

Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings

The Brief
To provide design options for the redevelopment of the factory site at 18 Kingsley road, Wythenshawe. To develop the chosen option and submit the scheme in order to gain planning approval.

A previous application has been made on the site which was refused;

Change of use from vacant workshop (Class B2) to Place of Worship (Class D1) Nov 2016

The design of the dwellings are to be based on passive principles of orientation with increased thermal performance and lower carbon emissions to provide a dwelling with increased environmental performance and lower running costs.

The proposals are to be of a contemporary modern style and contextually rooted to enhance their surroundings.

This application is made by the son's of the laundry owner, the site and building has played a large part in there lives. They are focused on creating a high quality development by re purposing the site as residential.

Site Area:
1560sqm
0.156 hectares
0.38 acre

existing footprint = 950sqm

build ratio = 61%



Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings

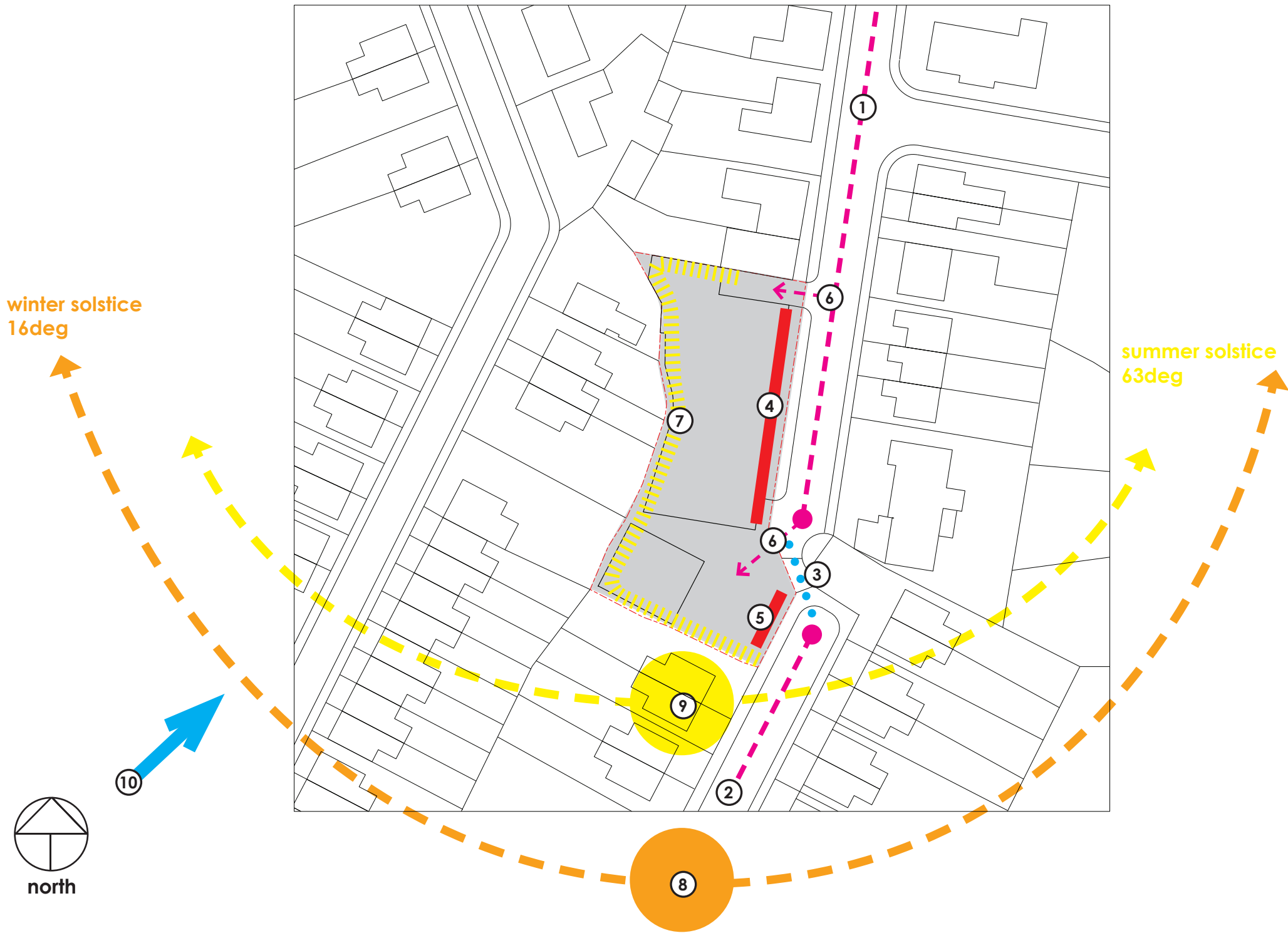
Site Analysis
The diagram opposite highlights the primary site considerations that have been taken into account in preparing the following design proposal.

