

DESIGN AND ACCESS STATEMENT

Our ref 21-040
Local Authority Planning application ref TBC

The erection of a proposed new lodge building to provide 10no. additional bedspace, reception and managers accommodation to form as an expansion to the approved boutique C1 Use guest/hotel accommodation

at

Keepers Cottage,
Thorley Lane,
Ringway.
Altrincham
WA15 8QU.

CONSULTANTS DETAILS

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INTRODUCTION

This statement has been prepared on behalf of our client in support of an application for full planning permission for the erection of a two-storey cottage style lodge building to form an expansion of the approved boutique hotel accommodation providing an additional 10 bedrooms with en-suites, managers accommodation for staff with a ground floor reception area.

The application is submitted in full and is supported by the following drawings and supplementary external consultant's information / appendices.

SU (Survey)

21-040 (EXT)10	Existing Ground Floor Plan
21-040 (EXT)11	Existing First Floor Plan
21-040 (EXT)20	Existing Elevations
21-040 (EXT)21	Existing Elevations
21-040 (EXT)40	Existing Site/ Block Plan
21-040 (EXT)45	Existing Site Location Plan

PL (Planning Application)

21-040 (FPL)10	Proposed Ground Floor Plan
21-040 (FPL)11	Proposed First Floor Plan
21-040 (FPL)20	Proposed Elevation
21-040 (FPL)21	Proposed Elevation
21-040 (FPL)22	Existing and Proposed Street Scene
21-040 (FPL)40	Proposed Block Plan
21-040 (FPL)41	Proposed Site/ Block Plan

The purpose of this statement is to provide a brief description of the site and its context, and introduce the principles of the design and planning policy.

CONTEXT

The site is located adjacent to the M56 just South of Junction 5. Accessed off Thorley Lane which circulates defined parking areas of Manchester Airport. The application site was formerly located within Trafford but the boundary has altered and the site now falls within MCC. The site used to be in the defined Green belt but due to recent expansion works undertaken at Manchester Airport the boundary has shifted and the site falls within the Operational area of the Manchester Airport Master plan to 2030. It is only the M56 corridor that is retained within the Green belt within Manchester City Council boundary. (See figure 1 below) Keepers Cottage was also a former listed building. This is now not the case as the cottage has been deregistered and a number of extensions and alterations have taken place in the past under the control of Trafford. These applications can now be viewed on the MCC website. The site is approx. 6285sqm and is surrounded by tree planting which affords an element of screening from within. The site is within Manchester City Council and is currently occupied by the main two storey cottage, a large detached two storey garage block which is currently being extended to form a boutique guest/hotel accommodation previously approved (ref. 107421/FO2014/S2) and ancillary swimming pool building.

