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ARCHITECTS

Design & Access Statement

Moss Lane East

October 2021

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1 Introduction & Background

This Design & Access Statement has been prepared by Artform Architects in support of a planning application for the construction of four new townhouses at the site on the corner plot between Moss Lane East and Broadfield Road.

The proposed development seeks to create four new four bed dwellings over three floors each with associated gardens and off-street parking. They have been designed with consideration to the neighbouring dwellings, their scale, material palette and style.

This document outlines the various aspects of the design, explaining how and why the proposals have been developed in the way they have. This Design and Access Statement should be read in conjunction with all architectural drawings and supporting information submitted as part of this application.



2 Project Overview

The proposed scheme aims to develop the existing site on the corner between Moss Lane East and Broadfield Road into a high quality residential scheme comprising of four new four bed townhouses. The site is currently vacant apart from advertising boards. Despite the small area of grass, it presents an unsightly appearance at this corner junction which is highly-underutilised, offering an excellent opportunity for much needed family housing.

The layout of the proposals will reflect the adjacent residential properties on Moss Lane East whilst the design of the new dwellings aims to complement and enhance the existing street scene. Great consideration has been given to the location and massing of both the adjacent modern townhouse development and the Victorian terraced houses on Broadfield Road.

Following a pre-application with Manchester City Council earlier this year, the design has been developed and adapted to take into account the feedback received and address the issues raised.



3 Site Analysis

3.1 Location

The site is a corner plot located with Moss Lane East to the North and Broadfield Road to the West.

The site is within an urban setting and is well-connected. Moss Lane East connects the site to Princess Road, a key route into the city centre and to the M56, whilst Oxford Road is a 3 minute walk with regular connections to Piccadilly gardens and South Manchester. The site also benefits from being in close proximity to the open green space of Mosside Park and Whitworth Park.

The surrounding context is one of typical urban landscape with residential properties, flats and some commercial buildings.



 Application site



3.2 Existing Site

This will just show an existing site plan so it's clear what it's like now and with some numbers to highlight what is what. Like attached Eagle Brow D&A p6. The existing site plan is attached in PDF which you can use.

- 01 Pedestrian crossing
- 02 Metal railings
- 03 Timber railing
- 04 Existing shrubbery
- 05 Grassed area
- 06 Concrete
- 07 Advertising board
- 08 Overgrown shrubbery and planting
- 09 Alleyway with communal refuse points
- 10 326 Moss Lane East
- 11 3 Broadfield Road



3.3 Existing Site Photos and Context

The existing corner site comprises of hardstanding, timber fencing, advertising boards with overgrown weeds and shrubbery beyond.

- 01 View of site across Moss Lane East
- 02 View of existing hardstanding and advertisement boards on site
- 03 View across site looking East
- 04 View across site looking West
- 05 View down Moss Lane East to site and neighbouring townhouses
- 06 View of site across Broadfield Road



3.4 Area Character

Images Clockwise from top left

- 01 Terraced housing on Salisbury Street
- 02 Terraced housing on Broadfield Road
- 03 Church and basketball court across Broadfield Road
- 04 Neighbouring townhouses on Moss Lane East
- 05 Sheltered housing apartments on Moss Lane East
- 06 Youth Hub on Moss Lane East

The urban area surrounding the site is characterised by a mixture of housing types. Predominately, the context is made up of Victorian terraced housing, particularly down Broadfield Road and connecting streets, but there are also flats and examples of post-war housing. Immediately next to the site on Moss Lane East are more recent townhouses which reflect some of the architectural features of the existing housing stock in a more contemporary way. The scale of the area character varies from 2-4 storey buildings, with the most prominent structure being the church.

