Collyhurst Village

Design and Access Statement
January 2021

Version history

Project name: Collyhurst Village
Project number: 8871
Client: FEC

Rev:	Date:	Status	Name	Description
P0	26/01/21	Planning	Lee Higgins I Architect	Planning Issue

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1.0 Executive Summary

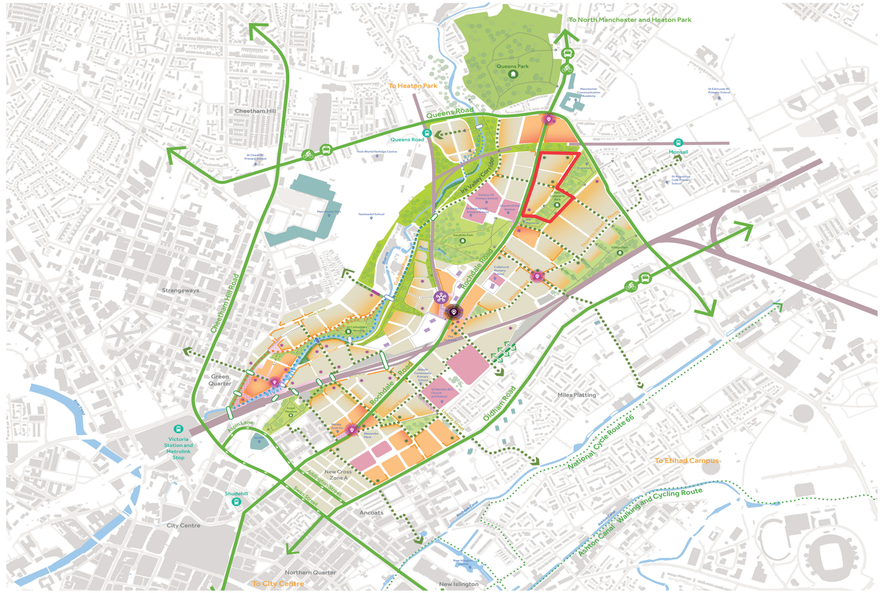
1.0 Executive Summary

1.1 Development Context

The Northern Gateway Strategic Regeneration Framework presents a unique opportunity to deliver transformational regeneration on an unprecedented scale in Manchester and help fulfil Manchester's potential as a truly innovative, sustainable and world-class city. This residential-led strategy was endorsed by Manchester City Council in February 2019 and will revitalise existing communities, providing a catalyst for the regeneration of 7 interconnected neighbourhoods in the north of the city. It is the single largest and most ambitious regeneration opportunity for Manchester.

The first phase of the Northern Gateway SRF proposals are within Collyhurst Village and will set the direction and principles for the ongoing regeneration of the wider Collyhurst area. Collyhurst currently faces challenges related to limited internal connectivity, a sense of isolation and poor-quality natural environment and public realm. These proposals aim to overcome these issues by establishing a new connected neighbourhood. The proposals will cater for the needs of a families, young professionals, the elderly and empty nesters alike, across a wide range of different houses and apartments.

Collyhurst Village is a residential-led development that addresses key principles from the Northern Gateway Strategic Regeneration Framework. The proposal will bring 244 new dwellings to Manchester, including 100 high quality affordable homes provided in a tenure-blind approach. The scheme will activate the surrounding streets to provide a catalyst to help the local community thrive.



Extract from the final version of the SRF approved by MCC's executive on 13 February 2019.

1.2 Design Brief

The original brief for the Collyhurst Village site requested the provision of designs that should include;

- 2, 3 and 4 bedroom house types at an appropriate density which reflects the SRF requirements to provide medium and medium-high density housing in Collyhurst Village.
- Tenure blind housing that the public will not be able to differentiate between an open market sale home or apartment or a social rented home or apartment.
- Development phasing to allow a staged delivery of the provision.
- Designs that are cognisant of Manchester's Residential Design Guide principles
- Integrated in curtilage parking for the houses and an appropriate on street parking strategy.
- The first phase of the New Collyhurst Park to be delivered in conjunction with the new housing within Collyhurst Village.
- An interconnected scheme that encourages and enhances the new park and public realm.
- A focus on usable external private space for houses in the form of external gardens or roof gardens.
- The use of ground floors and active frontages along Rochdale Road, which could include some small provision of neighbourhood retail if considered appropriate.
- Create a safe and secure environment, through the use of natural surveillance and active spaces, to create an environment which deters anti-social behaviour.
- The house types and site plans should be developed to reduce their thermal requirements and maximise solar efficiency. All house types will need to comply with MCC's target of zero carbon development by 2038.







1.3 Summary of the Proposals

The proposals set out in this document create a high-quality, family-orientated, residential-led neighbourhood with a distinctive sense of place. The schme is designed to;

- Create distinct character areas that foster the creation of a vibrant, inclusive neighbourhood.
- Create balanced streets with active frontages through front doors and amenity and community space.
- Deliver a diverse range of homes that cater for the needs of families, young professionals, the elderly and empty-nester's.
- Improve connections and permeability through the neighbourhood with a network of green links, integrating the New Collyhurst Park.



168 houses

76 apartments

162 sqm of neighbourhood commercial/retail (GIA)

100 affordable homes (social rent tenure)

464 new trees (approx.)

1.3 hectares of public park space

412 secure cycle storage spaces

2.0 Introduction

2.0 Introduction

2.1 Purpose of this document

This Design and Access Statement (DAS) has been prepared by Buttress in conjunction with the professional team (listed to the right) to support a full planning application for a residential-led development and the creation of a new park at Collyhurst Village, Manchester. The purpose of this document is to set out site analysis, design development and how the proposed development is a suitable response to the site and its setting and can be accessed by all prospective users.

It explains the design principles and concepts that have been applied to the development and demonstrates how the proposed development's context has influenced the design.

The statement explains the approach to access and how relevant Local Plan policies have been taken into account, any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development.

This design and access statement has been written with guidance of the CABE "Design and Access Statements – how to write, read and use them" document.

The site location is shown on plan ref. 8871-BA-SC-XX-DR-A-(01)100

2.2 Client Team

MCC and FEC have formed a Joint Venture (JV) to deliver the regeneration of the Northern Gateway on land controlled by the investment partnership and have worked closely with local stakeholders to ensure a comprehensive and co-ordinated approach to these proposals in accordance with the SRF Vision Objectives and Development Framework.

MANCHESTER CITY COUNCIL

FEC

2.3 Design Team

The JV have appointed the following design team to design and develop the proposals within this report.

Buttress
Architect and Principal Designer

AVISON YOUNG
Planning Consultant

EXTERIOR ARCHITECTURE
Landscape Architect

Civic Engineers
Civil, Structural and Trasnport Engineers

watt
Energy & Consulting Engineers
Mechanical, Electrical and Sustainability Consultants

SANDY BROWN
Acoustic Consultant

SFP
Cost Consultant

HOARE LEA
Fire Engineering Consultant

counter context
Consultation and Engagement

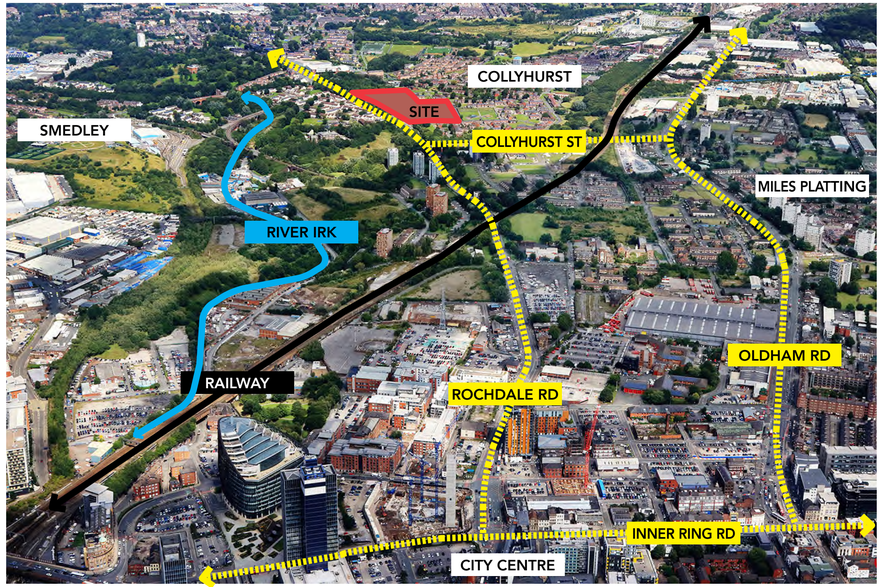
3.0 Understanding the Area

3.0 Understanding the Area

3.1 Site Location

The site is located in Collyhurst, an inner city area of Manchester, 1.5 miles northeast of the city centre between Rochdale Road and Oldham Road, bounded by Smedley, Harpurhey and Monsall to the north, Miles Platting to the east, Ancoats to the south, and the River Irk to the west.

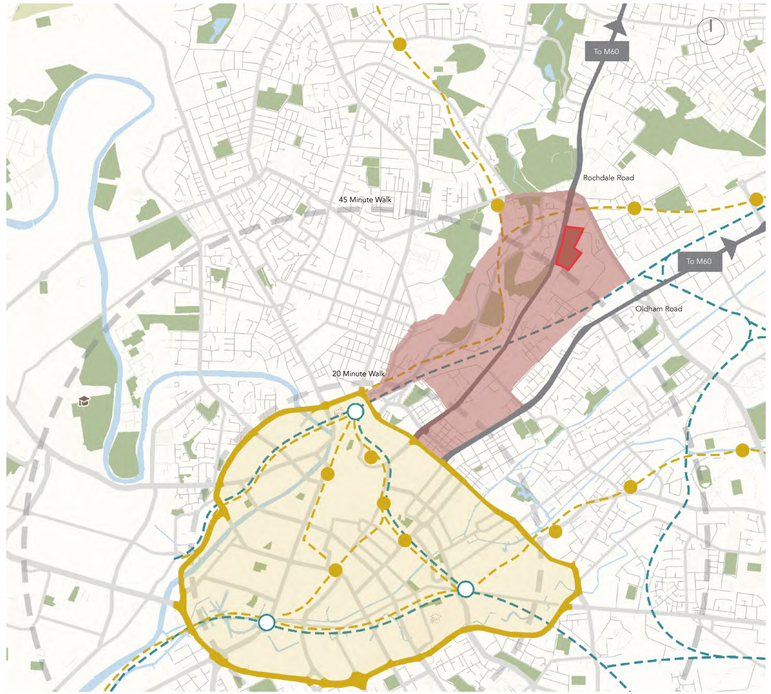
The application site is within the boundary of the Northern Gateway and the first development within the Collyhurst neighbourhood. The site sits alongside Rochdale Road which is a primary arterial route into and out of Manchester City Centre.



Aerial View taken from the South and the City Centre

3.2 Wider Area Analysis

The Northern Gateway SRF area is the largest opportunity for residential-led growth in Manchester. Situated to the north east of the city centre, the scheme aims to deliver approximately 15,000 new homes over the next 15 - 20 years.



Key

- Collyhurst Village Site
- City Centre Core
- Northern Gateway Regeneration Area
- Metrolink Network
- Rail Network
- Metrolink Station
- Rail Station
- Walking Zones

3.3 The Application Site

The site is an irregular shape adjoining Marston Street on its northern boundary and Johnny King Close, Anslow Close, Thornton Street North and Stretton Close on its most eastern boundary. Shellard Road and Harrowby Drive adjoin the site to the south and Rochdale Road (A664) adjoins the site on its western boundary. Thornton Street, Churnet Street and Paget Street are all located within the red line boundary.

The site is bronwfield land which includes areas of hardstanding located in the southern and central parts of the site where homes were demolished as part of the Private Finance Initiative. The site also includes existing trees and grassed areas.

Pedestrians can access the site from all directions. Vehicular access across the site is via Paget Street.

The site sits within an established network of residential-led neighbourhoods. To the north of the site, beyond the A6010 is Harpurhey. To the east of the site are the neighbourhoods of Monsall and Newton Heath. To the south east is Miles Platting. Manchester City Centre is located to the south of the site. To the west is Smedley and Manchester Fort Shopping Park.

4.7
hectares
site area

309
meters North
to South

126
meters East to
West



Site Location Plan

3.4 Site Photos

Photographic studies of the site demonstrate how the site is currently unused and in areas fenced off to pedestrians. The existing trees have self-seeded to create a large mass of landscape. Other areas are more open where you can see where houses once stood.

1. View south down Rochdale Road
2. Rochdale Road junction with stopped up road
3. View south along Thornton Street North
4. View along Thornton Street North
5. Existing path adjacent to Churnet Street
6. Paget Street and Thornton Street North Junction
7. Collyhurst War Memorial
8. View North along Rochdale Road




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3.5 Historic Context

Collyhurst's history is a reflection of Manchester's Industrial past. A highly populated and overcrowded neighbourhood grew uncontrolled alongside the railway viaducts with street after street of terraced housing. Named from the Old English, 'col' a hillock and 'hyrst' a wooded place. The red sandstone that built early Manchester would have floated down the River Irk from the quarries of Collyhurst. Chemical and Dye works, the railways, gas works and paper mills all located in Collyhurst while houses, schools and churches followed. Today the valley of the Irk is cleaner but still retains the remnants of industry.

By the 1960's the area was experiencing some of the worst deprivation and conditions in the country. The corporation housing built between the wars, no longer fit for purpose. Many of its houses were described as some of the worst in City, with water pouring through ceilings, and walls having fallen down not being replaced. With a declining population since the war, Collyhurst now consists of many, contrasting neighbourhoods. The north contains council housing estates, such as Monsall and Collyhurst Village, whereas the south, on the fringes of the city centre, is home to professionals living in apartments and commuting into Manchester to work.



1



2



3



Date: 1848



Date: 1893



Date: 1909

3.6 Residential Development at the site

The proposed residential-led development at Collyhurst Village will re-provide open market sale and affordable housing for properties that have already been demolished in Collyhurst as part of the Private Finance Initiative ("PFI") scheme in March 2017.

The PFI scheme proposed to increase the population in Collyhurst by creating development opportunities for homes for sale alongside refurbished Council homes. It aimed to reduce the incidence of crime and disorder and create safe and secure neighbourhoods through the choice, quality and mix of housing to retain existing residents and attract new residents to the area. However, the 2008 recession led to a review of the project and it was deemed that it was no longer affordable mainly due to the reduction of land value in the area.

In 2010, the £252 million PFI scheme that would have seen significant regeneration in the area as well as the demolition of approximately 200 homes, was axed by the HCA and incoming coalition Government following a review of the Communities and Local Government department's spending priorities.

In April 2017, FEC were selected as MCC's delivery and investment Partner to work together to deliver the regeneration of the Northern Gateway. As part of the Joint Venture, FEC and MCC have worked closely with local stakeholders to establish a Vision and Masterplan for the Northern Gateway which is set out in the Northern Gateway SRF. FEC have also invested over £20million in the acquisition of additional strategic land holdings and the partners have jointly funded an application to Government for Housing Infrastructure Funding (HIF) which was award £51.6m in March 2020.

In February 2019, MCC's Executive approved the Joint Venture's Strategic Business Plan for the Northern Gateway which set out details of the development schemes that will make up the Initial Development Area Business Plan which included Collyhurst Phase 1 (Collyhurst Village and South Collyhurst).



Date: 1947

1. Painting of Sandhills Quarry
2. Grade II Former Museum & Art Gallery
3. Thornton Street as a High Street Shortly after the WWII
4. Aerial View of Collyhurst and the construction of Corporation Housing
5. Grade II St. Patrick's Church
6. 1966 Junction Hotel, Queens Road
7. St Catherine's Bridge painted by LS Lowry



6



7

3.7 Collyhurst Today

Collyhurst comprises largely of 1970's social housing and tower blocks and two thirds of the housing in the area is owned by Manchester City Council. There are very few businesses in Collyhurst. The main public facility in Collyhurst is the new Manchester Communication Academy (MCA), a secondary school, which has a strong element of community work. The Church of the Saviour also has a prominent role in the community working to promote community spirit and good neighbourliness. YPAC is a Young People's organisation working with young people and the wider community over the last 10 years in Miles Platting, Ancoats, and Collyhurst. Most of the local pubs have closed in recent years and the area lacks retail and café/restaurant facilities.



1. Collyhurst War Memorial
2. Collyhurst Community Choir
3. Evening Interventions - Hand-Made Film Festival
4. Collyhurst Y.P.A.C Manchester (Youth Centre) - Art Installations
5. Community Volunteering - Litter Picking
6. Collyhurst Y.P.A.C Manchester (Youth Centre) - Young Person Workshops
7. Collyhurst Youth J.F.C (Junior Football Club)

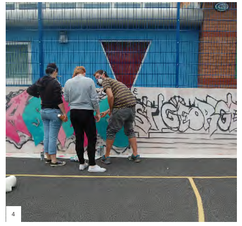

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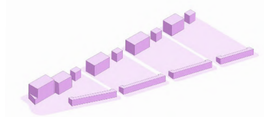

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4.0 Design Development

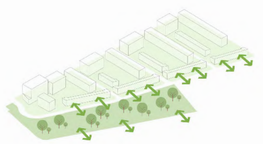
4.0 Design Development

4.1 Key Design Strategies

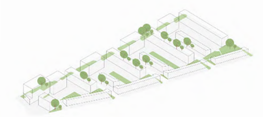
The following key design strategies have informed the arrangement of the site and the concepts for a secure and integrated community. These strategies have been informed by the Northern Gateway SRF and technical input from the design team, to establish a detailed masterplan and developed proposals for the site.



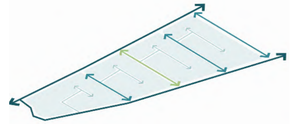
A protective edge to Rochdale Road and a strong form to the park



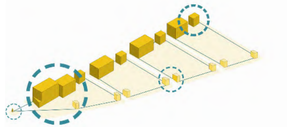
Positive, safe connections to New Collyhurst Park for play, amenity and community well-being



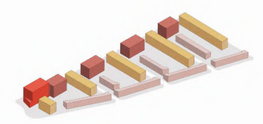
A new vibrant and sustainable landscape of shared and private green spaces



Robust and legible street pattern, improved connectivity, prioritising pedestrian routes, active frontages and permeable streets



Landmarks to announce key corners to highlight community identity and active frontages, whilst maintaining a sensitive relationship to the war memorial



A characterful mix and range of property types with different scales and mass that decreases in height from Rochdale Road to the park.














4.2 Planning Policy Statement

The proposals have been developed in the context of the relevant local and national planning policy guidance, a summary of which is provided below.

The Development Plan for Manchester comprises the Manchester Core Strategy (2012) and Proposals Map and the Saved policies from the Unitary Development Plan (2004).

The Core Strategy sets out the City Council's vision for Manchester to 2026, along with the planning policies that provide the framework for delivering that vision. It provides a spatial strategy for growth, identifying that Manchester will be the driver of the City Region economy due to the location of key assets in Manchester City Centre and the Regional Centre.

The Manchester Core Strategy divides the city into five regeneration areas in addition to the City Centre. As defined by the Local Development Framework Area Map, the site within the Inner Areas, North Manchester and the extended Manchester City Boundary. The site is also located within the North Manchester Regeneration Area.

Core Strategy Policy H3 (North Manchester) states that North Manchester, over the lifetime of the Core Strategy, will accommodate around 20% of the new residential development in Manchester. Priority will be given to family housing and other high value, high quality development where this can be sustained.

The Core Strategy also contains a number of design-based policies to guide development within Manchester which have been taken into consideration in the design of the proposed development and are summarised below.

Policy DM1 (Development Management) sets out a number of specific considerations, which all development should have regard to including appropriate siting, layout, scale, form, massing, materials and detail; effect on amenity; accessibility; community safety and crime prevention; design for health; adequacy of internal accommodation and external amenity space; refuse storage and collection; vehicular access and car parking; effects relating to biodiversity, landscape, archaeological or built heritage; Green Infrastructure including open space, both public and private; flood risk and drainage and sustainable construction.

Policy EN1 (Design Principles and Strategic Character Areas) requires Design and Access Statements to be submitted with proposals for new development, which must clearly detail how the proposed development addresses local character, supports the achievement of the Core Strategy Strategic Objectives and the following design principles: character, continuity and enclosure, quality of the public realm, easy of movement, legibility, adaptability, and diversity.

Policy DC1.1 states that in determining planning applications for residential properties, the Council will have regard to:

- the general character of the property;
- the effect upon the amenity of neighbouring occupiers;
- the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- the overall appearance of the proposal in the street-scene; and
- the effect of the loss of any on-site car parking.

There are a number of additional policies that have been considered throughout the design process including Core Strategy Policies:

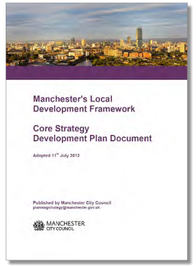
- T1 and T2 (Transport)
- EN3 (Heritage)
- EN4-8 (Low Carbon and Climate Change)
- EN14 (Flood Risk), EN16 (Air Quality)
- EN17 (Water Quality)
- N18 (Contaminated Land and Ground Stability)
- EN19 (Waste)

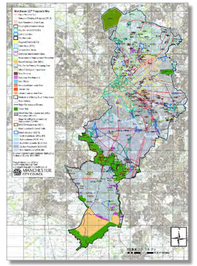
Saved UDP policies:

- DC7.1 (Accessibility)
- DC19.1 (Heritage)
- DC20.1 (Archaeology)
- DC26.1 and DC26.2 (Noise).

The Manchester Residential Quality Guidance ('MRQG') was adopted by the City Council's Executive in December 2017 and sets out MCC's design and quality standard for new housing. The quality guidance demands design excellence in all new housing built in the City, sets minimum space standards and seeks to ensure high environmental standards.

A detailed assessment of the proposed development against the relevant policies of the Core Strategy and UDP and other planning guidance is contained within the Supporting Planning Statement submitted in support of this planning application which should be read in conjunction with this DAS.





4.3 SRF Considerations

The SRF asks for a combination of medium-high and medium density, residential architecture, as illustrated by the adjacent spacial framework diagram from the SRF. Higher density buildings are positioned along Rochdale Road and Thornton Street with lower density development though the centre of the site. Green routes connect pedestrians and cyclists to New Collyhurst Park and Sandshill Park to the west. Key frontages overlook New Collyhurst Park. There is also opportunity for distinctive landmarks with focus on architectural treatment and height in key locations.

Key

- Medium-High density scale
- Medium density scale
- Primary Road: with enchanced cycle provision
- Secondary Road: local walking and cycling route
- Tertiary Road: with traffic calming interventions
- Site Boundary
- Opportunity for distinctive landmark with focus on height
- Opportunity for distinctive landmark with focus on architectural treatment
- Enhanced treatment and permeability of railway arches
- Key Active Frontages



Spatial Framework diagram from the Northern Gateway Strategic Regernation Framework

4.4 Northern Gateway SRF Principles

The SRF identifies opportunities to improve connectivity to the city centre and existing neighbourhoods, and provide a range of public realm interventions, including a New Collyhurst Park linking Collyhurst Village to the new City River Park. The following diagrams from the SRF have helped inform the design for our proposals.



- Retained utilities
- Railway/Metrolink
- Existing towers
- Key surrounding landmarks
- SRF development areas
- Local assets
- Medium density
- Medium-high density
- Opportunities for distinctive landmark buildings with a focus on height
- Opportunities for distinctive landmark buildings with a focus on architectural treatment

Scale, Density and Form

The site is identified as a medium to medium-high density residential development with a new park. The SRF also indicates opportunities for distinctive landmark buildings with a focus on height and with a focus on architectural treatment.



