

Design & Access Statement

TO ACCOMPANY
APPLICATION FOR
PLANNING CONSENT
FOR
THE PROPOSED DEVELOPMENT OF 7
TOWNHOUSES
at
1-3 COMMERCIAL STREET,
KNOTT MILL
M15 4PS



Commercial St_ proposed visual



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Introduction

This design and access statement has been prepared on behalf of Andy Ince of Infill Developments, the current site owner, in support of the application for the development of 7 townhouses at 1-3 Commercial Street, Knott Mill, Manchester.

Previous planning consent was granted for the development of a 5 storey office block however this application has now expired and the concept is deemed outdated with the recent development of high rise office blocks surrounding the site.

The statement assesses and evaluates the site and its context, to record the local character and circumstances. It provides a description of proposals and explains the principles and concepts that have informed the design development to date. It explains how inclusive design principles are incorporated into the development to allow everyone to be able to conveniently use the places created.

The statement is submitted in accordance with the requirements set out by The UK Government's Planning Portal which sets out the principles for Design Access Statements. This statement will:

- Set out the design principles on which development is based in particular the proposed layout, landscape, scale and mix, details, materials and maintenance, and illustrate the design solution.
- Show how the development will achieve the qualities needed to create a distinctive, safer and pleasant, easy to get to and move around in, welcoming, adaptable and resource efficient.



Brief & Project Description:

The site occupies an area of land within the boundary of Knott Mill, Manchester and is being redeveloped by Infill Development as part of ongoing improvements to the area.

The existing site is currently used for private carparking and originally housed a warehouse. The aim of the proposed development is to create seven attractive and well designed, contemporary townhouses. The proposed design has been developed to be sympathetic to its proximity to the existing surrounding properties (old and new) and to make a positive contribution to the overall Knott Mill built environment.

The design of the development has been equally driven by the desire to create dwellings that are capable of comfortably housing and encouraging family use.

Background

1.1 Name of the scheme:
Proposed Development of 7 townhouses
1-3 Commercial Street
Knott Mill
Manchester
M15 4PS

1.2 Applicant:
Andy Ince
c/o Infill Development
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13 Mayfield Road
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1.3 Architect/Agent:
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2-4 Little Peter Street,
Knott Mill
Manchester
M15 4PS

Commercial St_ proposed visual

Site Details - General Area

Knott Mill Area

The area known as Knott Mill is located in the south west of Manchester city centre close to the location of the historic Roman fort of Mamuciam. Historically, a ford across the River Medlock also sat alongside Knott Mill and this enabled a connection between Ribchester in the north and Chester in the south. The route was an extension of the original Roman Road through Manchester which is likely to have also been the first principal route south out of the City Centre.

The area developed rapidly in response to its strategic location at the junction of the river and the Bridgewater Canal throughout the 19th Century but fell into decline in the mid 20th Century.

Since the mid 1990's this part of the city centre has undergone partial regeneration and the last two decades have witnessed a strengthening of the areas's business community, particularly in the creative sector and the return of residential uses. Today, the area has become surrounded by significant development activity.

