



18421_8001 / Newall Green Farm Design & Access Statement

Corstorphine & Wright

Revision Log

Revision	Date	Notes
00	10.05.2022	Draft Issue
01	12.05.2022	Updated Following Consultant Comments

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1.0 Introduction

Overview

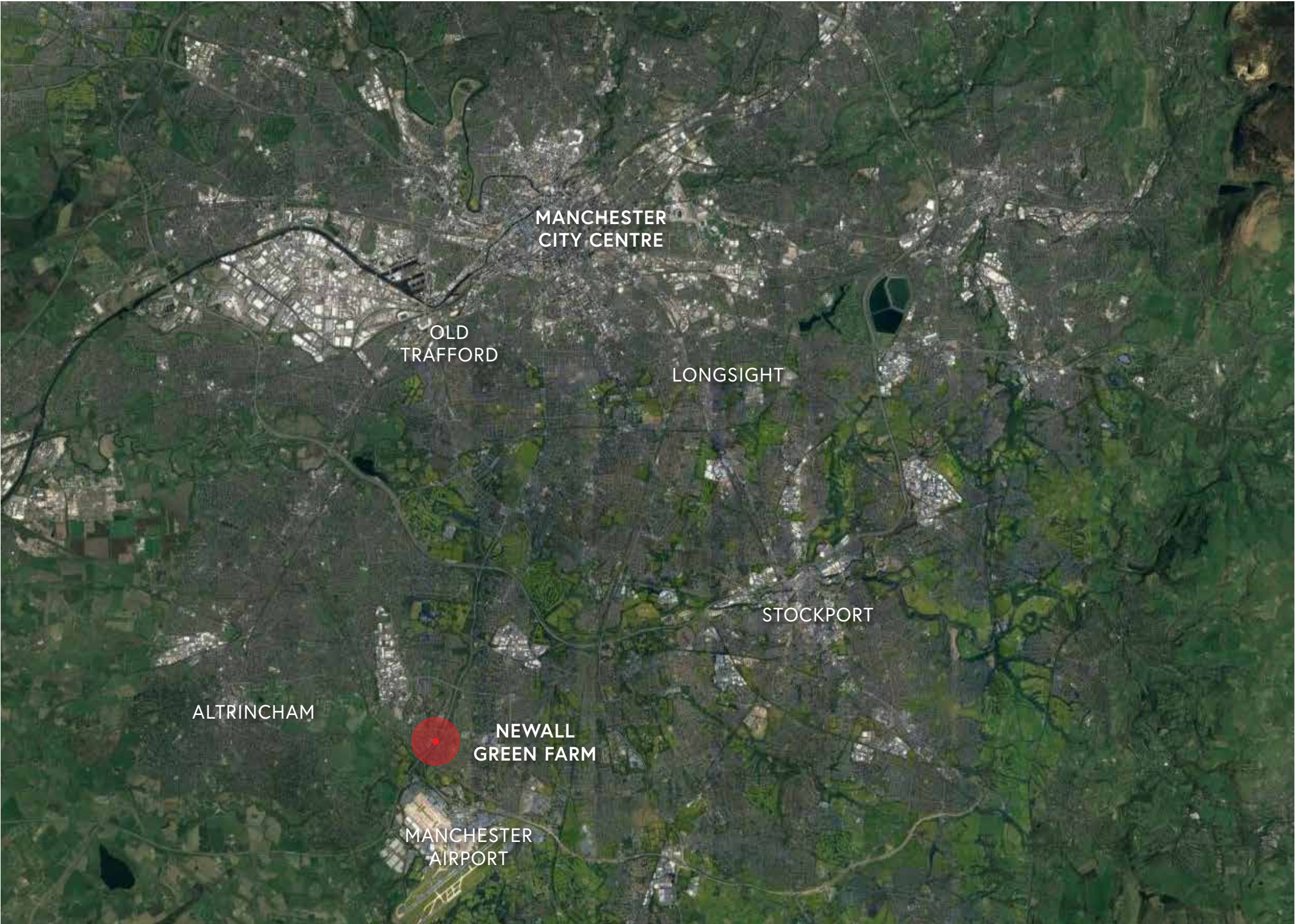
This Design and Access Statement has been prepared by Corstorphine & Wright on behalf of Abbeyway Commercial Ltd with Zeno Ltd as the registered support provider, in support of the Full Planning Application of 8 new specialist apartments on the Newall Green Farm site situated in Baguley, Wythenshawe, M23 2TZ.