4 Design Proposals

4.1 Layout

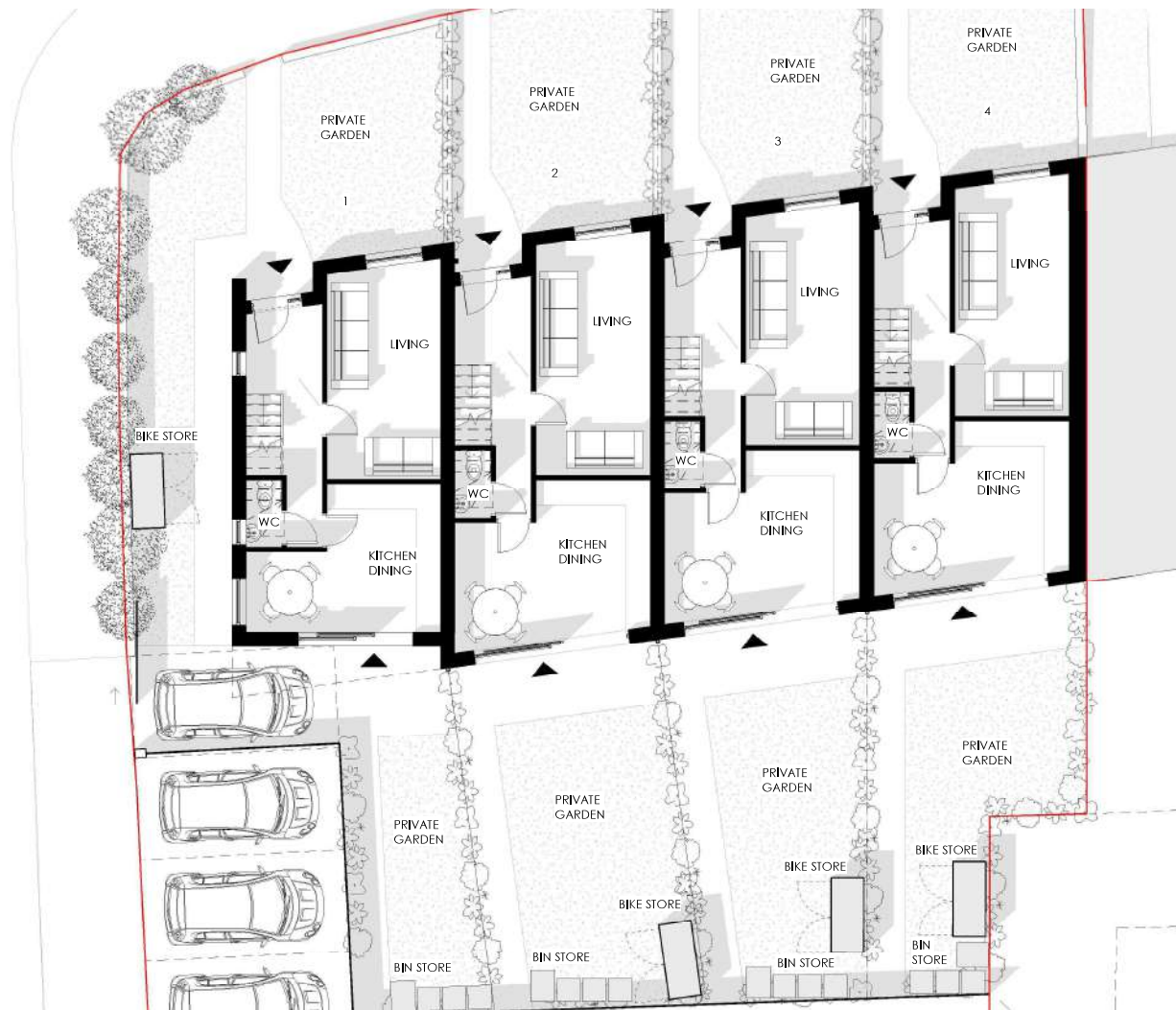
The proposed site layout for the development follows the linear arrangement established by the neighbouring properties to Moss Lane East. The street frontage and rear building lines are continued through the site whilst also retaining the building line of Broadfield Road.

The development is set back from the road to reflect neighbouring properties and allows for generous front gardens. The dwellings are accessed from Moss Lane East with the building frontages softened by greenery and planting. Each dwelling benefits from an off-road parking space to the rear of the properties, accessed from Broadfield Road with a new dropped kerb, whilst dwelling 1 is set back at ground floor to enable its own private off-road parking space behind a sliding gate.