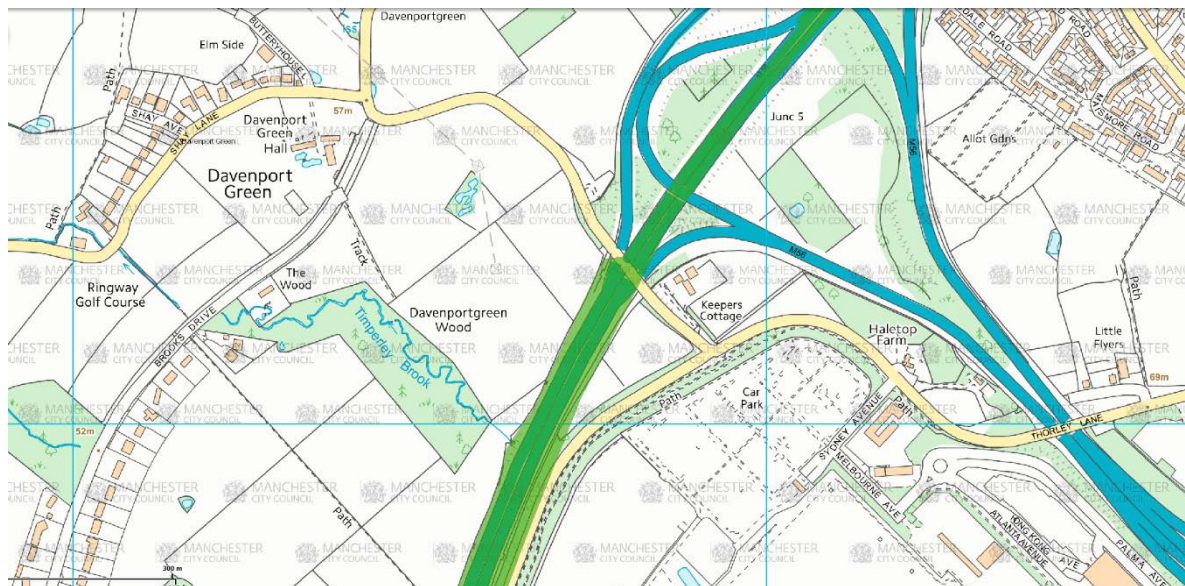


Figure 1 – Green belt shown in green hatch along M56 corridor

The areas character immediately surrounding the site is derived predominately of open land within the control of Manchester Airport with short and long stay parking areas off Thorley lane and industrial, storage units and Hotel accommodation to the South as Thorley Lane turns Runger Lane. The M56 borders the site to the North West Boundary set well below the current existing ground level.

SITE CHARACTERISTICS

Keepers Cottage site is of a rectangular shape, and extends to an area of approximately 6285sqm. Access is off Thorley Lane in the South West corner via a private roadway. The North West boundary is tree planted and sits above the M56 and Junction 5 which leads to Manchester Airport to the East. The site is made up of three buildings. Keepers Cottage was formerly a listed building but it has now been delisted. Extensive works were permitted during the late 1980's / early part of the 1990's. This work was carried out under consent H/LB/20719. Throughout this period further consents were granted for the formation of a large detached garage block (Application ref: H/21578, H/LB/21579, H/34216, H/LB/34145, H/36439 & H/LB/36440) This building is positioned to create an open parking area in front of the cottage with its rear backing onto the North West boundary with the M56. In addition to the cottage and garage building a further building has been introduced under planning consent (H/30426). This provides a swimming pool to the main residence in a detached outbuilding again located adjacent to the Northwest Boundary of the site and forming an internal courtyard between the three structures. In 2015 an application was approved for the erection of a two storey extension to the existing garage outbuilding to form a 7 bedroom hotel (Class C1) together with car parking, reconfiguration of access and landscaping (107421/FO/2014/S2). This project has been implemented and is partly constructed.

The residential curtilage is indicated on the Ordnance Survey location plan (21-040 (EXT)45) with a red line and Google Earth image below (Figure 2)



Figure 2 – Google Site image

THE DESIGN PROPOSALS

Use & Amount

The proposal is to build a two-storey cottage styled mews building to form an expansion to the approved Hotel/B&B element. This will be located close to the entrance to the site from Thorley Lane, which will remain within the curtilage of Keepers Cottage. The new building will have its own independent access to provide a cottage styled lodge/guest house accommodation on the site. The cottage building will provide 10 additional lodge accommodation rooms, all equipped with en-suites and lounge area. To the East of the proposed building is the location of a ground floor reception area with a waiting room, above provides accommodation for a hotel manager.

The net internal ground floor footprint of the extension will be 245sqm, the first floor with a reduced internal eaves height will equate to 245sqm.

The proposed use class of C1 (Hotels, boarding houses and guest houses) falls within the Manchester Airport Master plan for this part of the overall area. This is evident with the recent introduction of the Manchester Airport Premier Inn located some 800m to the South off Runger Lane.

The application would provide expanded high class hotel/guest accommodation focused at short stay/overnight stops for the business user who would utilise Manchester Airport as their travel hub.