- Existing towers
- Key surrounding landmarks
- Local assets
- Schools
- Local park
- Amenity open space
- Mix of commercial and residential uses
- Key active frontages
- Primary Retail and Service Hub
- Secondary Retail and Service Hub

Land Use

The site is proposed for residential-led development with key active frontages at the corner of the plots and Rochdale Road, in accordance with the Council's Development Plan which will be supported by suitable, high-quality social and community infrastructure.



- Railway/Metrolink
- Existing towers
- Key surrounding landmarks
- SRF development areas
- Local assets
- Amenity open space
- Green link
- Public realm enhancements to major road
- Gateway Square
- Neighbourhood Square

Public Realm and Public Spaces

A new park in the heart of the neighbourhood will form part of a wider green network, that will connect Collyhurst Village with Vauxhall Gardens and the City River Park to the west, and Monsall to the north and east. The park will sensitively incorporate the War Memorial and Cemetery and create new opportunities for play, sports and recreation. A series of attenuation ponds will serve the purpose of flood alleviation and will add biological and recreational value to the park.

4.5 Site Opportunities and Constraints

Rochdale Road is an important artillery link to Manchester city centre, presenting a key opportunity for strong architectural frontages and an dynamic streetscape. Pedestrian routes should be maintained to allow for permeation though the site to New Collyhurst Park. Thornton Street North and Paget Street provide vehicular access around the site itself.

The main physical and technical constraints are:

- The acoustic noise pollution from Rochdale Road
- The sloping topography of the site.
- The presence of below ground services within existing footpaths
- The below ground culverts and their associated easement zones

Details of the above can be found within this report or in separate technical reports.

Key

- Site
- Medium Density - Residential
- Medium High Density - Residential
- Landmark Opportunity - focus on height
- Landmark Opportunity - Architectural Treatment
- Pedestrian & Cyclist Green Route
- Primary Vehicular Route
- New Public Realm
- Key Frontages
- Restricted Vehicular Access
- Local Landmarks
- Approximate line of culvert
- Noise Pollution
- Buildings previously demolished
- Existing Houses



Opportunities and Constraints Diagram

4.6 Key Design Themes

A series of design themes have also been established and project precedents have been explored to reinforce the vision to create a high-quality, family-orientated, residential-led neighbourhood with a distinctive sense of place, a mix of housing options and a dynamic community heart. Our proposals intend to;

- Create distinct character areas that foster the creation of a vibrant, inclusive neighbourhood.
- Create balanced streets with active frontages through front doors and amenity and community space.
- Deliver a diverse range of homes that cater for the needs of families, young professionals, the elderly and empty-nesters.
- Improve connections and permeability through the neighbourhood with a network of green links, integrating the New Collyhurst Park.



St Chads I Tilbury, Essex

A place where people feel at home



Burridge Gardens I London

A place with unique and lasting appeal



Goldsmith Street I Norwich

A sustainable place for future generations



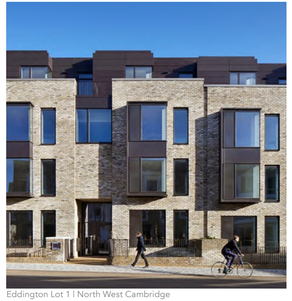
Oakfield Campus, Nationwide I Swindon

A place where people thrive



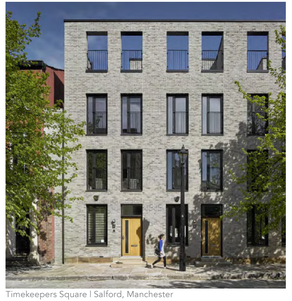
Abode I Cambridge

A place with a choice of homes



Eddington Lot 1 I North West Cambridge

A place to enjoy and be proud of



Timekeepers Square I Salford, Manchester

A place which fosters a sense of belonging



Derwenthorpe I York

A place to live in nature

4.7 Masterplan Principles

The following concept diagram reflects the masterplan principles and has been used to informed the design development of the masterplan for Collyhurst Village and used to explain the initial ideas that reinforce our urban design approach.



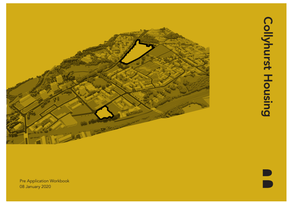
Concept Masterplan Diagram

Key

- Neighbourhood Entry Point
- Potential Neighbourhood Commercial Unit
- Opportunity for Development with Height
- Opportunity for New Development
- War Memorial
- Spill Out Space
- Opportunity for distinctive landmark building
- Trees
- Opportunity for park and public green spaces

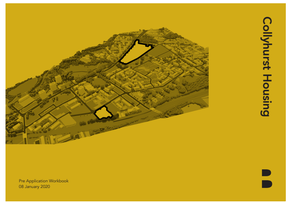
4.8 MCC Pre-Application Advice

The following meetings have been held with representatives from Manchester City Council's Planning Authority where the following themes and ideas have been presented. The initial proposals were also presented to Sir Richard Lease at the beginning of February 2020.



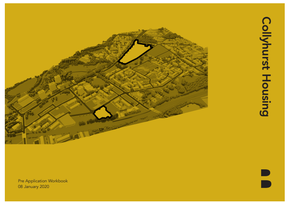
09 January 2020

- Introduction to the Project
- Overview of the site
- Understanding the Northern Gateway SRF
- Collyhurst Village Masterplan Design Response



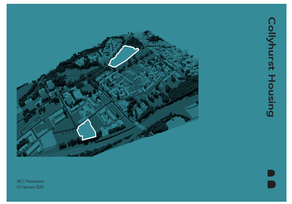
24 February 2020

- Site Layout
- Landscape Themes
- Streetscape
- Relationship to Rochdale Rd
- Curtilage Definition
- Waste Management Principles
- Parking
- Accessibility
- Heights and Massing
- Housing Typologies



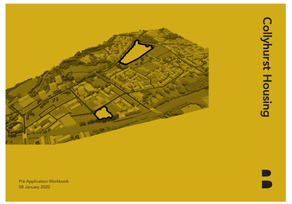
10 November 2020

- Apartment Building Facade Design
- Housing Facade Design



03 February 2020

- The Vision
- SRF Considerations
- Context
- Design Principles
- Housing Typologies
- Masterplan Design



09 October 2020

- Planning Application Strategy
- Enabling Works
- Community Engagement
- Typologies and Tenure
- Housing Design Update
- Materiality
- Streetscape
- Park Design
- Safety and Security

4.9 Consultation and Engagement

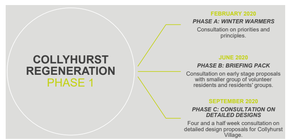
Consultation overview and objectives

An extensive pre-application community consultation was undertaken with local community groups, residents, businesses, key stakeholders and local organisations on the proposals for 240 new homes, as well as a new park. Full details of the consultation and engagement undertaken to support the preparation of this planning application is set out within the Statement of Community Involvement, prepared by Counter Context and submitted in support of the planning application.

The Collyhurst Village scheme is the first phase of the Northern Gateway development. Consequently, there was a clear need for an extensive consultation process to establish the key principles of development alongside the community to help shape these proposals, as well as future phases.

The fundamental objective of the consultation and engagement strategy was to deliver an inclusive, accessible and robust consultation process. The strategy was adapted in light of the COVID-19 pandemic so that it could proceed without public gatherings and instead promote other forms of engagement. Despite the adaptions to the process the consultation objectives remained.

A multi-phase approach to consultation ensured that the Collyhurst community had the opportunity to comment on the proposals at (a) an early stage, when the team were establishing the design principles, (b) when more details were being thought about but still at an early stage and, (c) when more detailed designs had been developed. This approach enabled the community to make a much more meaningful contribution than when consultation is only on a fully developed scheme.



Phases of the pre-application consultation process

Phase A: Winter Warmers

The aim of this phase of consultation was to introduce the Collyhurst Village development site and ask Collyhurst residents to identify the issues and priorities that were most important to them, so that this could feed into the design process at a very early stage.

This phase of consultation included three face-to-face events, held in February 2020. In total, 152 people attended the events, which were structured using a café conversation approach where attendees were asked to discuss their thoughts in small groups and then complete an activity sheet. The activity sheet asked a series of closed and open questions in order to identify key priorities and themes from members of the local community. There was support amongst the majority of respondents for the proposals. The feedback received related to the following topic areas:

- **Residential Streets.** The design principles put forward for residential streets, including: a mixture of home types, minimal fencing/barriers (provided the streets are well designed), shared spaces to encourage walking/cycling, in-curtilage parking and a 'green' feel. In addition, residents wanted to see low maintenance streets to sustain a friendly and 'warm' neighbourhood. Safety and security were also a high priority with many requesting well-lit streets.
- **Types of Homes and their Appearance.** The design principles put forward relating to types of homes and their appearance including: open plan living spaces, tenure blind properties, level access properties and use of traditional materials (e.g. brick). Some requested traditional layouts with front and back gardens/ doors, but others were open to exploring different house types e.g. townhouses. Private gardens were seen by many as a necessity and there was a desire to see lower density development. Residents were keen for adequate bin storage and many wanted to see properties big enough to support family life. In addition, respondents wanted to Collyhurst to remain "suburban".
- **Sustainable Living.** The design principles put forward relating to sustainable living: provision for safe/easier cycling and walking, inclusion of smart meters, energy efficient homes, homes powered by renewable energy. However, the principle of including electric vehicle charging points was not supported by the majority (although the response was mixed).
- **Neighbourhood Management and Facilities.** The following design principles relating to neighbourhood management and facilities: bins stored tidily to avoid clutter, a local shop, tidy and maintained outdoor spaces, and regular upkeep of homes to keep the neighbourhood looking smart. However, the principle of including space for local people to start businesses was not supported by the majority (although the response was mixed). In addition, respondents wanted to see more community facilities, especially for young people. Respondents were concerned that if spaces were provided for shops they would be empty.
- **My Ideal Neighbourhood.** The design principles relating to their ideal neighbourhood including: outdoor and indoor community spaces for all ages, a family-friendly neighbourhood, an age-friendly neighbourhood, feeling part of a community and feeling safe and secure.
- **Outdoor Spaces.** The design principles put forward that related to outdoor spaces: a nearby park which includes features to encourage wildlife, provides open spaces and paths, and provides children's play equipment, as well as space to grow flowers and vegetables and private outdoor spaces for individual homes. Respondents were concerned about ongoing maintenance and security of public outdoor spaces, but many agreed that shared green spaces were key to creating a neighbourhood feel.



Extracts from the winter warmers

Phase B: Briefing Packs

The original plan for the next phase of consultation was to hold a series of in-person design workshops to discuss the early stage design proposals, in late March 2020. However, this coincided with the start of the UK-wide lock-down and so the consultation strategy was adapted in response to this. Instead of the workshops, a briefing pack and feedback form were distributed to the workshop invitees, with offers of phone conversations to discuss the contents. 22 responses were received as part of this more targeted phase of consultation, with comments and feedback relating to the following topic areas:

- **House Types.** From the examples given, the following emerged as favourable features for the future properties: private outdoor spaces, tree-lined streets, and private roof terraces. The 'Rusholme' development's aesthetic appeal and layout were favoured as was the 'London' development's smart appearance. The need for houses to be tenure blind, have private outdoor space and curtilage parking was suggested by respondents. Other points were also raised and more detail can be found in this section.
- **Collyhurst's Identity.** Many respondents considered Collyhurst's identity to come from community spirit and/or local pride. There was a desire to maintain the feeling of a close-knit community. Respondents considered local landmarks such as the war memorial and outdoor spaces to contribute to Collyhurst's identity.
- **Landscaping and Outdoor Spaces.** Many respondents considered safety and security of outdoor spaces to be important, along with outdoor spaces playing an important part in increasing pride in an area. Respondents said relaxing, enjoying nature and as a family space were the primary ways they would use private outdoor spaces.
- **New Collyhurst Park.** The new park was welcomed by residents and responses indicated that it would be used for a wide range of activities. There were several comments highlighting concerns about anti-social behaviour in the park. Respondents wanted to see accessible paths, a fenced off games area and children's play area amongst other features. Primarily, respondents said they would use the new park to exercise, to meet friends and family and enjoy the outdoors.



Briefing Packs

Phase C: Virtual exhibition on detailed design proposals

The aim of the third phase of consultation, held during September and October 2020, was to enable residents to comment on the more detailed design proposals.

Due to Covid-19, consultation information was hosted online via a dedicated consultation website which incorporated a virtual exhibition and interactive feedback portal. This aimed to recreate the experience of face-to-face drop-in sessions online due to the government restrictions on face-to-face meetings during the pandemic. It included 10 exhibition 'boards' with further information about the development, two videos which included interviews from members of the project team, as well as links to ask questions and provide feedback.

The methods used to publicise the consultation included:

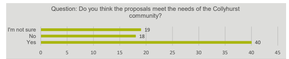
- The distribution of a consultation leaflet to 1,500 properties.
- Coverage on various media platforms including on the radio, social media and online media outlets.
- A consultation poster displayed by local organisations in key locations.
- Direct emails to key local organisations and people who had previously signed up to receive updates on the consultation during previous phases of engagement.

During the consultation period there was a total of 2,617 unique visitors to the consultation website and the Virtual Exhibition page received 1,243 page views.

In addition to the consultation website, a stakeholder webinar enabled representatives from key local organisations (schools, medical, community etc) to receive a more personal introduction to the proposals and the opportunity to discuss and provide more in-depth feedback. The Feedback Portal / form was the main way participants chose to submit their feedback. It asked a series of open and closed questions to gather thoughts on various topics. Of the 92 consultation responses received, the comments and feedback related to the following topic areas:

- **Overall Opinion.** Most respondents stated that they supported the proposals and that they met the needs of the Collyhurst community however some did state that they opposed or objected to the scheme.





- **Housing Design and Layout.** Most participants were in favour of the proposed layout of the properties with most saying they would work well for them/their family. Most said the balance between bedrooms and living spaces would work well, so too would the private outdoor spaces. Most liked the overall layout of the development. However, some participants thought a more diverse range of houses were needed and more traditional layouts were necessary. Some did not like the appearance of the homes and some questioned the internal layouts saying they needed to be more spacious.
- **Green Streets and Private Outdoor Spaces.** Most respondents were in favour of greener streets with some people stating they were concerned over the loss of mature trees. Support was raised for the 'access only' streets however some people were concerned that 'cul-de-sacs' might encourage anti-social behaviour. Most were supportive of the private outdoor spaces shown but some people said that they should be bigger and there was concern that the two-bedroom houses did not have gardens.
- **New Collyhurst Park.** Most respondents considered the proposals for the park to be good, with most saying they would use the park. Respondents liked the idea of sustainable drainage systems and a community orchard / wildflowers. However, some raised objections/ concerns about the new park citing potential anti-social behaviour, safety and security as potential issues. Concerns were raised about the safety of having a pond in the area. Traditional play equipment was the type of play equipment that was most favoured by participants.
- **Collyhurst's Identity.** Local history was what respondents thought contributed most to Collyhurst's identity with most respondents saying the development was in keeping with its identity.
- **Safety and Security.** This was a key theme throughout each topic area. Most respondents stated an 'approved' door was something that would make them feel more secure along with windows and outdoor/street lighting. Anti-social behaviour was mentioned repeatedly, particularly around the topic of streets and the park. The pond and roof terraces were raised as some of the concerns regarding general safety.
- **Sustainability.** 'Airtight homes' was voted for by most respondents as a higher priority for them in terms of energy efficiency and sustainability. There were few additional comments regarding this topic, but general support was raised for this being a key theme of the designs.
- **Community Spirit.** Most respondents thought that they development layout would support community spirit. Support was raised for the development enabling the community to stay together but concern was raised about the development splitting up the community and disrupting community spirit.
- **Reserving Properties for those over a Certain Age.** Most were in support of this with some saying that even more should be reserved however there were questions raised about why that demographic should receive preferential treatment. For example, some stated that how long people have lived in Collyhurst should determine whether you were eligible, not age.
- **Local Facilities and Amenities.** Many participants were keen to see community facilities within the development. Many mentioned they wanted to see a community hub, youth clubs and sports facilities. Some were keen to see more (and bigger) shops within the area but a couple of respondents were concerned business spaces would stand empty.

A Statement of Community Involvement has been prepared and submitted in support of this planning application and should be read in conjunction with this DAS.





Extracts from the online consultation portal

4.10 Design Evolution

The following diagrams show how the masterplan design has progressed as a result of the public consultation, presentations to the MCC Planning Officers and feedback from a wide range of stakeholders. A number of factors have informed the brief during the development of the design. These factors can be summarised as follows:

- The majority of the dwellings should be houses.
- The scheme should look to deliver a high percentage of 3-bedroom family dwellings if possible.
- The design should respond for the need for later living apartments to one of the larger apartment buildings.
- The park should be designed in two phases to retain existing properties on Hillman Close.
- The design should avoid building over the two existing below ground culverts.

There is a also a significant amount of existing below ground constraints across the site which the design team have designed around to reduce the cost of diversion.



1. Initial Masterplan Diagram



2. Initial Revisions



3. Housing Optimised



4. Site Arrangement at the beginning of Concept Design Stage



4. Development with 3 apartment buildings

4.11 Renewable and Climate Change Policies and Targets

To inform the design development, three aspects of climate change assessment have been undertaken:

- Assessment of Impacts: A conventional impact assessment that will focus on the potential effects of the Proposed Development (i.e. greenhouse gas (GHG) emissions on the climate);
- Mitigation of Climate Change: An overview of how the Proposed Development aids in the mitigation of climate change; and
- Vulnerability and Risk Assessment: A qualitative discussion of the vulnerability of the Proposed Development to climate change effects.

The scheme considers the following Environmental Targets and requirements in relation to the Planning Policy;

- Climate Change Act 2008
- Town and Country Planning EIA Regulations 2017
- Building Regulations
- National Planning Policy Framework
- Supplementary planning guidance on climate change
- Manchester City Council (MCC) – Core Strategy Development Plan Document
- Climate Change and Low Emission Strategies 2016-2020

Proposals have been appraised specifically against the following Manchester Council approved climate change action plans in addition to planning policies, as stipulated in the Manchester Core Strategy (July 2012):

- Guide to Development in Manchester SPD (1007)
- Our Manchester Strategy 2016-2025
- Manchester: A Certain Future (2013)
- Manchester Climate Change Board – The Zero Carbon Framework 2020-2038
- Climate Change and Low Emissions Implementation Plan 2016-2020
- Meeting Our Objectives and Targets – Manchester Climate Change Framework – 2020-25
- Manchester Residential Quality Guidance
- Core Strategy Policy DM 1 - Development Management
- Core Strategy Policy EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Core Strategy Policy EN 6 - Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies
- Core Strategy Policy EN 8 – Adaptation to Climate Change
- Core Strategy Policy EN 9 – Green Infrastructure
- Core Strategy Policy EN 14 – Flood Risk
- Core Strategy Policy EN 15 – Biodiversity and Geological Conservation
- Core Strategy Policy T 1 – Sustainable Transport

The development will incorporate sustainable design and resource efficiency in line with the Energy Hierarchy, so to meet the policy requirements and council targets whilst reducing its overall environmental impact. The methodology and calculations are consistent with the MCC Appendix A EN6 Energy Target Explanation and all figures used within this report have been based on the most recent issue of drawings and modelled using SAP 2012 to accurately predict Energy Usage and CO2 reductions.

In relation to the planning documents and policies outlined above, the development is required to achieve a 9% reduction in carbon emissions over Part L 2013 of the Building Regulations and also aim for a status of Carbon Neutral.

These policies, standards and requirements have been assessed and a detailed appraisal is expanded upon in the Environmental Standard Statement, supplied separately.

4.12 Security Requirements

A number of pre-application reviews have been held with Greater Manchester Police's Design for Security team. The feedback and advice have been incorporated into the design prior to this application.

A Crime Impact Statement (CIS) (contained separately) has been prepared alongside this planning application. The CIS identifies, predicts and evaluates the crime and disorder effects of the development proposals. The purpose of the CIS is to ensure that design decision-makers consider crime, disorder and fear of crime. The CIS includes all the requirements for Secured By Design accreditation. Key requirements include:

- Apartment bin and bike stores to be provided within the building
- Entrances should not be recessed more than 600mm
- Rear fencing to communal spaces should be a minimum of 2.1m
- Houses should have windows of routinely-occupied rooms on the front elevation.
- Alleys serving the rear gardens must be gated
- Effective lighting should be included to allow users to feel secure in the hours of darkness

4.13 Park and Public Realm Technical Brief

Public Realm

The public realm will be maintained and managed by Manchester City Council and as such is designed to adoptable standards, this includes.

- Streetscapes.
- Street trees and planted spaces.
- Areas of public lawn.
- Car parks.
- Sustainable Urban Drainage.

A number of pre-application reviews have been undertaken with Manchester City Council to discuss the design of the public realm and its adoption. These discussions have covered surface materials, the dimensions of spaces and routes, vehicle access including refuse and emergency vehicles, refuse strategies and parking strategies.

In addition, there have been a series of pre-application discussion with United Utilities and Manchester City Council regarding the adoption of the sustainable urban drainage proposals.

Feedback and advice from these discussions have been incorporated into the proposals.

Park

The Northern Gateway SRF defines the key principles for the development of a new park, these include.

- Water features provide sustainable drainage whilst referencing the existing watercourse beneath the ground.
- Lawn areas provide open space for sport and recreation.
- Equipped play area.
- Informal pedestrian route meanders through the park
- Existing memorial space.
- Woodland blocks break the park up into a series of spaces.
- Colourful surfacing invites play and provides.
- Space for informal sport and recreation.
- Well-designed seating and lighting.

The park will be adopted by Manchester City Council, as such a series of pre-application discussions have taken place with council officers to discuss the design of the park covering topics such as security, management and maintenance, access controls and types of amenity.

Feedback and advice from these discussions have been incorporated into the proposals.

4.14 Access Connectivity and Car Parking Policies

The Northern Gateway SRF clearly defines the access connectivity of Collyhurst Village and New Colyhurst Park and key principles include:

South/North connections/accessibility

- Connecting the Collyhurst Village not only within Collyhurst but with the wider city along Rochdale Road
- The creation of a new pedestrian and cycle path within New Collyhurst Park connecting the park to the local community from Shellard Road to the south and Churnet Street to the North whilst emphasising within the city context the North South cycle and pedestrian connection

East/West connections/accessibility

- Existing east/west connection are retained both for the New Collyhurst park site and Collyhurst village. Churnet Street within New Collyhurst Park is proposed as pedestrian and cycle access only. Whereas on Collyhurst village site and Churnet street are retained as both vehicular and pedestrian access, but with vehicular access from Thornton Street North. Shellard Street, Paget Street and the creation of Marston street not only provide vehicular east west connectivity but equally pedestrian and cycle access for Collyhurst village site.

Car parking

Car parking provision within the Collyhurst village site follows following key principles

- Car parking provision is based on a 1:1 provision for the townhouses and back to backs with parking provided within private curtilage to the front
- Car parking to the rear of the apartments is provided (not sure on ratio here)
- Additional visitor car parking is provided within the Living streets and to the community centre with Colyhurst Village
- Along Thornton Street visitor carparking is provided for Collyhurst park

5.0 Site Masterplan

5.0 Site Masterplan

5.1 Site Layout

The site is simply arranged into four large plots; two to the north of Paget Street and two to the south. The two apartment buildings face onto Rochdale Road, providing an anchor on the main arterial route. Houses adjoining Rochdale Road provide a variance in height along the route, with the majority of the taller 4 storey townhouses on this side of the site. To the east, and facing onto the proposed new park, low rise housing is the predominate form and is placed to create a series of perimeter blocks which clearly delineates between public routes and private amenity space.

The new Collyhurst Park is situated on the eastern portion of the site, in line with the SRF. Developed in conjunction with the housing, the park layout consists of a number different character areas, permeated with links integrated into the urban grain.