The site is orientated on a North to South axis with the key street elevation facing East.

The site straddles two road elevations, Kingsley Road and Beech Avenue.

Vehicular access to the site is from Kingsley road only. The road terminates with a pedestrian pathway connecting it to Beech Avenue. The site therefore benefits from a low traffic level as it is not used as a route or cut through to other destinations.

The boundaries to neighbouring properties, North, West and South are fenced with a hedging and trees in varying locations screening the site.



Initial site analysis diagram

- 1 primary access route 1
- 2 primary access route 2
- 3 pedestrian link
- 4 frontage to kingsley road
- 5 frontage to beech avenue
- 6 existing site access points
- 7 boundary with neighbouring gardens
- 8 winter solstice 16 deg
- 9 summer solstice 63 deg
- 10 S-W prevailing wind

Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings



01 vehicular and access



02 zoning and public transport



03 northenden village local plan

3 kingsley rd - planning



04 planning policies

Site Analysis

The Site is positioned at the end of two roads, Kingsley road and Beech Avenue.

The site is positioned close to mixed use facilities and can be considered a sustainable travel location due to proximity to bus routes and bus stops.

The site sits just on the edge of the Northenden village local plan.

The site sits close to areas governed by particular planning policies focused on improvement and regeneration.

01 vehicular and access

- primary
- secondary
- tertiary
- access
- dead end

02 planning policies

- retail / residential
- places of worship
- commercial
- education
- key development
- bus route
- bus stops

03

- village boundary

04

- 1 leisure area
- 2 northenden district centre
- 3 northenden conservation area
- 4 major road improvement corridor
- 5 economic improvement
- 6 medlock & mersey river valley area

Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings



kingsley road site aerial looking west



existing site

The Site Existing

The site currently serves various business tenants. Ranging from workshops to rent to a Tyre business. The building was first occupied in the late 19th century and served the local community as a laundry for many years.

The site houses a collection of buildings, which have evolved over time, all sprung from the primary red brick one to two storey building facing Kingsley road. This building has grown and pushed out to the Western and Northern boundary. Various roof forms can be seen from pitched to flat using slate, metal and plastic. A large chimney also dominates the site echoing its industrial use. To the Southern boundary sits the more recent addition a large industrial unit, circa 1980's.

There is a large parking area in front of the Tyre business on the south end of the site. Parking areas in front of the old laundry building are also used directly of Kingsley road.



