

SILK STREET PROJECT, MANCHESTER

Stage 3, Design & Access Statement

on behalf of Rowlinson Construction & Manchester City Council

May 2021



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The Design Team



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01

INTRODUCTION

1.1 | PROJECT INTRODUCTION

The Project & Brief

This Stage 03 Design & Access Statement has been prepared by MCAU on behalf of Rowlinson Construction and Manchester City Council to explain and assess the design and access considerations of the proposed development of land off Silk Street, Manchester (the application site).

The scheme sits on a brownfield site made up of 3 parcels of land previously occupied by an open air market, police station and housing.

The brief called for a high quality development of low carbon homes, that has both a positive effect on the local environment and provides a better mix and type of housing offer to the area.

The land is deliverable and the proposals for this new housing development sit logically within the context of the proper and comprehensive planning of the wider area.

The scheme shall be of an appropriate scale and design that ensures viability and fulfils the objectives of local and national planning policy, by enhancing design aspirations for new developments whilst balancing density with urban design principles.

Purpose of this Document

This document has been prepared by MCAU (Modern City Architecture & Urbanism) and will explain the design rationale for the development in response to the site’s relationship with its urban context.

The document demonstrates an understanding of what is appropriate and feasible for the site in it’s context and has regard for the need to balance design aspirations with planning policy requirements. The document concludes that the development conforms with planning policy.

Document Structure

This document is structured to:

- Present the design team’s understanding and assessment of the site’s context (Section 2.0)
- Demonstrate how a design concept and the scale of development has evolved to respond to the site location and context (Section 3.0)
- Propose a design solution that is a coherent and sympathetic extension of the existing urban grain with an architectural expression that brings forward a quality development worthy of the site’s location and housing needs of the area (Section 4.0)

Supporting Documents

The proposals have been informed by consultations with Manchester City Council, Rowlinson Construction, F&G and MCAU.

This document should be read in conjunction with the MCAU planning drawings and other supporting documents as agreed with MCC, submitted as part of this application including the Planning Statement by Paul Butler Associates.

02

ASSESSMENT

2.1 | SITE CONTEXT



Site Context

The site lies within the Newton Heath area of Manchester, approx. 3.5 miles north east of the city centre. The site is bounded by, The Rochdale Canal to the north, Droylsden Road (east), Great Newton Street (south) and Smallwood Street (west).

To the west of the site is Old Church Street which is the main high street running through the District Centre, providing local amenities including, shops, doctors, dentists, community and recreational facilities.

Along the northern bank of the Rochdale Canal, opposite the site, you have 3-5 storey warehouse / light industrial buildings.

Across Droylsden Road to the east lies an area of low rise 1990s residential development and beyond that Gaskell Park.

To the South lies a childrens nursery and area of POS leading to All Saints Church and Primary School. Beyond this is an area of dense terraced housing dating back to the late 19th Century.

 Site Boundary



2.2 | TOWNSCAPE CHARACTER



Fig 2.2.1 - Newton Silk Mill



Fig 2.2.2 - Lock 69 Rochdale Canal



Fig 2.2.3 - Old Church Street



Fig 2.2.4 - All Saints Church



Fig 2.2.5 - Victorian terraces



Fig 2.2.6 - 1980s Housing

Local Character

A photographic assessment of the local vernacular is presented in the adjacent images. By carrying out this task it provides an opportunity to better understand the local character, in order to ensure that the proposals for the site are responsive to the local context. This analysis has helped to shape the direction of design and the main principles for development associated with it, such as designing to a suitable height and scale and responding to existing densities and block patterns.

The surrounding residential properties within the area are a mix of original victorian properties and more recent development in the late 20th century following clearance and demolition of old terraced housing. Housing is generally two storey in height. Built from red / buff brick with slate/concrete roof tiles, designed in long dense terrace streets and blocks, supplemented by garages, parking courts and small courtyards.

The two main buildings of historic significance and scale in the area are All Saints Church and the Grade II listed Newton Silk Mill (5 Stories).

The district centre shops along Old Church Street are two storey in height, many with residential accommodation above.

2.3 | HISTORIC BACKGROUND



1848



1893



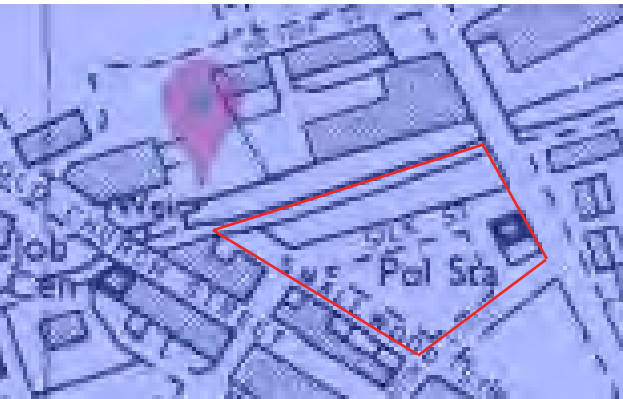
1908



1923



1951



1993

Historical maps

As can be seen from the historic maps opposite, the site has changed and evolved over time, however the parcel of land between Silk Street and the canal hasn't been home to any permanent structure of note since at least 1848. In the mid 1950s this section of land was used as an open air market and continued as such until very recently.

We can see that at some point in the late 1800's a cotton mill was built off Bengal Street (now Smallwood Street) and surrounded by terraced housing along Silk Street, Cotton Street (now Cowley Street) and Great Newton Street.

Alongside this, what is now the district centre along Old Church Street developed as did dense streets of terraced housing to the south and east, to serve the mills and industry along the canal.

It wasn't until the late part of the 20th Century that the urban grain of the area was changed through selective clearance of old terraced housing and redundant industrial units. It was at this time that the application site was cleared of any previous buildings, except for the Police Station along Droylsden Road which has subsequently been closed and demolished. The site has been empty since and most recently used for surface level car parking.

2.4 | THE SITE



Site Description

The site images shown opposite and overleaf demonstrate the immediate character surrounding the site.

The site is located within the district centre, sandwiched between the local shops on Old Church Street to the west, the canal to the north and Droylsden Road to the east.

The site is generally flat with a small gradient from north to south. The north east corner of the site has the most prominent change in level where Droylsden road ramps up and bridges the canal. The site is made up of hard-standing areas, historic slabs from previous buildings, small grass verges and some existing mature trees.

All roads within and adjacent the site are currently adopted with footpaths.

Buildings are predominantly two storey with taller old industrial buildings (Newton Silk Mill) at three - five stories along the canal.