Overall the scheme delivers 244 new homes across the site which is 3.4 Hectares (excluding the park). This equates to a density of 72 Dwellings per Hectare. The following figures expand on this further.



5.2 Site Overview

The following visual explains the arrangement of the site three-dimensionally. The development displays the characteristics set out in the masterplan principles which have been adhered to throughout the design's development. These are:

- Opportunity for height on Plot A and Plot C
- Spill out space adjacent to the War Memorial
- Landmark buildings located in line with the SRF
- Clearly defined development zone and new park
- Potential neighbourhood commercial unit on Plot A



5.3 Plot Arrangement

The scheme delivers 168 Houses and 76 Apartments (244 new homes in total), which are distributed across the four plots as shown in the following diagram.



PLOT A	
Houses	28
Apartments	50
Total Dwellings	78

PLOT B	
Houses	43
Apartments	0
Total Dwellings	43

PLOT C	
Houses	46
Apartments	26
Total Dwellings	72

PLOT D	
Houses	51
Apartments	0
Total Dwellings	51

5.4 Housetype Distribution

As the diagram shows, 3-Bedroom townhouses account for the most number of dwellings. 4 and 5-Bedroom townhouses are positioned at the corners as larger buildings to reinforce the architectural character at these positions. 4-Storey, 2-Bedroom back to back townhouses are placed along Rochdale Road, which assists in creating dual frontages to activate the centre of plots and creates activity along Rochdale Road.



5.5 Town House Typologies

2-Bedroom Properties are arranged as back to back townhouses and designed to have roof top terraces generous glazing to make homes that are bright and spacious with great views. 3, 4 and 5-Bedroom Houses are across three levels also with roof terraces in addition to their private gardens. All houses incorporate in curtilage parking for one car and frontages also include integrated bin storage. All houses have 2 bike storage spaces, either combined with the bin stores at the front, or in the rear gardens.



2-Bedroom Townhouse



3-Bedroom Townhouse



4-Bedroom Townhouse

5.6 Tenure Mix

The mixed tenure development integrates open market sale and affordable homes (social rent tenure) throughout the development. 100no. properties will be delivered as social rent tenure for Manchester City Council and the remaining 144no. properties will be for open market sale. The housing is designed to be tenure blind without any external visual difference to help create a consistent and harmonious environment.



5.7 Summary Schedule of Accommodation

The following summary of areas explains the size, number and location of each property within the development. Every dwelling has been designed to either meet or exceed Manchester's Space Standards.

❶ Housing

Dwelling Type

2B4P	56 (33%)
3B5P	88(52%)
4B6P	23(14%)
5B7P	1 (1%)

Tenure

Open market sale houses	144 (86%)
Social rent houses	24 (14%)

168
Houses

❷ Apartments

Dwelling Type

2B3P Duplexes	12 (16%)
3B5P Duplexes	4 (5%)
1B2P	18 (23%)
2B3P	38 (50%)
2B4P	2 (3%)
3B5P	2 (3%)

Tenure

Social rent apartments	76 (100%)

76
Apartments

❸ Commercial Spaces

Description

- Commercial, Business and Service (Use Class E)

- Located in podium of Apartment Block 1.

162
sqm of local commercial space (GIA)

❹ Community Spaces

Description

- Usable space for apartment residents and community located in podium of Apartment Block 1.

130
sqm of local community space (GIA)

❺ Parking

Description

- All houses have in-curtilage parking.

- Apartments have access to secure parking spaces and visitor parking.

EVC provision is as follows:

- 100% infrastructure to the houses

- 50% 7kW provision in the base build of the houses

- 10% EVC 7kW provision in the base build of the apartments

204
parking spaces in the housing development

❻ Cycle Storage

Description

- All houses have 2 secure cycle spaces.

- 1:1 cycle spaces for apartment buildings.

- 8 scooter storage spaces provided in Apartment Block 1.

412
cycle spaces

5.8 Approach to Scale and Massing

Each plot has similar characteristics as expressed in the visual across, providing a characterful mix and range of property types with different scales and mass. The larger apartment buildings anchors the scheme and creates a strong edge to Rochdale Rd. A mix of 3 and 4-Storey Townhouses establish active frontages to the internal streets. A taller facade to the park facing homes is created with roofs sloping back into the site. In line with the SRF, each plot achieves the following:

- A range of medium to medium-high density housing
- Buildings of height anchor the scheme on Rochdale Road
- A variety of different housetypes
- Active frontages to Rochdale Road and internal streets







Colville Estate, London





Icon 21, Manchester





Timekeepers Square





Kidbrooke Village



5.9 Building Heights

The location of buildings of scale is important to the masterplan and the principles of the Northern Gateway SRF. Taller buildings are to be located in key areas to anchor key locations and create a strong edge to Rochdale Road. Height is lowered towards the park to ensure good views and minimise overshadowing. On key corners, scale is increased to provide visual connections at these key site gateways. The following diagram explains the different building heights across the site.

The Northern Gateway SRF identified an opportunity for a landmark building with a focus on height at the junction of Rochdale Road and Shellard Road. In line with the framework, the scheme proposes the larger 6 storey apartment block in this location, with a large double height colonnade fronting the junction providing a gateway into the development.

5.10 Density

Collyhurst Village was identified as a medium to medium-high density development in the Northern Gateway SRF. Medium density is proposed at the heart of the neighbourhood and along the park creating an environment that is attractive and desirable to families. Medium-high density is proposed along Rochdale Road, with the apartment blocks and taller 2-bedroom properties accentuating important gateways and junctions.

The application site area is 4.7ha, 3.4ha of which is the housing area. There are 244 new homes proposed equating to a density of approximately 72 dph.



3-Storey

4-Storey

5-Storey

6-Storey

5.11 Landscape Masterplan

The adjacent masterplan shows the housing and park proposals combined. It demonstrates the proximity and strong connections between the two main elements of the application. Thornton Street North runs north/south between the housing and park sites. Major east/west connections across Thornton Street North include a new neighbourhood square and gateway space to the south of the site and an extension of Churnet Street as a pedestrian route through the park connecting to Anslow Close. A pedestrian crossing to Thornton Street North is located at each of these locations.

Landscape Proposals for both the housing and parks sites are described in more detail in chapters 8 and 9.



KEY

1. Tree lined parking & promenade
2. Neighbourhood square
3. Collyhurst corridor
4. Play area
5. Woodland & Wildflower areas
6. Wetland & Swale
7. Cycle route
8. Gateway threshold space
9. Green link
10. Internal street
11. Living street
12. Back gardens
13. SuDS planting
14. Visitor car parking for gateway building

5.12 Manchester Residential Quality Guidance

The Manchester Residential Quality Guidance was published in draft in August 2016 and adopted by City Council Executive in December 2017. It outlines the considerations, qualities and opportunities that will help to deliver high quality residential developments to form successful and sustainable neighbourhoods across Manchester. The guidance aims to underpin the delivery of new housing which is fit for purpose in the long term, comfortable, safe, accessible, environmentally sustainable and spacious enough to accommodate the changing needs of occupants throughout their lifetime.

The document sets out nine components that, when combined will inform and help to create high quality residential developments. The following pages illustrate how the scheme responds to the guidance.

5.12.1 Make It Manchester

The scheme has been designed with full consideration and appreciation to the existing context and character. Collyhurst Village has closely followed the aspirations set out in the Northern Gateway SRF, creating an integrated residential neighbourhood within the extended city centre of Manchester.

With a strong focus on Collyhurst's heritage the site defines a strong sense of place, with a new neighbourhood square adjacent to the existing war memorial, activation along Rochdale Road, and the new Collyhurst Park integrated seamlessly with the housing development.

A high-quality material palette is a fundamental part of the character and identity of the scheme. Red multi-tones, referencing local, historic red brick buildings anchor the neighbourhood, whilst the houses will have lighter colour tones complimenting whilst contrasting the apartment buildings.

A continuation of this high quality approach can be seen in the architectural detailing and facade approach. Deep window reveals and corbelled brick details in the apartments buildings create a playful facade along Rochdale Road, and the generous amounts of glazing heighten the visual connections to the surrounding areas.

5.12.2 Make It Bring People Together

Collyhurst Village provides a diverse range of housing needs in four plots sustainably connected to the local neighbourhood. The development largely utilises the existing infrastructure of Rochdale Road and Thornton Street North, but also looks to re-establish routes such as Churnet Street. Sustainable travel modes are encouraged, with cycle stores incorporated into all houses and apartment buildings, and the introduction of tree lined streets will focus on pedestrian access.

The scheme has fundamentally been designed for an inclusive and diverse community. Apartments in Apartment Block 1 are flexibly designed to meet the needs of older occupants or people with disabilities, whilst the 2-bedroom houses offer an alternative to apartment living, and may appeal to younger occupants with a desire to have a roof terrace and in curtilage parking. Affordable homes, in the form of a social rent, are also provided in a tenure blind approach and comply with Lifetime Homes standards to adapt to any future changes.

Social interaction and activity has been encouraged in the scheme with the introduction of a neighbourhood square, paird entrances for houses, and large in curtilage front drives. Apartment Block 1 includes community-led social areas, intended to be used both by tenants of the apartment building and the wider community. The new Collyhurst Park provides clear character areas for recreational use including seating, a play area, and woodland areas.

5.12.3 Make It Animate Streets And Spaces

The enhancement of north-south permeability in Collyhurst Village was a key driver of the Northern Gateway SRF, with Rochdale Road being a direct route between the city centre and North Manchester. The two apartment blocks fronting Rochdale Road provide wayfinding and activity along this route and are enhanced by the incorporation of additional green space and trees. The historic grain has also been reinstated with east-west intersecting streets providing connectivity between primary routes. In line with the SRF, rat-running has actively been discouraged on these roads by prioritising pedestrians and limiting through routes for vehicles.

New commercial or business use (Use Class E) is proposed on Rochdale Road, fronting on to the new neighbourhood square. This provides a wealth of activity and opportunity for social interaction to support an active, attractive, and socially sustainable community. These spaces and the community areas utilise generous glazed frontages to retain a connection to the local area and create a sense of place.

Careful consideration has been given to providing a safe and active environment, with habitable rooms fronting internal streets, and roof terraces overlooking rear gardens to maximise natural surveillance.

A unique success of Collyhurst Village is the inclusion of a New Collyhurst Park, offering substantial public realm, creating new opportunities for play, sports and recreation. The character areas of the park offer a multitude of various use for the community, but also enhance the biodiversity of the local area. With a fundamental focus on integration with the housing development, the park is well overlooked and connected, provided a safe environment for the community to enjoy.

5.12.4 Make It Easy To Get Around

Situated close to the city centre, the scheme has excellent links to local transport routes. On the door step of the proposed commercial/ business unit is the local bus stop, and is also a short walk from Monsall Tram Stop.

Cycling is encouraged with the provision of secure cycle stores for all residents, which will benefit from the local cycling network envisaged as part of the Northern Gateway SRF.

In line with the aspirations to provide an inclusive and diverse neighbourhood, care has been taken to ensure homes are accessible to everyone. All homes have level access to entrances, and affordable homes have been designed to Lifetime Homes Standards. This provides the adaptability and inclusivity some families require. In some instances, steps has been provided to the rear gardens in response to the level changes on site, these have been kept to a minimal and do not affect the affordable homes.

The larger apartment building has been designed for later living, and includes scooter storage in addition to cycle storage for any residents with mobility issues. All community spaces within the building can be accesse via a platform lift, and all residential floors can be accessed using the circulation cores.

5.12.5 Make It Work With The Landscape

Green infrastructure plays an important role in the proposals, with a clear rationale for how the scheme sits within the landscape. One of the most visible components of this are the street trees, lining internal and primary streets. Housing has been set back to provide space for these adjacent to adopted highways and introduce clear street hierarchy.

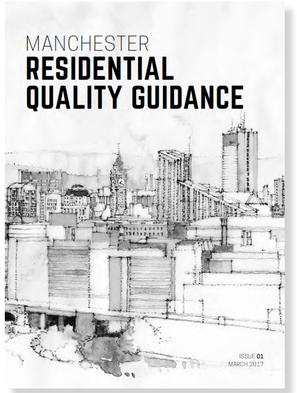
Trees and planting provide essential separation and softening of in curtilage parking and aid in breaking up the hard landscaping in front drives. Rochdale Road and areas of public realm are enhanced further with the retention of existing trees and supplemented with complimentary species.

A key principle extending the green infrastructure in the scheme has been to maximise private space for houses, with all houses incorporated either a roof terrace or rear garden, with a majority of the houses incorporating both. Both will add to the character and variety of the landscape.

The sustainable urban drainage strategies integrated into the design have a positive impact within the wider landscape proposals, with SUDs planting and rain gardens proposed along internal streets and across the site. The incorporation of a swale along the edge of the park will take surface water run off from the scheme and support the city's resilience strategy.

5.12.6 Make It Practical

The proposals focus on providing practical and functional solutions to make resident's lives better. Appropriate solutions to car parking





have been proposed in line with MCC's Core Strategy, with a number of alternatives, such as cycling and public transport encouraged. The number of car parking spaces for the apartment buildings have been carefully balanced to maintain a high quality external environment.

The refuse strategy has not been an afterthought of the scheme, and bin stores for houses have been designed to integrate with the architecture, adhering to the Council's Waste Guidance and playing an important role in softening the visual impact of cars. Apartments benefit from an internal combined bin store accessible from the ground floor,suitably located for collection on bin days.

5.12.7 Make It Future Proof

The development has been designed with a holistic low energy design concept involving a fabric first approach. The U-values, design of air permeability and ventilation targets all aspire to Passive House design standards, along with the consideration and application of low zero carbon renewable technologies. This ensures compliance above Part L and meet the requirements of Manchester's Core Strategy Policy EN6. A robust palette of materials is proposed, with brick as a constant throughout the scheme, not solely due to Manchester's historic link, but also because of it's resilience to weather and unpredictable climates. Metalwork is designed with a PPC finish due to its durability and ease of repair where there is an increased exposure to wear and tear.

Through the inclusion of Lifetime Homes compliant dwellings the scheme ensures a greater number of houses can be adapted to accommodate future changes and demographic fluctuations. Of note, these houses incorporate the potential for a through floor lift into the design, an adaptation which would normally require a significant and costly change to the house. Open market sale houses are designed as open plan between the kitchen, dining and living spaces allowing flexibility to accommodate a range of lifestyles.

5.12.8 Make It A Home

In providing a mix and tenure of various housetypes, Buttress have sought to meet or exceed the Nationally Described Space Standards and Manchester's Space Standards to provide quality spaces. Rooms are suitably sized to allow users adequate space to move around with ease and organise furniture ergonomically comfortably. To allow an organised and efficient home an appropriate amount storage has been provided, and in most cases exceeding the space standard stipulations. Maximising natural daylight has been important to this goal, with large floor to ceiling windows with direct views into gardens, roof terraces, gardens and parks.

A mix of townhouses, apartments, and duplexes are proposed, comprising of 168 townhouses, 60 apartments, and 16 duplexes respectively. The proportion of the size of the dwellings is as follows:

- 18no. 1-beds (7%)
- 108no. 2-beds (44%)
- 94no. 3-beds (39%)
- 23no. 4-beds (9.5%)
- 1no. 5-beds (<0.5%)

This mix has been informed through market demand, and should enable rather than restrict choices, allowing growth, development and contribution to the community.

A unique aspect of the majority of housing within Collyhurst Village, are the roof terraces providing external amenity above and beyond the guidance set out in Manchester's Residential Design Guide.

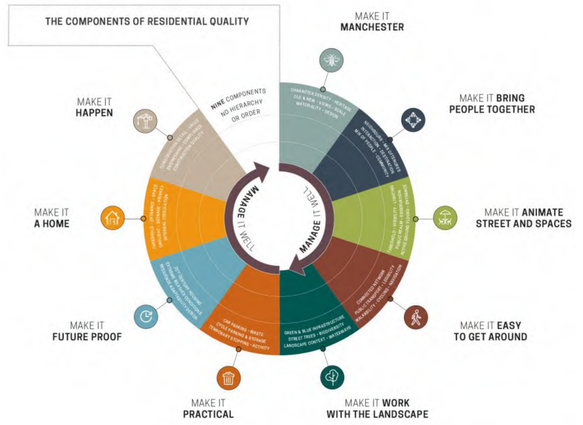
Circulation within the apartment buildings has generous corridor widths, and are suitably divided to limit the number of units accessible from a single corridor, all with access to a circulation core providing multiple lifts.

5.12.9 Make It Happen

The scheme has benefited from a dedicated and knowledgeable design team, consistent throughout the early design stages, to input key design principles that will be essential during the future construction phases.

Each facet of the design has been reviewed and discussed in order to achieve both a high level of quality assurance and a realistic construction approach. This has been achieved via the following:

- Regular and frequent design reviews discussing design development and progression.
- Value engineering to resolve detailing issues and to improve the construction, rather than resort to a cost saving that will impact the appearance and durability of the scheme.
- Public consultation to gather vital feedback from the community about their needs and requirements
- Pre-application meetings with representatives from Manchester City Council's Planning Authority.
- Engaged with specialist manufacturers and subcontractors to design a build-able and practical solution.







6.0 Movement and Access

6.0 Movement and Access

6.1 Topography

There is an approximate 8.6m level change across the site which has informed the design of the masterplan and detailed design of the plots. The site falls in a diagonal pattern across the site, whereas the natural plot arrangement of streets is orthogonal to Rochdale Road. This complexity has required a careful analysis of proposed levels to tie in with existing to reduce the amount of steps and retaining structure wherever possible.

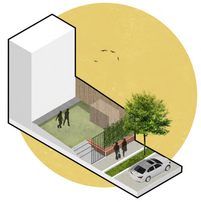
6.2 Designing for Inclusion and Accessibility

The approach to designing for inclusion and providing access for all is closely aligned with the topography of the site. The design of the site provides the following features:

- Step free access to the front entrances to all houses and apartment buildings
- Lift Access, Scooter Storage and Disabled Parking Bays allocated to the apartment buildings.
- MCC Social Houses and Apartments designed in accordance with the Lifetime Homes Standard wherever possible.

Generally, houses are all provided with separate secondary access to rear gardens. The majority of houses will also have step free access via these garden entrance. 33 homes within the scheme will have steps within the curtilage to provide access to the rear garden and a step up to the rear doors, but this is limited and minimised wherever possible.

Detailed studies of the houses and their gardens are provided separately in this report. The apartment building design is also expanded upon in the following sections.



Example of rear garden stepped access



6.3 Pedestrian Movement and Access

With Collyhurst's proximity to the city centre and excellent transport links, the scheme looks to enhance permeability to create an active and fully integrated neighbourhood. A hierarchy of streets has been developed in the layout of the site. In addition to Churnet Street and Paget Street new streets will be created to provide access into the development. From Rochdale Road three vehicular access points will be provided;

- A reconfigured Shellard Road
- Paget Street
- Marston Street opened up utilising the existing unused bell mouth

Three of the plots are access from Thornton Street North via proposed Adopted Highways. A network of pedestrian routes is created with clear delineation to access the properties in each plot. From these pedestrian routes access is given to both the front and rear of houses. Secure access via gated entrance is provided to some of the rear gardens.



Pedestrian Access

Residents' Secure Access

Existing road

Proposed new road

Proposed 'green link'

Pedestrian access into plots

Vehicle access into plots

6.4 Cycle Routes and Storage

The scheme encourages a sustainable and healthy lifestyle through the inclusion of cycle stores for apartments and houses across the site.

Houses have either a secure combined bin and bike store at the front of the property, or a rear garden store with provision for 2 cycle spaces.

Each apartment building has its own central bike store with provision for 1:1 cycle storage for apartments using two tiered cycle racks.



Shared Highway

Apartment Cycle Stores

Rear Garden Cycle Stores

House Frontage Cycle Stores

6.5 Vehicle Access and Parking

The proposed masterplan introduces a new legible street layout that has a clear hierarchy of access for vehicles. The scheme follows the guidance set out in Manchester Residential Quality Guidance, and as a starting point we have provided 100% of parking spaces per dwelling for all houses, whilst promoting sustainable modes of transport, such as cycling.

The parking spaces for the houses are located in curtilage, with the bin stores and planting providing a defensible boundary between adjacent parking spaces and breaking up areas of hardstanding. Where paired parking spaces are proposed between bin stores, additional green screens are included to provide clear separation.

No. of parking spaces for houses: 168 (100%)

One of the objectives within the scheme is to provide a suitable level of car parking for apartments, whilst maintaining a high quality external environment and sustainable neighbourhood. In line with Manchester's sustainable ambitions, set out in the Manchester Residential Quality Guidance, the scheme looks to justify the number of apartment parking spaces by incorporating 100% cycle storage and inclusion of 8 scooter storage spaces. Secure parking spaces are located adjacent to the apartment buildings, and will be secured by drop bollards managed by the apartment personnel.

No. of parking spaces Apartment Block 1: 13 (26%)
No. of parking spaces Apartment Block 2: 11 (42%)

Total: 24 (32%)

In addition there are a number of visitor parking spaces. 8 are within Plot C and 28 provide parking for visitors to the park on Thornton St North.



Vehicular Routes

Parking within House Curtilage

Secure Parking for Residents

Visitor Parking

6.6 Safety and Security

Consultation has been undertaken with GMP and the following requirements have been incorporated:

- Apartment Residents' car parking secured with drop bollards
- Garden fence heights at 2.1 and 1.8m heights as indicated on the drawing
- Gated entrances provided for additional access control and security to the backs of gardens
- Passive surveillance of streets
- Buffer space in front of duplexes where possible
- Front door recesses no more than 600mm
- Footpaths in front of apartment buildings to be set back to avoid people looking into ground floor dwellings
- Apartment bin and bike stores to be provided within the building
- Entrances should not be recessed more than 600mm
- Houses should have windows of routinely-occupied rooms on the front elevation
- Effective lighting should be included to allow users to feel secure in the hours of darkness



Drop Bollards

2.1m High Walls / Fences

1.8m High Walls / Fences

Gate Entrance

6.7 Refuse Strategy

The proposed refuse strategy provides individual refuse storage for each house and central refuse stores to the two apartment buildings.

For all houses with gardens secure bin stores will be provided to incorporate the following bins:

Bin type	Size (litre)	Material
Blue bin	140	Paper, card and cartons
Brown bin	140	Glass, cans and plastic bottles
Green bin	140	Food and garden waste
Grey bin	140	Any other household waste that cannot be recycled using the services listed above

For all houses without gardens secure bin stores will be provided to incorporate the following bins:

Bin type	Size (litre)	Material
Blue bin	140	Paper, card and cartons
Brown bin	140	Glass, cans and plastic bottles
Green kerbside caddy	23	Food waste
Grey bin	140	Any other household waste that cannot be recycled using the services listed above

Apartment building bin stores have been sized appropriately in relation to MCC's "Domestic waste and recycling service standards". Details of these arrangements can be found later in this report.

There has been a rigourus reiview of the highways design to accommodate the bin lorries to access individual and central bin stores. Further detail can be found within the Transport Section of the Environment Statement.

A Waste Proforma has been prepared and submitted as part of this planning application and should be read in conjunction with this DAS.





Combined Bin and Bike Store to 2-Bedroom Back to Back Houses



Bin Store to 3 and 4-Bedroom Properties with Gardens with Bike Store to rear garden



Combined Bin and Bike Store to 3, 4 and 5-Bedroom Properties with Gardens

Bin Stores to Houses

Central Bin Stores to the apartment buildings

Bin Lorry - Vehicular Route

Grey Bin

Green Bin

Blue Bin

Brown Bin

Bike Store

Bike Store in rear garden

6.8 Active Frontage

The site has been developed to ensure good natural surveillance. With large window openings to front and rear of all houses there is good coverage across the site. Living spaces are generally organised at ground floor with front door entrances onto streets. In the apartment buildings, duplex apartments with their own front doors occupy the lower levels. Both apartment buildings also have dual entrances from both within the site and onto Rochdale Rd.