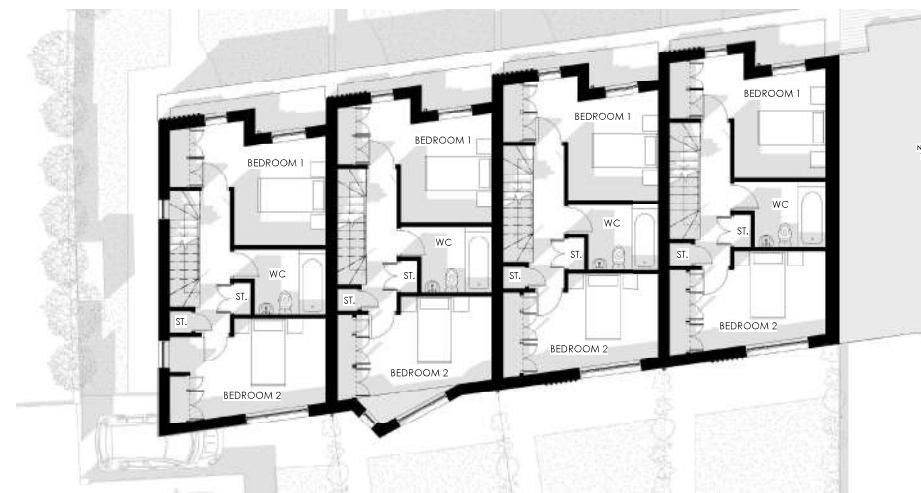
Each house benefits from a private South-facing garden with access to a shared path along the southern boundary which leads to the communal alleyways and Euro bins.



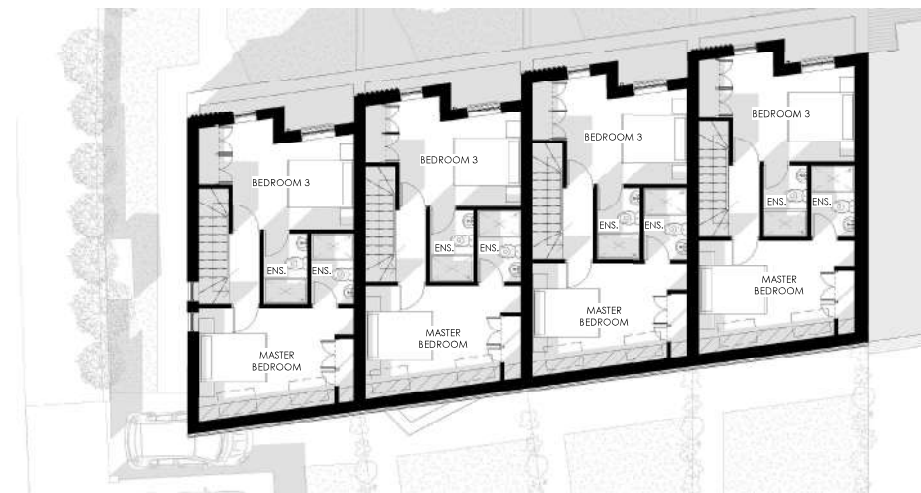
Proposed Site Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