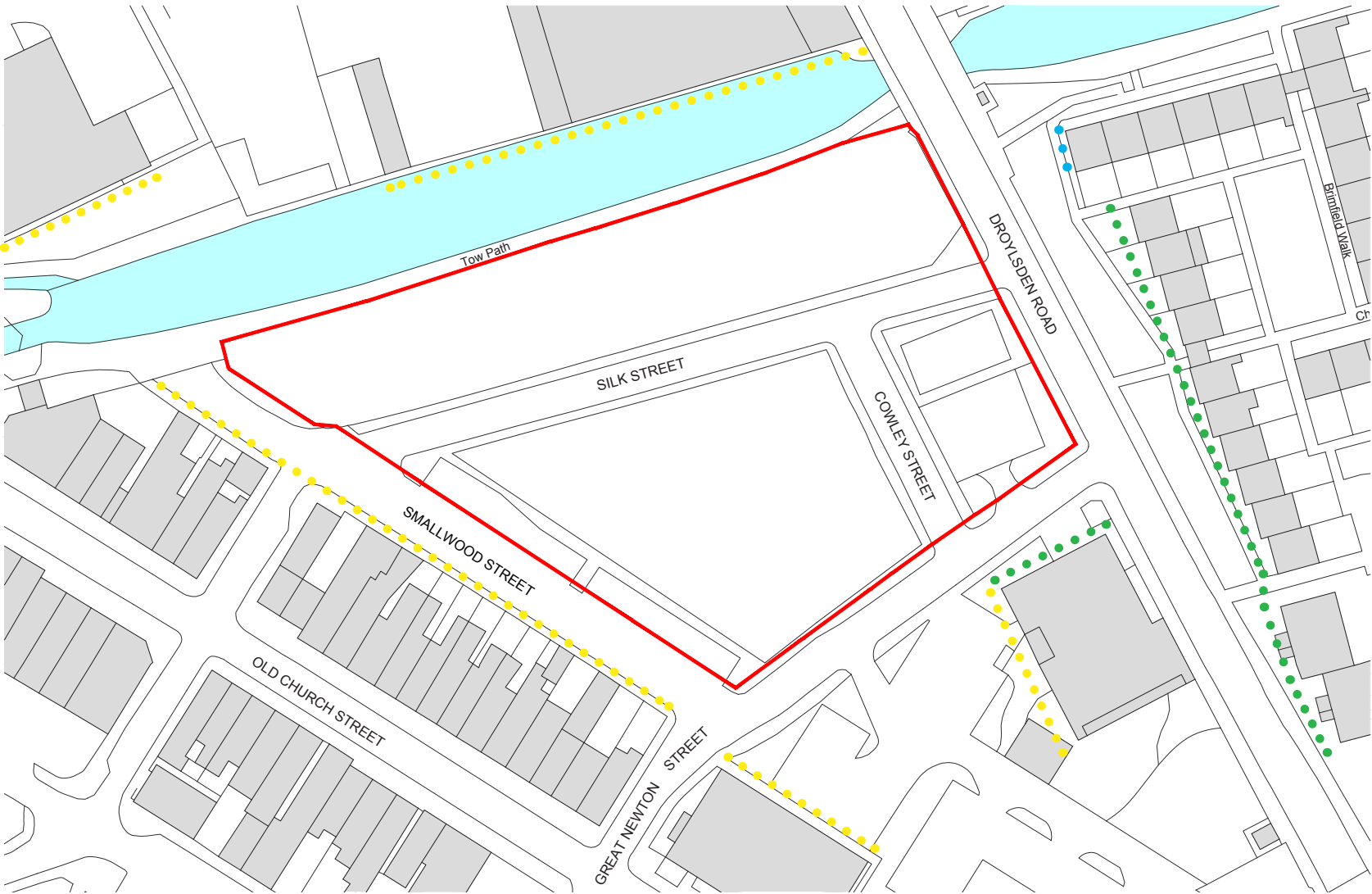
KEY

	Site Boundary
	Site photo location point

2.4 | SITE VIEWS



2.5 | ADJACENCIES



Boundary / Elevation Map

A study of the surrounding buildings that border the site demonstrates a mix of front and rear elevations predominantly, plus a small number of gable elevations and the canal tow path to the north.

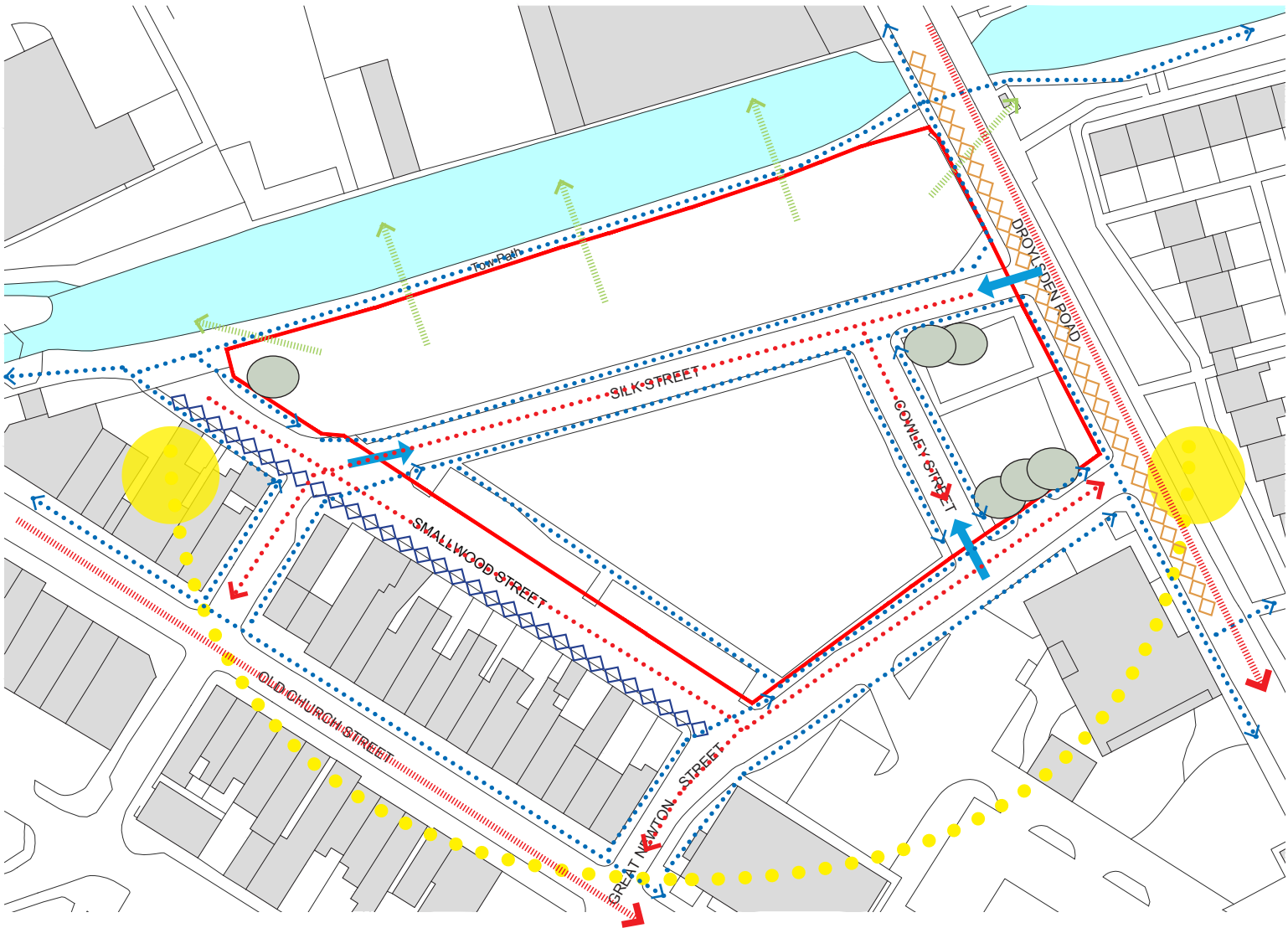
Understanding the adjacent building elevations will help inform the proposed layout in relation to privacy distances and elevational treatments to provide the best outlook, security and natural surveillance across the site.



03

DESIGN
DEVELOPMENT

3.1 | SITE ANALYSIS



Constraints & Opportunities

The site map opposite demonstrates the main site constraints and opportunities that have informed the design.

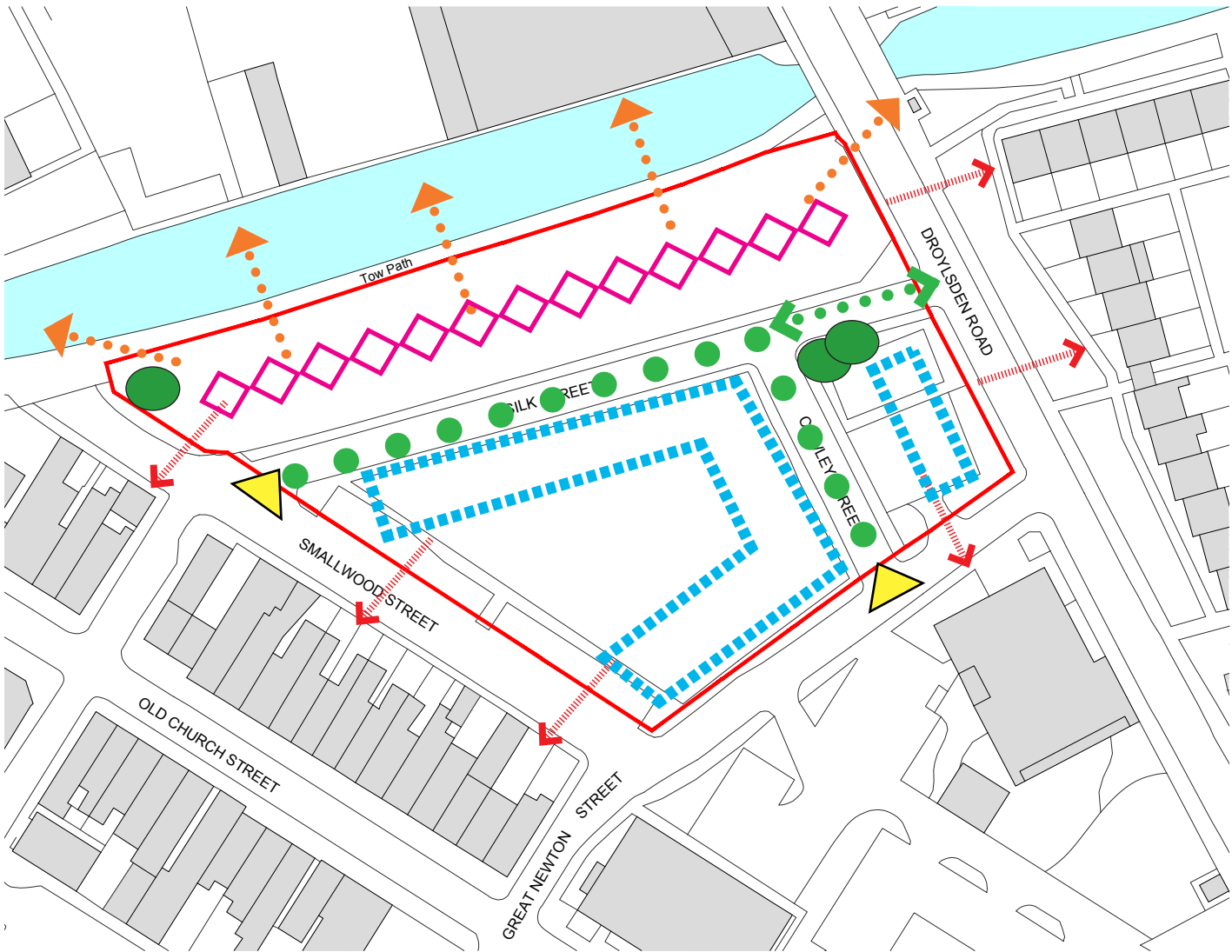
Key constraints include; the poor quality rears to the units along Old Church Street (Smallwood Street edge). Noise from Droylsden Road to the east. 3 vehicular/pedestrian access and egress points mean poor pedestrian connectivity and safety. Existing services and utilities within highways.