A highly glazed commercial space in Plot A fronting Rochdale Road and the Neighbourhood Square will also provide good activated frontage. There is also residents' community spaces for occupants in Apartment Block 1 fronting Rochdale Road.

The majority of the townhouses have been designed with a roof terrace overlooking the living streets and rear gardens, enhancing the opportunity for natural surveillance and providing further activity where residents can socialise.



Residential Active Frontage

Commercial / Retail Active Frontage

Building Entrance

Community Space Active Frontage

Roof Terraces

7.0

Architectural Approach

7.0 Architectural Approach

7.1 Materiality Evolution

The design has evolved through a series of key moves that have been implemented to simplify the approach to create a robust architectural expression and establish more detail to enhance and personalise the design.

The buildings are designed to embody the following characteristics:

- Brickwork detailed through sawtooth detailing to create a textured impression.
- Bold, carved openings to add to the weight of the buildings' appearance.
- Red Brickwork with varying colour and texture to reference the Collyhurst Sandstone colours.
- Angular roof scape to reinforce the carve block appearance.



Early Concept Design



Public Consultation



Concept Development

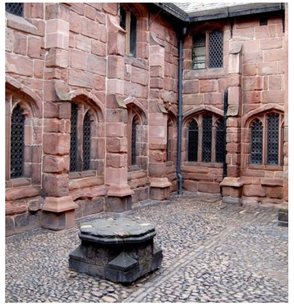


Developed Design



7.2 Apartment Buildings Materiality

The Collyhurst Sandstone Quarry was first noted in 1586. The sandstone extracted was known as Binney Sandstone. This purple-brown sandstone extracted to build the late medieval elements of Manchester Cathedral; and the 18C St Ann's Church, Sacred Trinity Church, Salford and Chethams.









SEDIMENTARY LAYERS



COLOUR VARIATION



TEXTURED AND SMOOTH



HORIZONTAL LAYERING



BOLD CARVED OPENINGS



COLLYHURST SANDSTONE

7.3 Rocks in their Settings

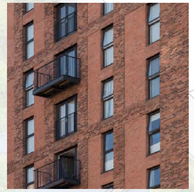
In homage to this historical reference the apartment buildings take on the characteristics of carved blocks of stones, anchoring the plots and creating a strong presence onto Rochdale Road at key entrance locations to the development.

















7.4 Apartment Buildings in Context

The largest apartment building (6 storeys) sits on the junction of Rochdale Road and Shellard Road across from the war memorial. At ground level, a generous glazed frontage to a commercial or business space (Use Class E) fronts the new neighbourhood square in a prominant location in the scheme.

A second apartment building is situated alongside the junction of Rochdale Road and Paget Street, creating an anchor adjacent to a key junction on the site.

These larger five and six storey buildings have two-storey duplex apartments with front doors at street level, providing active frontage and entrances onto Rochdale Road. The buildings are designed to relate to the surrounding houses and integrate into their immediate settings.



7.5 Apartment Building Material Palette

Red multi-tones for the Apartment Buildings, referencing local, historic red brick buildings and allow these larger buildings to sit proudly in their context, while also being read as part of a new distinct community.

Clay brick is the material of choice for the Collyhurst scheme because of its great aesthetic and, more importantly, the health, safety and longevity that masonry build is known to offer. When compared to many other cladding materials natural clay brick remains one of the most eco-friendly, flexible, cost effective and beautiful materials used in construction.

The red brickwork will be detailed using vertical stack bonded soldier courses and corbled or sawtooth brickwork will enhance entrances. The brickwork will be complimented by brick deep window reveals, aluminium windows and juliet balconies.

Juliet balconies





Slimline aluminium grey windows

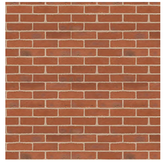


Curtain walling to ground floor entrances and commercial elevations

Stretcher bond soldier course



Dark red brickwork matching mortar



Corbelled brickwork with cant brick detailing



Grey modern timber duplex entrance doors



Aluminium slim roof canopies



Decorative vent panel above windows





7.6 Apartment Building Detailing

Duplex Frontages

- Brick Deep Window Reveals
- Aluminium Window Profiles in Dark Grey to be read as deep carved recesses
- Corbled Brick details to highlight entrances and duplex apartments
- Buffer space to create threshold to apartment entrance









Materials Key

01 Facing Brickwork - Red brick

02 Windows - PVC frame. RAL 7021. 1 brick deep window reveal

03 Entrance door - PPC finish, integrated post box

04 Juliet Balconies - Mild steel, PPC finish, RAL 7021

05 Roof Coping - Metal, RAL 7021

06 Roof - Standing seam metal roof, RAL 7021

07 Balustrades - Mild steel, PPC finish, RAL 7021

08 Downpipes - PVC, RAL 7021

09 Rear garden and balcony doors - Glazed doors, PVC framing, RAL 7021

10 Glazed Brick Entrance areas - For glazed brick types refer to Plot Elevations

11 Timber dividing screens

12 Projecting Door Canopy - Anodised Aluminium, to match RAL 7021

13 Rooflight - RAL 7021

14 Curtain Walling - RAL 7021

15 Curtain Wall Solid infill panel - RAL 7021

16 Curtain Wall Louvre/perforated panel system to match window vents- RAL 7021

17 Vertical corbelled brickwork - Red brick

18 Soldier course brickwork - Red brick

19 CHS columns - RAL 7021

20 Window vent perforated panel - RAL 7021

21 Perforated panel/ Louvre panel doors - RAL 7021

Building Core Entrances

- Brick Deep Window Reveals
- Aluminium Window Profiles in Dark Grey to be read as deep carved recesses
- Corbled Brick details to highlight entrance







Entrance to Block 2 facing into the development

- Brick Deep Window Reveals
- Aluminium Window Profiles in Dark Grey to be read as deep carved recesses
- Corbled Brick details to highlight entrance
- Lift overrun set back and lowered
- Ventilation Panels to the apartments – to be as slim as possible







7.7 Apartment Layouts - Block 1

The following drawings represent the layouts for the Plot A Apartment Building. In summary the following accommodation is provided:

Space / Type	Amount
Ground Floor	
2B3P Duplex	6
3B5P Duplex	2
Commercial Space	162 sqm
Plant Rooms	
Cycle Store	
Residents' Lounge	
Bin Store	
Scooter Store	
Lift Lobby / Entrance	
Substation	
First Floor	
2B3P Duplex	(above)
3B5P Duplex	(above)
2B3P Apartment	2
Second Floor	
2B3P Apartment	6
2B4P Apartment	2
3B5P Apartment	2
Third Floor	
1B2P Apartment	6
2B3P Apartment	6
Fourth Floor	
1B2P Apartment	6
2B3P Apartment	6
Fifth Floor	
2B3P Apartment	6
TOTAL	
Apartments	50
Commercial Space	162 sqm

A full breakdown of the accommodation is provided in the appendix.



Apartment Block 1 - Ground Floor Plan



Apartment Block 1 - First Floor Plan



Apartment Block 1 - Third to Fourth Floor Plan



Apartment Block 1 - Fifth Floor Plan



7.8 Apartment Layouts - Block 2

The following drawings represent the layouts for the Plot C Apartment Building. In summary the following accommodation is provided:

Space / Type	Amount
Ground Floor	
2B3P Duplex	6
3B5P Duplex	2
Plant Room	
Cycle Store	
Bin Store	
Lift Lobby / Entrance	
Switch room	
First Floor	
2B3P Duplex	(above)
3B5P Duplex	(above)
Second Floor	
1B2P Apartment	2
2B3P Apartment	4
Third Floor	
1B2P Apartment	2
2B3P Apartment	4
Fourth Floor	
1B2P Apartment	2
2B3P Apartment	4
TOTAL	
Apartments	26

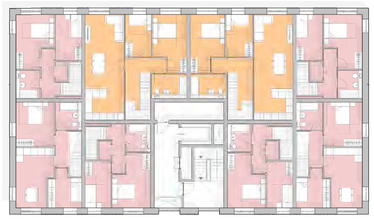
A full breakdown of the accommodation is provided separately in this document.



Apartment Block 2 - Ground Floor Plan



Apartment Block 2 - Second, Third and Fourth Floor Plan



Apartment Block 2 - First Floor Plan

Cycle Store
Plant
2B3P Duplex
1B2P Apartment
Refuse Store
Switch Room
3B5P Duplex
2B3P Apartment

2 0 2 4 6 8 10 m

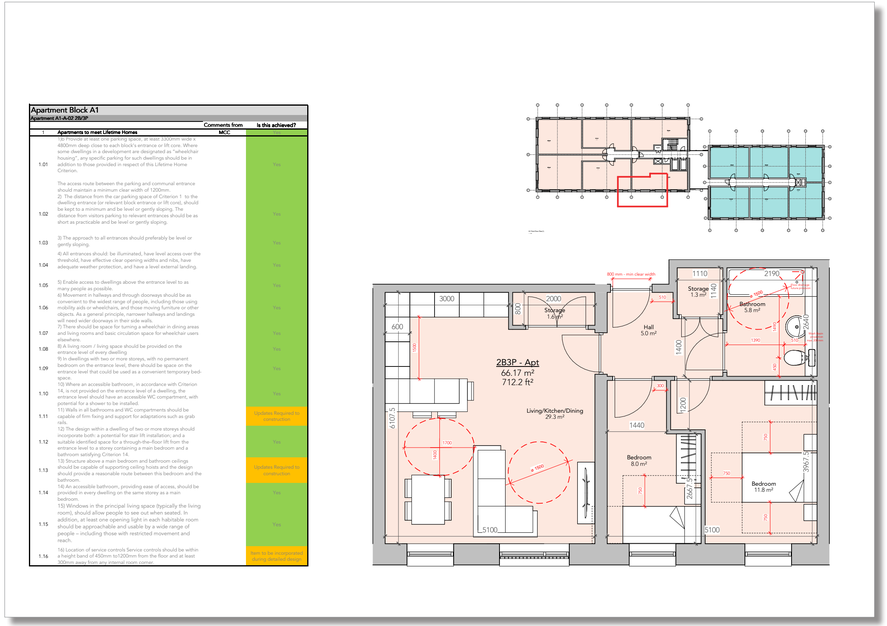
7.9 Designed for Later Living

The Collyhurst Apartment Buildings are designed flexibly and to meet the needs for older people. They are close to the community commercial space, services and local facilities, and connect well to the public realm. Good public transport links are close-by with a bus stop right outside on Rochdale Road, as are benches for resting, to encourage walking. Access to the new park; a shared, open, green space will also be good for mental health.

There will be a residents' common room at the ground floor of Block 1 as well as storage for scooters. The apartment have been designed specifically to meet Lifetime Homes Standard wherever possible.

Lifetime Homes ensure that homes are accessible and inclusive, designed to incorporate 16 Design Criteria. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

"Lifetime Homes are all about flexibility and adaptability; they are not 'special', but are thoughtfully designed to create and encourage better living environments for everyone. From raising small children to coping with illness or dealing with reduced mobility in later life, Lifetime Homes make the ups and downs of daily living easier to manage."



Apartment Block A1
Apartment A1-Ax02 (Ax01)

	Apartments to meet Lifetime Homes	Comments from MCC	Is this achieved?
1.01	1) Provide at least one parking space, at least 3.600mm wide x 4900mm deep close to each block's entrance or lift core. Where some dwellings in a development are designated as "wheelchair housing", any specific parking for such dwellings should be in addition to those provided in respect of this Lifetime Home Criterion.		Yes
1.02	The access route between the parking and communal entrance should maintain a minimum clear width of 1200mm 2) The distance from the communal parking spaces of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.		Yes
1.03	3) The approach to all entrances should preferably be level or gently sloping.		Yes
1.04	4) All entrances should: be illuminated, have level access over the threshold, have effective clear opening widths and ndss, have adequate weather protection, and have a level external landing.		Yes
1.05	5) Enable access to dwellings above the entrance level to as many people as possible 6) Movement in hallways and through doorways should be as unrestricted as possible to a wide range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls.		Yes
1.06	7) There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.		Yes
1.07	8) A living room / living space should be provided on the entrance level of every dwelling		Yes
1.08	9) In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space		Yes
1.09	10) Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.		Yes
1.10	11) Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.		Updates Required by construction
1.11	12) The design within a dwelling of two or more storeys should incorporate both: a potential for stair lift installation; and a suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14		Yes
1.12	13) Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.		Updates Required by construction
1.13	14) An accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom		Yes
1.14	15) Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.		Yes
1.15	16) Location of service controls Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.		Yes to be incorporated during detailed design
1.16			

Extract from audit undertaken for each apartment type within the development

7.10 Housing Design

The approach to the materiality for the houses looks to create two identities without splitting the site into too many different parts. One colour is proposed for the park-facing houses and another brick tone for the internal streets. Using two material pallets in addition to the apartment buildings maintains a legible masterplan.

The townhouses' design uses warm brick colours to create a common language across the development. A change in colour will differentiate the park facing houses from the street facing buildings. In addition, houses at key gateways have been enhanced using a different brick bond incorporating a darker brick to create further visual interest. The contemporary design focuses on well-proportioned openings. A glazed brick pier between pairs of houses will add a flourish to terrace rhythm at eye level.

Apartments

Park view homes

Street view homes



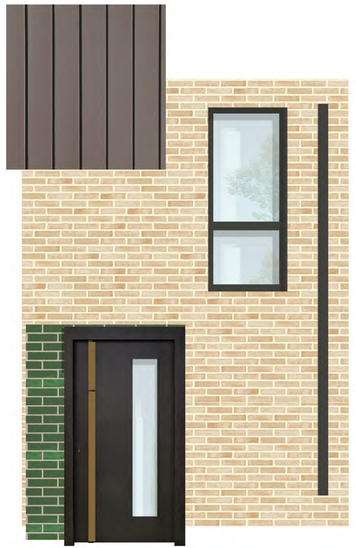
7.11 Materials Palette - Park Facing Housing

Bricks for the townhouses will have texture and light coloured tone complimenting whilst contrasting with the material palette of the apartment building. These houses will have the following characteristics:

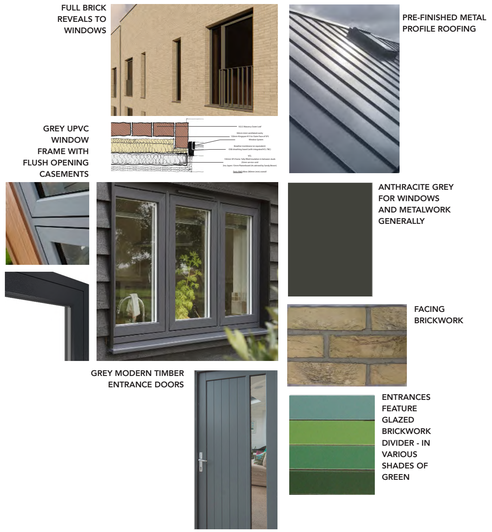
- Full Brick Reveals to Windows
- Simple Window Design; Flush Opening Casements
- Careful choice of brickwork
- Complimentary and coordinated roofing and rainwater goods
- Feature Glazed Brick Wall for character and personalisation
- Rainwater goods generally recessed into the rear masonry façades.



Housetype Thumbnail



Materials Montage



Examples of Chosen Materials



7.12 Materials Palette - Internal Streets

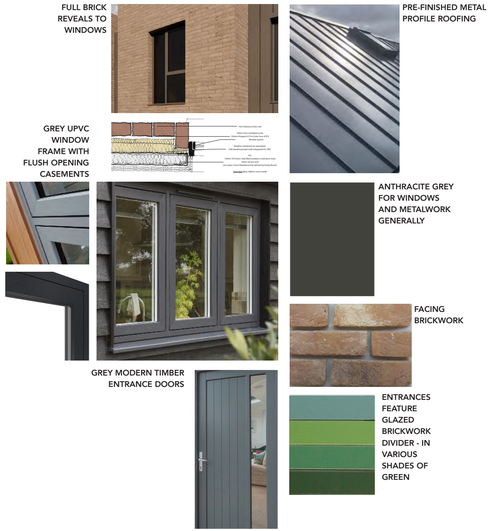
The darker tone of the bricks for the internal street townhouses will be of the same family as the park facing houses and demonstrate the same characteristics and detailing as set out in 7.11.



Housetype Thumbnail



Materials Montage



Examples of Chosen Materials

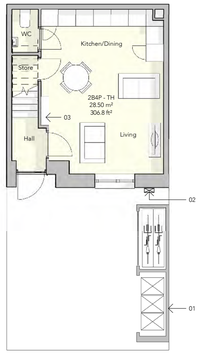
7.13 Townhouse Design - 2B4P (open market sale)

The 2-bedroom houses are planned as four storey back to back properties. In clusters of eight or ten, the houses provide scale and massing in key areas of the site and along Rochdale Road. The 2 bedroom townhouses offer an alternative to apartment living, offering homes with a roof terrace and in curtilage parking.

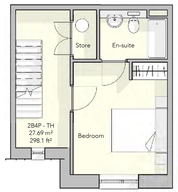
With living spaces at ground floor and bedrooms above, both with ensuite bath/shower rooms. The roof terrace is accessed from the house's staircase and offers a generous space for private outdoor amenity.

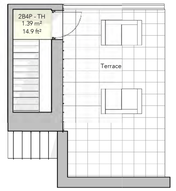
Level	Area (sqm)
Ground Floor	28.5
First Floor	27.7
Second Floor	27.7
Third Floor	1.4
Total	**85.3**













KEY:

01 - Combined Bin/ Cycle store

02 - Electric Car Charging Point

03 - Fuse Box

Materials Key

01 Facing brickwork - For brickwork types refer to Plot Elevations: 8871-BA-PA-XX-DR-A-(05)000, 8871-BA-PB-XX-DR-A-(05)100, 8871-BA-PC-XX-DR-A-(05)200, 8871-BA-PD-XX-DR-A-(05)300

02 Windows - PVC frame, RAL 7021

03 Entrance door - PPC finish, integrated post box

04 Juliet Balconies - Mild steel, PPC finish, RAL 7021

05 Roof Coping - Metal, RAL 7021

06 Roof - Standing seam metal roof, RAL 7021

07 Balustrades - Mild steel, PPC finish, RAL 7021

08 Downpipes - PVC, RAL 7021

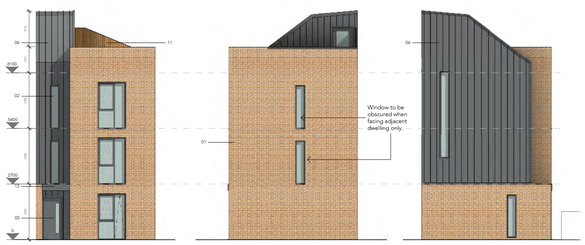
09 Rear garden and balcony doors - Glazed doors, PVC framing, RAL 7021

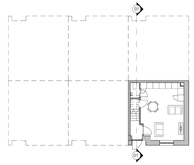
10 Glazed Brick Entrance areas - For glazed brick types refer to Plot Elevations

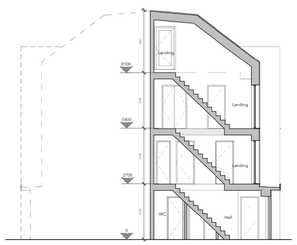
11 Timber dividing screens

12 Projecting Door Canopy - Anodised Aluminium, to match RAL 7021

13 Rooflight - RAL 7021







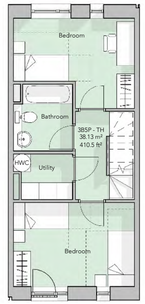


7.14 Townhouse Design - 3B5P (open market sale)

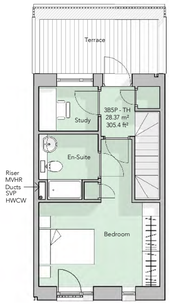
The 3-bedroom houses are planned as three storey terraces all with gardens. These houses have open plan living at ground floor and roof terraces. Bike stores are located in the garden with bin storage within the frontage to the house.

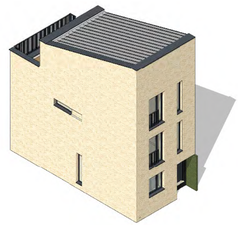
Level	Area (sqm)
Ground Floor	37.1
First Floor	38.1
Second Floor	28.4
Total	**103.6**





Floor Plans





KEY:

01 - Bin store

02 - Electric Car Charging Point

03 - Fuse Box

04 - Cycle store

1 0 1 2 3 4 5 m

Materials Key

01 Facing brickwork - For brickwork types refer to Plot Elevations: 8871-BA-PA-XX-DR-A-(05)000, 8871-BA-PB-XX-DR-A-(05)100, 8871-BA-PC-XX-DR-A-(05)200, 8871-BA-PD-XX-DR-A-(05)300

02 Windows - PVC frame, RAL 7021

03 Entrance door - PPC finish, integrated post box

04 Juliet Balconies - Mild steel, PPC finish, RAL 7021

05 Roof Coping - Metal, RAL 7021

06 Roof - Standing seam metal roof, RAL 7021

07 Balustrades - Mild steel, PPC finish, RAL 7021

08 Downpipes - PVC, RAL 7021

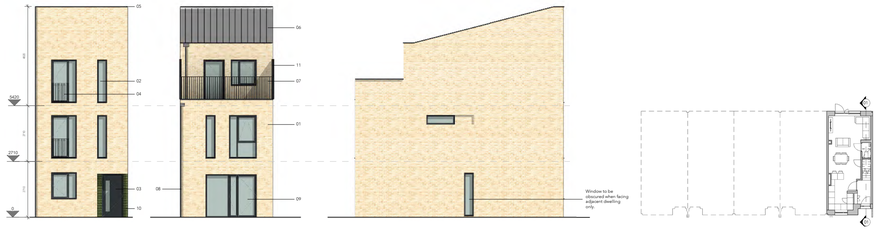
09 Rear garden and balcony doors - Glazed doors, PVC framing, RAL 7021

10 Glazed Brick Entrance areas - For glazed brick types refer to Plot Elevations

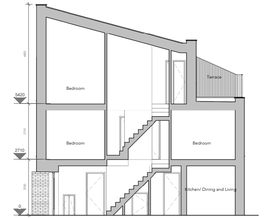
11 Timber dividing screens

12 Projecting Door Canopy - Anodised Aluminium, to match RAL 7021

13 Rooflight - RAL 7021



Elevations



Key Section

1 0 1 2 3 4 5 m

7.15 Townhouse Design - 4B6P (open market sale)

A variant of the 3B5P (private sale) property with an additional bedroom at second floor without the terrace as a result.