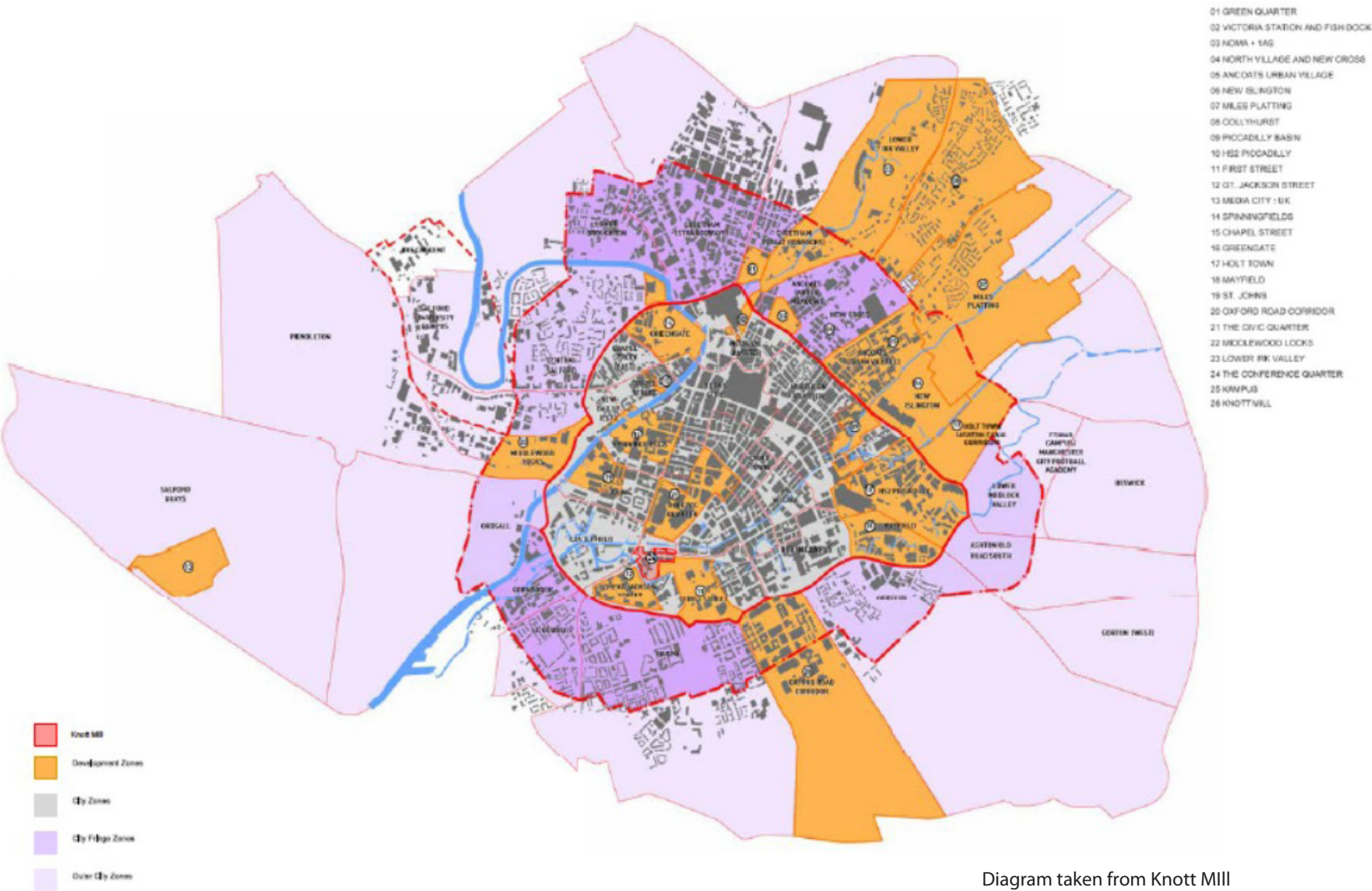
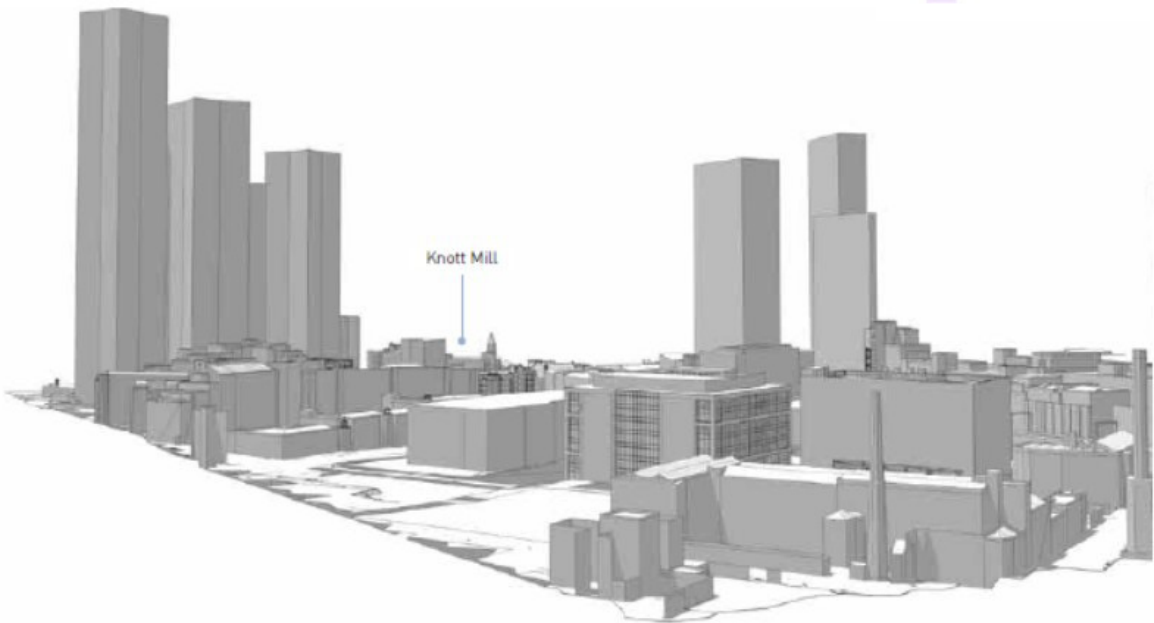
