

Mary Seacole Gardens, Manchester

Design + Access Statement



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01 // Introduction

The site in question, is currently occupied by 4no. apartment blocks and 3no. terraced houses within Whalley Range, Manchester. The context immediately surrounding the site is largely residential in nature, with low level houses lining the adjacent streets. As such, the existing residential units and associated car parking/landscaping match the surrounding building typologies, heights and materiality.

Our aim is to upgrade the existing conditions of the site through the erection of 4no. new modern entrance porches to the flat blocks as well as 2no. new enclosed bin stores to replace the existing low quality bin stores. The existing external windows and doors are to be replaced with new to improve the visual aesthetic of the scheme as well as the overall security for residents. Finally, improvements to the existing, tired boundary treatments and communal landscaping will further enhance the scheme and provide a safe and enjoyable scheme for residents.

The new bin stores to the North West and East of the site will be secure and covered in order to prevent any further flytipping into the site as this is currently unsightly and disruptive for residents. The existing cycle store to the East of the site will be retained and relocated alongside the new bin store.

Taking inspiration from the surrounding Conservation Area has been key in developing the scheme, resulting in a proposal that respects the existing historic context whilst also enhancing it through the introduction of a more modern intervention. The new entrances to the flat blocks are all located in the same path off existing footpaths and provide level access into the ground floor communal areas.

Creating a strong sense of entrance for the flat blocks is key to the scheme but to ensure that the modern interventions do not dominate, they are understated in nature. The materials selected for the scheme are sympathetic to the context, drawing inspiration from the existing brick building and then enhancing it through the introduction of modern materials.

The proposed combination of the new flat entrances and the existing building enhances the external appearance whilst maintaining the existing use and improving both the external and the internal (from the existing car parking courtyard) streetscapes.

In summary, the aims of the Mary Seacole Gardens proposal is to :

- // **Provide new flat block entrances**
- // **Enhance the visual aesthetic**
- // **Improve security for the residents**
- // **Maintain but improve the existing building**