Key opportunities include; north - south orientation for passive solar gains. Positive views out along the canal. Existing highways can be modified and enhanced to provide better vehicular and pedestrian connections. Existing mature trees to be maintained where possible and incorporated into landscape scheme. Historic urban grain can be respected. Close proximity to district centre shops, amenities and public transport. Increase in scale of old industrial buildings along canal to be respected allowing an increase in density. Positive vantage points form Lock 69 and Droylsden Bridge.

KEY



3.2 | PARAMETERS PLAN



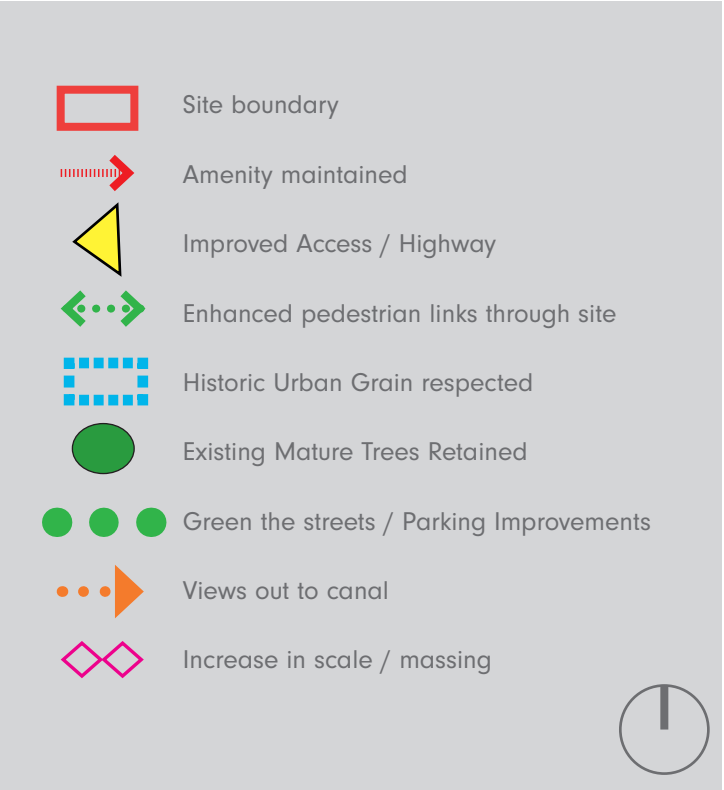
Site Evaluation

The site has been strategically analysed within Section 2 of this document. The sections outline the plans and massing for the proposed scheme and highlight the consideration taken in regard to the site's position in the context of surrounding properties. This analysis has informed the design principles for the development and lead to the conclusion of proposed use, scale, amount and appearance of the scheme.

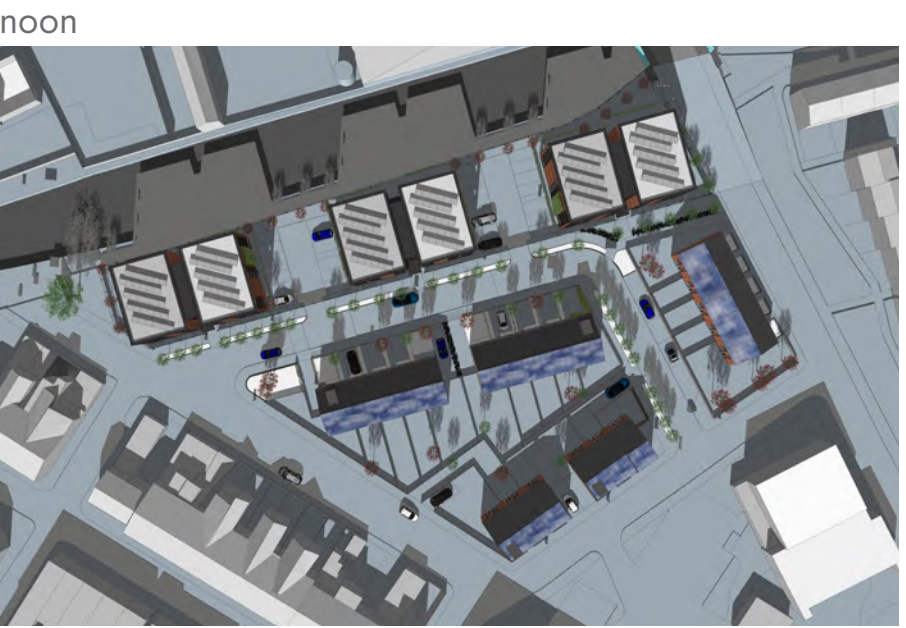
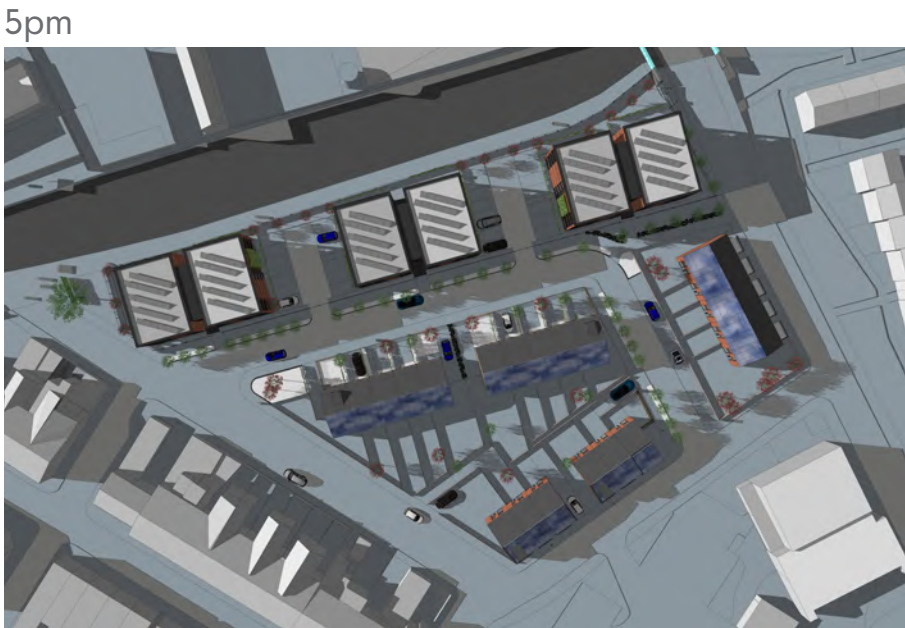
Design Principles

- Utilise Space efficiently (high density)
- Respect existing / historic urban grain
- Scale and layout to respect amenity of existing buildings and new residents
- Existing mature trees and landscaping to be improved and enhanced / green the streets
- Key Views to canal maximised
- Maximise outward looking units to site edge including double aspect to corner plots
- Permeable boundary treatments
- Improved mix of housing types / accessibility
- High quality, contextual material palette
- HAPPI / BHL

KEY



3.3| MASSING - Sunpath Analysis



Sunpath Analysis

The below demonstrates that the proposed four storey apartments and two storey dwellings have no effect on the surrounding buildings in relation to overshadowing. The sites orientation works to our advantage with the taller 4 storey blocks to the north along the canal.