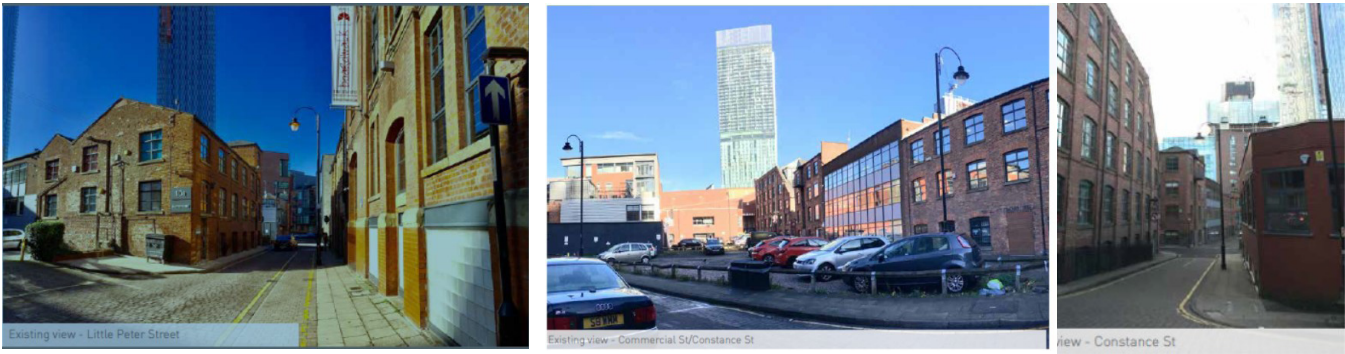