kingsley road site aerial looking east



beech avenue looking north

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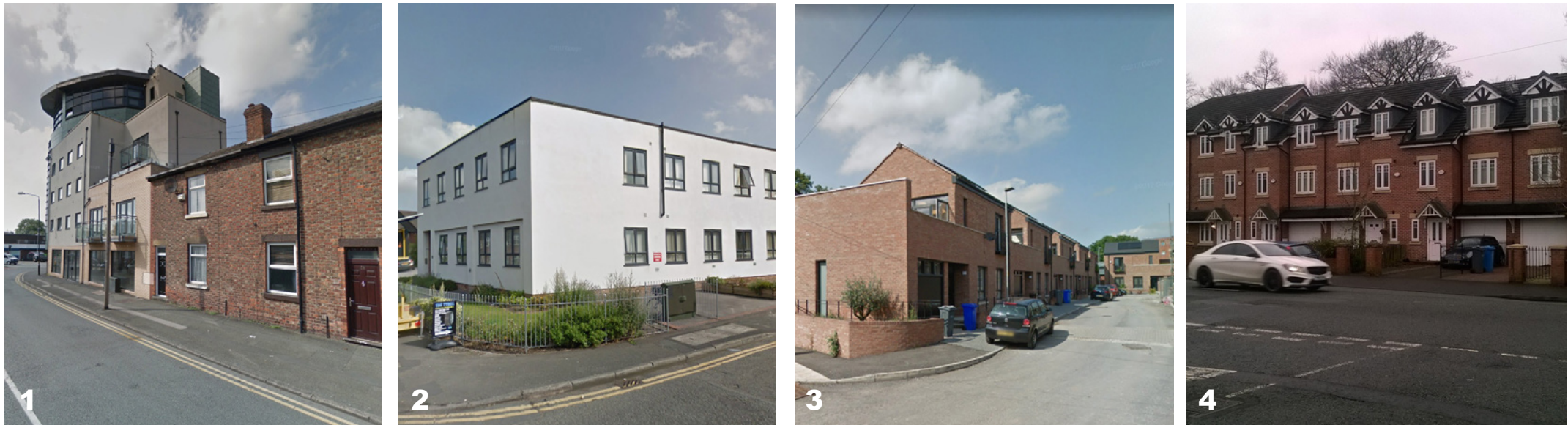
Kingsley Road, Northenden
Planning Application for 8 dwellings

Contextual Street Scene
It can be seen from the street elevation, this streets primary function is one of residential use. Red / brown brick dwellings of 2 storey and roof space dominate the street. Victorian properties with ornate detailing make up most of the street along with a couple of 1980's houses across from the site. On entering Kingsley road, a refurbished and modernised residential block offers a contrasting contemporary architectural style with white render.



Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings



contextual materials



view from

Contextual Development

What was predominately a red brick village on the outskirts of Manchester. Northenden has changed with time to become a key residential area offering access to the heart of the Manchester’s City Centre.

Many residential developments have been constructed. Notable are the ones listed below with in the local vicinity of the site area.

- 1.Residential / commercial use on Church/Palatine Rd. Bold rotunda corner statement over 6 storeys in height. Buff Brick, White Render, Glass and green stone.
- 2. Residential use at Kingsley Road entry point. White rendered rhomboid.
- 3. Residential development on Peggy lane, light red brick with contemporary expressions of ornate brickwork.
- 4. Red brick 3 storey residential development.
- 5. 3 storey residential development using render, brick and black painted wood on Michaels drive.

New build development is either a modern interpretation of traditional or examples of contemporary architecture. The Michaels Drive development offers a combination of townhouse and mews house which both express modern living plans and decorative detailing to create a community street scene in keeping with its context.

Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings

Site History
There has been a Steam Laundry on the site for over 100 years and the applicants have been managing the factory and site for over 50 years. The Applicants Father took, (seen on the far right of the 1960's photo) took over the running of the laundry business early in that decade. He worked his whole career on the site, extending the existing factory on several occasions to facilitate growth of the business into Dry Cleaning and Curtain Cleaning, with his son taking over the business. As the laundry element of business shrank, parts of the factory were let as industrial units and as of today there is a mixed industrial use on the site. Rather than continue to industrial use of the factory units, the applicants feel the obvious future of the site should reflect the surrounding residential usage.