3.4 | PUBLIC CONSULTATION / PRE-APPLICATION



Public Consultation / Pre-Application Meetings

On Wednesday 29th May 2019, a public pre-planning consultation was held at Newton Heath Library regarding the Silk Street Development – a housing development consisting of a mixture of houses and apartments at affordable tenures.

Members of the public were shown images of the development (previous scheme), asked for their ideas regarding the site for a poster and were handed a questionnaire to fill in. Questionnaires completed: 19

From the results of the questionnaires and discussions at the event, the ideas map opposite was produced to summarise the key items.

The design development and client brief has taken into account numerous findings from the consultation and this has informed both the design and also mix of housing and tenure types proposed.

As the design evolved moving towards a full planning submission, we continued to consult planning policy, The Manchester Residential Design Guide, Building for a Healthy Life and HAPPI Principles in order to provide a development suitable for its location and one that will enhance the local area with the ideas opposite at its core. Pre-application discussions with MCC were positive and feedback from the case officer has been taken on board and reflected in the proposed design.

04

SCHEME DESIGN

4.1 | USE & AMOUNT



Mix Plan

The proposed development consists of 69 units as per the mix below. 3 blocks of 1 & 2 bed apts (48no.) along the canal are supplemented by 21no. 3 & 4 bed homes.

Parking is provided as follows:

Houses 21 spaces (100%), 1 space per house
Apartments 26 spaces (54%), inc 4x Disabled Spaces

All houses and apartments are able to safely store bicycles and refuse/recycling. Refer to section 4.12.

(Subject to detail design).

KEY		
	1 BED 2 PERSON APT	36
	2 BED 4 PERSON APT	12
	3 BED 5 PERSON HOUSE	17
	4 BED 6 PERSON HOUSE	04
TOTAL		69

4.2 | PROPOSED SCHEME



Layout

The proposed layout is in response to the constraints and opportunities identified in section 3, alongside the consultations, planning policy and client brief.

The apartments are provided within 3 identical blocks along the canal tow path, forming internal courtyards between the blocks that provide areas for parking and access routes that help animate these spaces.

Landscaped gardens around each block create informal amenity for residents and promote social interaction.

The blocks at 4 stories high take reference from the existing mill buildings and are of a scale that creates a focal point for the development.

The cluster typology of the apt blocks creates a central stair and lift core with the front entrance on to the street.

Level access is provided to all units.

The design provides active frontages to all sides and the surrounding streets to both reinforce the public realm whilst providing natural surveillance over it.

Silk Street is stopped up between Cowley Street and Droylsden Road, to create a small area of public realm and make vehicular access in and out safer for pedestrians and residents.

4.3 | UNIT TYPES - Apartments (4 per Floor- 16 per Block)



Typical Ground Floor Block Plan



Typical Upper Floor Block Plan (x3)

1 BED 2 PERSON

55 sq.m

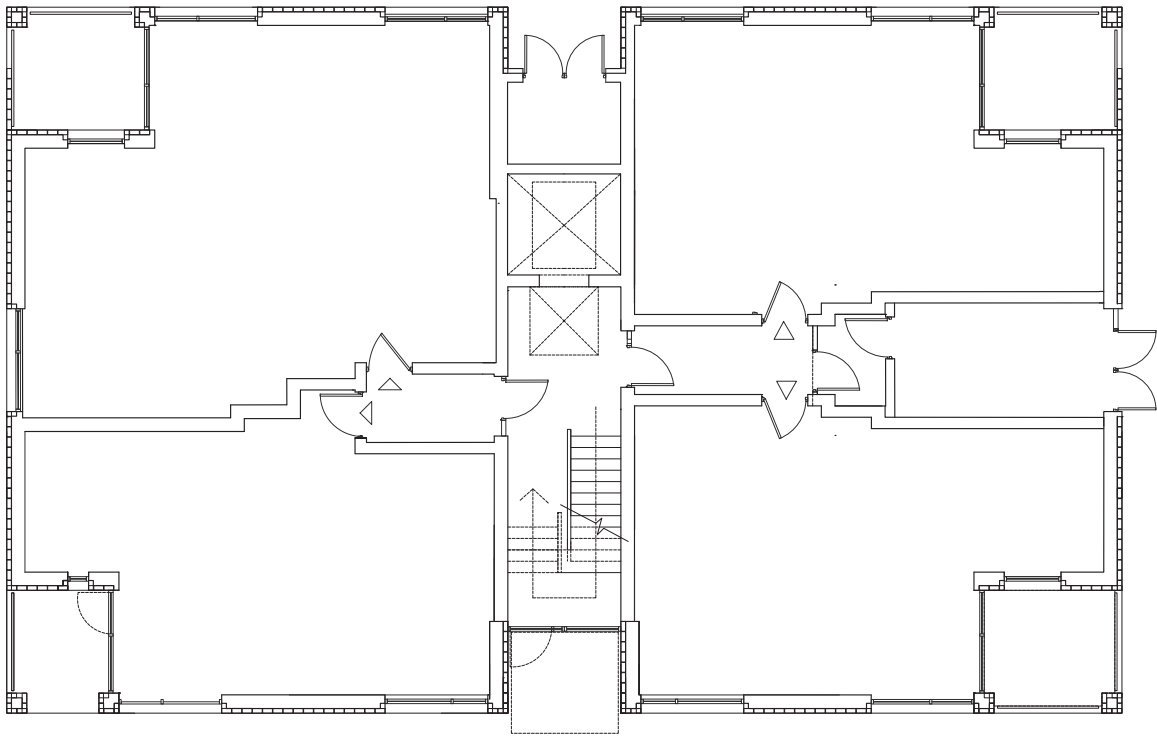
- Open Plan Living
- Utility Room
- Built in Storage
- Covered Terrace / Balcony
- Secure Cycle Storage

2 BED 4 PERSON

79 sq.m

- Open Plan Living
- Utility Room
- Built in Storage
- Covered Terrace / Balcony
- Secure Cycle Storage

4.3 | UNIT TYPES - Apartments (Block arrangement and Roof Plan)



Concept - Cluster Block Plan



Roof Plan

SIMPLE PLAN

Efficiency in design

- Open Plan Living
- Cluster Block Arrangement
- Dual access flats
- Part M4(3) Compliant
- Covered Terrace / Balcony

GREEN ROOF WITH SOLAR PV

- Green Roof
- Solar PV (optional)
- Recessed central core area
- Maintenance access only