Diagram taken from Knott Mill Manchester Master Plan



Existing buildings and developments under construction at southern edge of city centre



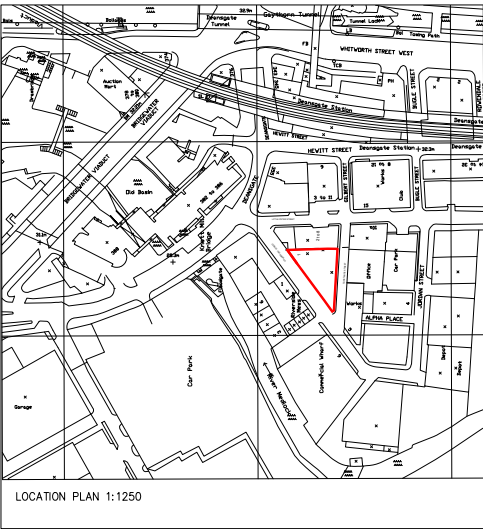


Site

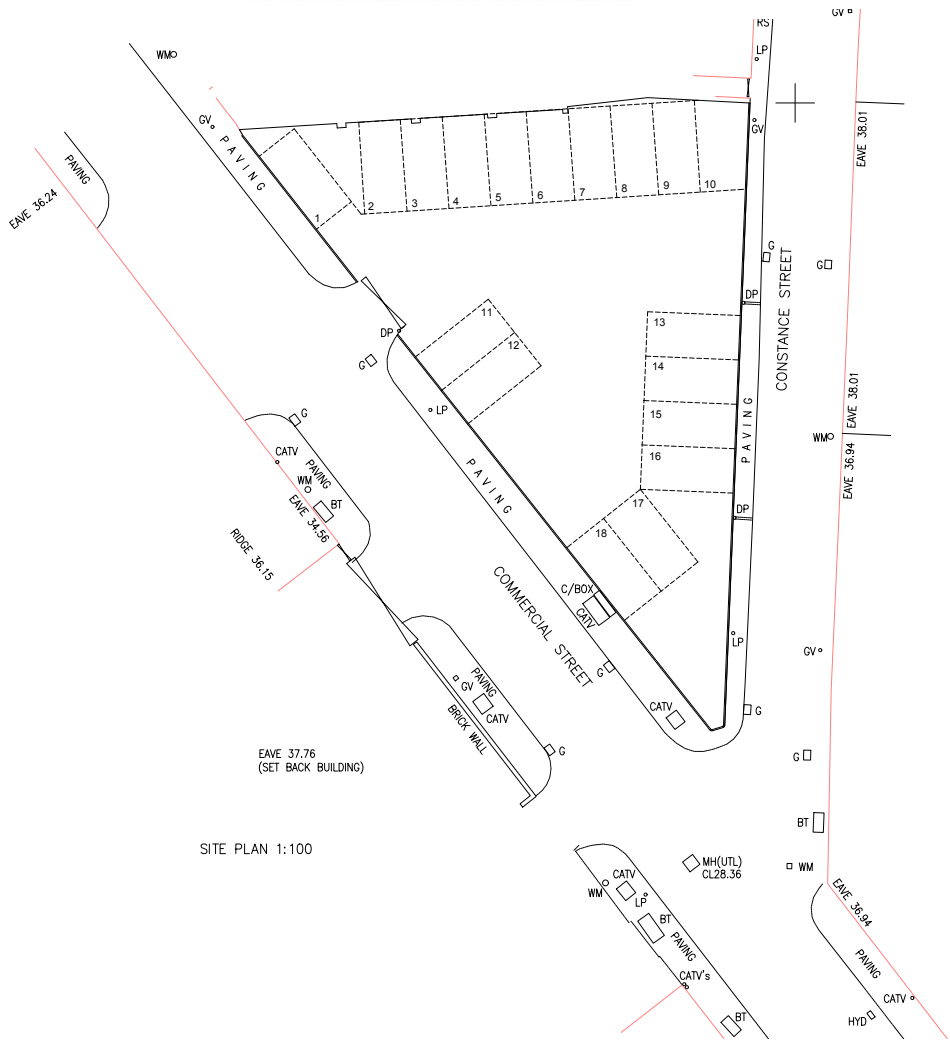
The site is located at one end of Deansgate, close to the southern boundary of Manchester town centre. It is a short walk from the main city centre shopping area and is within close proximity of the landmark Hilton Hotel and Castelfield.

The site is approximately 0.045Ha (450m²) and contains a vacant patch of land, currently used for parking. Its central positioning as well as its triangular form, unique to the adjacent sites, makes No 1-3 Commercial Street a prominent position for this development as a beacon and part of the wider re-establishment of the Knott Mill area.

The somewhat island site is bounded by Commercial Street (to the North West) and Constance Street (to the east), with the Little Peter Street buildings adjoining to the northern boundary. It is also within close proximity to the River Medlock (to the south) and Chester Road (to the east). The site is level with little or no fall in any direction.



The sketch shows the footprint of the proposed development



Existing Site Photos



Design - Proposed

Proposal

The proposal is to redevelop the site into seven townhouse style dwellings over a five storey development. Each dwelling has between two and five bedrooms, along with open plan living, a private roof terrace and private parking for six of the seven dwellings.

Design & Mass

The massing of the overall building reflects that of all the buildings in the Knott Mill area with their frontages extending to the back of the pavement line. The architectural language of the scheme has been influenced by industrial buildings throughout the city centre and wider area. Manchester has recently undergone a revival which has seen most of its industrial and warehouse style buildings converted to alternative uses. A popular conversion has been influenced by the New York style loft and the proposal is to create a new build interpretation resulting in a 'Manchester style loft'.