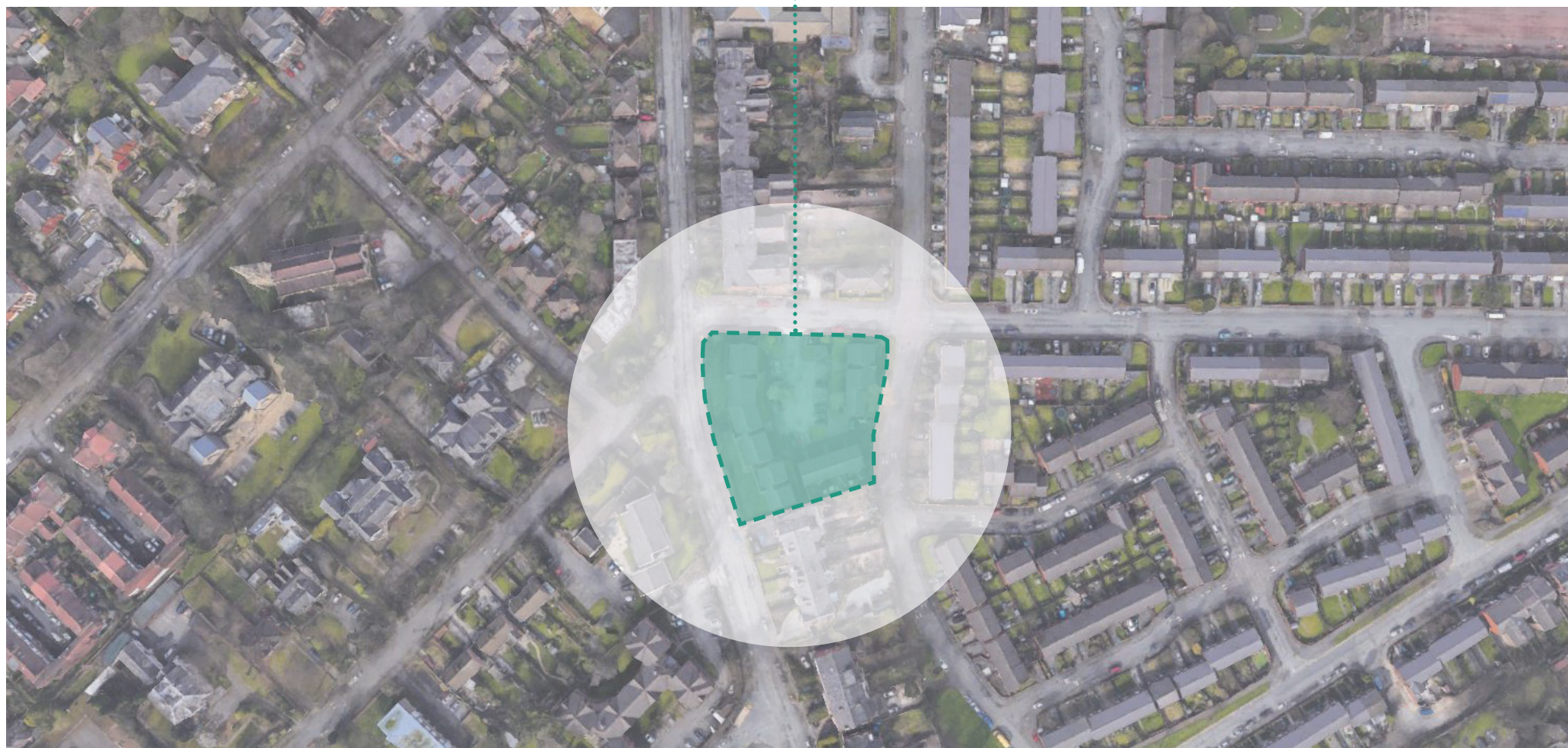


02 // Site Context

- 02.1 Site Location
- 02.2 Site Information
- 02.3 Site Photographs



..... **Proposed Site** // Mary Seacole Gardens, Manchester



The project site is located on Catesby Road, Whalley Range, Manchester and is currently owned and managed by Arawak Housing Association. The site comprises of 4no. two and three storey flat blocks which are accessed via a communal entrance off the internal car parking courtyard as well as 3no. two storey terraced houses to the South of the site.

The approximate total area of the site is **3,079sqm.**

Mary Seacole Gardens is situated just within the Northern end of the Whalley Range Conservation Area and was completed in 1992 was considered contemporary for its time in terms of materiality, scale and appearance.





View 1

Overall view of the development from Catesby Road, looking South.



View 2

View of the site facing East from Withington Road, showing the immediate context with a neighbouring property in the Conservation Area.



View 3

Overall view of the development from Catesby Road, looking South East. 20th Century developments shown in the rear of the photograph.

03 // Architectural Proposal

- 03.1 Design Process
- 03.2 Proposed Site Plan
- 03.3 Design Philosophy
- 03.4 Bin Store Enclosures
- 03.5 Boundary Treatments
- 03.6 Appearance & Materiality
- 03.7 Relevant Planning Policies



The initial brief for the scheme was to replace the existing, dated external windows doors, design a new entrance for the flat blocks, improve the boundary treatments and allow for internal improvements to the communal areas. In order to develop a robust scheme the development is of high quality, exists comfortably within its surroundings and enhances the site in terms of aesthetics and security.

The site itself presented a number of opportunities as well as constraints on the configuration and type of development that the site would support moving forward. In particular, the site location within the Whalley Range Conservation Area means that the materiality of the building and area was respected whilst developing a proposal that also enhanced the scheme overall. As such, the scheme would have to adhere to the existing rules of the setting whilst providing an improved development through the proposed changes.

Using the existing building and the surrounding context as reference points has helped to generate a strong design narrative for the proposed flat block entrances. The existing entrances into the flat blocks are currently dark and uninviting which has helped drive the design and aid the design process for the new entrances, resulting in a light and inviting entrance that protrudes out into the shared courtyard.

In more recent times, there have been a number of planning applications submitted for this site relating to the existing trees but no formal planning applications for proposed alterations or extensions have been submitted.

Broadly, the proposal comprises additions and alterations to the existing Mary Seacole Gardens :

// Replace existing windows (colour: brown) with new windows (colour: white).