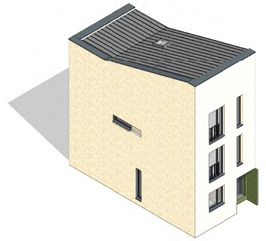
Level	Area (sqm)
Ground Floor	37.2
First Floor	38.2
Second Floor	38.2
Total	**113.6**







Floor Plans



KEY:

01 - Bin store

02 - Electric Car Charging Point

03 - Fuse Box

04 - Cycle store

1 0 1 2 3 4 5 m

Materials Key

01 Facing brickwork - For brickwork types refer to Plot Elevations: 8871-BA-PA-XX-DR-A-(05)000, 8871-BA-PB-XX-DR-A-(05)100, 8871-BA-PC-XX-DR-A-(05)200, 8871-BA-PD-XX-DR-A-(05)300

02 Windows - PVC frame, RAL 7021

03 Entrance door - PPC finish, integrated post box

04 Juliet Balconies - Mild steel, PPC finish, RAL 7021

05 Roof Coping - Metal, RAL 7021

06 Roof - Standing seam metal roof, RAL 7021

07 Balustrades - Mild steel, PPC finish, RAL 7021

08 Downpipes - PVC, RAL 7021

09 Rear garden and balcony doors - Glazed doors, PVC framing, RAL 7021

10 Glazed Brick Entrance areas - For glazed brick types refer to Plot Elevations

11 Timber dividing screens

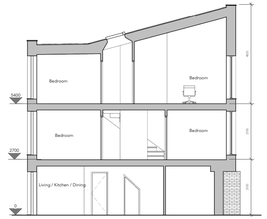
12 Projecting Door Canopy - Anodised Aluminium, to match RAL 7021

13 Rooflight - RAL 7021



Elevations





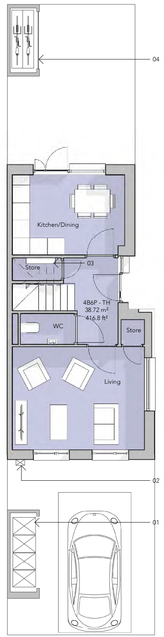
Key Section

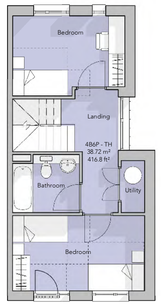
1 0 1 2 3 4 5 m

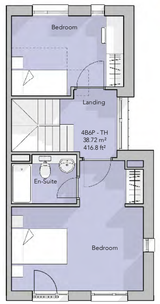
7.16 Townhouse Design - 4B6P Corner (open market sale)

A corner or end terrace 4B6P town house. With a gable entrance and typically with larger gardens.

Level	Area (sqm)
Ground Floor	38.7
First Floor	38.7
Second Floor	38.7
Total	**116.1**







Floor Plans



KEY:

01 - Bin store

02 - Electric Car Charging Point

03 - Fuse Box

04 - Cycle store

1 0 1 2 3 4 5 m

Materials Key

01 Facing brickwork - For brickwork types refer to Plot Elevations: 8871-BA-PA-XX-DR-A-(05)000, 8871-BA-PB-XX-DR-A-(05)100, 8871-BA-PC-XX-DR-A-(05)200, 8871-BA-PD-XX-DR-A-(05)300

02 Windows - PVC frame, RAL 7021

03 Entrance door - PPC finish, integrated post box

04 Juliet Balconies - Mild steel, PPC finish, RAL 7021

05 Roof Coping - Metal, RAL 7021

06 Roof - Standing seam metal roof, RAL 7021

07 Balustrades - Mild steel, PPC finish, RAL 7021

08 Downpipes - PVC, RAL 7021

09 Rear garden and balcony doors - Glazed doors, PVC framing, RAL 7021

10 Glazed Brick Entrance areas - For glazed brick types refer to Plot Elevations

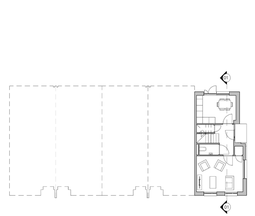
11 Timber dividing screens

12 Projecting Door Canopy - Anodised Aluminium, to match RAL 7021

13 Rooflight - RAL 7021



Elevations





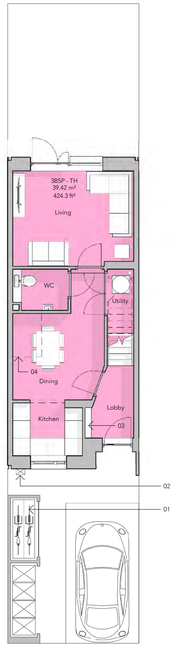
Key Section

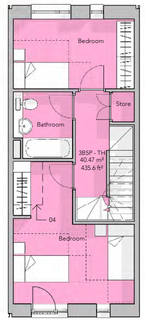
1 0 1 2 3 4 5 m

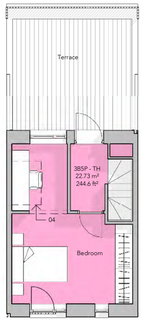
7.17 Townhouse Design - 3B5P (social rent)

As with the for sale version, these 3-bedroom houses are planned as three storey terraces all with gardens. These houses have a more compartmentalised ground floor with separate dining, kitchen and living spaces. Bike stores are combined with bin storage at the frontage to the house.

Level	Area (sqm)
Ground Floor	39.4
First Floor	40.5
Second Floor	22.7
Total	**102.6**







Floor Plans



KEY:

01 - Combined bin/cycle store on Plot D as shown. Separate cycle store in rear garden for houses on Plot B.

02 - Electric Car Charging Point

03 - Fuse Box

04 - Potential through lift location in line with Lifetime Homes.

1 0 1 2 3 4 5 m

Materials Key

01 Facing brickwork - For brickwork types refer to Plot Elevations: 8871-BA-PA-XX-DR-A-(05)000, 8871-BA-PB-XX-DR-A-(05)100, 8871-BA-PC-XX-DR-A-(05)200, 8871-BA-PD-XX-DR-A-(05)300

02 Windows - PVC frame, RAL 7021

03 Entrance door - PPC finish, integrated post box

04 Juliet Balconies - Mild steel, PPC finish, RAL 7021

05 Roof Coping - Metal, RAL 7021

06 Roof - Standing seam metal roof, RAL 7021

07 Balustrades - Mild steel, PPC finish, RAL 7021

08 Downpipes - PVC, RAL 7021

09 Rear garden and balcony doors - Glazed doors, PVC framing, RAL 7021

10 Glazed Brick Entrance areas - For glazed brick types refer to Plot Elevations

11 Timber dividing screens

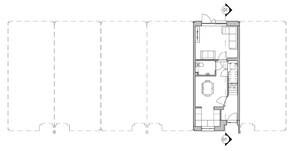
12 Projecting Door Canopy - Anodised Aluminium, to match RAL 7021

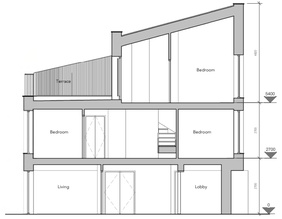
13 Rooflight - RAL 7021



Elevations

1 0 1 2 3 4 5 m





Key Section

7.18 Townhouse Design - 4B6P (social rent)

A variant of the 3B5P (social rent) property with an additional bedroom at second floor.

Level	Area (sqm)
Ground Floor	39.5
First Floor	40.5
Second Floor	33.6
Total	**113.5**



Floor Plans



KEY:

01 - Combined bin/cycle store on Plot D as shown. Separate cycle store in rear garden for houses on Plot B.

02 - Electric Car Charging Point

03 - Fuse Box

04 - Potential through lift location in line with Lifetime Homes.

1 0 1 2 3 4 5 m

Materials Key

01 Facing brickwork - For brickwork types refer to Plot Elevations: 8871-BA-PA-XX-DR-A-(05)000, 8871-BA-PB-XX-DR-A-(05)100, 8871-BA-PC-XX-DR-A-(05)200, 8871-BA-PD-XX-DR-A-(05)300

02 Windows - PVC frame, RAL 7021

03 Entrance door - PPC finish, integrated post box

04 Juliet Balconies - Mild steel, PPC finish, RAL 7021

05 Roof Coping - Metal, RAL 7021

06 Roof - Standing seam metal roof, RAL 7021

07 Balustrades - Mild steel, PPC finish, RAL 7021

08 Downpipes - PVC, RAL 7021

09 Rear garden and balcony doors - Glazed doors, PVC framing, RAL 7021

10 Glazed Brick Entrance areas - For glazed brick types refer to Plot Elevations

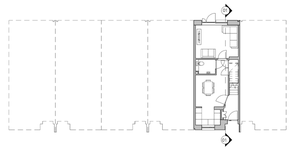
11 Timber dividing screens

12 Projecting Door Canopy - Anodised Aluminium, to match RAL 7021

13 Rooflight - RAL 7021



Elevations





Key Section

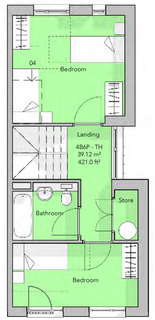
1 0 1 2 3 4 5 m

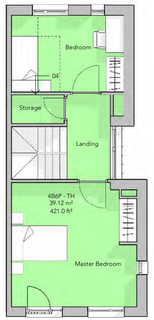
7.19 Townhouse Design - 4B6P Corner (social rent)

A corner or end terrace 4B6P town house. With a gable entrance and typically with larger gardens.

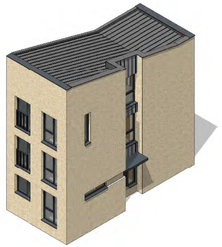
Level	Area (sqm)
Ground Floor	39.1
First Floor	39.1
Second Floor	39.1
Total	**117.3**







Floor Plans



KEY:

01 - Combined bin/cycle store on Plot D as shown. Separate cycle store in rear garden for houses on Plot B.

02 - Electric Car Charging Point

03 - Fuse Box

04 - Potential through lift location in line with Lifetime Homes.

1 0 1 2 3 4 5 m

Materials Key

01 Facing brickwork - For brickwork types refer to Plot Elevations: 8871-BA-PA-XX-DR-A-(05)000, 8871-BA-PB-XX-DR-A-(05)100, 8871-BA-PC-XX-DR-A-(05)200, 8871-BA-PD-XX-DR-A-(05)300

02 Windows - PVC frame, RAL 7021

03 Entrance door - PPC finish, integrated post box

04 Juliet Balconies - Mild steel, PPC finish, RAL 7021

05 Roof Coping - Metal, RAL 7021

06 Roof - Standing seam metal roof, RAL 7021

07 Balustrades - Mild steel, PPC finish, RAL 7021

08 Downpipes - PVC, RAL 7021

09 Rear garden and balcony doors - Glazed doors, PVC framing, RAL 7021

10 Glazed Brick Entrance areas - For glazed brick types refer to Plot Elevations

11 Timber dividing screens

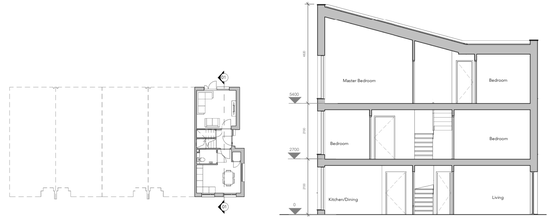
12 Projecting Door Canopy - Anodised Aluminium, to match RAL 7021

13 Rooflight - RAL 7021



Elevations

1 0 1 2 3 4 5 m

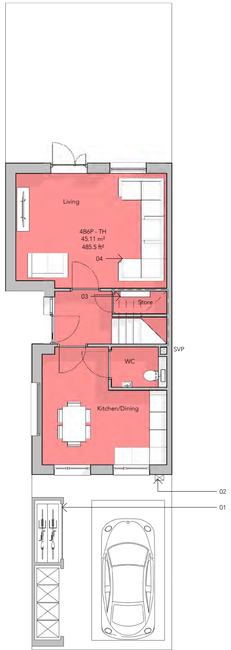


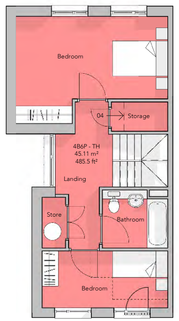
Key Section

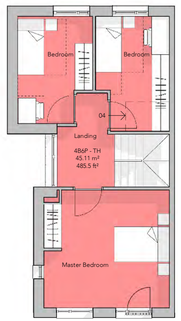
7.20 Townhouse Design - 5B7P Corner (social rent)

A variant of the corner or end terrace 4B6P (social rent) town house. With a gable entrance and typically with larger gardens.

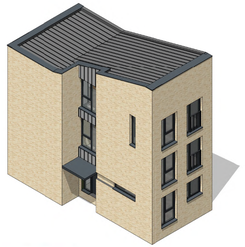
Level	Area (sqm)
Ground Floor	45.1
First Floor	45.1
Second Floor	45.1
Total	**135.3**







Floor Plans



KEY:

01 - Combined bin/cycle store on Plot D as shown. Separate cycle store in rear garden for houses on Plot B.

02 - Electric Car Charging Point

03 - Fuse Box

04 - Potential through lift location in line with Lifetime Homes.

1 0 1 2 3 4 5 m

Materials Key

01 Facing brickwork - For brickwork types refer to Plot Elevations: 8871-BA-PA-XX-DR-A-(05)000, 8871-BA-PB-XX-DR-A-(05)100, 8871-BA-PC-XX-DR-A-(05)200, 8871-BA-PD-XX-DR-A-(05)300

02 Windows - PVC frame, RAL 7021

03 Entrance door - PPC finish, integrated post box

04 Juliet Balconies - Mild steel, PPC finish, RAL 7021

05 Roof Coping - Metal, RAL 7021

06 Roof - Standing seam metal roof, RAL 7021

07 Balustrades - Mild steel, PPC finish, RAL 7021

08 Downpipes - PVC, RAL 7021

09 Rear garden and balcony doors - Glazed doors, PVC framing, RAL 7021

10 Glazed Brick Entrance areas - For glazed brick types refer to Plot Elevations

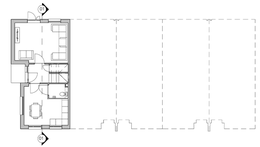
11 Timber dividing screens

12 Projecting Door Canopy - Anodised Aluminium, to match RAL 7021

13 Rooflight - RAL 7021



Elevations





Key Section

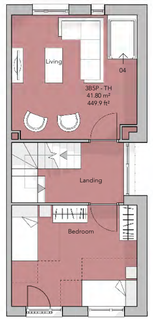
1 0 1 2 3 4 5 m

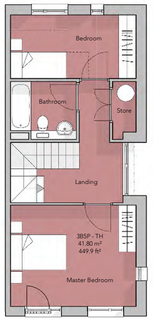
7.21 Townhouse Design - 4B6P Corner (social rent)

A variant of the corner or end terrace 4B6P (social rent) town house. This house type incorporates a bedroom and accessible bathroom at ground floor to accommodate people with specific mobility needs.

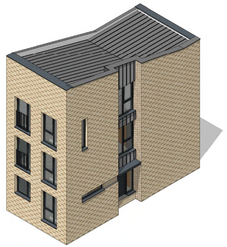
Level	Area (sqm)
Ground Floor	41.8
First Floor	41.8
Second Floor	41.8
Total	**125.4**







Floor Plans



KEY:

01 - Combined bin/cycle store on Plot D as shown. Separate cycle store in rear garden for houses on Plot B.

02 - Electric Car Charging Point

03 - Fuse Box

04 - Potential through lift location in line with Lifetime Homes.

1 0 1 2 3 4 5 m

Materials Key

01 Facing brickwork - For brickwork types refer to Plot Elevations: 8871-BA-PA-XX-DR-A-(05)000, 8871-BA-PB-XX-DR-A-(05)100, 8871-BA-PC-XX-DR-A-(05)200, 8871-BA-PD-XX-DR-A-(05)300

02 Windows - PVC frame, RAL 7021

03 Entrance door - PPC finish, integrated post box

04 Juliet Balconies - Mild steel, PPC finish, RAL 7021

05 Roof Coping - Metal, RAL 7021

06 Roof - Standing seam metal roof, RAL 7021

07 Balustrades - Mild steel, PPC finish, RAL 7021

08 Downpipes - PVC, RAL 7021

09 Rear garden and balcony doors - Glazed doors, PVC framing, RAL 7021

10 Glazed Brick Entrance areas - For glazed brick types refer to Plot Elevations

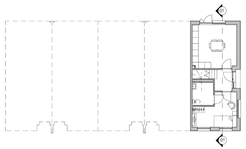
11 Timber dividing screens

12 Projecting Door Canopy - Anodised Aluminium, to match RAL 7021

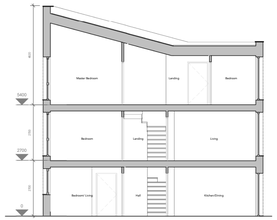
13 Rooflight - RAL 7021



Elevations



Key Section



1 0 1 2 3 4 5 m

7.22 Key Character Locations

At key locations and with reference to the SRF the materiality will be enhanced to add architectural character. Using a brick blend of the lighter brick used for the park facing houses and the darker brick for houses fronting the living streets, these landmark buildings help provide wayfinding and architectural interest, whilst being in keeping with the architectural approach of the scheme.

7.23 Elevation treatment of gable ends

Gable ends have been carefully designed to provide a suitable approach to internal streets and the corner of each plot. Glazing and recessed entrances provide relief and architectural interest, whilst additional planting and trees soften the approach.

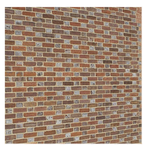
As a primary route into the city centre, the treatment along Rochdale Road is a robust combination of complimentary architectural approaches for the apartments and housetypes. As the visual representation on the next page shows, the larger 4 storey 2-bedroom housetypes front Rochdale Road to the north of the site, with the 6 and 5 storey apartment buildings fronting the route to the south, providing a wealth of activity.



Character Building Locations



Locations of Character Buildings











8.0

Collyhurst Village Landscape

8.0 Collyhurst Village Landscape

8.1 Introduction

Exterior Architecture have developed the landscape and public realm proposals for the new park and housing development.

The following chapter sets out the landscape design proposals for the new housing and park and includes detailed on the various streetscape typologies, hard and soft material selection, strategies of drainage and approach to biodiversity.



8.2 Collyhurst Village Masterplan

The landscape and public realm proposals for Collyhurst Village are based on the following principles:

- A people first approach to streetscape design.
- Maximise opportunities for green infrastructure.
- A sustainable approach to surface water management.

The site is separated into 4 distinct plots. The streets in each block have been arranged into three categories creating a strong and distinct hierarchy across the site. This streetscape categories are.

- Green links – main north / south connections between Rochdale Road and New Collyhurst Park, this includes Paget Street and a newly created street to the northern boundary of the site
- Internal Street – these streets run north / south through the site and are accessed from Thornton Street and have no vehicle connection onto Rochdale Road. This creates an 'access only' scenario and creates the opportunity to design a less formal streetscape.
- Living Street – these streets are 'access only' and are the least busy within the masterplan, generally only accessed by a handful of homes. They are designed along the principles of the Dutch streetscape design concept Woonerf.

Further information on the concept design of the above streetscapes typologies is provided later within this chapter. Improving the character of Rochdale Road as it interfaces with the site is a key consideration of the landscape design proposals. Key principles include the creation of a linear green space to the development boundary. This enables the retention of a number of existing trees within this space, provision for new tree and shrub planting, the introduction of pedestrian and cycle routes into the development from Rochdale road and views into the site from this boundary. In addition to the above, a new neighbourhood public square is proposed to the southern boundary of the site adjacent to the existing war memorial. This new space will provide a visual and physical connection between the site and the war memorial, integrating the memorial into the proposals, whilst acting as an external space connected to the community hub located in the ground floor of the adjacent apartment building.

KEY

1. Cycle route
2. Gateway threshold space
3. Green link
4. Internal street
5. Living street
6. Back gardens
7. SuDS planting
8. Visitor car parking for gateway building



8.3 Collyhurst Village Key Spaces

8.3.1 Living Street

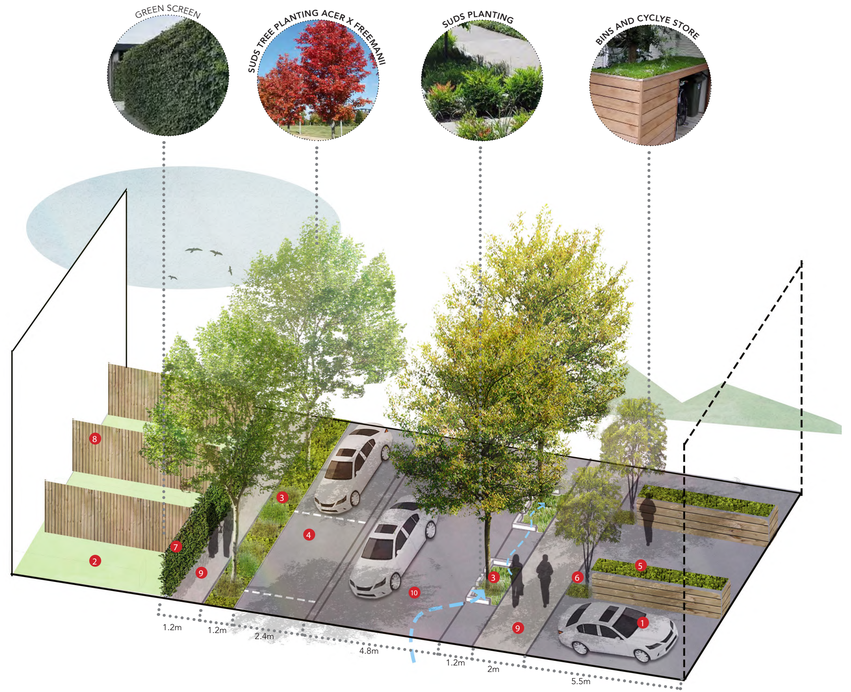


There are 3 Living Street's within the development. This streetscape typology is 'access only' and located within the centre of the development plots. They are generally bounded by only a handful of homes and provide an opportunity to create an informal streetscape character within the development. Opportunities to introduce tree and shrub planting along with rain gardens are maximised. The informal nature of the layout provides opportunities for play beyond the curtilage of the surrounding gardens. The surface materials strategy defines safe pedestrian and cycle routes within the streetscape whilst reinforcing the livening street typology through reduced kerb hights and paved vehicle zones.

The adjacent diagram illustrates the intended character and layout of the Living Street typology.

KEY

1. Front garden/Car parking
2. Back garden
3. Suds planting
4. Visitor car parking
5. Combined bin/cycle store with sedum roof
6. Ornamental planting including specimen
7. Green screen
8. Wooden fencing demarcating gardens
9. Footpath
10. Access road

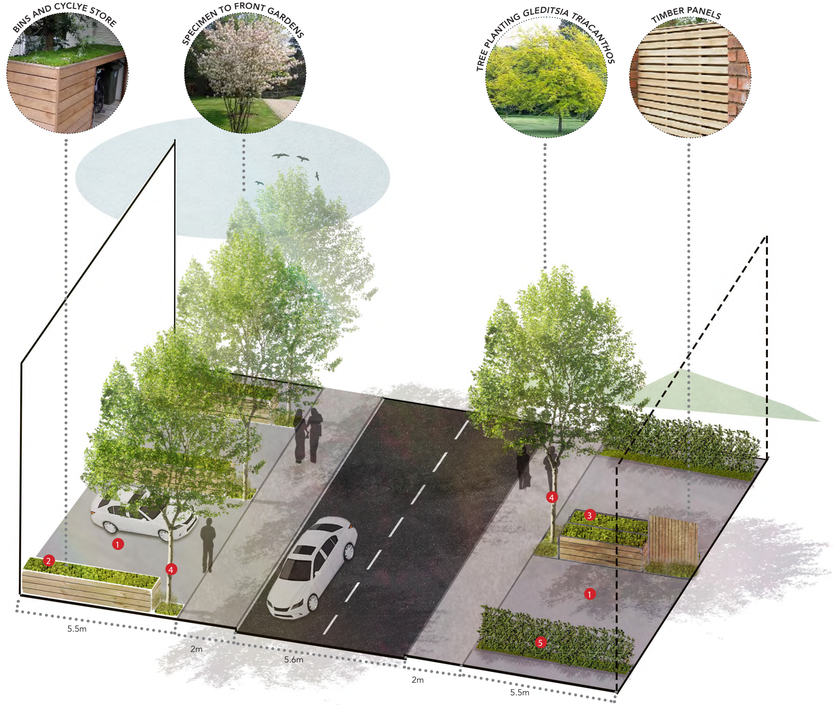


8.3.2 Internal Street



There are 2 Internal Streets within the development. This streetscape typology is located between the development blocks on an east / west alignment. Vehicle access is off Thornton Street north, no vehicle access is provided from Rochdale Road. These streets are defined on both sides by front gardens, each with a driveway. A central two-way vehicle route is provided with a footpath to either side defined by a kerb and change in surface material. Due to the narrow nature of these streets, tree planting has been carefully incorporated into the front gardens ensuring a leafy tree lined character is achieved. Whilst vehicle access to these streets from Rochdale Road is prohibited, pedestrian and cycle access is provided through the proposed linear green space.