Materials

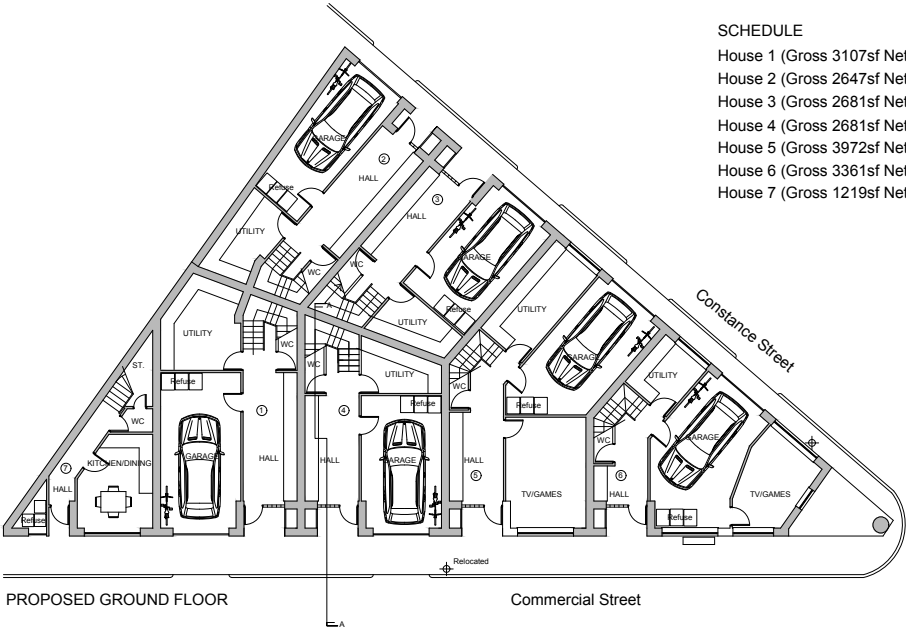
Three predominant materials that are proposed for the elevations include Manchester red brick, exposed steel beams and crittal style windows. Given the deep nature of the floor plans it was important that the elevations were predominatly glass to allow maximum natural light. This is further enhanced by the slim frame of the windows. The use of Manchester red brick and exposed steel beams is both practical and directly reflects the cities built heritage .