1970's site photo



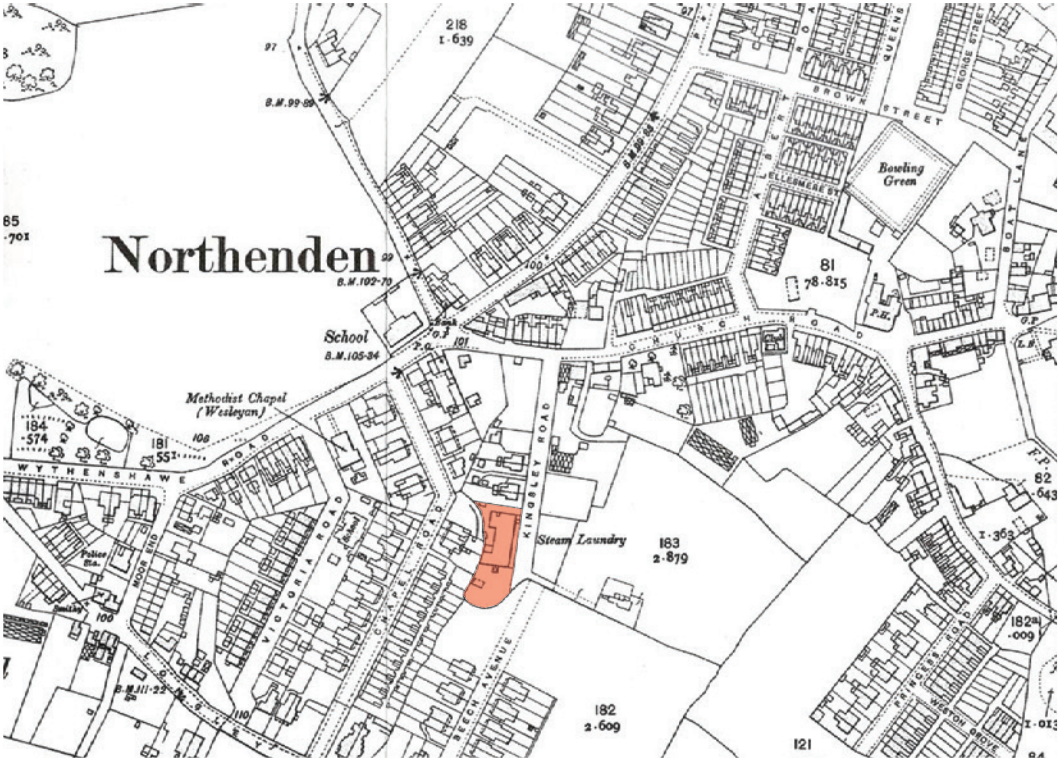
Early 1900's local laundry



1980's site photo



1960's day outing applicants father far right



1908 ordnance survey map (site highlighted)



THE OPTIONS

Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings

Early Engagement with Planning:
We submitted as part of Pre-App consultation 5 options as indicated on the opposing pages. Options 2, 4 & 5 will not be progressed.

Option 2 - Terrace & Apartments - Areas:

8 town houses
3b5p 95sqm x 8 = 760sqm
6 apartments
2b4p 75sqm x 3 = 225sqm
3b5p 90sqm x 3 = 270sqm
Total NIA area = 1255

Site Area:
footprint = 568sqm
build ratio = 36%
Layout: Terraces include off-road parking spaces and private gardens. Apartments accessed via 1 core. Apartments each have parking space and private terraces.

Option 4 - Apartments Residential - Areas:

27 apartments
1b2p 50sqm x 6 = 300sqm
2b3p 60sqm x 6 = 360sqm
2b4p 70sqm x 12 = 840sqm
3b5p 90sqm x 3 = 270sqm
Total NIA area = 1770

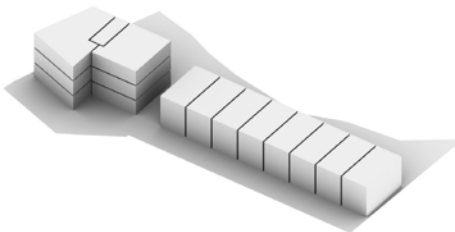
Site Area:
footprint = 700sqm
build ratio = 45%
Layout: Private entry points via individual cores. Variable mix which can be adapted to include duplex's. Private balconies for each apartment.

