



DESIGN & ACCESS STATEMENT

PROPOSED 2NO. NEW 4/5 BED
DWELLING LAND TO REAR OF 111-117,
NORTH RD, MANCHESTER, M11 4NE

VER 1.0 AUGUST 12TH 2021

STUDIO TIAN
ARCHITECTURE &
PLANNING

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1.0 INTRODUCTION

This document is prepared in support of a Full Planning Application for the construction of two housing units: unit 1: 3 story 4 bed with integrated carport for 1 parking space; unit 2: 2 story 5 bed with single integral garage on land to rear of 113-117 North road.

The site is currently vacant and covered with overgrowth of grass, low shrubs and fly tipping trash from Barrington Street. The applicant who owns the site would like to develop it into 2 comfortable and efficient urban homes.

The new build will be fronting onto both Barrington and western access alley.



2.0 CONTEXT

2.1 Physical

The site is a roughly rectangular shaped 304 m² plot, to the rear of 111 to 115 and partially to the rear of 117 North Road. They are large, three storey Victorian terrace properties.

North Road and Barrington Street are a mix of 2 and 3 storey residential terraces and newer 2 storey social housing.

The site is flat and, to the east, is adjacent with land to the rear of 119 North Road which has planning consent to build a single two story house with a brick rear wall to the south.

The redevelopment of the site would not impact the trees and landscaping of the adjacent properties.

The scheme will improve the boundary security on all sides.



Credit Blackwell Os map

2.2 Social

The current site is vacant and at present is an unattractive waste-land like feature on Barrington Street which attracts anti-social behaviour.

The surrounding residential housing in the area is generally family-oriented lower-value rental properties with a growth in owner-occupation and their home improvements.

There are good local health facilities and a junior school, nurseries and play areas suitable for young families.

Access to public transport and employment areas is very good with tram and bus stops very close by.

The development of the site will not only aim to provide good quality homes designed for modern living but to create a focal point to lift the spirt of the area.



Recent site survey photos show the overgrowth and fly-tipping

2.3 Planning Policies

Manchester City Council wishes to encourage a good range of high quality housing particularly in deprived and neglected areas such as this.

This site is in a residential area that is well served and fronts directly onto Barrington Street and will be highly visible from Clayton Street to the west.

MCC - SP1 – This calls for a good range of high quality housing, with variety of tenure, access and price. This property is in an area of improving residential property mainly family homes and will add to the offer there.

NPPF Chapter 8 – Promotion of healthy communities – The redevelopment of this property will provide an active use of this site, preventing its slide into disuse and disrepair, provide two active frontages to the street and add night time activity and passive security surveillance to this stretch of both Barrington Street and the western alleyway.

3.0 DESIGN PROPOSAL

3.1 Design context

The applicant wishes to develop this vacant and unattractive land to provide two new dwellings fronting both to Barrington Street and the western alleyway as well as being highly visible from Clayton Street.

It is believed that two family dwellings with different layouts would be more beneficial to this area rather than semi mirrored houses.

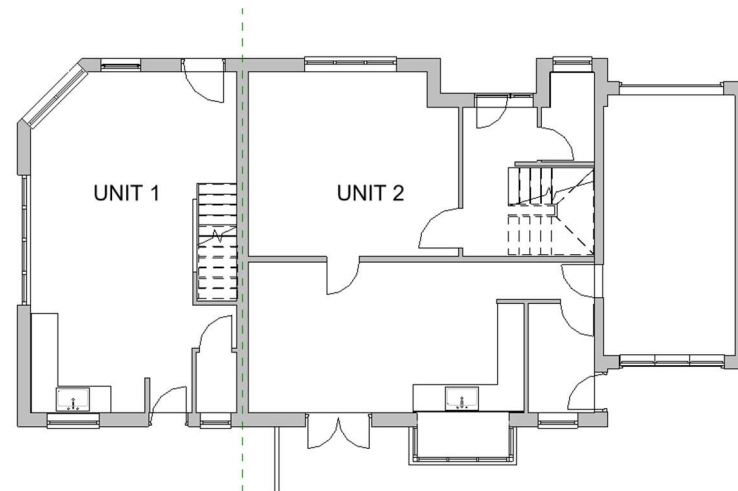
The arrangement of Unit 1 reflects the layout of a traditional English terraced house which provides very compact but efficient space for fast-paced modern and urban living.

The formation of Unit 2 has taken reference from the permitted development of the adjacent property to the rear of 119 North Road. The proposed house has similar layout with that next door which is lined up with it at the front, rear and height of the ridge to form a united view from the street.