Family Living

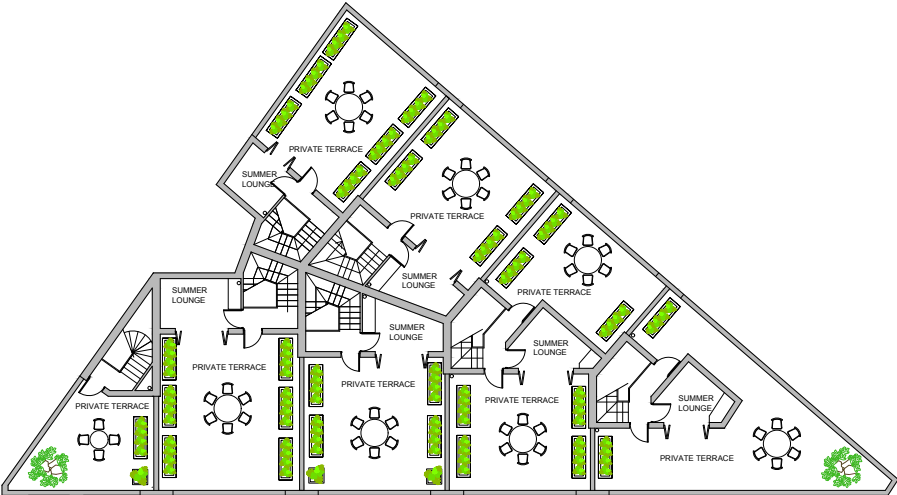
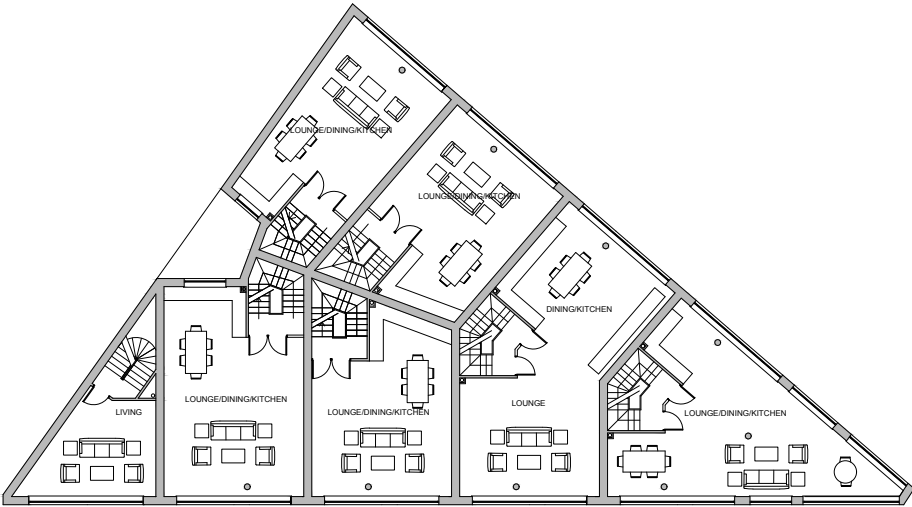
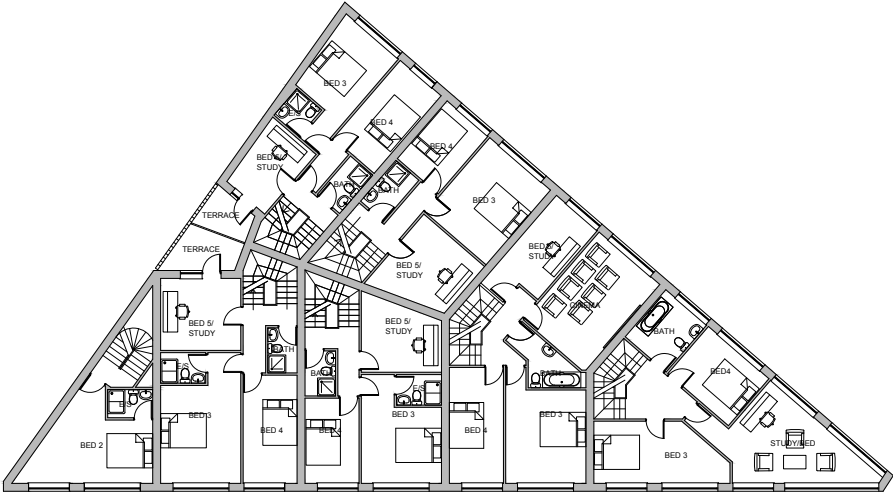
From the outset of the design process, the scheme was strongly driven by the desire to create dwellings that are capable of comfortably housing families. Most of the dwellings have four bedrooms with the potential to use some of the rooms as a fifth bedroom. Each property also benefits from a substantial, secure, private, external roof terrace which would further enhance family living. Subsequently the design of the dwellings are thought to be almost unique within Manchester city centre and have the ability to attract families.



