal choice for travelling offering a good balance of parking spaces compared to the units' number.

Make It **Work With The Landscape**

The residential scheme integrates a landscape proposal which enhances the street scenes with hedges, trees and shrubs. The proposed soft landscaping improves biodiversity, adds aesthetic value, improves air quality. The new trees promote urban cooling being positioned on south side of houses and the new road.



Context view of the proposed buildings

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5.0 Manchester Residential Quality Guidance

Make It **Practical**

Bin storage location for the apartments and houses have been carefully located to avoid the bins do not dominate the street scenes.
Car parking have been proportionally located across the site.

Make It **Future Proof**

The thermal performance of the proposed development will be based on a fabric first approach, with low air permeability and “U” Values to satisfy the requirement of the current Building Regulations.
Each car parking will be provided with electrical charging point to promote the use of electric cars.

Make It **A Home**

Houses and flats offer a good level of natural lighting to the internal spaces and windows positions have been given detailed consideration for storage and furniture layout.
All units comply with the Manchester' emerging space standards; the layout of the units provides high level of privacy whilst having generous living/dining rooms for social interaction.

Make It **Happen**

The construction phase has been part of the design process since the beginning; limited palette of materials, simple and elegant design, uncomplicated detailing have been chosen to deliver a successful project from inception to completion.



View from Victoria Avenue



View from Chain Road

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6.0 Conclusion

The proposal seeks to provide the following:

- Affordable rent scheme offering a mix of much needed family houses and flats in the area.
- High quality design solution that relates to its context in terms of use, scale, massing, building line and materials.
- A landmark apartment building in the corner position.
- An excellent opportunity to revitalise an abandoned site.

We would therefore respectfully request that planning officers provide a positive and supportive response to this Application.



3D Massing model