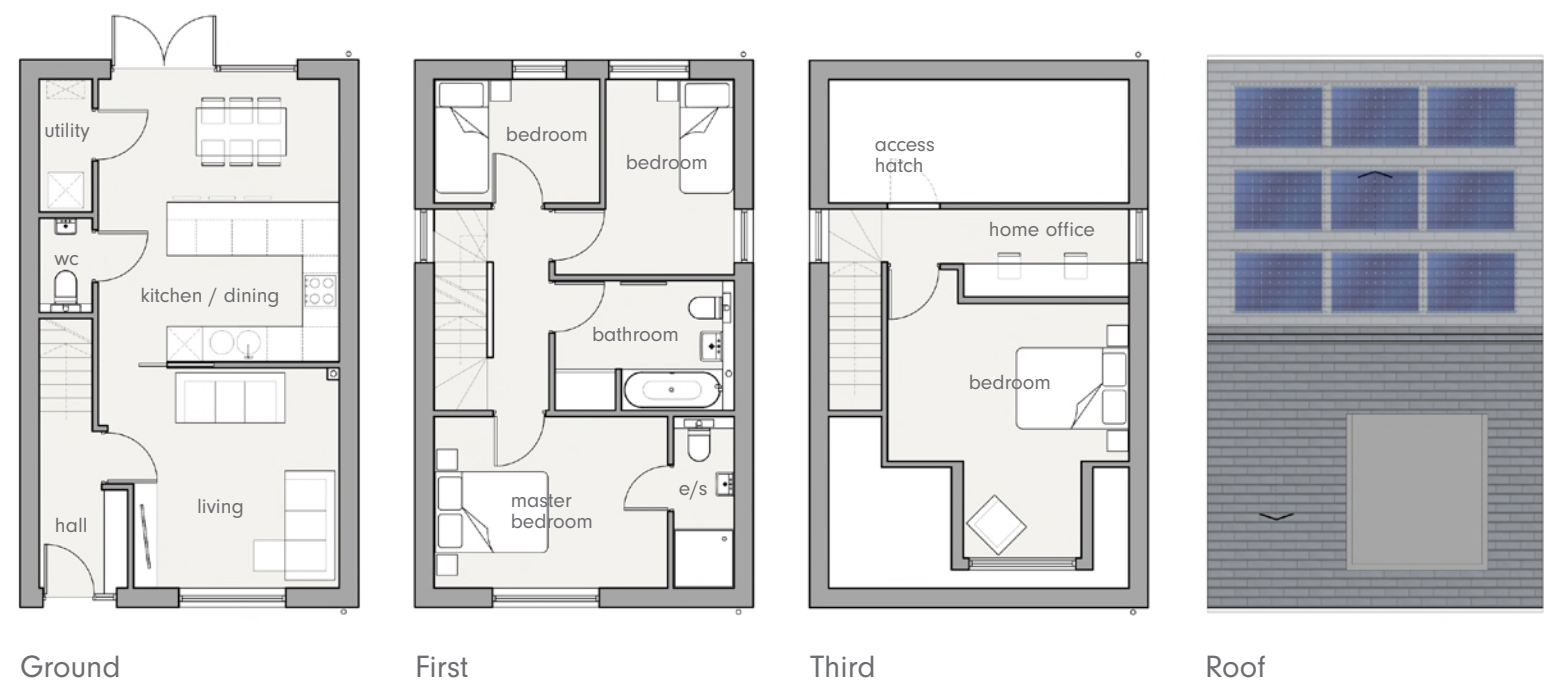
4.4 | UNIT TYPES - Houses



3 BED 5 PERSON

96 sq.m

- 2 Storey
- Master Ensuite
- Utility Room
- Built in Storage
- Solar PVs (optional)

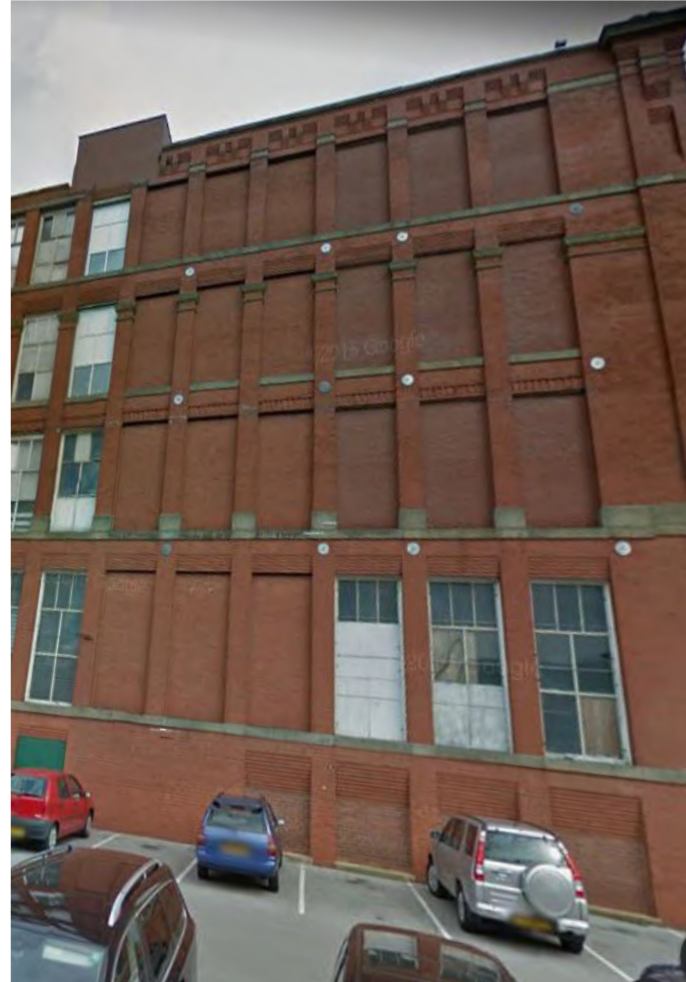


4 BED 6 PERSON

119.5 sq.m

- 2.5 Storey
- Master Ensuite
- Utility Room
- Built in Storage
- Home Office
- Solar PVs (optional)

4.5 | MATERIALS - Local Historical Context

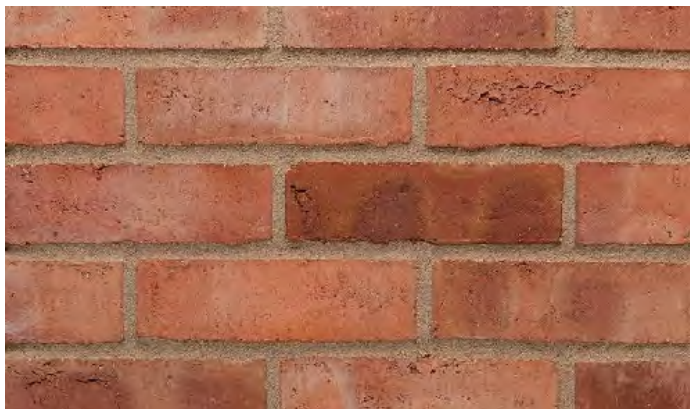
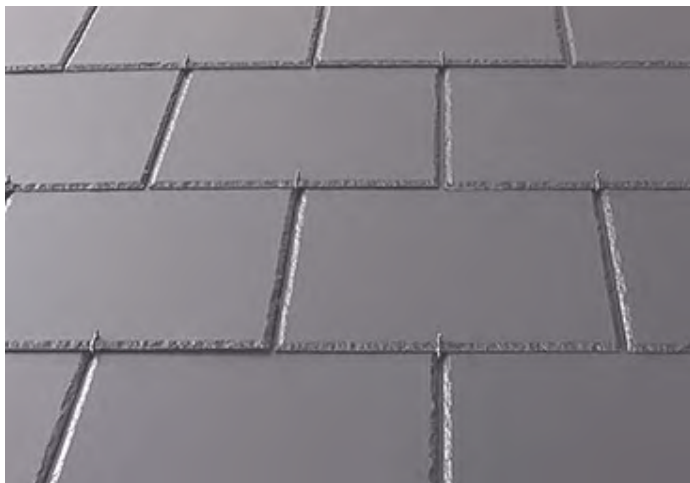


Local Context

The building materials of the adjacent developments and historic fabric of the area will help inform the design proposal and ensure it is in keeping with the local character. The area is generally red facing brick and simple brick detailing, recessed brick panels with buff masonry accents. The Old Silk and Cotton Mills defined the growth of Newton Heath and as such it is important that we reference these within the new proposals.

- Roof: grey slates/tiles
- Brick Facades: Facing brick predominantly red/pink
- Buff masonry accents, copings, detailing, lintels