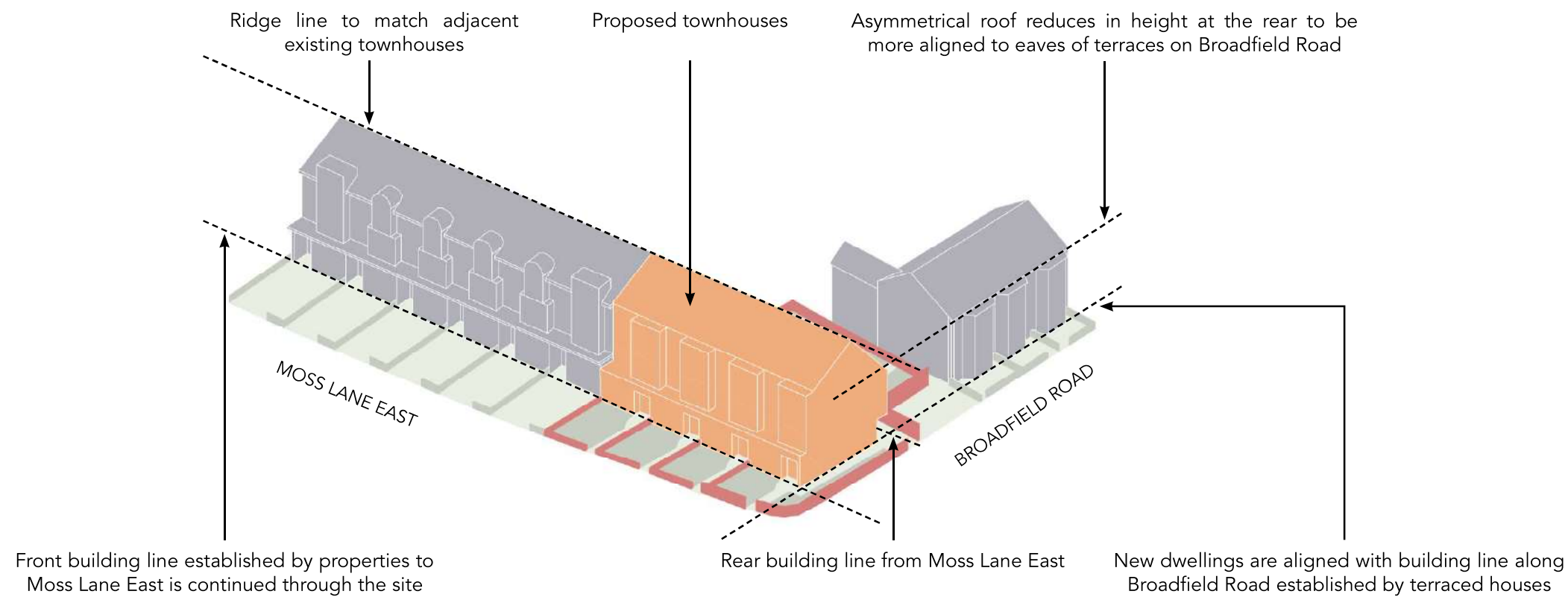
4.2 Layout II

The proposed accommodation is arranged over three floors, following a general traditional configuration of living spaces at ground floor and sleeping accommodation on the first and second floors.

The main entrance to the townhouses is off Moss Lane East, with the entrance door recessed from the front building line to provide shelter. The entrance hall comprises of the staircase with a WC beneath. Both the living room and kitchen dining space are accessed from the hallway. Sliding glazed doors to the rear help to increase direct sunlight into the kitchen dining space while enables the space to open up to the private rear garden.

At first floor there are two double bedrooms and a family bathroom. Above on the second floor there are a further two double bedrooms each with ensuite. The ensuites stack above the bathroom below to allow for efficient service runs and drainage connections.

To ensure each dwelling meets requirements and responds to the context there are slight variations to the layouts. The rear ground floor of dwelling 1 is set back to enable a private off-street parking space. As a semi-detached dwelling, it also benefits from several glazed windows on the West elevation to increase natural daylight throughout the property. Dwelling 2 features an angled oriel window to the rear at first floor to ensure the adequate separation distance from the window is met.



4.3 Amount / Massing

The proposed development is for 4 new build townhouses on the site. The internal floor areas for the development are as follows:

House 1	114m ²
House 2	119m ²
House 3	118m ²
House 4	118m ²

Whilst the areas of the gardens available to each house are:

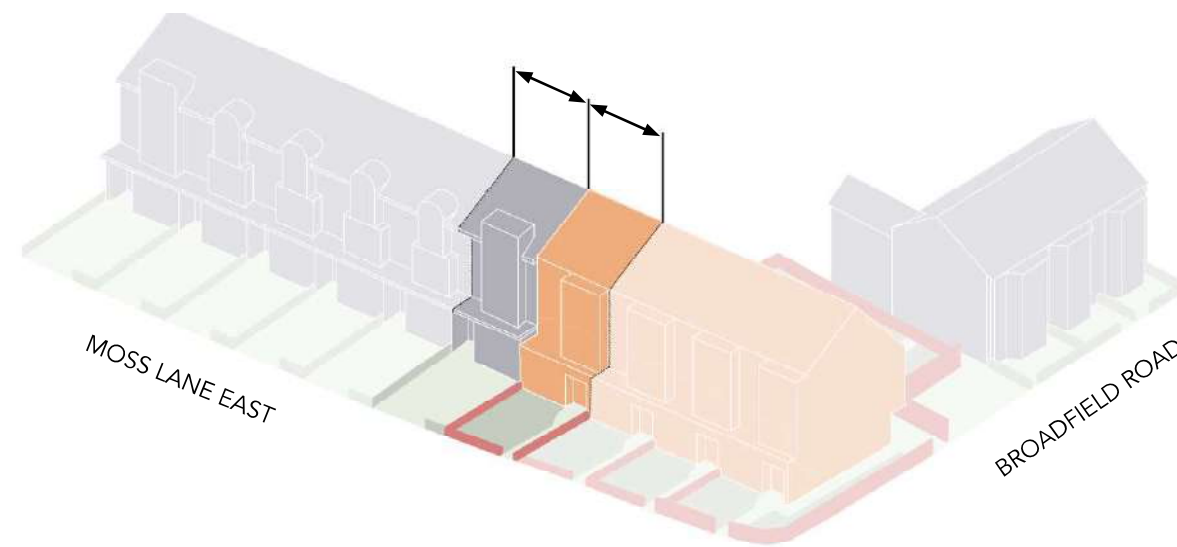
House 1	82m ²
House 2	67m ²
House 3	67m ²
House 4	70m ²

Overall site area: 558m²
Proposed footprint of 4 new dwellings: 196m²

The massing of the proposed development has been designed to be commensurate with neighbouring houses and the surrounding area. Each dwelling is three storeys with a pitched roof and projecting bays to reflect the local vernacular.