Option 5 - Apartments - Areas:

36 apartments
1b2p 50sqm x 24 = 1200sqm
2b3p 60sqm x 6 = 360sqm
2b4p 70sqm x 6 = 420sqm
Total NIA area = 1980

Site Area:
footprint = 760sqm
build ratio = 49%
Layout: 1 controlled entry point with single core. Smoke vent shafts at corridor ends to reduce core numbers. High 1 bed mix.

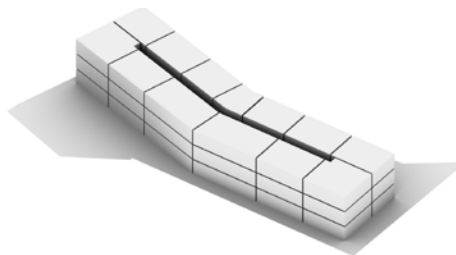
Option 2 - Terrace & Apartments



Option 4 - Apartments & Residential



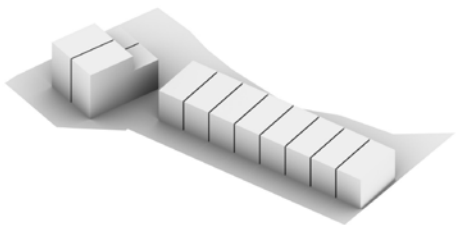
Option 5 - Apartments



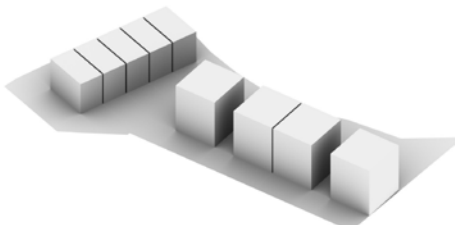
Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings

Option 1 - Residential



Option 3 - Townhouse & Mews



Early Engagement with Planning:
Based on Pre-App feedback we received total support for a residential application on the site and a level of support for options which featured 6-10 houses.

Going forward the following 2 options could be explored and taken further for viability and cost modelling.

Option 1 - Residential

Areas:
10 town houses
3b5p 95sqm x 8 = 760sqm
4b6p 160sqm x 2 = 320sqm
Total NIA area = 1080

Site Area:
footprint = 520sqm
build ratio = 33%
Layout:Semi-detached dwelling to address Beech road relationship.
Terraces include off-road parking spaces and private gardens.