Reason: To replace old and tired-looking windows, improving the appearance and energy efficiency of the dwellings.

// Erect new single storey glazed porches at each communal entrance to the apartment blocks - 4 no

Reason: To enhance security and visual amenity at the communal entrances and ensure the safety of residents

// Erect 2 no. new bin stores, in the same location as the existing bin stores

Reason: To provide secure storage for bins and prevent fly tipping in the bin areas from outside the development

// Enhance existing boundary treatments

Reason: To improve the appearance and robustness of the existing boundaries



00 Proposed Site Plan
1 : 200

Note : This Site Plan is not to scale. For a scaled plan, please refer to drawing 105.1 which is appended to the planning application.

03.3 // Design Philosophy

The key design principles of all the proposed alterations are as follows:

- // Low maintenance materials to give long-term durability and good weathering performance.
- // Materials to reflect the surrounding area – brick, stone
- // Scale and massing to complement the surrounding area, continuing the street scene along Copley Avenue.
- // Scale to relate to the existing buildings in the immediate vicinity of the site.

At present, the communal entrances to the apartments are recessed. Although this provides shelter over the main entrance door, it also provides a blind corner that unfortunately presents opportunities for anti-social behaviour.

The new canopies are proposed to be fully glazed, providing a secure shelter and a contemporary enhancement to the front of each apartment block. New external doors locksets will comply fully with Secure by Design principles.



Top Left : Elevation of an existing recessed communal entrance to one of the flat blocks.

Bottom Left : Elevation of a typical proposed entrance porch and replacement windows.

Top Right : View of the existing situation. Entrance is recessed and forms a potential spot for anti-social behaviour.

03.4 // Bin Store Enclosures

There are two bin stores on the site:

// Bin Store A: Located in the Northwest corner of the site, adjacent to Block 2.

// Bin Store B: Located in the Southeast corner of the site, between Blocks 1 and 4.

Both bin stores are adequately sized and sited for the required number of Eurobins for the number of dwellings, and there are no concerns with Manchester City Council collecting waste from the site.