Policy

The site is located within the Airport Operational area but it is important to assess the building in its isolation. Although not shown on the Google image of the previous page the site now borders extended airport parking areas located to the South East of Keepers Cottage. The site was formally classed as Green Belt but it now borders this boundary and the Green belt is on the opposite side of the M56 which falls within Trafford MBC. In accordance with national government policy, it is important to promote sustainable, diverse and adaptable rural areas, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economy". To raise the quality of life and environment in rural areas, local authorities must ensure the quality of local neighbourhoods by encouraging developments which add to the long term sustainability of rural communities.

Planning authorities should support a wide range of economic activity in rural areas. Taking account of regional priorities expressed in RSS, local planning authorities should:

- "set out in LDDs their criteria for permitting economic development in different locations, including the future expansion of business premises, to facilitate healthy and diverse economic activity in rural areas"
Planning policies in RSS and LDDs should recognise and support development proposals that will enable rural businesses to:
- "become more competitive, sustainable and environmentally friendly;

- adapt to new and changing markets; comply with changing legislation and associated guidance;
- broaden their operations to add value”

The NPPF

The NPPF states that the heart of the National Planning Policy Framework should have a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- “approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”

Supporting a prosperous rural economy:

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres”

LOCAL POLICY - BED & BREAKFAST ESTABLISHMENTS (CLASS C1)

DC4.1 In determining planning applications for developments involving the use of the premises for bed and breakfast accommodation (Class C1), the Council will have regard to:

- a. the general location of the proposed development;
- b. the effect on the amenity of neighbouring residents;
- c. the standard of the accommodation for the intended occupiers of the premises;
- d. adequate private outdoor amenity space;
- e. the availability of adequate, safe and convenient arrangements for car parking and servicing;
- f. the ease of access for all, including disabled people;
- g. the desirability of avoiding an over-concentration of special needs or housing in any one area of the City; and
- h. the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

DC4.2 The Council will normally accept the principle of developments of this kind in residential areas, in commercial areas, and on main road frontages, subject to other relevant policies of the Plan.

DC4.3 Notwithstanding policy DC4.2, the Council will require any developments in this category to provide:

- a. accommodation to the Council's current approved standards for developments of this kind;
- b. adequate usable external amenity space;
- c. satisfactory refuse storage and collection facilities;
- d. satisfactory communal facilities for residents.

DC4.4 In determining applications of this kind, the Council will normally seek to limit the use within Class C1 to bed and breakfast establishments only, except where satisfactory off-street car parking can be provided in accordance with the Council's current guidelines for hotels and guest houses, and where the Council is satisfied that these more commercial activities will not adversely affect local amenity.

Reasons: There appears to be a growing need for short-term, inexpensive accommodation of this kind, and the Council accepts that they can in most circumstances appropriately be located within residential areas, subject to being satisfied about the overall standard of the development proposed. The proposal to limit, in certain circumstances, the effect of Use Class C1 (Hotels and Hostels) is designed to protect residential areas from larger-scale commercial activities.

The sites semi-rural location and close proximity to Manchester Airport will be it's main selling point; it gives attraction for the business user but also tourism and it is for these reasons people may wish to use this facility.

The majority of hotel accommodation in close proximity to the airport is centred around national large hotel chains providing standard accommodation and amenity space that you would expect to find in hotels of this type. Keepers Cottage guests will be afforded a new experience in luxury accommodation with a more personal attentive service due to the size of the facility. Access to the front garden will be afforded to the guests who stay at Keepers Cottage.

Within the National Planning Policy Framework under section 1 'Building a strong, competitive economy' it requires planning to operate to encourage and not act as an impediment to sustainable growth. Significant weight should be placed on the need to support economic growth through the planning system with a proactive approach to meet the development needs of business. Under section 3 'Supporting a prosperous rural economy' support is given to economic growth and all types of business and enterprise in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development this includes the well designed new buildings as in this planning application. Support of sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside comply with the requirements of the NPPF.

In the Good Practice Guide on Planning and Tourism (2006) it gives general support for tourism uses. It emphasises that tourism is of crucial importance to the economic, social and environmental well-being of the whole country and provides tourism jobs. It is explained that it is important to provide tourism accommodation for visitors to enjoy the special qualities of the landscape.