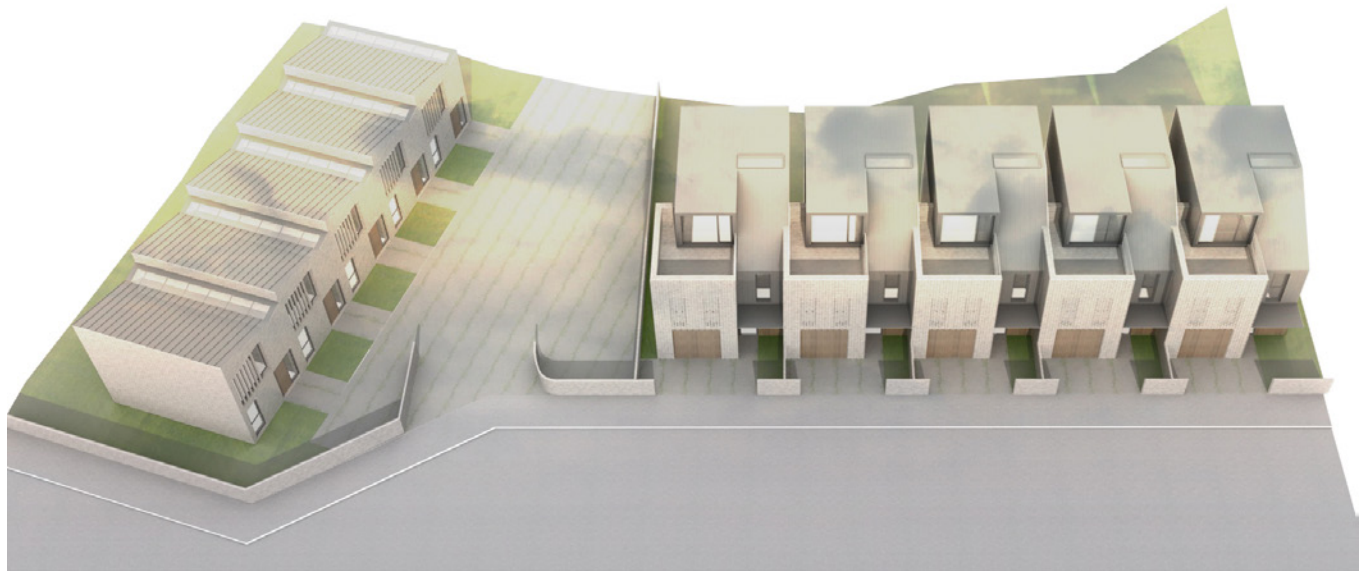
Option 3 - Townhouse & Mews

Areas:
4 town houses
4b6p 120sqm x 4 = 480sqm
5 mews houses
2b4p 85sqm x 5 = 425sqm
Total NIA area = 905

Site Area:
footprint = 420sqm
build ratio = 27%
Layout:3 storey townhouses with private gardens.
Townhouses include garage and level external parking.
Mews houses with private gardens and pedestrianised parking areas.

Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings



OPTION 1 - AERIAL VIEW

- A**
A continuation of the street form is created by the brick face elements creating a strong rhythm and street front-age perforated by the roof pitch which shares a relationship with the existing
- B**
The site joins together two streets - this option explores the creation of an infill development which exhibits echoes of the sites industrial past to tie the two streets together.

Option 1 Areas:
5 townhouses
3b 125 x 5 = 625sqm
5 mews houses
2b 80 x 5 = 400sqm
total = 1125sqm

**proposed footprint = 500sqm
build ratio = 32%**

Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings



OPTION 2 - AERIAL VIEW

A
Set back link detached dwellings with a gable end replicates the strong triangular forms which are seen on neighbouring buildings. Large gaps have been created to decrease density on the elevation.

B
The two larger dwellings although set back look to create a relationship with the homes along Beech avenue through shared orientation.

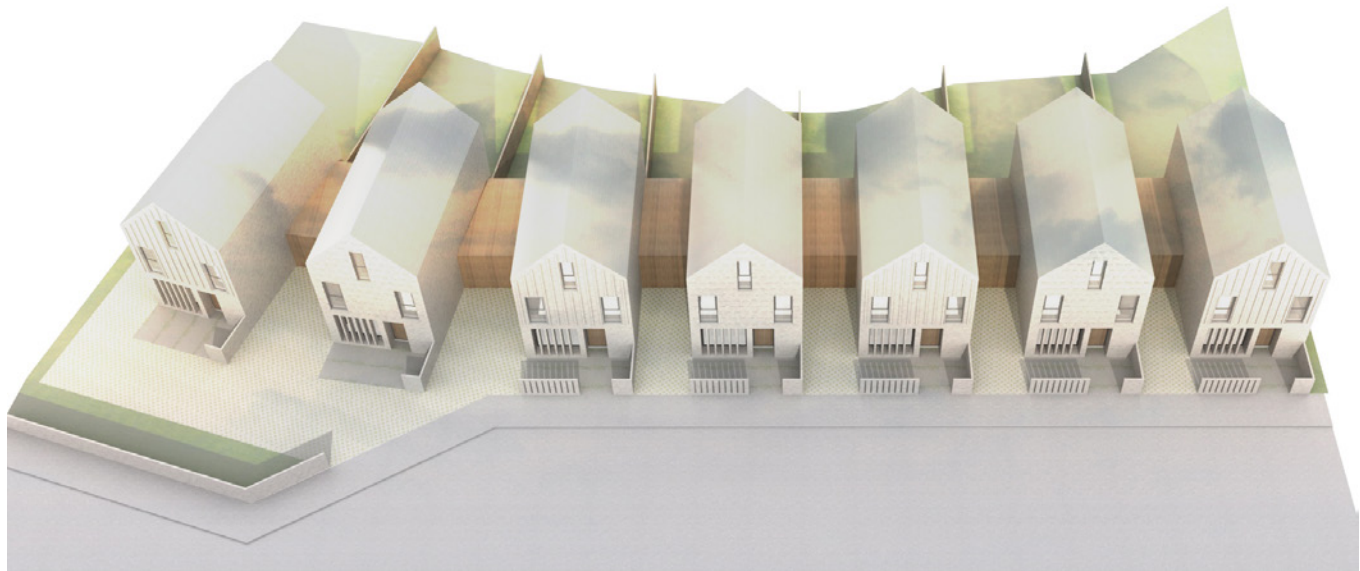
A & B: would share a relationship in materiality and form. The roof material would be carried down the elevations to accentuate the brick face gable ends.

