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Our ref EKPS/210803/ESK

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24 May 2022

EuanKellie
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Dear Sir or Madam,

**Application for 2 no. 'Cottage Apartments' on land off Oldham Road (A62),
Dulverton Street, Holyoak Street and Droylsden Road (as part of Planning
Permission 125990/FO/2020)**

On behalf of our client, One Manchester Limited, we are pleased to submit a planning application which seeks approval for the development of 2 no. 'Cottage Apartments' on land bound by Oldham Road, Droylsden Road, Holyoak Street and Dulverton Street.

This application serves to supersede a portion of an existing planning permission for the wider site (reference: 125990/FO/2020) that was approved by Manchester City Council on 29 May 2020. This wider application consists of 139 homes, comprising 100 apartments and 39 houses.

This application therefore seeks to substitute 2 no. two-bed three-person house types (one semi-detached building) with 2 no. two-bed three-person apartments, housed within a two-storey building.

In addition to this the proposals include a highway improvement scheme which involves the realignment of the north-east kerbline at the junction of Newton Street/ Holyoak Street. This scheme has been designed to enhance access to Martin's Bakery site to the south of the application site and facilitate access by a maximum legal articulated heavy goods vehicle without overrunning the adjacent footways.

Design Justification

As outlined in the Design Statement prepared by tp bennett – submitted to support the planning application – the proposed development conforms with much of the intent of the already approved application.

The façade design continues the theme of the overarching site, seeking to respond appropriately to the surrounding and local architecture whilst providing a modern addition suitable for an apartments and housing mixed scheme.

To preserve site-wide continuity a strong variety of scale has been continued to help break up massing and maintain visual interest across the streetscape. These masses are broken up again with carefully considered architectural features.

The proposed dwellings share a 'common language' with the other buildings across the wider site, in so doing unifying the development whilst maintaining its identity.

Key aspects to the façade design proposed by tp bennett are:

- Articulation – one brick deep window reveals to animate the façade with shadow;
- Brick detailing – controlled areas of projecting and recessed bricks adding further articulation;
- Repetition – controlled placement of windows/ openings;
- Proportion – openings appropriate to height and scale of bricks; and,
- Materiality – limited palette of materials.

Highway Improvement Scheme

As outlined on page 1, highway improvements are proposed to the Newton Street/ Holyoak Street junction to enhance accessibility to the Martin's Bakery site, which is located on the south side of Holyoak Street. This proposed amendment is in response to pre and post-application discussions with the land owner and their agents.

The proposals comprise the localised widening at the Newton Street/ Holyoak Street junction to provide extra space for manoeuvring heavy goods vehicles (in particular, enhancing access to the Martin's Bakery site).

The accompanying Transport Note prepared by Curtins includes vehicle swept path analysis drawings from maximum legal articulated heavy goods vehicles – these drawings demonstrate that access to the existing service yard at the Martin's Bakery site would be achievable via both Newton Street (forward in; forward out) and Holyoak Street (reverse in; forward out). These manoeuvres are a significant improvement on the existing situation whereby heavy goods vehicles overrun adjacent footways and third party land.

Alongside the off-site highway improvements, the driveway for the 'Cottage Apartments' would be accessed on Newton Street, set back from the junction with Holyoak Street and the junction kerb radii. Plans prepared by tp bennett demonstrate that compatibility of the residential development proposals with the proposed highway improvement scheme.

Supporting Information

The application is supported by the following plans and documents:

- Planning Application Form and Certificate B;
- Transport Note, prepared by Curtins (reference: 080241-CUR-XX-XX-T-TP-00001-P03);
- Design Statement, prepared by tp bennett;
- Drawings and Visualisations, prepared by tp bennett:
 - Location Plan (Drawing Ref: T8130 D 0001 Rev I2)
 - Proposed Site Plan (Drawing Ref: T8130 D 0020 Rev I1)
 - Proposed Site Roof Plan (Drawing Ref: T8130 D 0030 Rev I1)
 - Proposed Boundary Treatment Plan (Drawing Ref: T8130 D 0040 Rev I1)
 - Cottage Apartments: Site Elevations – Newton Street, Holyoak Street and Oldham Road (Drawing Ref: T8130 D 0054 Rev I1)
 - Building 10 Cottage Apartments – Proposed Elevations (Drawing Ref: T8130 D 10151 Rev I1)
 - Building 10 Cottage Apartments – Proposed Plans (Drawing Ref: T8130 D 10251 Rev I1)

- Proposed Visualisation A Oldham Road (Drawing Ref: T8130 VS 0001 Rev I1)
- Proposed Visualisation C Newton Street (Drawing Ref: T8130 VS 0003 Rev I1)
- Proposed Visualisation D Holyoak Street (Drawing Ref: T8130 VS 0004 Rev I1)
- Proposed Visualisation E Holyoak Street (Drawing Ref: T8130 VS 0005 Rev I1).

We would be grateful if you could please confirm that the submitted information is sufficient for you to validate this application. If you have any questions then please come back to us by email (euankellie.co.uk) or by 'phone (0161 486 5025).

Yours faithfully,



Euan Kellie FRICS FRTPI
Company Director
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