The view of the Tourism Department confirms that this development is a 'suitable' form of tourism in this location.

Based on the national and local planning policy stated above, and the potential economic gain from the development both to the applicants and the wider area, this development should be considered to comply with the thrust of current planning policy.

Layout

The layout of the proposed lodge/guest accommodation within the context of the site is shown on drawing (FPL)40. Internal layouts as described in 'use & amount' can be seen on drawings (FPL)10 & (FPL) 11. The layout has been carefully considered to provide separate access points to guests' accommodation. The main entrance to each unit is located adjacent to Thorley Lane, new parking and paved access space into a reception area is located to the West of the proposed building. The boundary wall is to be extended to create a more private and enclosed accommodation. The ground floor guest rooms are identical in style, each accommodation leads from a shared lobby into a lounge space, this space leads into the bedroom which includes an en-suite. Similarly on the first floor each room is identical, from the ground floor shared lobby you find the entrance at the top of the staircase, through the door is a small hall area leading into the different rooms, a double bedroom, bathroom and lounge area.

Scale

The new building is two storeys in height and remains subordinate to the main hotel building. The proposed extended boundary wall and nearby trees will provide some form of screening when viewed through the trees from Thorley Lane as shown on drawing (FPL)22.

Landscaping

The existing access private roadway will be adjusted to re-position the hard areas to accommodate the newly built form. The site is currently heavily vegetated with mature trees and landscape to its perimeter that will remain. The current gardens to the main residence will be unaffected. Additional low-level planting will be introduced to the scheme as required but it is expected that should consent be forthcoming the hard and soft landscaping can be dealt with under a condition.

Access to the front garden will be afforded to guests but this area will remain within the residential curtilage of Keepers Cottage. This will be for use by the guests and owners alike. It will be mostly laid to lawn and include the planting of domestic trees and shrubs as shown on the application plans.

Appearance

The proposed new building to provide lodge/hotel/B&B accommodation on the site has been carefully considered and draws on the current building styles within the curtilage of Keepers Cottage. The new building will be in a facing brick to match the existing with stone cills of a similar colour to the existing. The first-floor level externally will be in render and the low-level roof will be tiled using slate in a similar style to match cottages in the area. Each entrance door will be protected with a thatched dual pitch porch roof to mirror the main hotel roof in material use.

ACCESS

The new proposal will provide 10 separate bedrooms to the lodge/hotel element. Access to this element will utilise separate entranceways to each unit accessed via the existing private roadway from Thorley Lane. This access will be shared by the house and the new C1 use of the site. Internally within the site the existing drive will be adjusted to suit the new footprint of the building. The current road will be adjusted to include a 4m wide, 6m kerb radius turning head within the site to allow for a service vehicle to enter and leave the site in a forward gear.

With regards to parking for the extended C1 use, 12 additional car parking spaces will be made available to this element with one of these being to disabled standards. These spaces will be located behind the controlled access gate and under the retained trees. The spaces will be formed in grass crete matting to not impact the tree roots as seen in the image below.



The proposed C1 extension will give respect to all users given equal and convenient access to the building and outdoor spaces.

With respect to access for the disabled people, the proposed building and its access arrangements, have been designed to comply with the requirements of the Disability Discrimination Act 1995 and the current building regulations legislation under approved document M.

In accordance with the Building Regulations Approved Document M, suitable access to the dwelling is included in the design to enable people, including disabled people, to gain access into the ground floor replacement dwelling by a slightly graded approach and via level external front door threshold. The parking arrangement has sufficient space for disabled access and car parking.

In accordance with the Building Regulations Approved Document M, Suitable provision has been included in the design of the dwelling for a WC at ground floor level, which will be readily accessible to all future occupiers including disabled people.

CONCLUSION

The application seeks full planning approval for the erection of a new building at Keepers Cottage to provide an extra 10 bed lodge/guest house.

We believe the submitted plans demonstrate it is possible to erect a high-quality building at Keepers which is well considered and viable and due to its siting will not have an adverse effect on the existing site.

RANDLE WHITE ARCHITECTS

AUG 2021