The properties are to have their integral parking solution with integrated garage and carport.

A high level of energy conservation and insulation.

A more modern approach to materials and form is desirable whilst still being in keeping with the local scale and form.



Instead of two mirror semi houses, this redevelopment has a formation which provides variety of space and price to meeting housing needs.

3.2 Design Principles

1. Focal point and Gateway

The site is located at a focal point and it can be seen by people walk along Clayton St and those that pass by the junction with North Rd.

To reinforce this site character the development is ambitiously designed as the gateway to Barrington Street and an urban space that promotes diversity and environmental responsibility.

2. Second frontage (western frontage)

Keeping the frontage to Barrington Street as a united building, the ridge height of Unit 1 was deliberately raised slightly higher than Unit 2 but not higher than the Victorian terrace row of North Rd, in order to form a proper and active western frontage which is to overcome the overbearing nature of the existing large and unattractive gable end to rear of the site.

The characteristic second frontage is proposed to positively impact the street view in a charming and inviting way.

A site-specific design solution and process has been employed to transform this plot of vacant and unattractive land into a charming and happy space.



The focal point of the area



The Clayton St view is currently dominated by 109's large and unattractive gable end



Proposed second frontage of Unit 1 to establish a gateway which is inviting and welcoming

3.3 Scale

The new scheme, whilst Unit 2 is 2 story with a formed dormer on the roof in scale, is aligned with the adjacent proposed house (to rear of 119 North Road) which has same eave and ridge height in order to form a cohesive view from Barrington Street.

The ridge height of Unit 1 was deliberately raised slightly higher than Unit 2 to allow it to form a proper frontage having its own character.

It also serves as a climax point at the end of the Barrington Street view.

Unit 1 has 3 stories with an airy and vaulted master bedroom on the uppermost floor which can take advantage of both sunlight and the view to the east.

In establishing a robust Western frontage the proposed Unit 1 has its carport integrated into its façade.

The carport also adds an extra layer and enhances the composition of the western facade.



The raised ridge of Unit 1-The diversity within the unity



The carport is integrated as part of western frontage

3.4 Layout

The main considerations regarding the layout for the proposed new build dwellings are:

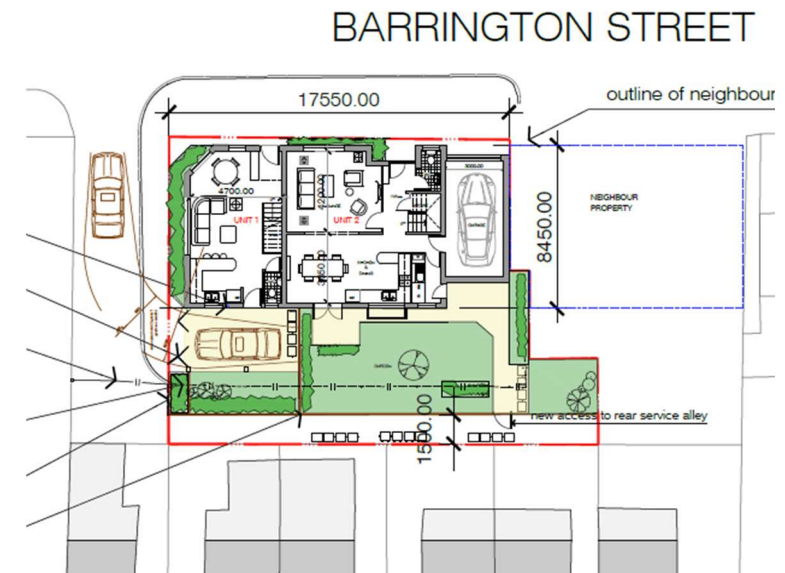
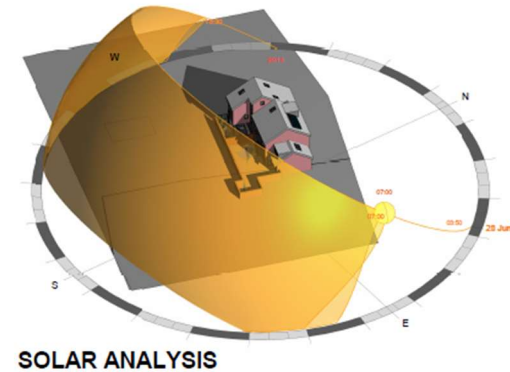
- the configuration of the existing buildings
- site extents
- overlooking from the neighbouring properties
- the need to have as much open space to provide car parking, servicing and amenity.