Proposed Cross Section



Proposed 3D View



Proposed street elevation

4.4 Scale

The proposed development has been carefully designed to ensure that the scale is proportionate to the site and in-keeping with surrounding buildings and houses on Moss Lane East and Broadfield Road.

Proposed site lines, scale and massing of the development are in keeping with the surrounding area. The treatment of elevations and the scale of the dwellings have been designed as a contemporary yet sensitive interpretation of the residential dwellings that surround the site. Both the form and scale of the proposals match the adjacent townhouses to Moss Lane East including the use of an asymmetrical roof profile which reduces the scale of the development to be two storeys to the rear and responds to the smaller terraced houses.

The proposed ridge height and eaves heights match the adjoining houses to Moss Lane East. The proposed widths of each dwelling is consistent with the neighbouring existing dwellings to ensure the proposals are appropriate to the site and in keeping with the local context. In addition, the modelling to the front elevation does not exceed the eaves height which helps to reduce the overall visual impact and massing of the proposed in comparison to the existing properties to Moss Lane East.



KEY



Proposed area of grass



Denotes proposed boundary planting tbc



Small shrubbery, ground cover and ornamental grass



Existing railing to Moss Lane East retained



Denotes proposed wall - 750mm high



Denotes proposed wall - 1500mm high



Denotes proposed timber fence 1800mm high



Proposed timber bike stores

4.5 Proposed Landscape

The landscaping for the development is intended to have a soft approach. Each property features a private front garden surrounded by a low brick boundary wall to be in-keeping with the locality. Lawned areas and proposed small shrubbery both help to soften the development and maximise green open space. A taller boundary wall to House No.1 provides extra privacy and screening from the road junction, which will be softened by boundary planting.

Timber fencing encloses the private back gardens and the private parking space House No.1. The houses each have proposed hard and soft landscaping to the rear, providing external amenity space that is greater than that of existing neighbouring dwellings.



Proposed 3D View



Proposed West elevation

4.6 Appearance

The proposed new dwellings have been designed as a high quality piece of contemporary architecture that responds positively to the neighbouring buildings.

The architectural response to the site takes reference from the surrounding vernacular. The modelling takes inspiration from the existing properties immediately adjacent the application site; namely the modern townhouses on Moss Lane East and the Victorian terraced houses on Broadfield Road.

Brick has been chosen as the primary material in response to the surrounding context and as a low maintenance, highly durable option that will age well. The façade design incorporates two different red brick tones - a more orange colour is applied to the ground floor which acts as a plinth, helping to ground the development into the site whereas the upper floors use a deeper, richer red brick as a slight contrast. These two brick types help to reduce the visual impact of the dwellings whilst also picking up on colour and tonal variations found in the brickwork of surrounding buildings. In addition, there is a horizontal band which runs across the front elevation above the front door entrances. This is both a reference to the horizontal stone banding in the Victorian houses as well as a means of breaking up the brickwork with complimentary fibre cement board cladding that adds a different texture and finish to the main frontage.

Across the elevations set into the brick walls are panels of dogtooth brick detailing which respond to the window arrangement. This detailing adds visual interest and relief across the elevation and is a reference to the brick detailing found in neighbouring buildings.

Glazing to the rear elevation allows the living spaces at ground floor to open up to the rear garden and the South-facing aspect. The proposed pitched roof reflects the asymmetric geometry of the terraced houses to Moss Lane East to allow the new dwellings to sit comfortably next to the existing. The proposed covering is a slate effect tile to match the predominant material palette in the area.

The proposed development appears as four three storey brick townhouses with a grey pitched roof, and through the use of brick detailing, window proportions and tone, sits as a modern interpretation of the local vernacular. The result is a piece of architecture that enhances it's setting.



Proposed North elevation



Proposed West elevation



4.7 Materiality

The main materials for the proposed scheme are as follows:

- 01. Slate effect roof
- 02. Red brick 1
- 03 Red brick 2
- 04. Render / fibre cement board
- 05. Coloured aluminium frames to glazing

This material palette is in response to the local vernacular.