Option 2 Areas:
2 detached townhouses
5b 150 x 2 = 300sqm
4 link detached townhouses
4b 120 x 5 = 480sqm
total = 780sqm

proposed footprint = 400sqm
build ratio = 26%

Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings



OPTION 3 - AERIAL VIEW

A
A consistent house form and simple geometry in regards to the buildings positioning creates a soft connection between Kingsley Rd and Beech Avenue.

The dwellings are based on a gable end form in keeping with the neighbouring buildings. Decorative brickwork would be used to create a pattern and individual grain on the street facing elevations.

Option 3 Areas:
7 link detached townhouses
5b 165 x 7 = 1155sqm
total = 1155sqm

proposed footprint = 525sqm
build ratio = 34%

Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings

Revised planning application

Discussions with planning department.

Inline with the consultation comments and discussions with the local planning department the previously submitted scheme as indicated here has been amended inline with the below key points:

- Reduced number of units to decrease density
- Re-orientation and scale of mews houses to reduce impact on neighbours and to create a relationship to beech avenue.

A revised scheme has therefor been submitted as per the following pages 'The Proposal'



Previously submitted scheme for 10 dwellings
-view from east



Previously submitted scheme for 10 dwellings
-view from west

THE PROPOSAL

Design & Access Statement

Kingsley Road, Northenden
Planning Application for 8 dwellings



Design

Use

The design of the dwellings and there arrangement on the site have been carefully composed to create a modern development whilst sympathetically enhancing the street scene and local context.

The mix of townhouses breakdown the overall mass of development on the site and provide two housing types.

Townhouses with utilised roof spaces.
Parking spaces with individual garages providing direct garden access. Protected and private entrance to kitchen/ dining areas with connection to gardens. Living room located on first floor with feature light well. 2 bedrooms at first floor with main bedroom located in roof space with dormer expression to external terrace.

Semi-detached pair.
Off-street parking spaces. Canopied entrance to dividable/ flexible open plan dining/ kitchen areas and living space with direct connection to gardens. Bedrooms on first floor and with in roof space.

Key Design Points:

1. creation of two distinct dwelling types - townhouses to respond to Kingsley road and semi detached pair to address Beech Avenue.
2. terraced townhouses with distinctive divisions to create privacy
3. townhouse 2 storey brick elevations relate to kingsley road with utilised roofspace defined with contrasting material.
4. footprint mass nearly half of existing - soft landscaping with blurred edges and shared surfaces.
5. Semi detached pair - gable ends offer feature brick elevations to create a harmonious development with townhouses.

Amount

The development consists of 6 x 3bed townhouses each 130sqm and 2 x 4bed semi's at 170 sqm.

The existing build/site ratio was 61%.