Flexibility, sunlight and private domains are the key principles in the design of the house layouts.

Each house has its ground floor as an active area with open floor plans to adapt to modern lifestyle and potential functional adaptations.

Unit 1 has its integral carport whilst Unit 2 has proper garaging and both have convenient and adequate refuse storage.

The configuration of this scheme has been chosen to promote its urban character, efficient use of the plot and diversity in the character of local housing.



Proposed site plan

Unit 1 has its front door entrance from Barrington Street into a large open-plan space. A small atrium above the entrance gives a sense of homecoming.

The cut-corner window to the north-west gives a greater sense of integration between the indoor and the outdoors.

At the most southern end will be an open-plan family kitchen and a WC.

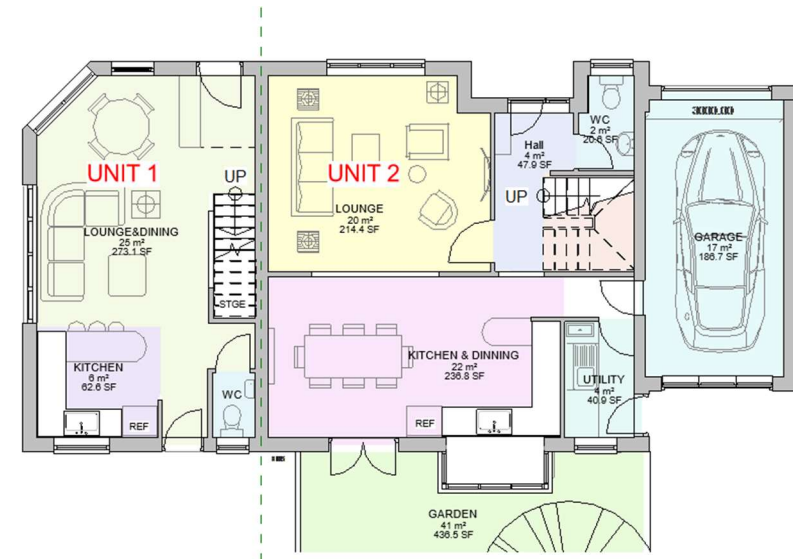
The door to the rear opens directly to the carport.

The extensive windows along the western wall provides a flooding of natural light into the room.

Catering for a larger family than Unit 1, Unit 2's ground floor garage provides direct access to the living area of the house.

As with the proposed adjacent property (to the rear of 119) the front door is slightly recessed creating a covered porch area to the main entrance and garage.

Upon entering there is a substantial family lounge to the right and WC and staircase to the left. From the lounge direct access can be made to the large dining and kitchen area with a utility room located behind. Both have direct access to the rear garden.



Ground Floor Plan

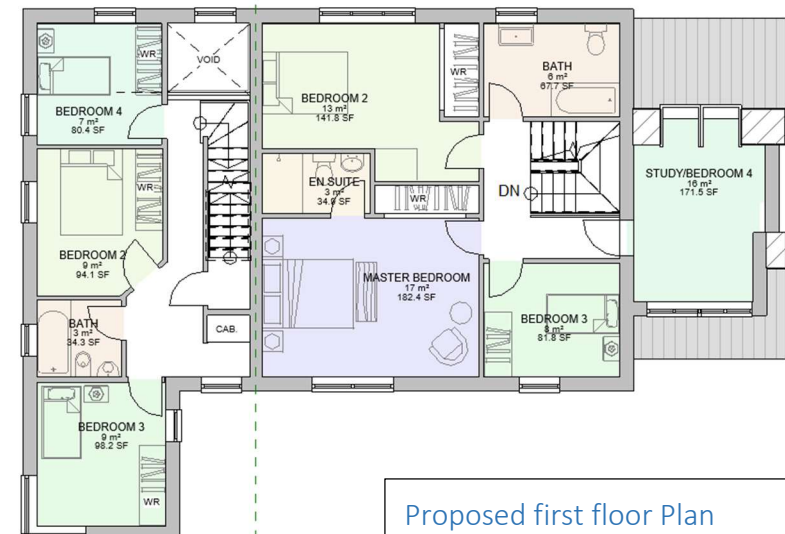
On the first floor of Unit 1 there three bedrooms arranged along the western frontage to take advantage of the light together with a family bathroom. Each bedroom has plenty of space for wardrobes and other storage.

The atrium (above the front entrance) will bring in light from the north. Adjacent to the built-in family storage cupboard there is another window facing directly south to bring in more light to the area.