The adjacent diagram illustrates the intended character and layout of the Internal Street typology.



KEY

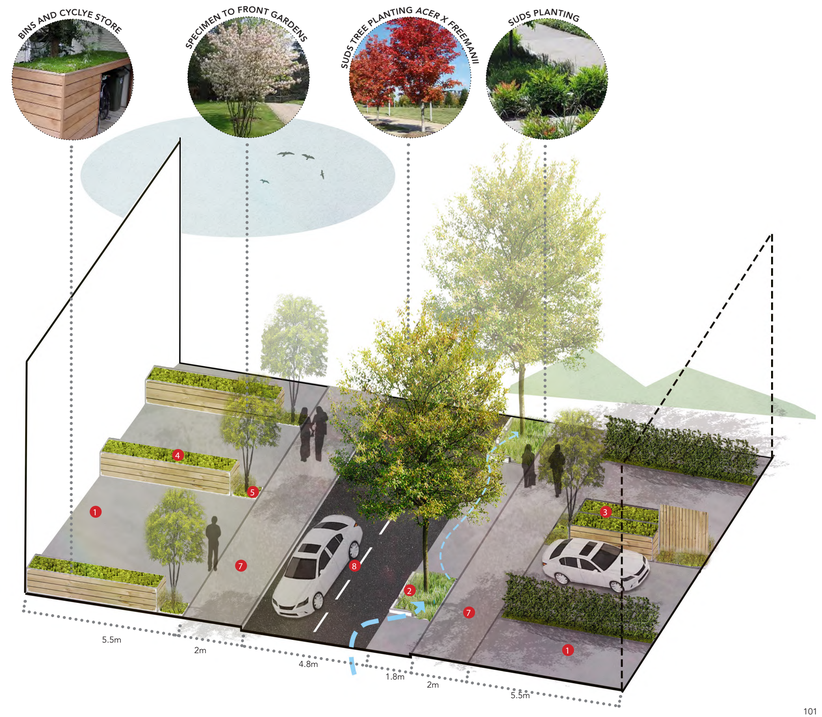
1. Front garden/Car parking
2. Combined bin/cycle store with sedum roof
3. Bin store with sedum roof
4. Ornamental planting including tree planting
5. Green screen

8.3.3 Green Link



The existing Paget Street, which runs centrally east/west through the development, will become a Green Link creating a direct connection from Rochdale Road to the new park and wider Collyhurst Village area. Paget Street is wider than the Internal Streets and can accommodate street tree planting and rain gardens along its length, extending the character of the park into the housing site. Like the Internal Streets it is bounded by gardens on both sides. The street trees and rain gardens are carefully co-ordinated with the gardens and driveways to ensure the maximum number of trees along the street is achieved whilst still facilitating access where required. The proposed rain gardens form part of the wider SUD's strategy across the site.

The adjacent diagram illustrates the intended character and layout of the Green Link typology.



KEY

1. Front garden/Car parking
2. Suds planting
3. Bin store with sedum roof
4. Combined bin/cycle store with sedum roof
5. Ornamental planting including specimen
6. Green screen
7. Footpath
8. Road

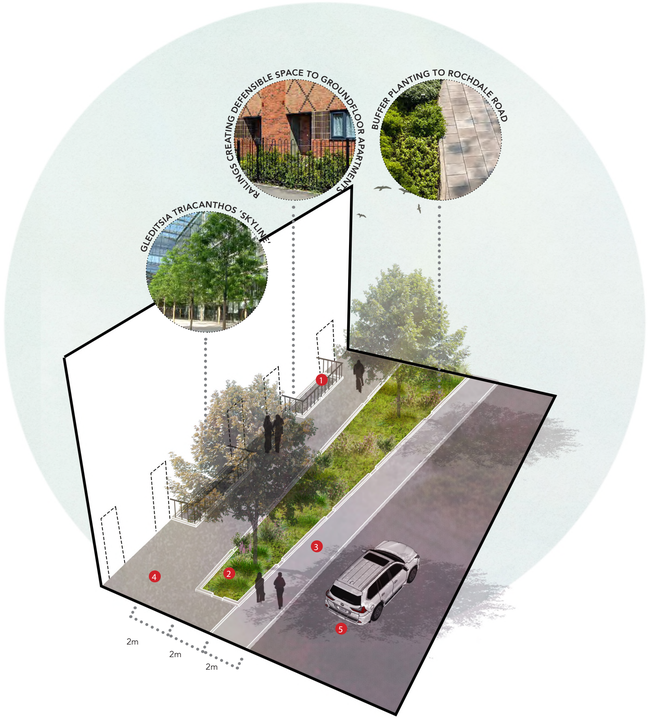
8.3.4 Roachdale Road



Improving the character of Rochdale Road as it interfaces with the site is a key consideration of the landscape design proposals. Setting the proposed built form back has allowed the developed of a linear green space running the full length of this boundary. Within this green space there are several retained mature trees and substantial new tree and shrub planting. Whilst the only vehicle link onto Rochdale Road is from Paget Street, there are a number of pedestrian and cycle links which connect into the Living Streets and Internal Streets, greatly improving permeability from Rochdale road in to the site, to the park and wider Collyhurst Village area.

Where properties front Rochdale road, secondary pedestrian routes have been introduced which link front doors to the existing footpath. This provides a degree of defensible space and enhanced privacy from the Rochdale Road.

The adjacent diagram illustrates the intended character and layout of the Rochdale Road boundary.



KEY

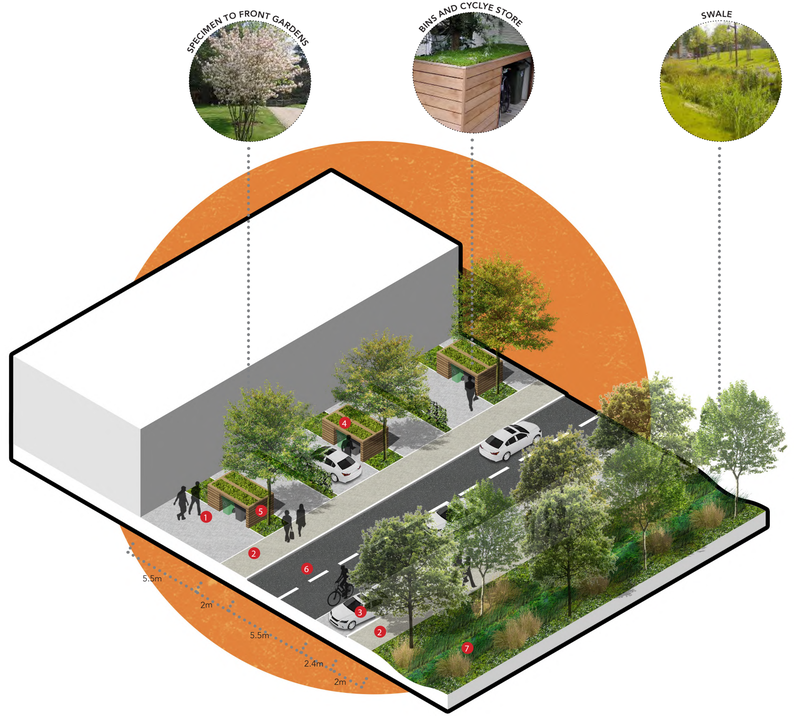
1. Defensible space
2. Buffer planting to Rochdale road
3. Existing footpath to Rochdale Road
4. Proposed secondary footpath
5. Rochdale Road

8.3.5 Thornton Street North



Thornton Street North is an existing street that will be greatly enhanced by the proposals. As a result of this development new houses will be built fronting Thornton Street North to the west, these houses will have front gardens with driveways and integrated street tree planting. To the east will be the boundary of the new park. Proposals include the development of a series of linear parking bays and a new footpath. Beyond this along the park boundary will be a linear bio-diverse swale and new tree planting. The swale will take surface water run off from the adjacent road and act as a defensible edge to this boundary. Pedestrian and cycle access points across the swale from Thornton Street North are located at regular intervals.

The adjacent diagram illustrates the intended character and layout of Thornton Street North.



KEY

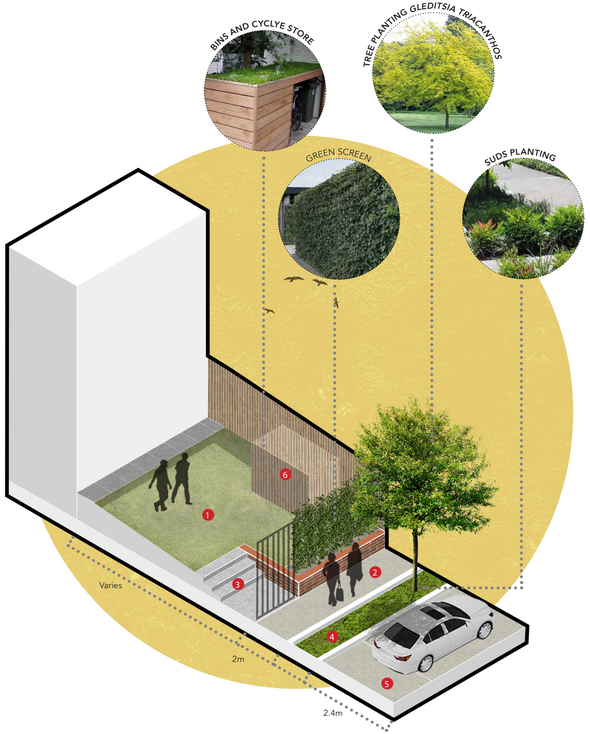
1. Front garden/Car parking
2. Footpath
3. Visitor car parking
4. Combined bin/cycle store with sedum roof
5. Ornamental planting including tree planting
6. Thornton Street
7. Swale

8.3.6 Unit back gardens

All houses have a back garden. To overcome significant changes in level running both east/west and north/south across the site, low retaining walls have been integrated into some rear garden boundaries. Locating the required level change in this location protects the accessibility of the streetscapes, public realm and gardens. Where the low retaining wall is required a series of steps is proposed to enable access from the garden to the adjacent space. This is required to allow access to cycle storage which is in rear gardens. It should be noted that level access is provided to the front of all houses.

The adjacent diagram illustrates the intended approach to the level change along the rear garden boundaries.





KEY

1. Back garden
2. Footpath
3. Steps to back garden
4. Suds planting
5. Car parking
6. Cycle store to back gardens

8.3.7 Neighbourhood square



The proposal for the housing site includes the development of a new neighbourhood square, part of a network of new public spaces proposed in the Northern Gateway SRF. The new square is located on the southern boundary of the site adjacent to the existing war memorial and is defined by Rochdale Road, Shellard Street and Thornton Street North. This new space will provide a visual and physical connection between the site and the war memorial, helping to integrate the memorial into the proposals. The square will also act as a community space, connected to the proposed community hub located in the ground floor of the adjacent apartment building. It is envisaged that the space will be used to hold local community events. Tree and shrub planting have been strategically placed to shelter the space from the surrounding roads. Seating opportunities are located to the edges of the space to allow for a adapted central area for events.

The adjacent image illustrates the intended character and layout of the neighbourhood square.

KEY

1. Cycle lane
2. Footpath
3. Neighbourhood square
4. Planting



8.4 Soft Landscape Strategy

8.4.1 Tree strategy

The approach to the tree planting for Collyhurst Village involves the creation of distinct neighbourhoods and the establishment of sustainable tree cover across the development.

Aesthetically, the intention is to reflect the tones found in Binney Sandstone within the foliar palette. The proposed pallet illustrated by the images opposite acts to emphasises different spaces and street typologies whilst providing seasonal interest. Through this pallet biodiversity is encouraged through choice of pollinator species. Secure by Design parameters are acknowledged to achieve permeability and maintain site lines across spaces whilst supporting the SUDS strategy for the site.

Proposed trees





Gleditsia triacanthos 'Skyline'

SUNLIGHT | SIZE H: 15M S: 7M | FORM

This species, which elegantly holds its light crown, cast a light dappled shade. It suitability to tree scapes and elegance have brought its merit to the addition of this strategy. This species has been further selected due to SUDS suitability and to aid stormwater management.





Acer campestre 'Streetwise'

SUNLIGHT | SIZE H: 8M S: 5M | FORM

An upright deciduous form of Field Maple. The lobed leaves emerge light green often with red tips, maturing to dark green then turning bright yellow in autumn. Yellow-green flowers in small loose clusters are produced in April followed by winged fruit called 'keys' which mature from green to red from August.





Acer rufinerve

SUNLIGHT | SIZE H: 8M S: 6M | FORM

Acer rufinerve is a snakebark maple making a medium-sized deciduous tree with glaucous young shoots and white-striped branches. Leaves broadly oval, 3-lobed, yellow and red in autumn. It is a striking tree throughout the seasons and aids in delivering a unique character to the development.

Proposed trees

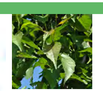




Acer x freemanii

SUNLIGHT | SIZE H: 12M S: 8M | FORM

Acer x freemanii is a hybrid of its two North American parents, Acer saccharinum (Silver Maple) and Acer rubrum (Red Maple). It takes the best qualities from each, hardiness and resilience from the Silver Maple, attractive colouring from the Red Maple, overall making it a superb tree. A resistance to most pests and diseases also make it a popular choice. This species has been selected due to SUDS suitability and to aid stormwater management.


Alnus x spaethii

SUNLIGHT | SIZE H: 15M S: 8M | FORM

A strong growing tree with a distinctly pyramidal form. Young leaves are purple tinged, maturing to relatively long, dark, glossy green leaves which are held into December. Long brownish-yellow male catkins are produced in December-January and open in January into February with fruits forming later in the year as cones, initially green, turning brown. Does well on moist ground. This species has been selected due to SUDS suitability and to aid stormwater management.





Cercis siliquastrum

SUNLIGHT | SIZE H: 6M S: 6M | FORM

A slow-growing deciduous small tree. Rounded or heart-shaped leaves on reddish-brown twigs are shiny bronze-green when young maturing to blue-green, turning yellow in autumn. Numerous clusters of rose-pink, pea-like flowers from the end of April before the leaves emerge are borne directly from the previous year's wood and even the trunk. They are followed in July by reddish-purple seed pods which are held into and even through the winter. Chosen as a single and multi-stem to provide a unique.





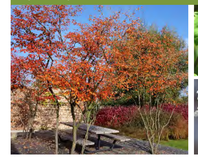
Corylus colurna

SUNLIGHT | SIZE H: 16M S: 7M | FORM

The crown shape of the Turkish Hazel starts out pyramidal due to its horizontal branching, later becoming broadly conical. Yellowish catkins in late winter/early spring are followed by large rounded furry green leaves. Occasionally sets fruit in the form of brown nuts within husks clustered together. It is a superb street tree, robust which beautifully frames an avenue.

Native species | Evergreen and semi evergreen species : winter shelter for wildlife | RHS "Plant for pollinators" species | Fruit/seeds for wildlife

Proposed specimen

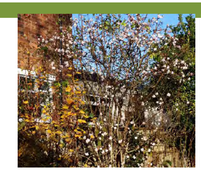
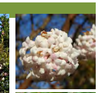




Amelanchier lamarkii

SUNLIGHT | SIZE H: 8M S: 6M | FORM

A small tree with a lightly branching crown as part of an upright growth habit. Opens in early spring with young red leaves and a mass of clusters of white flowers. Leaves ovate which in autumn turn to fiery orange and red shades. Fruit consisting of small bluish-black berries, initially turning red in July, are attractive to birds.


Viburnum x bodnantense 'Dawn'

SUNLIGHT | SIZE H: 2.5M S: 1.6M | FORM

Medium to large deciduous winter flowering specimen of upright growth. Flowers are pale pink and very fragrant. Produces fruit which are red, ripening to blue-tinged black. Leaves can turn reddish-purple in autumn.

Native species | Evergreen and semi evergreen species : winter shelter for wildlife | RHS "Plant for pollinators" species | Fruit/seeds for wildlife

8.4.2 Hedging and SuDS Planting

Hedging



SUNLIGHT

ECOLOGY

Ligustrum ovalifolium

Proposed fern



SUNLIGHT

ECOLOGY

N

Dryopteris filix-mas



SUNLIGHT

ECOLOGY

Osmunda regalis

Proposed grass



SUNLIGHT

ECOLOGY

N

Carex pendula



SUNLIGHT

ECOLOGY

Panicum virgatum 'Heavy Metal'

Proposed herbaceous



SUNLIGHT

ECOLOGY

N

Helleborus foetidus



SUNLIGHT

ECOLOGY

N

Iris pseudacorus



SUNLIGHT

ECOLOGY

Lythrium salicaria 'Blush'

Proposed shrub



SUNLIGHT

ECOLOGY

Cornus sanguinea 'Midwinter Fire'

N Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruit/seeds for wildlife

8.4.3 Ornamental Planting 01

Proposed herbaceous



SUNLIGHT

ECOLOGY

Achillea millefolium 'Summer Pastels'.jpg



SUNLIGHT

ECOLOGY

Allium carinatum pulchellum.jpg



SUNLIGHT

ECOLOGY

Anemone hupehensis 'September Charm'.jpg

Proposed fern



SUNLIGHT

ECOLOGY

Asarum europaeum.jpg



SUNLIGHT

ECOLOGY

Calamagrostis x acutiflora 'overdam'.jpg

Proposed grass



SUNLIGHT

ECOLOGY

Choisya x dewitteana White Dazzler.jpeg



SUNLIGHT

ECOLOGY

Erigeron 'Rosa Juwel'.jpg

Proposed shrub



SUNLIGHT

ECOLOGY

Euphorbia characias 'Humpty Dumpty'.jpg



SUNLIGHT

ECOLOGY

Euphorbia x martinii.jpg



SUNLIGHT

ECOLOGY

Geranium x cantabrigiense 'Cambridge'.jpg



SUNLIGHT

ECOLOGY

Helleborus argutifolius.jpg

N Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruit/seeds for wildlife

Proposed herbaceous


SUNLIGHT
ECOLOGY
Sedum 'Herbstfreude'


SUNLIGHT
ECOLOGY
Verbena bonariensis


SUNLIGHT
ECOLOGY
Monarda 'Cambridge Scarlet'

Proposed grass


SUNLIGHT
ECOLOGY
Calamagrostis x acutiflora 'overdam'


SUNLIGHT
ECOLOGY
Molinia caerulea


SUNLIGHT
ECOLOGY
Sesleria autumnalis

Proposed shrub


SUNLIGHT
ECOLOGY
Sarcococca confusa

Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruit/seeds for wildlife

Proposed herbaceous


SUNLIGHT
ECOLOGY
Achillea 'Summerwine'


SUNLIGHT
ECOLOGY
Astilbe 'Fanal'


SUNLIGHT
ECOLOGY
Ceanothus 'Burkwoodii'

Proposed herbaceous


SUNLIGHT
ECOLOGY
Choisya x dewitteana 'Aztec Pearl'


SUNLIGHT
ECOLOGY
Choisya ternata


SUNLIGHT
ECOLOGY
Choisya x dewitteana White Dazzler


SUNLIGHT
ECOLOGY
Helenium 'Rubinzwerg'

Proposed herbaceous


SUNLIGHT
ECOLOGY
Sarcococca humilis


SUNLIGHT
ECOLOGY
Sedum spectabile 'Stardust'

Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruit/seeds for wildlife

Proposed grass



Acorus gramineus 'Ogon'

SUNLIGHT

ECOLOGY



Carex buchananii

SUNLIGHT

ECOLOGY



Carex testacea

SUNLIGHT

ECOLOGY



Luzula nivea

SUNLIGHT

ECOLOGY

N

N Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruit/seeds for wildlife

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9.0 New Collyhurst Park

9.0 New Collyhurst Park

9.1 SRF Context

The creation of a new neighbourhood park at Collyhurst Village is proposed in the Northern Gateway SRF adopted by Manchester City Council. The diagrams below are taken from the SRF and define the location of the new park within the proposed urban grain and set the context for walking and cycling, vehicle movement and public realm networks.

The SRF identified a series of key principles for the creation of the new park, these include.

- Water features provide sustainable drainage whilst referencing the existing watercourse beneath the ground.
- Lawn areas provide open space for sport and recreation.
- Equipped play area.
- Informal pedestrian route meanders through the park.
- Woodland blocks break the park up into a series of spaces.
- Colourful surfacing invites play and provides space for informal sport and recreation.
- Well-designed seating and lighting

The following pages detail the proposed design of the new park taking into account the above considerations.

Walking & Cycling



"Neighbourhood walking and cycling routes will provide access through New Collyhurst Park, connecting through to Monsall and south to a potential Primary Retail and Service Hub at Vauxhall Gardens." SRF (2019)

Vehicular Movement



"Car access through the New Collyhurst Park will be available but restricted to discourage rat-running." SRF (2019)

Public Realm & Spaces



"A variety of new habitats will be created to improve biodiversity and add variation to the park's character." SRF (2019)

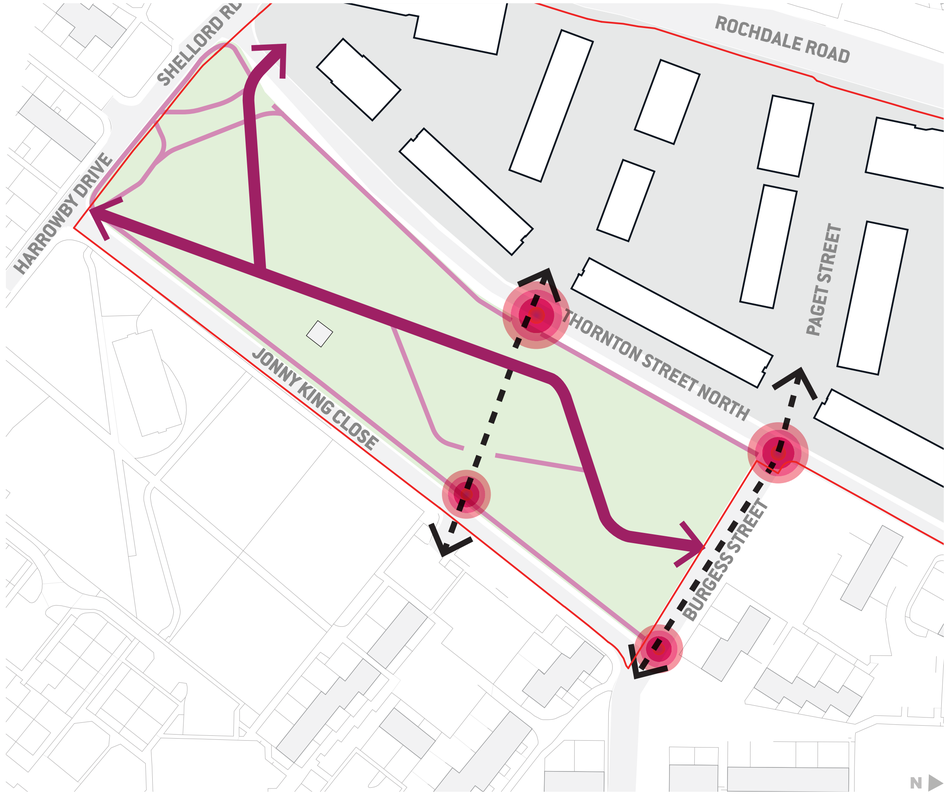
9.2 Analysis

9.2.1 Access & Circulation

Access and circulation within the park are designed to respond to the existing and proposed urban grain of the surrounding context. A series of gateway spaces are proposed at key junctions all of which connect to a central spine path which runs north / south through the park. Routes are designed to maximise east / west and north / south connections and support the definition of different characters areas.