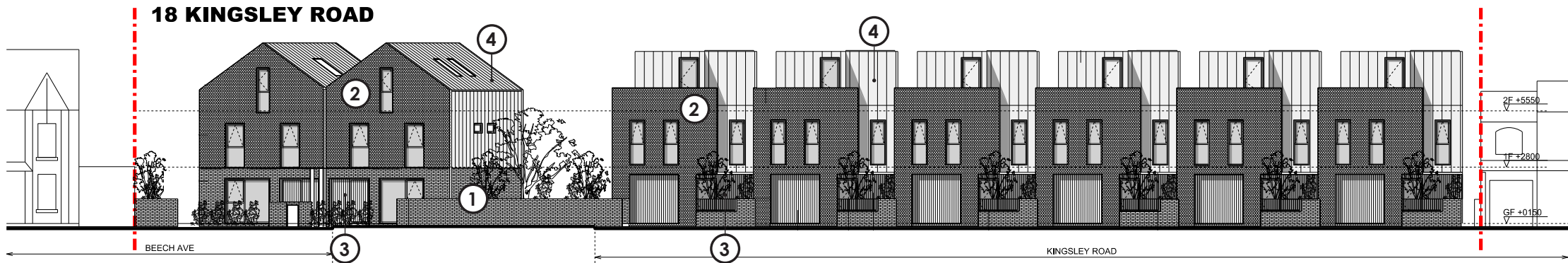
The proposed build/site ratio is 28%.
The proposed footprint is more than half of the existing layout.

Design & Access Statement

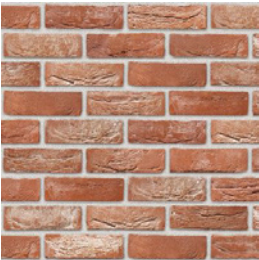
Kingsley Road, Northenden
Planning Application for 8 dwellings



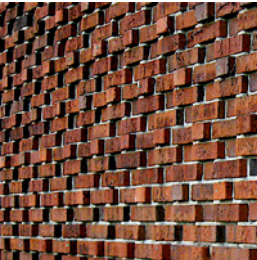
Proposed ground floor plan



Proposed East elevation



1. red brick tbc



2. feature brick



3. vertical timber



4. metal standing seam

Scale

The proposals are based on providing a domestic scale in keeping with the street scene on Kinglsey road and Beech avenue. The townhouse principle brick elevation is aligned with neighbouring properties with the third floor accommodation with in the roof space. The roof geometry is based on providing an in built and designed in dormer to create an efficient dwelling. The semi detached pair are orientated to face Beech Avenue and to create a large gap and is effective in reducing the overall impact of the development. It can be seen the mass of the proposals is a vast reduction on mass of the existing buildings.

Landscaping

Permeable stone surfaces provide parking areas and entrances pathways. A landscaped zone splits the dwellings with a key specimen tree to act as a focal point. Individual planting zones, trees and screen planting provide privacy, a soft frontage and garden areas.

Appearance

A simple palate of materials are proposed. Brick contextually in keeping, vertical timber cladding highlights entry locations and defined roof form with standing seam metal roofing. High performance glazing and glass sliding door system with minimal frames. Materials are slected to be robust, elegant and low maintenance.

High quality materials, detailing and craftsmanship:

- 1. brick work with decorative brick expression.
- 2. feature brickwork walls - projected bricks./
- 3. vertical pre stained timber
- 4. standing seam metal roof merging with elevation.

Access

A level access to the properties will be provided with a protective canopy. Car parking is provided on the forecourt of the townhouses and semi detached pair. The townhouses also have garages.

Summary

The design pays particular care to enhancing the site and its surroundings to provide a modern contemporary devel- opment which is sympathetic to the sites historic fabric. The proposal is compatible with development policy for high quality design and offers sustainable residential use that will breathe renewed vigour into the site to create a high quality homes.

Design & Access Statement

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Planning Application for 8 dwellings

VIEW FROM NORTHERN APPROACH



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Kingsley Road, Northenden
Planning Application for 8 dwellings

VIEW SOUTH EAST APPROACH