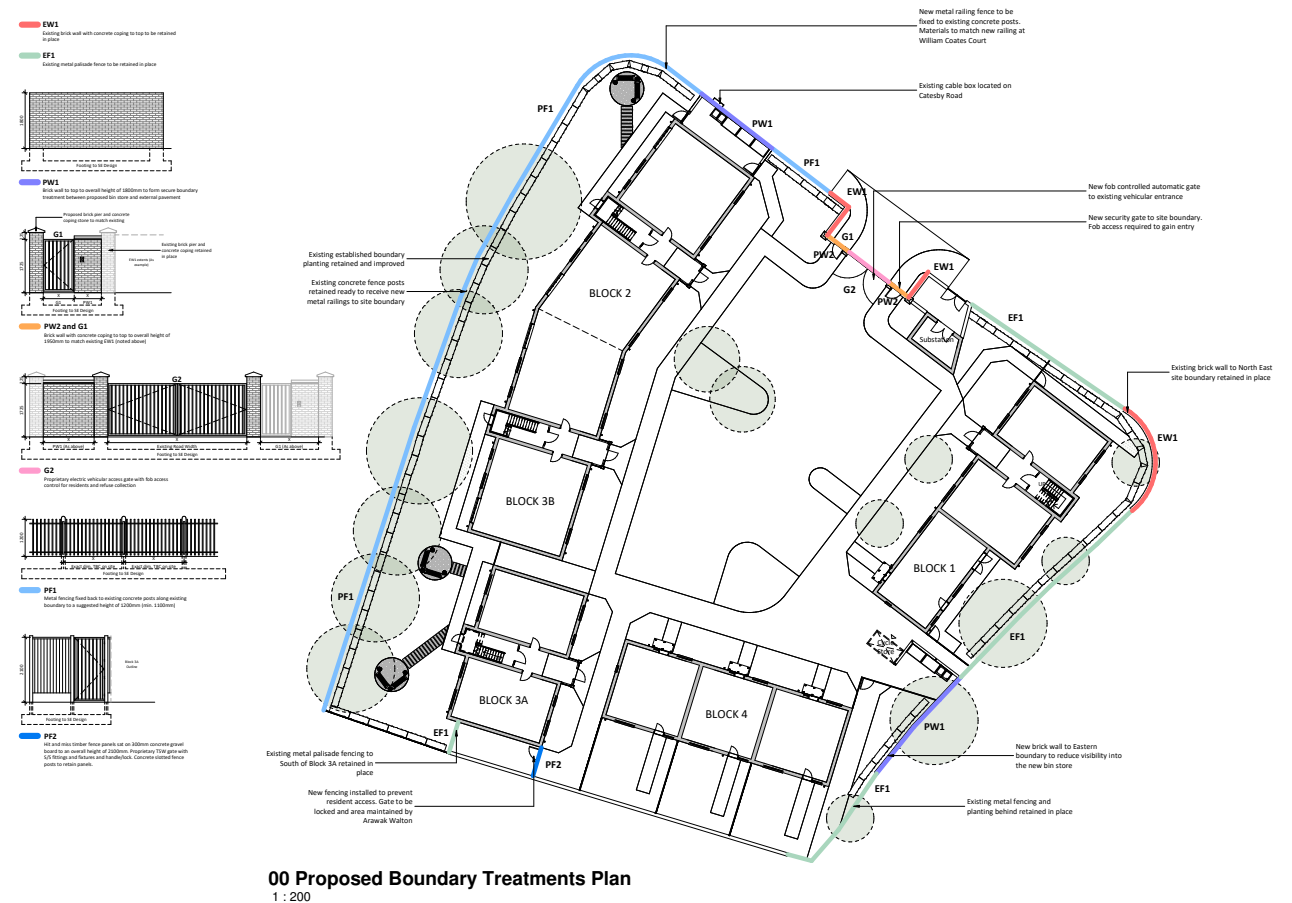
However the bin stores are open, which tends to invite issues with fly tipping. This is particularly the case for Bin Store B, which is flanked on its southeast edge by a metal palisade face leaving it visible to passers-by who use it as an opportunity to discard their own rubbish. This leads to an overflow of rubbish which is unpleasant for the residents. The provision of a new boundary treatment alongside Bin Store B will obscure it from outside view and prevent the current issues.



03.5 // Boundary Treatments

The proposed boundary treatments seek to achieve the following:

- // Provide added security to the site in general through the provision of fob controlled pedestrian and vehicular access points.
- // Replace the existing rotting timber fencing to the West boundary with new, modern metal fencing to improve the visual aesthetic of the scheme.
- // The new brick bin stores provide aid to the boundary treatments and the addition of the bin store roof prevents potential flytipping into the site from the external pavement.
- // Existing boundary treatments that are in good condition are to be retained and are noted on the drawing opposite.



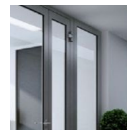
Note : This Site Plan is not to scale. For a scaled plan, please refer to drawing 124 which is appended to the planning application.

The materiality of the wider surrounding area is fairly varied, but the predominant materials locally are red brick as the main facing material with dark grey tiles as the roof material and white uPVC window frames with stone cills. In general, the materials palette is low maintenance for long term durability and weathering performance.

As such, brickwork has been chosen as the primary material due to this relationship with the surrounding context. The chosen brick blend will match the existing terraced houses to ensure the proposal blends into its surroundings, as if the building has always existed on the site.

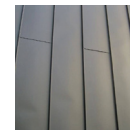
On a similar note, the chosen roof tiles, will also mirror the existing context, with a dark grey tile set chosen as the roof material. As mentioned previously, the ridge height for the building will sit just below the existing ridge height to ensure that the scheme exists comfortably within the streetscene and does not dominate.

The new windows will also match those used on the adjacent terraces, providing large amounts of natural daylight to all of the main internal living spaces.



Material 1

Glass Entrance (provides light and security)



Material 2

Metal Standing Seam Cladding



Material 3

White uPVC Frames (to replace existing)

This section of the D&A Statement provides an overview of our commitment to producing a high quality scheme that follows the design suggestions that have been provided as part of the National Planning Policy Framework and the Manchester Core Strategy.