4.5 | MATERIALS - Responding To The Local Context



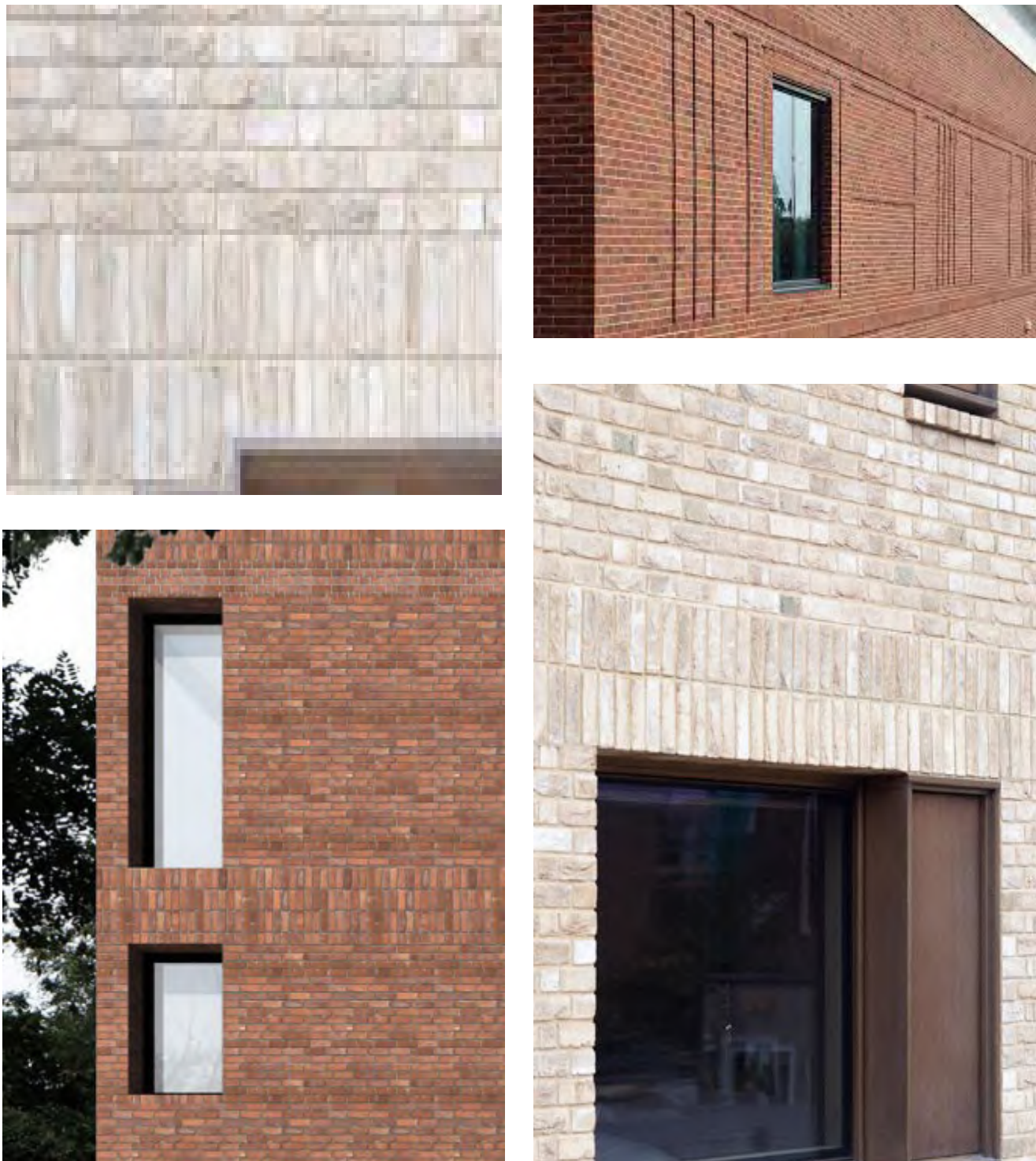
Materials

The building materials shall be of high quality and from sustainable resources, informed by the adjacent developments and historic fabric of the area to provide a consistent design proposal in keeping with the local character. The material selection has therefore sought to fit the pattern of the immediate context with strong, high quality facing bricks and simple brick detailing.

- Roof :
Fibre cement slate effect tiles are a simple plain colour to contrast the masonry, whilst matching the windows.
Colour - Grey
- Masonry Facades:
Facing brick shall be the predominant material, with elements of brick detailing, header courses and recessed panels. The buildings shall be split into two stock brick choices to articulate the street scenes.
Colour - Red Mix (perimeter blocks) & Buff Multi (Internal Silk Street Houses)
- Windows:
Windows are carved out of the facades to provide light and animation to the solid building form. Installed to SBD standards. Full brick reveals to apartments, half brick reveals to houses. Slim profile frames.
- Entrance Doors (Apartments only):
Glass entrance door installed to meet SBD standards - PPC Aluminium frames
- Copings:
Copings in colour to match windows
- Rainwater Goods:
Square profile uPVC downpipes and hoppers.
Colour - Black
- Front Boundary Wall, balconies & Gates:
Metal railings to balconies and top the proposed masonry boundary walls, with metal pedestrian and vehicular gates to match.

4.6 | DESIGN DEVELOPMENT - Articulation & Brick Detailing

Precedents Brick Detailing



Proposed Brick Detailing



Materials

The building materials shall be of high quality and from sustainable resources, informed by the adjacent developments and historic fabric of the area to provide a consistent design proposal in keeping with the local character. The material selection has therefore sought to fit the pattern of the immediate context with strong, high quality facing bricks and simple brick detailing to articulate the blocks.

4.7 | ELEVATIONS - Apartments



simple robust brick detailing | green walls | private amenity | natural light

4.7 | DETAILED ELEVATIONS - Apartments



Front Silk Street Elevation - Main Entrance

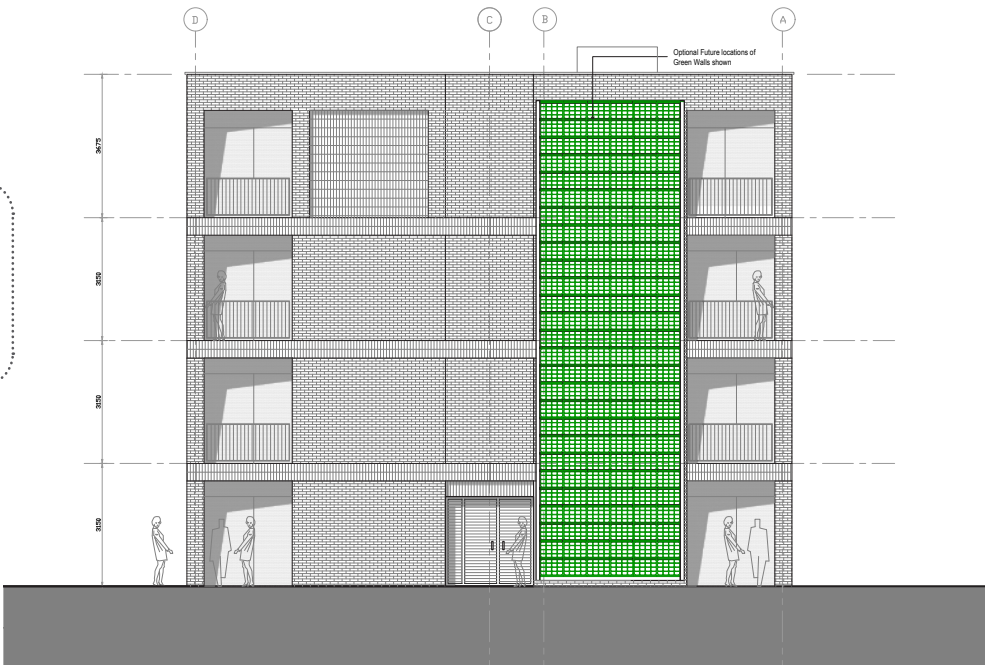


Canal Elevation



West side Elevation - Green Living Walls

Green wall locations are optional and indicative subject to specialist design



East side Elevation - Green Living Walls

PROPOSAL | Illustrative street view



4.7 | ELEVATIONS - House Types



simple robust brick detailing | PVs | natural light

PROPOSAL | Illustrative street view



4.8 | LANDSCAPE - Design Rationale

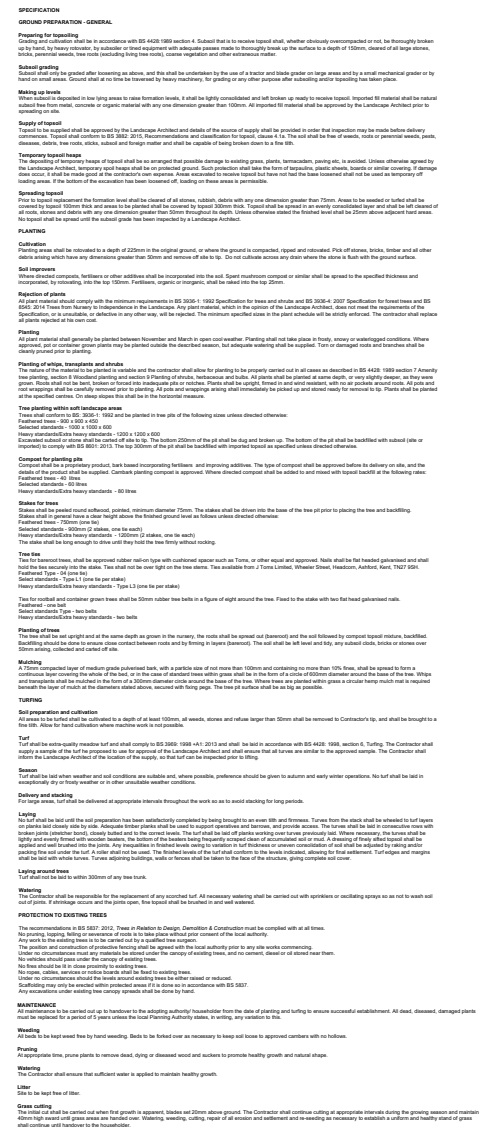


Landscape Character

Material selection and specification is an important factor in creating a successful landscape character. The landscape character will be designed to be easily maintained and in keeping with the local environment including:

- Planting selection is designed to improve the character of the development. Soft planting in hardscape locations, planting beds of ornamental grasses combined with evergreen and deciduous shrubs provide a year round palette
- Quality is key, using robust, simple materials with careful detailing to the main footpaths, carriageways gardens, boundary treatments and landscaped zones that respect highways detailing but maintain a contemporary appearance and conform to SBD.
- A study of local tree and plant species will be undertaken and a resultant selection will be made to provide maximum longevity of species.
- Use of tree planting in hardscape areas to soften the urban nature of the development and provide localised shade and shelter will be implemented:
- Existing mature trees retained as focal points within the development.

All landscaping will take into account the main design principles and standards set out in HAPPI/BHL.

[illegible]

Sub Mix					
Abbreviation	Species	Specification	Height	Pot Size	Density Number of Plants
CROC-BP	<i>Crocus chrysanthus</i> 'Blue Pearl'			20cm ²	166 -
CROC-CLB	<i>Crocus chrysanthus</i> 'Cream Beauty'			20cm ²	94 -
CROC-SB	<i>Crocus chrysanthus</i> 'Snow Surfing'			20cm ²	240 -
NARTT	<i>Narcissus</i> 'Tete a Tete'			20cm ²	331 -
					Total: 830 No.

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4.8 | LANDSCAPE - Boundary Treatment



- Boundary Treatment Key:
- 1.8m high Black metal railing (Apts)
 - 1.5m high Black metal railing with secure gated pedestrian access (Apts)
 - 1.5m high Sliding Vehicular Security Gate (Apts)
 - 2.1m high vertical close boarded timber fencing To include min. 1.8m high secure pedestrian gates where indicated (Houses)
 - 1.8 m high vertical close boarded timber fencing (Houses)
 - 1m high boundary consisting of low level brick wall with vertical metal railings above. To include min. 1m high pedestrian/vehicular gates where indicated (Houses)
 - 1m high metal railings and vehicular gates (Houses)

Note: Boundary Treatments are as per Rowlinson Document W3000 and Section 4.8 of the Crime Impact Statement (SIC). Top 300mm of all timber fencing to be trellis. Subject to detail design and specification.

4.9 | HAPPI - Sustainable Design Principles

Manchester City Council require the development at Silk Street to contribute to its strategies in the following specific manners:

- A scheme which demonstrates the advantages of the use of MMC
- Offers a specific priced schedule of low carbon initiatives, over and above a regulatory compliant scheme, that Manchester City Council can choose to incorporate into this scheme to contribute to its Zero Carbon Agenda
- The development of the houses is to be in line with the spatial standards listed in Appendix A of the Manchester Residential Quality Guidelines
- The development of the apartments is to be in line with the HAPPI principles (see below)

The 10 HAPPI Design Principles and how they have been considered in this design proposal are set out below:

01. Generous internal space standards – All the apartments are generously sized and internal layouts have been designed on an open plan arrangement to further enhance the spacious feel awarded to each apartment. The development proposal is to provide 36no. 1 bed / 2 person apartments and 12no. 2 bed / 4 person apartments.

02. Balconies and outdoor space, avoiding internal corridors and single aspects flats – All apartments are provided with a corner balcony throughout the development proposal, accessed from the main living area within the apartment layout. There is also provided a dedicated private garden area for residents use. This area will be designed and landscaped to provide an attractive and inviting visual and physical amenity for all the residents, and is integral to the design of the building when viewed from the canal tow path.

The central location of the main stair and lift core is aimed to minimise the length of the adjoining corridors serving the apartments, which all then converge onto this central point of axis within the floor layouts. The massing of the building allows each apartment to be provide with dual aspect living.

03. Plenty of natural light in the home and in circulation spaces – All apartments have floor to ceiling glazing/screens/doors designed into the layouts which is above the minimum standards, to enhance the minimum day light factor requirements within each of the apartments. The previously mentioned enhanced corner apartments which have a double aspect, also allows additional windows to be designed into the internal layouts to increase even more the amount of natural light within the unit.

Glazed screens to the main entrance into the main lobby area, will enhance the light factor into those primary ground floor circulation areas. In addition, all staircases have glazing at their ends providing additional light in and views out, giving views and a visual connections down into the garden area and to the surrounding area beyond the site itself.

04. Adaptability and ‘care aware’ design which is ready for emerging telecare and telehealthcare technologies – all apartments are designed to meet MCC emerging minimum Space Standards, and as such are capable of meeting Building Regulations Part M4(3) Wheelchair user dwellings. Circulation and areas have been designed to allow for future wheelchair charging points to be accommodated if required. Apartments are designed to ensure the possible use of a future mobile hoist between main bedroom and bath room.

Incorporating the full height floor to ceiling glazing within each of the apartments will also bring benefits for unrestricted views out of the apartment for wheelchair bound residents.

05. Circulation spaces that encourage interaction and avoid an ‘institutional feel’ – As previously mentioned there are very generous circulation and lobby waiting areas provided at the ground floor within these design proposals. Similarly generous areas have been located around the central lift and stair core on all of the upper floors as well. The positioning of this centralised circulation core is located to encourage interaction in an area where two corridors converge. Throughout the building there are spaces that will allow incidental seating/subtle resting areas to be provided, and which are linked to views down into the garden area, or at the entry points to corridors. This is to create areas for meeting and to offer visual interest and visual links to activity and other residents within the building.



4.9 | HAPPI - Sustainable Design Principles

06. Shared facilities and community ‘hubs’ where these are lacking in the neighbourhood – The opportunity exists for the operator to introduce some visiting community services that tenants can use - examples of such being hairdressing/therapy treatments etc.

The buildings are located in very close proximity to the Newton Heath district centre, where a full offer of all public services is therefore available to tenants. The entrances at the front of the buildings have been provided to enhance this link, giving direct secure access onto the junction and footpaths connecting them with the district centre facilities.

07. Plants, trees, and natural environment – The massing of the buildings have been considered in order to respond to the natural and physical factors of the site.

The existing canal tow path runs adjacent the apartment blocks and enables the formation of a garden to be created for the benefit of the residents. Responding to the sun’s path throughout the day, the gardens are orientated to provide a mix of character areas, defined by hard and soft landscaping, tree planting, and features that will subtly change as the sun takes its course. The aim of the resident’s courtyard garden area is to not only encourage areas for resident community events to take place and physical interaction, but also to offer peaceful areas for reflections and quiet sitting.

A landscape architect designed tree planting and shrub planting proposal will be provided as part of the full planning submission, which will also include box hedging to help form natural and aesthetically pleasing security and containment of the dedicated outdoor seating areas of each of the apartments located at ground floor.

All existing trees will be maintained where practical, and any that need to be removed will be replaced by new ones within a designed manner, to enhance the green boundaries and buffer zones surrounding the site and link with existing tree planting patterns beyond the site adjoining the highway. Refer to Arboricultural Report by Bartlett Consulting.

08. High levels of energy efficiency, with good ventilation to avoid overheating and sustainable design – The heating system is still to be detailed and developed, with the aspiration of the Council to provide a wholly energy efficient building with a fully renewable heating strategy (Solar PVs / Ground source heat pumps / MVHR / Green roofs). The building envelope will be developed with a fabric first approach where reasonably practical, ensuring maximum thermal efficiency.

The orientation and location of the buildings has been considered to maximise natural sunlight, to ensure that the majority of all the apartments within the scheme get some direct sunlight at some point during the day. Covered balconies, provide natural shading to the main living spaces to avoid overheating in summer.

09. Extra storage for belongings and bicycles – Within the apartments there are dedicated tall stores provided for enhanced storage of personal belongings. There will also be dedicated and safe bicycle storage facilities provided in each block.

