

Residential Development of
74no. Units
Whitehouse Club
Design and Access Statement



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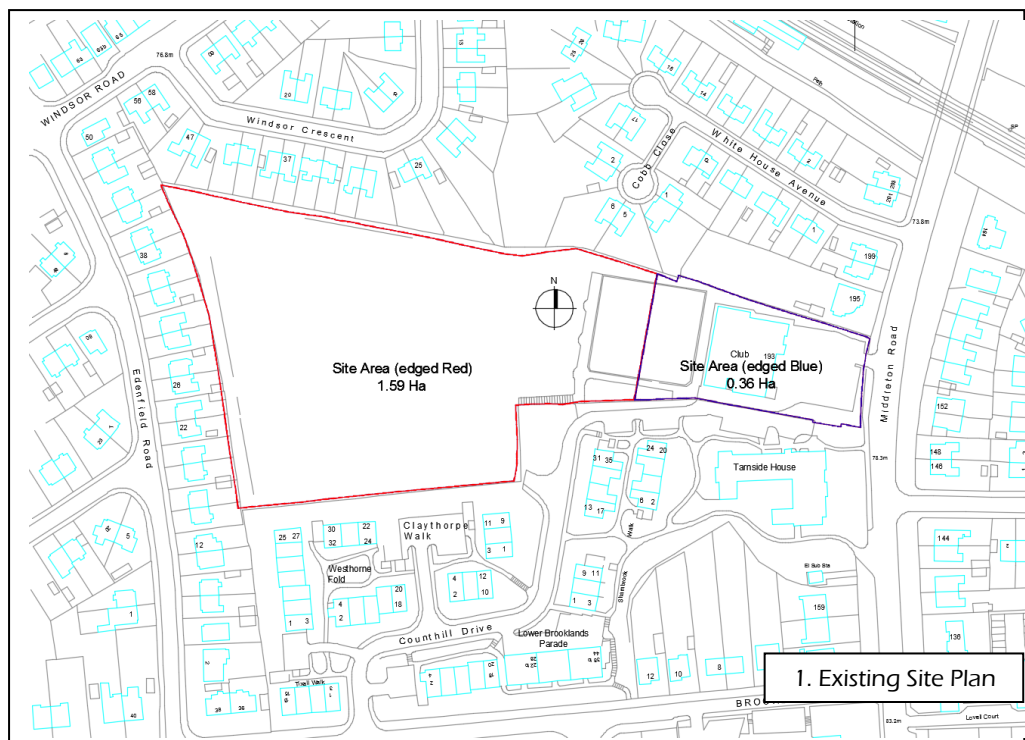
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1.0 Introduction

- 1.01 This Design and Access Statement has been prepared by Grays Architecture Ltd, in support of the Full Planning Application for the residential development at the Whitehouse Club in Middleton.
- 1.02 The development comprises a total of 74no. units, consisting of 24no. apartments (12no. 1 bed and 12no. 2 bed) and 50no dwellings (32no. 3 bed and 18no. 4 bed), arranged across the site with a mix of semi-detached and terrace houses and a single apartment block. Each apartment will be provided with their own car parking space and all dwellings include private car parking with several plots including 2no. parking bays per dwelling. Shared amenity is available for the apartments and private amenity has been provided for all houses. An extensive hard and soft landscaping scheme accompanies the application in order to ensure suitable screening is provided for all amenity areas.

2.0 Site Context

- 2.1 The application site, which is approximately 1.59 hectares in size, is an infill site, located off Middleton Road in Crumpsall and is in an area containing mostly residential housing. The site lies approximately 3.5 miles North of Manchester City Centre. The land is currently owned by the Whitehouse Club and was previously used as a football pitch and bowling green however they have not been in use for 10+ years. The application submitted relates to a second phase of development associated with App: 115468/OO/2017 which has received approval for the demolition and erection of a new club building on the land edged blue as indicated below.



2.2 Surroundings

- 2.2.1 The site is bounded on the North, South and West sides by existing housing.
- 2.2.2 To the east of the site is the existing Whitehouse Club (currently being developed under 115468/OO/2017) and the new access road to the residential development will be formed in conjunction with the club development connecting to Middleton Road.
- 2.2.3 Middleton Road is served well by public transport, assisting good connections throughout the area, and into the city centre. Bowker Vale Primary School is located approx. 0.6m North of the site and St Monica's High School is located approx.. 1.3m West of the site, ensuring ease of access for local education. Several shops / recreational grounds are located within walking distance of the site, including a Sainsbury's Superstore and Heaton Park. The Pennine Acute Hospital is also located approx.. 1.5m to the East of the site.
- 2.4 Images 2, 3, 4 and 5 below highlight the location of the site and some existing properties / services within the area.