// National Planning Policy Framework

The National Planning Policy Framework (NPPF) came into force in 2012 and was last revised in 2019. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration and its policies should be taken into account.

The NPPF places high importance on "a presumption in favour of sustainable development" (para 11) and confirms support for sustainable and accessible economic development that will meet the need of local communities.

Of particular relevance to this scheme is "Section 12: Achieving well-designed places" whereby "good design is a key aspect of sustainable development, creating better place in which to live" (p. 124) and the development is sympathetic to the local character and history whilst establishing a strong

sense of place, using the arrangement of street, spaces and building types and materials to create an attractive, welcoming and distinctive place to live (para.127).

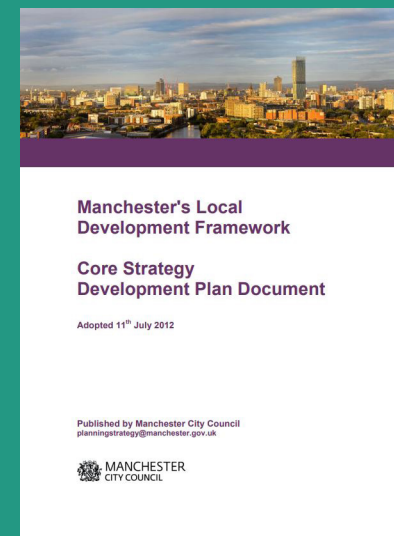
// Local Planning Policy

Manchester Core Strategy was adopted in 2012 and is the key Development Plan Document in the Local Development Framework. The relevant planning policies which have been investigated in relation to this application are listed below:

Policy CC9 : Design and Heritage

Due to the site location within the Whalley Range Conservation Area any potential development or changes should seek to enhance the heritage assets (CC9 : Intro) through strong design ethos and the successful integration of modern architecture alongside the established built fabric. (CC9 : Section 8.53)

Developing a scheme that responds to the existing fabric of the local area as well as the existing buildings within the site boundary has been a key factor in our development process. The proposed modern flat entrances seek to enhance the fabric of the existing buildings through a modern intervention that will not only enhance the visual aesthetic of the scheme but also the security of residents.



04 // Access & Sustainability

04.1 Accessibility

04.2 Energy Statement & Sustainability Policy



The submitted scheme reflects the applicant's commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the needs of people with impairments are considered as an integral part of the overall development process. By developing an inclusive environment, the scheme shall have a positive effect on the residents by benefitting the increasingly elderly population.

// Guidance

The scheme has been designed based on the following publications:-

- 1) BS 8300 : 2001 Design of buildings and their approaches to meet the needs of disabled people.
- 2) Design and Quality Standards 2007 (as guidance and good practice)
- 3) Equality Act 2010
- 4) Building Regulations Part M 2016 (2015 amendments)



// Energy Statement

The preferred solution is to provide a fabric first approach through thermal elements and other parts of the building fabric against renewable technologies which are expensive and do not generate real benefits for the end users. This addresses fuel poverty by reducing energy consumption.

// Sustainability Policy

Relevant local planning policy:

- Local Plan Part One LP26 - Renewable and low carbon energy
- Incorporate energy efficient measures and provide for renewable energy generation

The following potential sustainability opportunities have been considered:

Solar Energy (PV Panels):

The installation costs makes solar more expensive in terms of kilo watt/hours compared to coal fire plants. There is a tremendous energy used in making solar panels. The demand for power by residents does not coincide with the energy produced which is best midday, which does not benefit residents. Without the feed in tariff, which is considered a double subsidy by the government it does not benefit the residents as they cannot sell back electricity to the grid.

Solar Hot Water:

The maintenance implications and cost of installation has meant this is not a preferred method to provide energy efficiency. This has been abandoned by most registered providers.

Other technologies such as gas savers are proven to have no benefit as boilers are now very efficient and air source heat pumps have been shown to not save the resident money and can actually increase resident's bills.

Therefore:

The preferred solution is to provide a fabric first approach through thermal elements and other parts of the building fabric against renewable technologies which are expensive and do not generate real benefits for the end users. This addresses fuel poverty by reducing energy consumption.



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