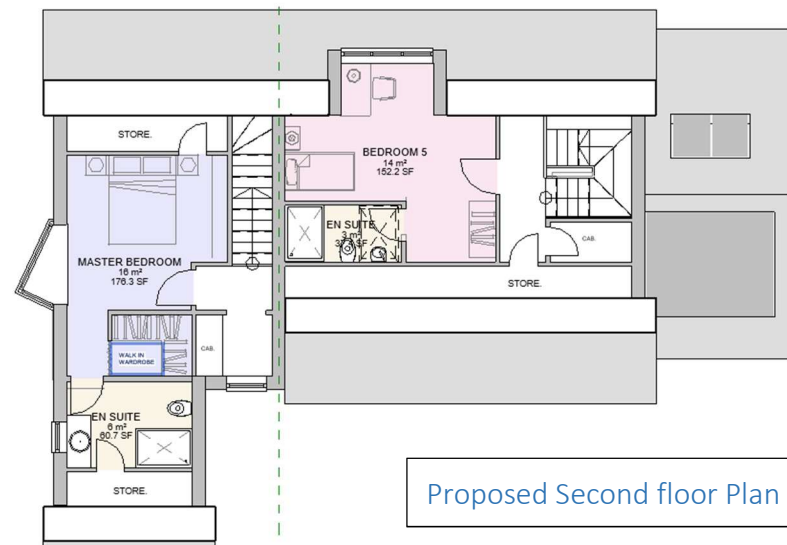
In Unit 2 the first floor consists of the master bedroom (with en-suite) facing south, the family bathroom and three further substantial bedrooms with plenty of storage and wardrobe space.

The second floor of Unit 1 has a master bedroom with en-suite and substantial storage and walk-in dressing room.

In Unit 2, the second floor has a fifth, dormer bedroom with both en-suite and space for home study as well as walk-in family storage.



Proposed first floor Plan



Proposed Second floor Plan

3.5 Appearance

The houses have been designed to have a contemporary appearance while complimenting the general character of the area.

The gable ends will be in brickwork to echo the surrounding red brick terracing with black uPVC window frames and detailing.

The entrance and garage doors will be dark and light timber effect to bring more natural textures to the houses.

The roofs are in synthetic slate to match the surroundings, while the dormers are in matching black Vieo, standing seam metal cladding (zinc effect) to match the next door.

Wherever practical shrubbery and plants have been introduced as part of the greening and to provide clear boundary delineation and security support.



SOUTH WEST



NORTH WEST



SOUTH EAST

3.6 Environment

This development will seek to achieve Code Level 3 status thereby reaching the Council's objective for sustainability.

This will be achieved by including the following features into the design:

- having reasonably sized private garden space including the provision for external drying of washing.
- the use of low energy lighting throughout.
- careful design of the external fabric to achieve high levels of insulation and low levels of air permeability and to better the standards as required by the most recent version of Part L of The Building Regulations (adopted 1st October 2010).
- use of solar water heating and photovoltaic panels to reduce energy consumption.
- wherever possible sourcing all building materials locally and always responsibly.
- by providing waste storage facilities that allow segregation of recyclable materials and which achieve the requirements of Manchester City Council.
- by adopting the use of 'Robust Details' for the party wall construction and which will achieve a standard that is 3db higher than required by The Building Regulations.
- by generally designing the houses to provide good, spacious adaptable accommodation which will encourage families to live in them for, ideally, their whole lifetime thereby achieving the aim of The Lifetime Homes Initiative.
- by using a 'brownfield' site of low ecological value and which is in an exceptionally sustainable location.
- from the Environment Agency Flood Risk Map the site does not appear to be in a flood risk area.

4.0 ACCESS

4.1 Parking and Transport Links

The site is within 10mins easy walking distance of Clayton Hall Metro stop and Ashton New Rd, a major bus route into and out of the city centre.

There are local schools, sports facilities and retail outlets all within easy walking distance and there is ample street parking for visitors in addition to the onsite parking for each property.

4.2 Inclusive access

The new dwellings will comply with current DDA and building regulations requirement for new dwellings.

5.0 CONSULTATION

Informal consultation has been carried out within the local area with the local residents, who support for this proposal.

6.0 WASTE MANAGEMENT

The properties will each have a bin storage area to the rear area, with access to the front pavement on Barrington Street for MCC waste disposal pick up days.

Each property will have sufficient space for

- 140 litre General waste bin
- 240 litre blue (paper and card)
- 240 litre brown (other recycling)
- 240L Green(garden and food waste) bin.