4.8 Precedent Studies

Precedent studies were carried out at an early stage in the design development process to explore similar schemes we felt were successful in producing contemporary reflections on domestic developments of a similar scale.

Some of these examples are shown opposite and reflect the applicant's aspiration for the proposed development and show the finished product for use of some of the materials we are proposing.

5 Access & Refuse

The proposed development includes main front door access to each of the houses facing north to remain in-keeping with the adjacent townhouses and to ensure the primary frontages faces Moss Lane East.

Our proposals include the creation of pedestrian access to the site on Moss Lane East to remain in-keeping with the locality. Each dwelling has the provision of 1 no. private off-road parking space to the rear, off Broadfield Road. The parking spaces have been sited at the rear in order to respect the road junction, existing railings and pedestrian crossing to Moss Lane East. A new dropped kerb will be installed to enable the off-road parking.

Dedicated bin store areas are provided to the rear within the curtilage of each property. However, the main refuse strategy will see the proposed houses use the communal Euro bins provided within the adjacent alleyway which serve the neighbouring properties. From here the Euro bins are collected by the refuse operator and taken out to the road to the refuse lorry.

All houses provided with level access for wheelchair users.



6 Sustainability

The proposed development is within an existing residential area and is a well-connected, sustainable location that enables active travel such as walking and cycling. The site is within close proximity to a variety of shops, parks and amenities such as schools, hospitals and a leisure centre Manchester city centre is close by, with a number of accessible public transport routes meaning residents are not reliant on car access.

The design has been developed to maximise natural light to habitable rooms, providing a strong connection to the external landscaping and improving residents' well-being. Furthermore, solar panels are to be placed on the South-facing roof to help reduce energy bills and carbon heavy electricity supplies. Rainwater harvesting to each house will help with external items such as watering the garden and reducing potential flood risk by reducing the volume of water discharged by main sewer. Each house will also be provided with electric charging points to the off-road parking spaces and individual cycle stores to each house. The proposed planting to boundaries and within the gardens will help to improve the biodiversity across the site.

The embodied energy of the building will be considered at the detailed design stage to ensure that a sustainable approach to material specification and suppliers is adopted where possible. To reflect this, all timber within the development is to be FSC approved.



Proposed South elevation



7 Pre-Application

A pre-application was submitted by the applicant to Manchester City Council for the proposed development with a response received from the council on the 17.06.2021, from planning officer Dave Morris, and then further discussed over a subsequent video call. The main points of the appraisal in the feedback were as follows:

- Supportive of the principle of residential development for new houses
- No concerns raised regarding the form, height or architectural response
- It was requested that the building line on Broadfield Road be respected and the new development should not encroach across it
- Highways concerns raised over the removal of the railings on Moss Lane East and the proximity of driveways to the road junction
- Concern raised over the amount of external amenity space provided to House No.1 and whether the plot was over-developed.

However, it can be seen that on the whole an application would be deemed acceptable. With regards to the above points we have addressed each of these within the application drawings and documentation. For example, the following actions were taken as a result of the above feedback:

- The facade line on Broadfield Road has been pulled back to align with the terraced houses and respect the existing building line
- Existing railings on Moss Lane East are to be retained and off-road parking spaces have been moved to the rear of the dwellings to ensure no conflict with the road junction or Pelican crossing on Moss Lane East
- Pulling in of the facade line on Broadfield Road has increased the side garden and available external amenity space to House No. 1. Moving the parking to the rear also enables each dwelling to have a front garden, further improving and increasing amenity space.

8 Summary

This Design and Access Statement has been put together to outline the design process which has been undertaken whilst developing the proposals set out in the planning application. It explains the approach that has been taken in order to establish a high-quality and sensitive development that enhances its settings and adds to the rich quality of residential architecture in the area.

This document highlights how and why the proposed scheme is acceptable in both planning and design terms and how, in particular, it has been developed as a positive response to the context and setting.

The scheme has undergone a rigorous process of design development with careful consideration as to how best develop the plot in a sensitive and suitable manner. The pre-application feedback has been taken on board and appropriate actions and amendments undertaken to negate the concerns raised.

We therefore consider this an appropriate development that enhances and celebrates the site and should be supported by the local authority as a way of demonstrating how sites such as this can be regenerated in a sensitive and suitable manner, without having detrimental impact on the context, natural environment or wider community.