10. Shared external areas such as ‘home zones’ that give priority to pedestrians – Clear and safe pedestrian routes and footpaths fully illuminated are provided from all car parking areas, with direct and unrestricted and level access to all entrances into the building. Secure and dedicated pedestrian access through gates in open railings into the resident’s garden areas will also be provided. Option to turn Silk Street and Cowley Street into a Home zone and provide pedestrian priority movement for all residents and encourage social interaction.

All building servicing arrangements relating to the position of the plant room and the external bin store area, have been considered to avoid any conflict with any resident’s pedestrian movements and conflict with footpaths and circulation into and through the building. A managed refuse strategy will be defined and implemented by the operator for taking all the residents and the buildings refuse to the bin store/collection area as identified on the plan.

In addition to applying the above HAPPI Design Principles the ongoing design development of the scheme has and is also considering various sustainable / MMC techniques. The current proposals will utilise off site Timber frame construction for the house types and Light steel frame construction for the apartment blocks.

We recognise that ‘All’ new residential development is expected to incorporate sustainable design and construction technology to reduce carbon emissions through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Local and Government policy. To ideally implement this, the following measures are to be considered as part of our design process, and evolving of building specification:

- + Reduce water consumption, through the use of low water volume fittings
- + Orientation of the buildings has been a key driver to the design solution to maximise solar gain.
- + High levels of insulation and energy conservation, adequate provision for separation and storage of waste for recycling have been considered and will be instigated by the building management and operational team.
- + Use of materials from sustainable sources within the new development, is being considered as the final specification of materials is being prepared and agreed with the planners.

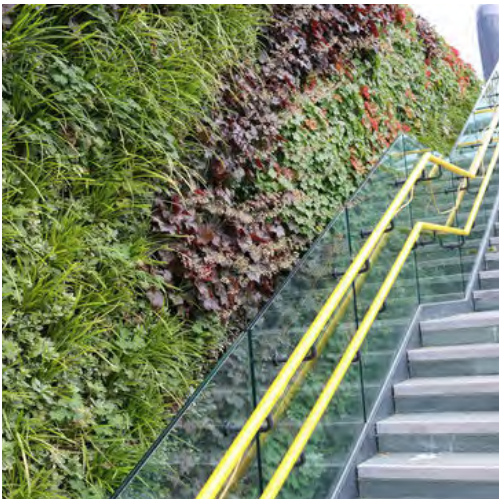


4.10 | LOW CARBON DESIGN

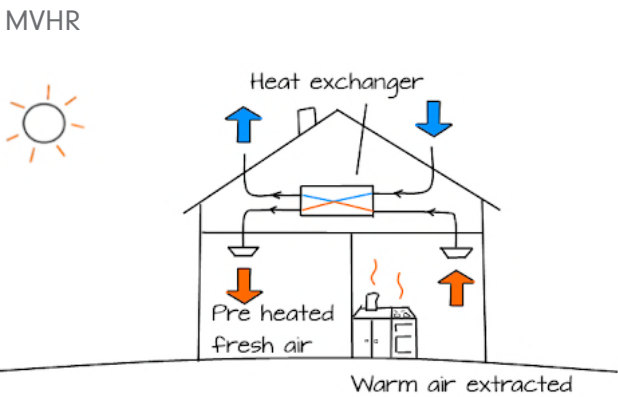
Low Carbon Design

The following systems are being explored as part of the design proposals:

- Fabric First Approach
- Ground Source Heat Pumps
- MVHR (ventilation System)
- Solar PV Panels / Roof systems
- Green Roofs / Biodiversity
- Green / Living Walls / Biodiversity



Ground Source Heat Pumps



4.11 | PROPOSAL - Illustrative Canal side views

View from Droylsden Road Bridge (looking west)



Before



After

4.11 | PROPOSAL - Illustrative Canal side views

View from Lock 69, Old Church Street (looking east)



Before



After

4.11 | PROPOSAL - Illustrative Site Views



4.12 | ACCESS & TECHNICAL SUMMARY

Access

Access, both vehicular and pedestrian has been designed in-line with local planning policy and current Building Regulations.

Improved vehicular access is proposed from Smallwood Street and Great Newton Street. Access from Droylsden Road on to Silk Street is to be stopped up and pedestrianised.

Parking spaces both dedicated to the houses and communal to the apartments are provided within the site including disabled bays.

Level access in accordance with AD-M is provided to the principal (front) entrance and communal entrance doors to all units. Internal circulation and layouts have been designed to meet AD-M and MCC Emerging Space Standards, with lift access within each apartment block to the upper floors.

Bike storage is to be assumed within the private rear gardens for houses and within a secure communal bike store for the apartments. Vehicle tracking for refuse and service vehicles to be in line with current standards.

Fire

Fire safety is of paramount importance, the scheme will be reviewed by a Fire Engineer to ensure that we comply with the required standards (We are not proposing the use of any cladding to the facades).

Sustainability

The proposed design aims to provide an environmentally friendly development which is energy efficient and has a reduced impact on the environment. As such the

properties proposed will incorporate the following measures including green roofs / living walls to the apartments.

Energy Efficiency

The dwellings will be designed to have high thermal efficiency values (exceeding Approved Document Part L1A (2013) of the Building Regulations by min. 9%) by assuming a fabric first approach. High efficiency heating systems will be installed utilising Ground Source Heat Pumps and Solar PVs to ensure that energy consumption is minimized and that the energy used is retained within the property. The Client is aware of the Future Homes Standard (In consultation at present) and will endeavour to accommodate recommendations contained in the consultation where reasonably practical.

Water Management

The properties will be fitted with water meters to ensure that water usage charges relate to the quantity of water used and not an estimated value. Taps, baths and toilets will be installed that use reduced amounts of water, through the use of restrictors, to conserve water consumption and save money (compliant with Approved Document Part G (2015) of the Building Regulations).

Ventilation

All dwellings are provided with System 4 MVHR ventilation systems. Large windows for natural daylight and appropriate window openings provide natural ventilation (all compliant with Approved Document Part F of the Building Regulations).

Acoustics

The properties shall be constructed in accordance with all clauses of the Approved Documents including AD-E.

Any plant equipment, of which there shall be minimal amounts, shall be acoustically shielded with suitable acoustic specification of materials and detailing in accordance with Approved Document-E. Glazing spec and the MVHR systems mitigate outside noise levels.

Health & Well-Being

The properties have been designed to meet Manchester City Councils Guidance for new residential development. The development provides private amenity space through private rear gardens for houses and shared communal gardens / private balconies for the apartments.

Materials

Properties will be constructed where possible using materials that have a reduced impact on the environment during their manufacture to lessen the impact the development of the site has on the environment. MMC techniques are being explored including Timber frame for the houses and Light Gauge Steel Frame for the apartments.

Refuse & Recycling

Provisions will be made to ensure that the properties have the capacity to store non-recyclable and recyclable household waste to limit disposal of waste to land fill sites. Wheelie bins will be provided in-line with local planning policy. Bins are to be positioned by residents at the kerbside as per the current system of collection from rear gardens. Communal bin stores will be provided for the apartment blocks and managed separately.

Security

All aspects of the scheme will be designed to meet SBD standards and Part Q of the current Building Regs.

4.13 | REFUSE STRATEGY



Refuse Strategy

The proposed refuse strategy in relation to capacity and collection has been designed in line with local policy. Refer to MCC Refuse Proforma.

Apartments: Internal Bin store to each block at ground floor containing refuse and recycling bins. Management company to wheel bins out on collection days and return following collection. Refuse vehicle to reverse into secure car parks for collection (max. 10m drag).

Houses: Each house is provided with 4no. 240l Wheelie Bins which are to be dragged by the resident to and from kerbside for collection. Hardstanding is provided within rear gardens to store the bins.

KEY



Collection Point



Bin Store / drag route



Collection Point



Bin Store / drag route

4.14 | ACCESS & PARKING STRATEGY



Access & Parking

Level access provided to all main entrance front doors included principal private entrances for houses and communal entrances to the apartment blocks from the adjoining streets and parking areas / driveways. Secure gates to apartment blocks from the street.

Lift access is provided internally to each apartment block and all apartments are M4(3) compliant.

Secure Cycle Storage is provided to each apartment , either within the apartment (hallway) or within secure storage room on upper floors (communal corridors). Refer to planning drawings.

Parking numbers are as per below:

- Apts = 26no. (54%), inc. 4x Disabled Spaces
- Houses = 21 (100%) , 1 space per house

PROPOSAL | Illustrative Aerial View



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