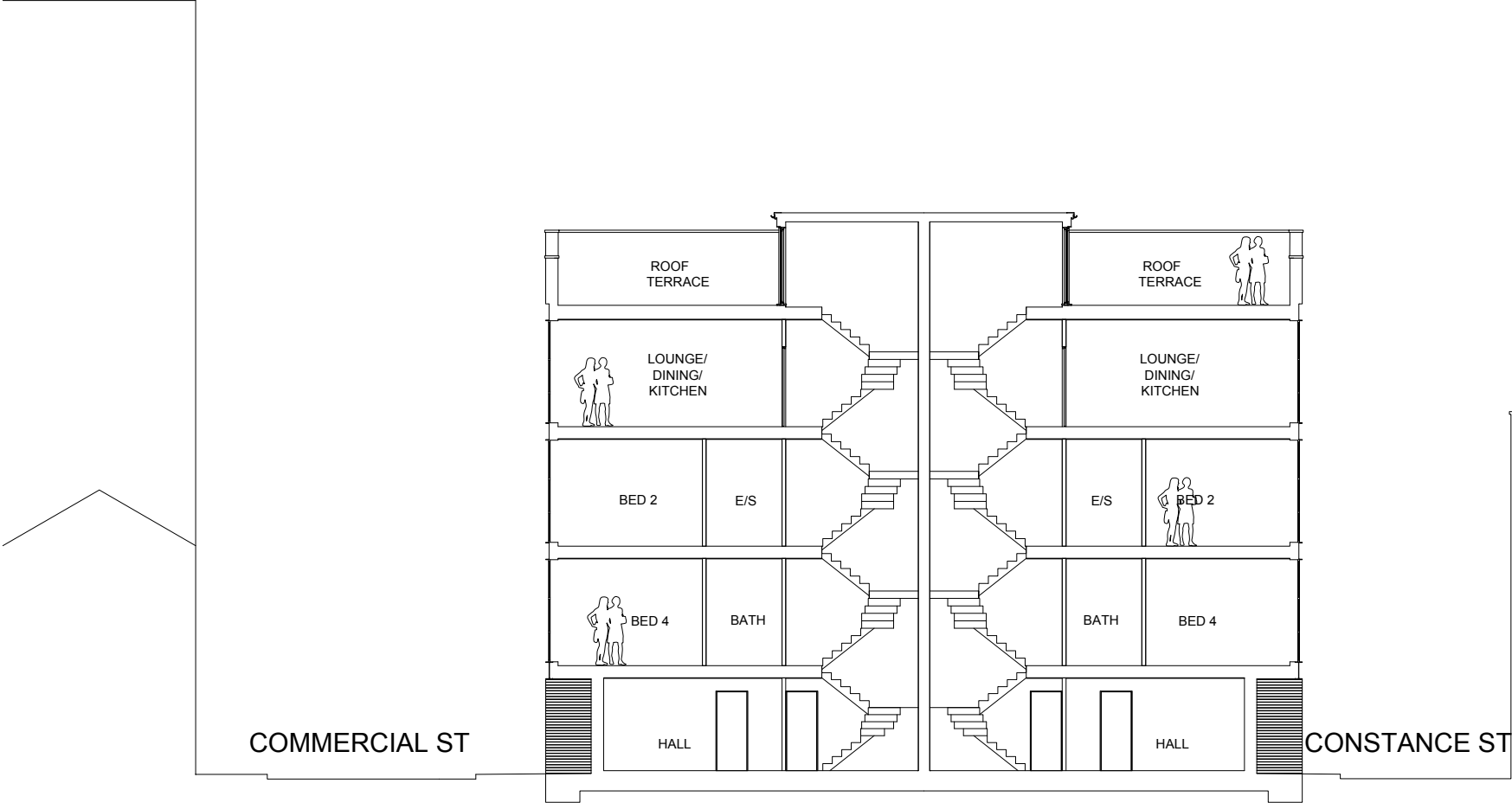
Design - Proposed Plans



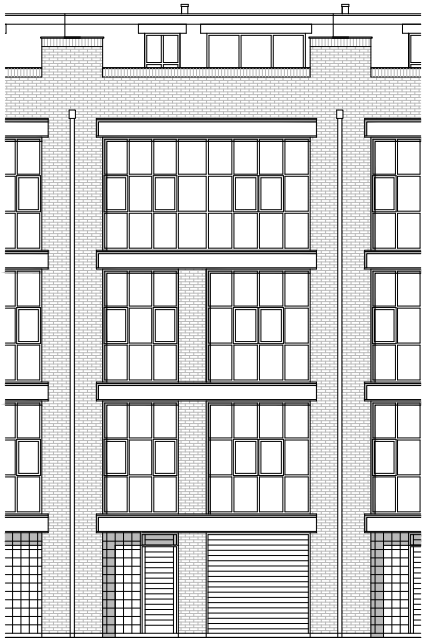
- SCHEDULE
- House 1 (Gross 3107sf Net 2391sf - inc 258sf garage plus 452sf terrace)
 - House 2 (Gross 2647sf Net 1987sf - inc 205sf garage plus 398sf terrace)
 - House 3 (Gross 2681sf Net 2035sf - inc 226sf garage plus 387sf terrace)
 - House 4 (Gross 2681sf Net 2035f - inc 226sf garage plus 387sf terrace)
 - House 5 (Gross 3972sf Net 3100sf - inc 248sf garage plus 612sf terrace)
 - House 6 (Gross 3361sf Net 2528sf - inc 248sf garage plus 549sf terrace)
 - House 7 (Gross 1219sf Net 1162sf inc terrace)