KEY

- Phase 1 boundary
- Primary footpath (Collyhurst corridor)
- Secondary footpath
- Retained & enhanced links
- Gateways & thresholds
- New Collyhurst Park
- Existing substation

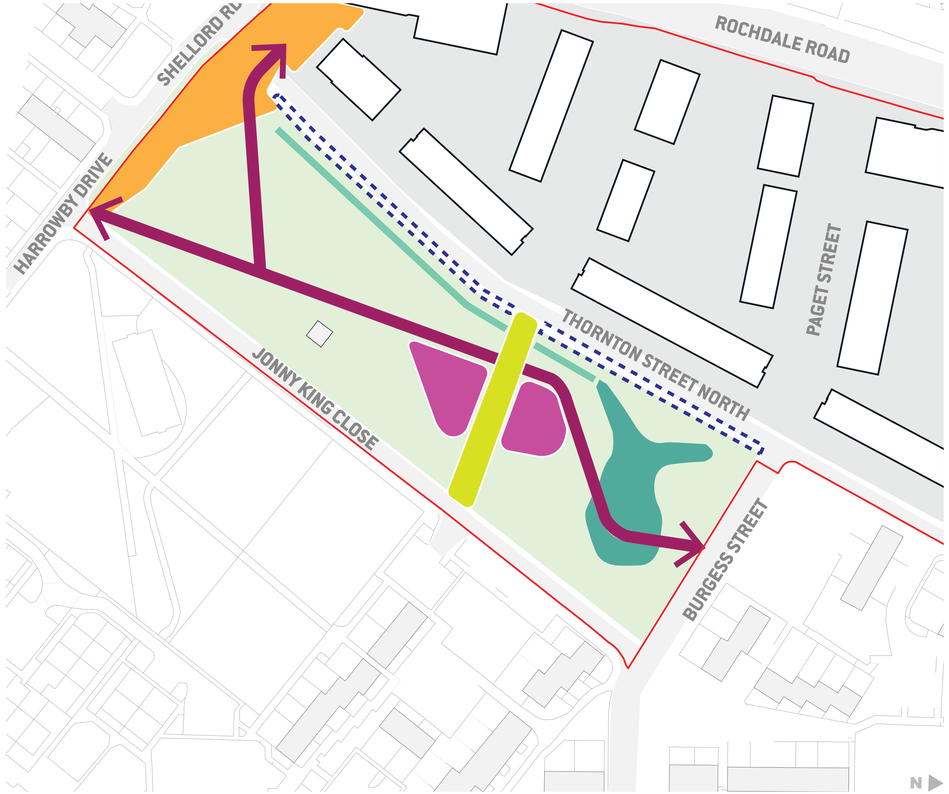


9.2.2 Character Areas

A series of character areas forming the main spaces within the park is proposed. These spaces include play areas, areas of wetland and swales, plaza's and major routes. These spaces form the basis of the park design and are all connected via the central spine route.

KEY

- Phase 1 boundary
- Swales
- Wetland
- New Collyhurst Park
- Neighbourhood square
- Play area
- Tree lined promenade
- Existing substation
- Collyhurst park corridor
- Tree lined street with carparking



9.3 New Collyhurst Park

The new park is bounded by Shellard Road, Thorton Street North, Jonny King Street and Burgess Street. This planning application seeks to deliver Phase 1 of the park, approximately half of the area identified in the SRF. The remainder of the park will be developed in conjunction with future housing proposals for the area.

The new park consists of a number of different character areas connected by a central spine path running north / south between Shellard Street and Burgess Street. A number of secondary paths are proposed to aid access and movement around the park and ensure its integration into the surrounding proposed and existing urban grain. The character areas proposed include:

- A gateway space adjacent to Shellard Street connecting the park with a new neighbourhood square associated with Collyhurst Village. This creates an integrated public space across the two sites with priority given to pedestrians in this location of Thornton Street North.
- Areas of woodland blocks acting as structure within the park to define recreation spaces. The woodland blocks also provide significant habitat and bio-diversity benefits and provide opportunities to informal and natural play.
- Areas of open lawn providing multifunctional recreation spaces for informal sporting activities and larger team or group events.
- An orchard of fruiting trees to enhanced local habitat and biodiversity whilst creating opportunities for community-based activities such as food growing and harvesting. The inclusion of the orchard is a direct result of the public consultation process.
- A formal play space located centrally within the park creating a hive of activity for all age groups.
- A pedestrian boulevard running east / west through the park along the current alignment of Churnet Street. This route connects the park into the existing surrounding urban grain whilst establishing new routes for future development phases.
- A bio-diverse linear swale that runs parallel to Thornton Street North and is designed to attenuate surface water runoff from the park and highway.
- An area of multifunctional wetland to the north of the park, designed to be a wildlife haven whilst creating educational opportunities and attenuating surface water from Collyhurst Village to the adjacent side of Thornton Street North.

A central spine route designed for use by pedestrians and cyclists runs north / south through the park connecting the various character areas mentioned above. Significant numbers of new trees are proposed throughout the park including woodland trees, parkland trees and specimen trees. Seating opportunities are a key consideration of the park design taking the form of regular resting opportunities along key routes, informal seating opportunities to the edges of the recreational spaces and play areas and the introduction of picnic tables and benches to key spaces such as the banks of the wetland. The seating opportunities are designed to accommodate all ages and abilities.



KEY

1. Tree lined parking & Promenade
2. Neighbourhood square
3. Collyhurst corridor
4. Play area
5. Woodland & Wildflower areas
6. Wetland & Swale

9.3.1 Section A-AA



KEY

1. Primary pedestrian and cycle route through the park including seating opportunities
2. Tree lined Thorton St North with parking bays
3. Play spaces including formal and informal play opportunities
4. Secondary routes through the park including play along the way opportunities
5. Woodland edge with mounding and wildflower
6. Rain gardens and ornamental planting areas



9.3.2 Section B-BB



KEY

1. Front garden on Thorton St North
2. Tree lined Thorton St North with parking bays
3. Incidental seating & picnic areas
4. Footbridge
5. Wetland & swales
6. Woodland edge with understorey bulbs and naturalized grasses



9.4 Key Spaces

9.4.1 Neighbourhood Square



9.4.2 Collyhurst Corridor



9.4.3 Wetland



9.5 Play Strategy


1. INCLUSIVE ROUNDABOUT


2. IN GROUND TRAMPOLINES


3. HUT COMBINATION


4. FEATURE SLIDE


5. STEPPING STILTS


6. CLIMBING STRUCTURE


7. PING PONG TABLE


8. TRAVERSING WALL

KEY

- Natural Play Areas
- Structured Areas
- 1 Inclusive Roundabout
- 2 In-ground Trampolines
- 3 Hut Combination
- 4 Feature Slide
- 5 Stepping Stilts
- 6 Climbing Structure
- 7 Ping pong Table
- 8 Traversing Wall
- 9 Balancing Trail Logs
- 10 Straight Beam
- 11 Balancing Block
- 12 Play Mounds




9. BALANCE TRAIL LOGS


10. STRAIGHT BEAM


11. BALANCING BLOCK


12. GRASS MOUNDS

N

9.6 Soft Landscape Strategy

9.6.1 Tree Planting

The approach to the tree planting for the Park Site involves the creation of a distinct neighbourhood park whilst encouraging biodiversity.

All year round interest, pollinator species and storm water management lie at the heart of the park strategy. The proposed pallet illustrated by the images opposite acts to emphasises different typologies found in the park, namely parkland, woodland, orchard and specimen trees. Secure by Design parameters are acknowledged to achieve permeability.

Please refer to the site wide Replacement Tree Strategy within the Landscape Environment Contributions section for the location of proposed trees and overall proposed tree numbers.

Proposed Parkland trees


Gleditsia triacanthos 'Skyline'

SUNLIGHT | SIZE H: 15M S: 7M | FORM | N

This species, which elegantly holds its light crown, cast a light dappled shade. It suitability to tree scapes and elegance have brought its merit to the addition of this strategy. This species has been further selected due to SUDS suitability and to aid stormwater management.


Alnus glutinosa

SUNLIGHT | SIZE H: 18M S: 9M | FORM | N

The Common Alder is a densely branched, medium-sized, occasionally taller tree. Rounded foliage follows the yellow catkins in March. Excellent on moist, even wet sites. Good wind tolerance.


Betula pendula

SUNLIGHT | SIZE H: 16M S: 9M | FORM | N

The Common Silver Birch is a beautiful native tree which casts only light shade and is medium to fast growing. Its crown shape is variable, often rather narrow. Shoot tips are usually pendulous; the foliage is diamond-shaped and fairly small. Rich yellow autumn colour. The trunk has silvery-white peeling bark, turning to black at the base.

Proposed Parkland trees


Acer x freemanii

SUNLIGHT | SIZE H: 12M S: XXM | FORM

Acer x freemanii is a hybrid of its two North American parents, Acer saccharinum (Silver Maple) and Acer rubrum (Red Maple). It takes the best qualities from each, hardiness and resilience from the Silver Maple, attractive colouring from the Red Maple, overall making it a superb tree. A resistance to most pests and diseases also make it a popular choice. This species has been selected due to SUDS suitability and to aid stormwater management.


Alnus x spaethii

SUNLIGHT | SIZE H: 15M S: 8M | FORM

A strong growing tree with a distinctly pyramidal form. Young leaves are purple tinged, maturing to relatively long, dark, glossy green leaves which are held into December. Long brownish-yellow male catkins are produced in December-January and open in January into February with fruits forming later in the year as cones, initially green, turning brown. Does well on moist ground. This species has been selected due to SUDS suitability and to aid stormwater management.


Cercis siliquastrum

SUNLIGHT | SIZE H: 6M S: 6M | FORM

A slow-growing deciduous small tree. Rounded or heart-shaped leaves on reddish-brown twigs are shiny bronze-green when young maturing to blue-green, turning yellow in autumn. Numerous clusters of rose-pink, pea-like flowers from the end of April before the leaves emerge are borne directly from the previous year's wood and even the trunk. They are followed in July by reddish-purple seed pods which are held into and even through the winter. Chosen as a single and multi-stem to provide a unique.


Corylus colurna

SUNLIGHT | SIZE H: 16M S: 7M | FORM

The crown shape of the Turkish Hazel starts out pyramidal due to its horizontal branching, later becoming broadly conical. Yellowish catkins in late winter/early spring are followed by large rounded furry green leaves. Occasionally sets fruit in the form of brown nuts within husks clustered together. It is a superb street tree, robust which beautifully frames an avenue.

N Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruit/seeds for wildlife

Proposed Parkland trees



Salix alba

SUNLIGHT | SIZE H: 25M S: 15M | FORM | N

The White Willow is a fast growing, native tree often found near water. The head usually forms a rounded cone, the twiggy branches have drooping tips and the narrow foliage is silvery-green. Male yellow catkins and yellow-green female catkins are produced in April after the first leaves appear.



Salix caprea

SUNLIGHT | SIZE H: 12M S: 8M | FORM | N

The Goat Willow is a small tree or large shrub, though more often the latter. Male yellow catkins and green female catkins (on separate plants) appear in March before the leaves. Fruit in the form of white downy seeds are released in May.



Sorbus aucuparia 'Rossica Major'

SUNLIGHT | SIZE H: 10M S: 6M | FORM | N

A medium sized vigorous tree with an oval crown. Relatively large, toothed, pinnate leaves which usually give good autumn colour. Fruits are large and deep red. This variety is rather similar to the form 'Edulis'.

Proposed Parkland trees



Sorbus cashmiriana

SUNLIGHT | SIZE H: 6M S: 5M | FORM | N

A small tree with a loosely pyramidal form and open crown. Pinnate serrated green leaves turn orange-red in autumn. Flower buds pink turning white when fully open in May. Drooping clusters of large white berries in autumn.



Sorbus commixta

SUNLIGHT | SIZE H: 10M S: 7M | FORM | N

This relatively vigorous, medium sized tree is rather upright when young, becoming broader with age, although more upright and faster-growing than the cultivar 'Embley'. Foliage like Sorbus aucuparia but generally more sharply toothed and glossy. Excellent autumn colour.



Sorbus 'Golden Wonder'

SUNLIGHT | SIZE H: 8M S: 5M | FORM | N

The crown shape of the Turkish Hazel starts out pyramidal due to its horizontal branching, later becoming broadly conical. Yellowish catkins in late winter/early spring are followed by large rounded furry green leaves. Occasionally sets fruit in the form of brown nuts within husks clustered together. It is a superb street tree, robust which beautifully frames an avenue.

Woodland trees



Prunus avium

SUNLIGHT | SIZE H: 17M S: 10M | FORM | N

The native Gean or Wild Cherry. This variable medium to large tree has a broad conical crown. The mature bark is dark red-brown. The single white flowers which appear in clusters in mid-spring are followed by small red cherries. Usually good red or orange leaf shades in autumn.



Sorbus aucuparia 'Rossica Major'

SUNLIGHT | SIZE H: 10M S: 6M | FORM | N

A medium sized vigorous tree with an oval crown. Relatively large, toothed, pinnate leaves which usually give good autumn colour. Fruits are large and deep red. This variety is rather similar to the form 'Edulis'.



Betula pendula

SUNLIGHT | SIZE H: 16M S: 9M | FORM | N

The Common Silver Birch is a beautiful native tree which casts only light shade and is medium to fast growing. Its crown shape is variable, often rather narrow. Shoot tips are usually pendulous; the foliage is diamond-shaped and fairly small. Rich yellow autumn colour. The trunk has silvery-white peeling bark, turning to black at the base.

Woodland trees



Sorbus aria

SUNLIGHT | SIZE H: 13M S: 10M | FORM | N

This variable small to medium sized, round-headed native tree bears white flowers in late spring, followed by red fruits. The oval foliage opens white-green, then turns green above, remaining grey-white below, the overall appearance being grey-green in colour.



Sorbus aucuparia

SUNLIGHT | SIZE H: 10M S: 7M | FORM | N

The Mountain Ash or Rowan is a small to medium sized native tree. The vigour and crown shape are variable. The species makes a good choice for naturalizing in mixed plantings with other native trees. The pinnate foliage usually colours well in autumn to shades of orange, red, russet or yellow. Clusters of creamy-white flowers in May and June.



Sorbus commixta

SUNLIGHT | SIZE H: 10M S: 7M | FORM | N

This relatively vigorous, medium sized tree is rather upright when young, becoming broader with age, although more upright and faster-growing than the cultivar 'Embley'. Foliage like Sorbus aucuparia but generally more sharply toothed and glossy. Excellent autumn colour.



Sorbus 'Golden Wonder'

SUNLIGHT | SIZE H: 8M S: 5M | FORM | N

The crown shape of the Turkish Hazel starts out pyramidal due to its horizontal branching, later becoming broadly conical. Yellowish catkins in late winter/early spring are followed by large rounded furry green leaves. Occasionally sets fruit in the form of brown nuts within husks clustered together. It is a superb street tree, robust which beautifully frames an avenue.

Proposed Orchard trees



Malus domestica 'Cox's Orange Pippin'

SUNLIGHT | SIZE H: 4M S: 5M | FORM

A mid-season eating (dessert) variety, this very popular apple with deep creamy flesh is crisp, sweet and aromatic. A strong growing deciduous tree with a rounded form with ovate, toothed, shiny green leaves. Pale pink flower buds opening to white in early May after the emergence of the leaves are followed by heavy crops of medium-sized yellow fruit flushed orange-red.



Malus domestica 'Kidd's Orange Red'

SUNLIGHT | SIZE H: 4M S: 5M | FORM

A mid-season eating (dessert) variety providing large, red, speckled apples which are sweet, juicy and aromatic. This is a very hardy deciduous tree with a rounded form with ovate, shallowly toothed, shiny green leaves. Pale pink flower buds opening to white self-fertile flowers in early May after the emergence of the leaves.



Prunus cerasus 'Morello'

SUNLIGHT | SIZE H: 3M S: 3M | FORM

The deciduous tree is grown for its superb large, dark red acid cherries that are ideal for cooking. It has a compact but spreading habit, small white flowers in spring and bitter-sweet fruit August which are perfect for stewing. A popular, self-fertile cherry that can tolerate heavy soil.

Proposed Orchard trees



Pyrus communis 'Concorde'

SUNLIGHT | SIZE H: 3M S: 4M | FORM

An excellent deciduous pear with sweet and juicy, yellow flesh and pale green skin which ripens to yellow with gold or brown russeting. This is a versatile, modern dessert pear that will produce consistently heavy crops in most locations. It is a cross between 'Conference' and 'Doyenne du Comice' with a compact growth habit. It starts producing fruit when its very young, so you don't have to wait several years for your first crop.

Proposed specimen



Amelanchier lamarkii

SUNLIGHT | SIZE H: 8M S: 6M | FORM

A small tree with a lightly branching crown as part of an upright growth habit. Opens in early spring with young red leaves and a mass of clusters of white flowers. Leaves ovate which in autumn turn to fiery orange and red shades. Fruit consisting of small bluish-black berries, initially turning red in July, are attractive to birds.

Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruit/seeds for wildlife

Proposed herbaceous



Camassia leichtlinii

SUNLIGHT | ECOLOGY



Cirsium rivulare 'Atropurpureum'

SUNLIGHT | ECOLOGY



Crocosmia 'Spitfire'

SUNLIGHT | ECOLOGY

Proposed herbaceous



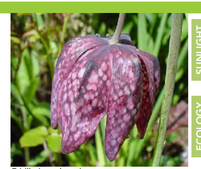
Eupatorium cannabinum

SUNLIGHT | ECOLOGY



Euphorbia palustris

SUNLIGHT | ECOLOGY



Fritillaria meleagris

SUNLIGHT | ECOLOGY



Geranium 'Brookside'

SUNLIGHT | ECOLOGY

Proposed herbaceous



Geranium clarkei 'Kashmir White'

SUNLIGHT | ECOLOGY



Helleborus foetidus

SUNLIGHT | ECOLOGY (N)



Iris foetidissima

SUNLIGHT | ECOLOGY



Iris pseudacorus

SUNLIGHT | ECOLOGY (N)

Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruit/seeds for wildlife

Proposed herbaceous


SUNLIGHT
ECOLOGY
Lythrium salicaria 'Blush'


SUNLIGHT
ECOLOGY
Sanguisorba officinalis 'Tanna'


SUNLIGHT
ECOLOGY
Thalictrum aquilegifolium 'Album'

Proposed herbaceous


SUNLIGHT
ECOLOGY
Valeriana officinalis

Proposed grass


SUNLIGHT
ECOLOGY
N
Carex pendula


SUNLIGHT
ECOLOGY
N
Luzula sylvatica


SUNLIGHT
ECOLOGY
Miscanthus sinensis 'Gracillimus'

Proposed grass


SUNLIGHT
ECOLOGY
Miscanthus sinensis 'Kleine Silberspinne'


SUNLIGHT
ECOLOGY
Panicum virgatum 'Heavy Metal'

Proposed fern


SUNLIGHT
ECOLOGY
Osmuda regalis

N Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruit/seeds for wildlife

Proposed herbaceous


SUNLIGHT
ECOLOGY
Achillea millefolium 'Summer Pastels'


SUNLIGHT
ECOLOGY
Allium carinatum pulchellum


SUNLIGHT
ECOLOGY
Anemone hupehensis 'September Charm'

Proposed herbaceous


SUNLIGHT
ECOLOGY
Asarum europaeum


SUNLIGHT
ECOLOGY
Choisya x dewitteana White Dazzler


SUNLIGHT
ECOLOGY
Erigeron 'Rosa Juwel'


SUNLIGHT
ECOLOGY
Euphorbia characias 'Humpty Dumpty'

Proposed herbaceous


SUNLIGHT
ECOLOGY
Euphorbia x martinii


SUNLIGHT
ECOLOGY
Geranium x cantabrigiense 'Cambridge'


SUNLIGHT
ECOLOGY
N
Helleborus argutifolius


SUNLIGHT
ECOLOGY
Monarda 'Cambridge Scarlet'

N Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruit/seeds for wildlife

Ornamental Planting (Continued)

Proposed herbaceous



SUNLIGHT

ECOLOGY

Nectaroscordum siculum



SUNLIGHT

ECOLOGY

Pulsatilla vulgaris



SUNLIGHT

ECOLOGY

Sedum 'Herbstfreude'

Proposed herbaceous



SUNLIGHT

ECOLOGY

Verbena bonariensis

Proposed grass



SUNLIGHT

ECOLOGY

Calamagrostis x acutiflora 'overdam'

Proposed shrub



SUNLIGHT

ECOLOGY

Sarcococca confusa

9.6.4 Bulb Planting

Proposed bulbs



SUNLIGHT

ECOLOGY

Leucojum aestivum



SUNLIGHT

ECOLOGY

Narcissus obvallaris



SUNLIGHT

ECOLOGY

Narcissus pseudonarcissus

N Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruit/seeds for wildlife

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10.0

Landscape Environmental Contributions

10.0 Landscape Environmental Contributions

10.1 Existing Trees

Amenity Tree Care were commissioned to undertake a Arboricultural Impact Assessment (AIA). This report assessed the quality of and impact to the existing tree stock on the site, categorising the existing trees and indicating which will be retained or removed as part of the development proposals.

This planning application includes the removal of 208 individual trees (which are referenced in the AIA as 125 individual trees and groups) categorised based on their quality in the AIA as A, B or C. There are 11no existing trees which will be retained as part of the proposals. Of these, 7no trees will be retained along Rochdale Road helping to retain a degree of the existing mature tree line along this boundary of the site. In addition to the 6no trees along Rochdale Road, 4no trees will be retained within the eastern parcel of land associated with the application.

The adjacent diagram summarises the finding of the AIA, including the categorisation of existing trees and the location of those to be retained or removed.

KEY

Existing trees to be removed

- Enabling works boundary
- Existing trees category A
- Existing trees category B
- Existing trees category C
- Existing trees category U

Existing trees to be retained

- Existing trees category A
- Existing trees category B



10.2 Replacement Tree Strategy

As part of the replacement strategy 464 trees are proposed, representing a 1:2 minimum replacement policy. The replacement proposals include new street trees, areas of woodland, an orchard and parkland trees, the majority of which will be semi-mature when planted.

The replacement strategy has been developed to contribute to bio-diversity net gain, aid surface water management, improve visual amenity and maximise tree cover.

KEY

Enabling works boundary

Proposed trees

Girth: 20-25/20-30cm

Height: 500-550/500-600cm

Specification: Semi-mature, clear stem minimum 200cm

Proposed specimen

Height: 350-400cm

Specification: Multi stem, clear stem minimum 150-200cm

Proposed parkland trees

Girth: 16-18; 20-25; 2530

Height: 450-500; 500-550

Specification: Semi-mature, clear stem minimum 200cm

Proposed woodland blocks

Girth: 16-18

Height: 400-450

Specification: EHS, clear stem minimum 200cm

Proposed Orchard

Height range: 125-150; 150-175 & 300-350

Specification range:

Bush; M26 rootstock; 5 brks; 2 years old

X/2/0; bush; M26 rootstock; 5 brks

2x; SS; clear stem 175-200cm; 4 brks

Bush; Quince A rootstock; 5 brks; 2-3 years old



10.3 Habitat & Biodiversity BNG: diagram

An Assessment of the Biodiversity Net Gain has been undertaken by TEP and submitted in support of this planning application. The proposals achieve a 38.72% net gain (an increase of 3.99 biodiversity units) which well exceeds guidance in the forthcoming Environment Bill which requires a minimum 10% net gain.





