This document shall be read in conjunction with the supporting plans and documents described in the Planning, Green Belt and Heritage Statement.

This document will appraise the context and how the development will respond to the key issues identified. It will explain the design principles and concepts that have been applied to the proposals and include a description of how access to the development has been addressed.

The proposed scheme is a significant milestone in continuing with the mission of providing care and accommodation for adults with a learning disability and associated developmental impairments for Zeno Ltd.

The proposed accommodation will include eight new specialist units combining supported and independent living spaces. This will lead to improved outcomes for the service users, enabling them to live an almost independent life, with access to support services when they require them.



Site Location

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2.0 The Site

2.1 Site Location

The site is 0.64 hectares in size and is located approximately 1km to the south of Wythenshawe Hospital and 1.5km to the north of Manchester Airport.

The site comprises vacant scrubland associated with the adjacent Newall Green Farm care complex.

Newall Green Farmhouse and its associated original outbuildings are Grade II listed and have recently been converted to provide supported living accommodation for people with complex care needs. The building complex includes shared communal areas, parking and administration facilities.

The former farmhouse has particular historical interest, given that it is cited as being one of the earliest brick buildings in the district. The site is located in a designated Green Belt.

The open land to the site's northwest is extensive playing fields and agricultural to its west.



2.2 Immediate Context Analysis

The site is set in green land with playing fields to the northeast. A line of mature trees combined with an intermittent hedge and a security fence separate the site from the playfields.

To the south, there is not a physically defined boundary. This area has been granted planning consent for a 6.5-metre high horse riding arena with associated stable block and livestock building.

To the east, there are some established footpaths connecting the site to the converted farm buildings.

The farmhouse is recognised as being one of the earliest brick buildings in the district, and as having an interesting example of a two-storey type of porch. The predominant material on site is handmade red brick, with the farm having some stone detailing. The existing doors and windows are all timber.

The opposite side of Whitecarr Lane, consists of further fields. In contrast, to the east of the site, on the opposite side of Newall Road, is a built-up area of a mix of two storey dwellinghouses and bungalows from the 1960s.



N
Site Aerial

Site Photos



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2.3 Constraints and Opportunities

Constraints:

- The site falls within the setting of the three designated heritage assets
- Proximity of the proposal to existing buildings on Newall Green Farm
- Overlooking facades to the east of the site
- Location of the site subject to green belt regulations

Opportunities:

- The site is set-back from Whitecarr Lane to the west
- There is an existing landscaped buffer to parking areas and to the south of the site, allowing acoustic and visual screening to the south elevation and outdoor amenity areas
- There is potential for a focal point led from access road, to create a sense of arrival and highlight the south-west facades of the development
- There are positive outlooks to green belt areas around the site
- There is an existing semi-developed access road from Whitecarr Lane that will be retained
- The proximity to the existing historic buildings allows the opportunity to create a sympathetic material and landscaping palettes
- The site is proposed to be removed from the Green Belt and forms part of an emerging allocation within the Places for Everyone Joint Development Plan Document, which envisages a large extent of employment / office related development.

Key:

— Site Boundary

— Newall Green Farm

- - - Overlooking Facade

••••• Vehicular Route

||||| Sun Path

••••• Semi-Developed Access Road

▲ Access Point

● Focal Point

● Existing Trees

◀ Positive Outlook

The diagram is a detailed site plan for the Newall Green Farm development. It shows the site boundary in red, the Newall Green Farm area in blue, and the surrounding context including Whitecarr Lane to the west, Newall Road to the south, and Barnmore Avenue to the east. The plan identifies three blocks of development: Block A, Block B, and Block C. Key features include:
 - **Constraints:** Proximity to existing buildings, overlooking facades to the east, and the site's location within the Green Belt.
 - **Opportunities:** The site's set-back from Whitecarr Lane, an existing landscaped buffer to parking areas and the south, potential for a focal point led from the access road, positive outlooks to green belt areas, and an existing semi-developed access road from Whitecarr Lane.
 - **Other features:** A sun path is shown as a dashed orange line, and a semi-developed access road is shown as a dotted blue line. The plan also shows existing trees and a focal point led from the access road.
 - **Scale and Orientation:** A north arrow is located at the bottom left, and a scale bar (0m to 20m) is at the bottom right.

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3.0 Proposed Scheme

3.1 Site Layout

The proposed scheme includes eight new specialist units combining supported and independent living spaces for the purpose of providing care and accommodation for adults with a learning disability and associated developmental impairments.

The site will also provide sufficient parking, cycle storage, refuse storage and an outdoor landscaped amenity area.