2. Aerial View of the Site



3. Existing site



4. Existing entrance of the site



5. Existing residential properties adjacent to the site

3.0 The Proposal

The application seeks permission for a single new build residential apartment block featuring 12no. 1 bedroom (50sqm) and 12no. 2 bedroom (61sqm) apartments along with 32no. 3 bedroom houses (96sqm) and 18no. 4 bedroom houses (127sqm). The apartment block has been positioned to front the development with the dwellings located further west to the rear of the site. All apartments on site are to be owned by Irwell Valley Housing Association and offered for affordable rent, with the houses to be sold on the open market.

3.1 Density

The density of the scheme has been carefully considered to ensure the site is maximized whilst still providing a lot of amenity space for the occupiers. Several layouts were considered and extensive meetings and consultation were held prior to the agreed layout being submitted for planning. The layout and break down of units aims to ensure a well-balanced development is created which achieves attractive frontages from all sides.

3.2 The Scheme Design

The designs of the buildings intend to draw on features from the local area and include a mix of colour for the facing brickwork to break down the elevations and create interest. The main and secondary entrances to the apartment block are well defined and will be provided with large canopies in order to provide shelter from adverse weather and to allow clear direction for any building users. Design intentions will be used on both the houses and apartments to ensure the whole site reflects the same features and is coordinated.

The development has been designed with 'Secured by Design' in mind. Natural surveillance has been incorporated into the design of the development including the use of gable windows for the safety and security of the residents. The blocks have been designed to overlook all of the surrounding roads and the car parking, increasing the natural surveillance across the site.

3.3 Layout

3.3.1 The proposed access to the site is via Middleton Road, found at the East of the site. This will be a shared access for both the residents and the users of the club located adjacent to Middleton Road. A new adoptable road will be constructed for this. There are no overlooking concerns due to sufficient distances being allowed between the new plots and existing buildings around the site.

3.3.2 Disabled car parking spaces will be provided close to the entrance of the apartment block and the waste storage / collection facilities have been positioned to enable access by both residents and the local refuse collection agency. Individual bins are to be provided within curtilage for each of the houses to allow the separation of recyclable and non-recyclable waste. Kerbside collection will be available for all occupants.

3.4 Scale and massing

The proposal will see the scale of the buildings suitably matched to the space available on site and in relation to the existing buildings within the area. Sufficient external parking and amenity space is to be provided.

3.5 Materials

Contrasting, traditional materials such as brickwork will be used together with modern materials such as large glazing and flats roofs in order to create a design that respects the past but is also looking forward through modern architecture. The large areas of glazing will also allow a lot of natural light to enter the apartment block.

3.6 Landscaping

Extensive hard and soft landscaping consisting of trees and shrubs will be employed for the whole development.

3.7 Neighbouring public spaces

The street scene and overall site layout and massing will be complimentary to the site and surrounding area and as such the design team considers that the proposal will have a positive effect on neighbouring properties.

3.8 Impacts on characters of the area, views and vistas

The development contributes positive impacts on the character of the area, views and vistas in the area and street pattern. The external design of the buildings is intending to create attractive frontages to all surrounding streets.

3.9 Amenity of users and of neighbouring properties

The proposal has no impact on the amenity of the neighbouring properties.

4.0 Access for all

4.1 The development will comply with the latest approved document M for disabled access.

New roadways and footpaths created within the site will link with the existing access from Middleton Road, ensuring ease of access for both residents and visitors.

4.2 Refuse Collection

A communal bin store is to be provided for the apartments and sufficient space is available to suitably accommodate the store and allow ease of access for both residents and refuse collection vehicles. Sufficient space is available in curtilage for each house to suitably accommodate the required waste storage bins. Kerbside collection will be available.

5.0 Sustainability

- 5.1 The whole development will be constructed to the latest required standards under the Building Regulations in terms of energy consumption. Many aspects of the construction will be beyond the required regulations, such as the thermal performance of the plots, ensuring the site achieves high standards.

6.0 Conclusion

The design team have carefully prepared the planning application and design to produce a sensitive and contemporary residential development to satisfy all the criteria from the site. The proposal will blend in well with its immediate surroundings and make a positive impact to and enhance the character of the local area. The proposed scheme has been designed not only to be visually pleasing when looking from the outside as a passer-by but also fulfilling for people living in the development for years to come.