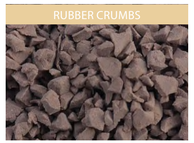
10.4 Hard Landscape Strategy

Brindley Sandstone is a distinctive red sandstone used historically as a building material in Manchester, it is found locally in Collyhurst on numerous historic buildings local to the site. The pallet of surface materials proposed aims to reference the historic importance of Brindley Sandstone through a tonal response rather than a material response.

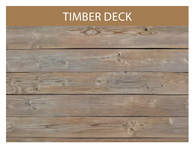
Reconstituted stone permeable paving is proposed within hard areas including front gardens, footpaths, living streets, car parking areas and the community hub public realm space. In addition to this, black tarmac is proposed to vehicle routes along Paget Street and to the Internal Streets.

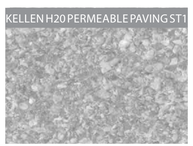
Within the new area of public realm associated with the proposed community hub, green joint paving is proposed as an extension to the planting beds to create quieter areas for seating within the wider space and soften the overall character.









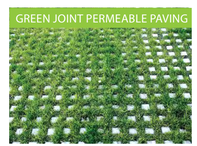












10.5 Green & Blue Infrastructure Strategy





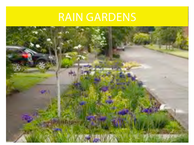






















GREEN INFRASTRUCTURE KEY

- Existing assets
- Primary green link
- Anchor green space
- Woodland block
- Proposed tree specimen
- Proposed parkland trees
- Proposed trees
- Lawn
- Ornamental planting
- SUDs planting
- Sedum roof

BLUE INFRASTRUCTURE KEY

- Exposed swale/SUDs feature
- Primary blue infrastructure link
- Secondary blue infrastructure link- Rain gardens
- Permanent water body

11.0 Sustainability

11.1 Renewable and Climate Change Strategy Proposals

In order to achieve compliance with the standards set out in Section 4.11 of this report, the development has been designed with a holistic low energy design concept involving a fabric first approach. The U-values, design air permeability and ventilation targets all aspire to Passive House design standards along with the consideration and application of low zero carbon renewable technologies.

Through a LZC feasibility assessment, the following renewable features are incorporated into the design:

- Site wide PV array implemented onto the roofs of the apartment blocks. This contribution has provided a 1.6% reduction in CO2 following an extensive fabric first low carbon sustainable design.
- In line with the 5 year operational energy plan for Greater Manchester all energy used on site by prospective residents will be provided by a 100% renewable energy supplier.

As a result of the above renewable energy and low carbon design strategy, using the current SAP09 carbon factors, the predicted site wide reduction in CO2 over Part L 2013 is 20.6%. However when the more updated SAP 10 and SAP 10.1 carbon factors are used, the savings increase further and can be summarised as:

- 20.6% with SAP 9 carbon factors
- 42.1% with SAP 10.0 carbon factors
- 64.6% with SAP 10.1 carbon factors

In addition the scheme proposals provide;

- A Carbon Neutral development achieving the Greater Manchester path to 'carbon neutrality' by 2038.
- Optimised sustainable low carbon design parameters (U-values, air permeability, thermal bridges).
- "Standard Charge" electric vehicle car charging connections will be provided to 100% of the proposed houses and 10% of the apartment parking spaces.
- Efficient MVHR systems are being proposed to each dwelling to provide a continuous source of filtered fresh air and maintain a healthy indoor environment.
- Waste minimisation will be targeted throughout the construction and occupational phase.
- Prioritising reusing existing materials and locally sourced materials for construction to reduce waste and transportation to landfill in addition and promote a low embodied carbon development.
- Cycle storage provided for houses and apartments.
- Collyhurst Village will also feature a separate strategic SUDS infrastructure within the proposed new park.

The Environmental Standard Stement (provided seperately) also examines how the design, specification and characteristics of the proposal will contribute to sustainability and meet the relevant objectives outlined within the National Planning Policy Framework (NPPF) 2019, in addition to the Manchester Council approved climate change action plans and core strategy planning policies outlined above. The sustainability measures assessed included:

- Flood Risk Zone
- Green and Blue Infrastructure
- Sustainable Drainage Systems (SUDs)
- Biodiversity / Ecology
- Internal Water Efficiency
- Waste Management
- Materials
- Pollution Control
- Health and Wellbeing
- Sustainable Transport

The development therefore complies with all Manchester City Council's current and future policy requirements and planning targets.











12.0 Appendices

12.0 Appendices

12.1 Schedule of Accommodation

Housing

Plot A

Housetype	GIA (m2)	Total	Total GIA (m2)
HT01 - 2B4P	85.25	8	682
HT02 - 3B5P	103.6	14	1450.4
HT03 - 4B6P	113.62	4	454.48
HT04- 4B6P (end)	116.16	2	232.32
Total		28	2819.2

Plot B

Housetype	GIA (m2)	Total	Total GIA (m2)
HT01 - 2B4P	85.25	16	1364
HT02 - 3B5P	103.6	11	1139.6
HT03 - 4B6P	113.62	2	227.24
HT02 - 3B5P social	102.6	10	1026
HT03 - 4B6P social	113.5	2	227
HT04- 4B6P (end) social	117.35	2	234.7
Total		43	4218.54

Plot C

Housetype	GIA (m2)	Total	Total GIA (m2)
HT01 - 2B4P	85.25	16	1364
HT02 - 3B5P	103.6	24	2486.4
HT03 - 4B6P	113.62	4	454.48
HT04- 4B6P (end)	116.16	2	232.32
Total		46	4537.2

Plot D

Housetype	GIA (m2)	Total	Total GIA (m2)
HT01 - 2B4P	85.25	16	1364
HT02 - 3B5P	103.6	23	2382.8
HT03 - 4B6P	113.62	2	227.24
HT02 - 3B5P social	102.6	5	513
HT03 - 4B6P social	113.5	3	340.5
HT05 - 5B7P social	135.33	1	135.33
HT06 - 3B5P special social	125.4	1	125.4
Total		51	5088.27

Site Total

Housetype	GIA (m2)	Total	Total GIA (m2)
			m2
HT01 - 2B4P	85.25	56	4774
HT02 - 3B5P	103.6	72	7459.2
HT02 - 3B5P social	102.6	15	1539
HT03 - 4B6P	113.62	12	1363.44
HT03 - 4B6P social	113.5	5	567.5
HT04 - 4B6P (end)	116.16	4	464.64
HT04- 4B6P (end) social	117.35	2	234.7
HT05 - 5B7P social	135.33	1	135.33
HT06 - 3B5P special social	125.4	1	125.4
Site Total		168	16663.21

Apartments

Apartment Block 1

Apartment Type	NIA (m2)	Total	GIA (m2)
Level 00			
2B3P Duplex (A1-D-01)	41	6	
3B5P Duplex (A1-D-02)	54	2	
Level Total	**354**	**8**	**641**
Level 01			
2B3P Duplex (A1-D-01)	41	"	
3B5P Duplex (A1-D-02)	54	"	
2B3P (A1-A-03)	64	1	
2B3P (A1-A-08)	67	1	
Level Total	**485.00**	**2**	**610.9**
Level 02			
2B3P (A1-A-01)	77	2	
2B3P (A1-A-02)	66	2	
2B3P (A1-A-03)	64	1	
2B4P (A1-A-04)	74	2	
3B5P (A1-A-05)	92	2	
2B3P (A1-A-08)	67	1	
Level Total	**749**	**10**	**915.8**
Level 03			
2B3P (A1-A-01)	77	2	
2B3P (A1-A-02)	66	2	
2B3P (A1-A-03)	64	1	
2B2P (A1-A-06)	54	4	
1B2P (A1-A-07)	50	2	
2B3P (A1-A-08)	67	1	
Level Total	**733**	**12**	**915.8**
Level 04			
2B3P (A1-A-01)	77	2	
2B3P (A1-A-02)	66	2	
2B3P (A1-A-03)	64	1	
2B2P (A1-A-06)	54	4	
1B2P (A1-A-07)	50	2	
2B3P (A1-A-08)	67	1	
Level Total	**733**	**12**	**915.8**
Level 05			
2B3P (A1-A-01)	77	2	
2B3P (A1-A-02)	66	2	
2B3P (A1-A-03)	64	1	
2B3P (A1-A-08)	67	1	
Level Total	**417**	**6**	**499.9**
Non-Residential in Apartment Block A			
Use	**NIA (m2)**		**GIA (m2)**
Level 00			
Commercial			162.6
Communal			51.8
Level 01			
Communal			78.1
Building Total	**3471.00**	**50**	**4791.7**

Apartment Block 2

Apartment Type	NIA (m2)	Total	GIA (m2)
Level 00			
2B3P Duplex (A1-D-01)	37.25	4	
2B3P Duplex (A1-D-02)	25	2	
3B5P Duplex (A1-D-03)	37.2	2	
Level Total	**273.4**	**8**	**449**
Level 01			
2B3P Duplex (A1-D-01)	37.25	"	
2B3P Duplex (A1-D-02)	47	"	
3B5P Duplex (A1-D-03)	67.6	"	
Level Total	**378.2**	**"**	**452**
Level 02			
1B2P (A3-A-01)	57.5	2	
2B3P (A3-A-02)	61.5	2	
2B3P (A3-A-03)	61.6	2	
Level Total	**361.2**	**6**	**452**
Level 03			
1B2P (A3-A-01)	57.5	2	
2B3P (A3-A-02)	61.5	2	
2B3P (A3-A-03)	61.6	2	
Level Total	**361.2**	**6**	**452**
Level 04			
1B2P (A3-A-01)	57.5	2	
2B3P (A3-A-02)	61.5	2	
2B3P (A3-A-03)	61.6	2	
Level Total	**361.2**	**6**	**452**
Building Total	**1735.2**	**26**	**2257**

Site Totals

Apartment Type	NIA (m2)	Total	GIA (m2)
2B3P Duplex		12	
3B5P Duplex		4	
1B2P		18	
2B3P		38	
2B4P		2	
3B5P		2	
Site Total	**5206.20**	**76**	**7048.7**
			74%

Tenure

Housetype	Private	Social Rent	Total
HT01 - 2B4P	56	-	56
HT02 - 3B5P	72	-	72
HT02 - 3B5P social	-	15	15
HT03 - 4B6P	12	-	12
HT03 - 4B6P social	-	5	5
HT04 - 4B6P (end)	4	-	4
HT04- 4B6P (end) social	-	2	2
HT05 - 5B7P social	-	1	1
HT06 - 3B5P special social	-	1	1
Apartments	-	76	76
Site Total	**144**	**100**	**244**

Parking/Bikes

Plot	Parking					Bikes			
	Houses	%	Apartments	%	Visitor	Houses	%	Apartments	%
Plot A	28	100%	13	26%	-	56	200%	50	100%
Plot B	43	100%	-	-	-	86	200%	-	-
Plot C	46	100%	11	42%	8	92	200%	26	100%
Plot D	51	100%	-	-	-	102	200%	-	-
Site Total	**168**	**100%**	**24**	**32%**	**8**	**336**	**200.00%**	**76**	**100%**

Scooters

Plot	Scooters	
		%
Plot A	8	16%

12.2 Planning Drawing Register

Title	Drawing Number	Drawing Type	Size	Scale	Revision	Status
Site Wide Arrangement Drawings						
Existing Site Location Plan - Collyhurst Village	8871-BA-SC-XX-DR-A-(01)100	Plan	A3	1-1250	PL	Planning Issue
Demolish Plan	8871-BA-MP-XX-DR-A-(01)104	Plan	A3	1-1250	PL	Planning Issue
Collyhurst Village Housetype Plan	8871-BA-MP-XX-DR-A-(04)702	Plan	A3	1-1250	PL	Planning Issue
Collyhurst Village Tenure Plan	8871-BA-MP-XX-DR-A-(04)704	Plan	A3	1-1250	PL	Planning Issue
Proposed Site Location plan	8871-BA-MP-00-DR-A-(04)706	Plan	A3	1-1250	PL	Planning Issue
Plot Arrangement Plan	8871-BA-MP-00-DR-A-(04)721	Plan	A3	1-1250	PL	Planning Issue
Proposed Site Street Elevations	8871-BA-MP-XX-DR-A-(05)750	Elevation	A1	1-500	PL	Planning Issue
General Arrangement Drawings						
Plot A-GA Ground Floor Plan	8871-BA-PA-00-DR-A-(04)000	Plan	A3	1-500	PL	Planning Issue
Plot A-GA First Floor Plan	8871-BA-PA-01-DR-A-(04)001	Plan	A3	1-500	PL	Planning Issue
Plot A-GA Second Floor Plan	8871-BA-PA-02-DR-A-(04)002	Plan	A3	1-500	PL	Planning Issue
Plot A-GA Third Floor Plan	8871-BA-PA-03-DR-A-(04)003	Plan	A3	1-500	PL	Planning Issue
Plot A-GA Fourth Floor Plan	8871-BA-PA-04-DR-A-(04)004	Plan	A3	1-500	PL	Planning Issue
Plot A-GA Fifth Floor Plan	8871-BA-PA-05-DR-A-(04)005	Plan	A3	1-500	PL	Planning Issue
Plot A-GA Roof Plan	8871-BA-PA-06-DR-A-(04)006	Plan	A3	1-500	PL	Planning Issue
Plot-A-Proposed Street Elevations 1-200	8871-BA-PA-XX-DR-A-(05)001	Elevation	A1	1-200	PL	Planning Issue
Plot-A-Proposed Street Sections 1-200	8871-BA-PA-XX-DR-A-(06)001	Section	A1	1-200	PL	Planning Issue
Plot B-GA Ground Floor Plan	8871-BA-PB-00-DR-A-(04)100	Plan	A3	1-500	PL	Planning Issue
Plot B-GA First Floor Plan	8871-BA-PB-01-DR-A-(04)101	Plan	A3	1-500	PL	Planning Issue
Plot B-GA Second Floor Plan	8871-BA-PB-02-DR-A-(04)102	Plan	A3	1-500	PL	Planning Issue
Plot B-GA Third Floor Plan	8871-BA-PB-03-DR-A-(04)103	Plan	A3	1-500	PL	Planning Issue
Plot B-GA Roof Plan	8871-BA-PB-04-DR-A-(04)104	Plan	A3	1-500	PL	Planning Issue
Plot B-Proposed Street Elevations 1-200	8871-BA-PB-XX-DR-A-(05)100	Elevation	A1	1-200	PL	Planning Issue
Plot-B-Proposed Street Sections 1-200	8871-BA-PB-XX-DR-A-(06)100	Section	A1	1-200	PL	Planning Issue
Plot C-GA Ground Floor Plan	8871-BA-PC-00-DR-A-(04)200	Plan	A3	1-500	PL	Planning Issue
Plot C-GA First Floor Plan	8871-BA-PC-01-DR-A-(04)201	Plan	A3	1-500	PL	Planning Issue
Plot C-GA Second Floor Plan	8871-BA-PC-02-DR-A-(04)202	Plan	A3	1-500	PL	Planning Issue
Plot C-GA Third Floor Plan	8871-BA-PC-03-DR-A-(04)203	Plan	A3	1-500	PL	Planning Issue
Plot C-GA Fourth Floor Plan	8871-BA-PC-04-DR-A-(04)204	Plan	A3	1-500	PL	Planning Issue
Plot C-GA Roof Plan	8871-BA-PC-05-DR-A-(04)205	Plan	A3	1-500	PL	Planning Issue
Plot C-Proposed Street Elevations 1-200	8871-BA-PC-XX-DR-A-(05)200	Elevation	A1	1-200	PL	Planning Issue
Plot-C-Proposed Street Sections 1-200	8871-BA-PC-XX-DR-A-(06)200	Section	A1	1-200	PL	Planning Issue
Plot D-GA Ground Floor Plan	8871-BA-PD-00-DR-A-(04)300	Plan	A3	1-500	PL	Planning Issue
Plot D-GA First Floor Plan	8871-BA-PD-01-DR-A-(04)301	Plan	A3	1-500	PL	Planning Issue
Plot D-GA Second Floor Plan	8871-BA-PD-02-DR-A-(04)302	Plan	A3	1-500	PL	Planning Issue
Plot D-GA Third Floor Plan	8871-BA-PD-03-DR-A-(04)303	Plan	A3	1-500	PL	Planning Issue
Plot D-GA Roof Plan	8871-BA-PD-04-DR-A-(04)304	Plan	A3	1-500	PL	Planning Issue
Plot D-Proposed Street Elevations 1-200	8871-BA-PD-XX-DR-A-(05)300	Elevation	A1	1-200	PL	Planning Issue
Plot-D-Proposed Street Sections 1-200	8871-BA-PD-XX-DR-A-(06)300	Section	A1	1-200	PL	Planning Issue

Planning Drawing Register (continued)

Housing Typology						
2B4P - Proposed Floor Plans - HT01	8871-BA-H1-XX-DR-A-(04)500	Plan	A3	1-100	PL	Planning Issue
2B4P - Proposed Elevations and Sections - HT01	8871-BA-H1-XX-DR-A-(05)500	Elevation/Section	A3	1-100	PL	Planning Issue
3B5P - Proposed Floor Plans - HT02	8871-BA-H2-XX-DR-A-(04)550	Plan	A3	1-100	PL	Planning Issue
3B5P - Proposed Elevations and Sections - HT02	8871-BA-H2-XX-DR-A-(05)550	Elevation/Section	A3	1-100	PL	Planning Issue
4B6P - Proposed Floor Plans - HT03	8871-BA-H3-XX-DR-A-(04)600	Plan	A3	1-100	PL	Planning Issue
4B6P - Proposed Elevations and Sections - HT03	8871-BA-H3-XX-DR-A-(05)600	Elevation/Section	A3	1-100	PL	Planning Issue
4B6P - Proposed Floor Plans - HT04	8871-BA-H4-XX-DR-A-(04)650	Plan	A3	1-100	PL	Planning Issue
4B6P - Proposed Elevations and Sections - HT04	8871-BA-H4-XX-DR-A-(05)650	Elevation/Section	A3	1-100	PL	Planning Issue
5B7P - Proposed Floor Plans - HT05_S	8871-BA-H5-XX-DR-A-(04)700	Plan	A3	1-100	PL	Planning Issue
5B7P - Proposed Elevations and Sections - HT05_S	8871-BA-H5-XX-DR-A-(05)700	Elevation/Section	A3	1-100	PL	Planning Issue
3B5P - Proposed Floor Plans - HT06_S	8871-BA-H6-XX-DR-A-(04)850	Plan	A3	1-100	PL	Planning Issue
3B5P - Proposed Elevations and Sections - HT06_S	8871-BA-H6-XX-DR-A-(05)850	Elevation/Section	A3	1-100	PL	Planning Issue
3B5P - Proposed Floor Plans - HT07_S	8871-BA-H7-XX-DR-A-(04)575	Plan	A3	1-100	PL	Planning Issue
3B5P - Proposed Elevations and Sections - HT07_S	8871-BA-H7-XX-DR-A-(05)575	Elevation/Section	A3	1-100	PL	Planning Issue
4B6P - Proposed Floor Plans - HT08_S	8871-BA-H8-XX-DR-A-(04)625	Plan	A3	1-100	PL	Planning Issue
4B6P - Proposed Elevations and Sections - HT08_S	8871-BA-H8-XX-DR-A-(05)625	Elevation/Section	A3	1-100	PL	Planning Issue
4B6P - Proposed Floor Plans - HT09_S	8871-BA-H9-XX-DR-A-(04)675	Plan	A3	1-100	PL	Planning Issue
4B6P - Proposed Elevations and Sections - HT09_S	8871-BA-H9-XX-DR-A-(05)675	Elevation/Section	A3	1-100	PL	Planning Issue
Park Facing Houses - Façade Study	8871-BA-HX-XX-DR-A-(21)500	Detail	A1	1-50	PL	Planning Issue
Landmark Housetype - Façade Study	8871-BA-HX-XX-DR-A-(21)501	Detail	A1	1-50	PL	Planning Issue
2-Bed Townhouses - Façade Study	8871-BA-HX-XX-DR-A-(21)502	Detail	A1	1-50	PL	Planning Issue
Apartment Type Layouts						
Apartment Block 1 - Ground Floor	8871-BA-A1-00-DR-A-(04)050	Plan	A1	1-200	PL	Planning Issue
Apartment Block 1 - First Floor	8871-BA-A1-01-DR-A-(04)051	Plan	A1	1-200	PL	Planning Issue
Apartment Block 1 - Typical Floor - Level 02-03	8871-BA-A1-02-DR-A-(04)052	Plan	A1	1-200	PL	Planning Issue
Apartment Block 1 - Fourth Floor	8871-BA-A1-04-DR-A-(04)053	Plan	A1	1-200	PL	Planning Issue
Apartment Block 1 - Fifth Floor	8871-BA-A1-04-DR-A-(04)054	Plan	A1	1-200	PL	Planning Issue
Apartment Block 1 - Roof Plan	8871-BA-A1-05-DR-A-(04)055	Plan	A1	1-200	PL	Planning Issue
Apartment Block 1 - East and West Elevations	8871-BA-A1-XX-DR-A-(05)050	Elevation	A1	1-200	PL	Planning Issue
Apartment Block 1 - North and South Elevations	8871-BA-A1-XX-DR-A-(05)051	Elevation	A1	1-200	PL	Planning Issue
Apartment Block 1 - Residential Entrance Façade Study	8871-BA-A1-XX-DR-A-(21)050	Detail	A1	1-50	PL	Planning Issue
Apartment Block 2 - Ground Floor	8871-BA-A2-00-DR-A-(04)250	Plan	A1	1-100	PL	Planning Issue
Apartment Block 2 - First Floor	8871-BA-A2-01-DR-A-(04)251	Plan	A1	1-100	PL	Planning Issue
Apartment Block 2 - Typical Floor - Level 02-03	8871-BA-A2-02-DR-A-(04)252	Plan	A1	1-100	PL	Planning Issue
Apartment Block 2 - Roof Plan	8871-BA-A2-04-DR-A-(04)254	Plan	A1	1-100	PL	Planning Issue
Apartment Block 2 - Elevations	8871-BA-A2-XX-DR-A-(05)250	Elevation	A1	1-100	PL	Planning Issue
Apartment Block 2 - Residential Entrance Façade Study	8871-BA-A2-XX-DR-A-(21)250	Detail	A1	1-50	PL	Planning Issue
Apartment Block 2 - Duplex Entrance Façade Study	8871-BA-A2-XX-DR-A-(21)251	Detail	A1	1-50	PL	Planning Issue
Plot D - Sustation						
Substation Details	8871-BA-AD-XX-DR-A-(07)306	Plans/Elevations/Sections	A3	1-100	PL	Planning Issue
CGI's						
CGI - Rochdale Road facing apartments	8871-BA-XX-XX-DR-A-(99)001	CGI	A3	N/A	PL	Planning Issue
CGI - Park facing houses	8871-BA-XX-XX-DR-A-(99)002	CGI	A3	N/A	PL	Planning Issue
CGI - Street scene to apartment block	8871-BA-XX-XX-DR-A-(99)003	CGI	A3	N/A	PL	Planning Issue
CGI - Rochdale Road facing Townhouses	8871-BA-XX-XX-DR-A-(99)004	CGI	A3	N/A	PL	Planning Issue
Schedules						
Schedule of Accommodation	210124_Schedule of Accommodation	Schedule	A3	N/A	PL	Planning Issue
Planning Drawing List	210124_Collyhurst Planning Drawing List	Schedule	A4	N/A	PL	Planning Issue
Reports						
DAS	200929_DesignandAccessStatement	DAS	A3	N/A	PL	Planning Issue

Buttress

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