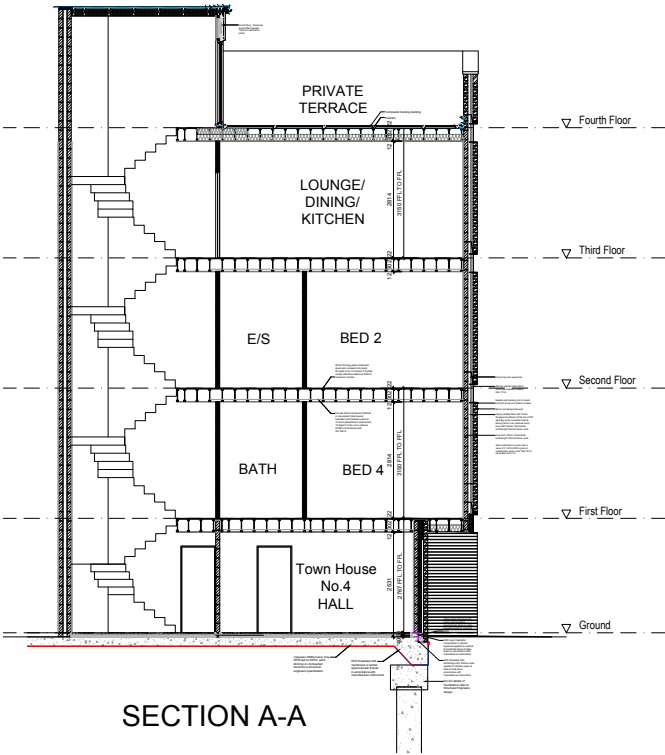
Design - Proposed Sections



SECTION THROUGH BUILDING IN CONTEXT

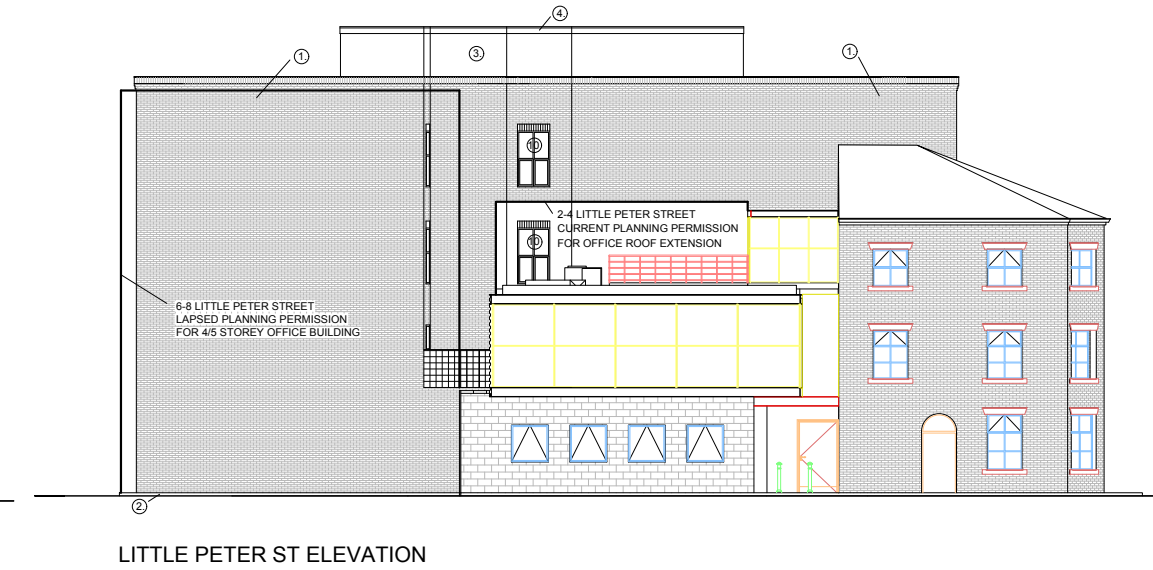
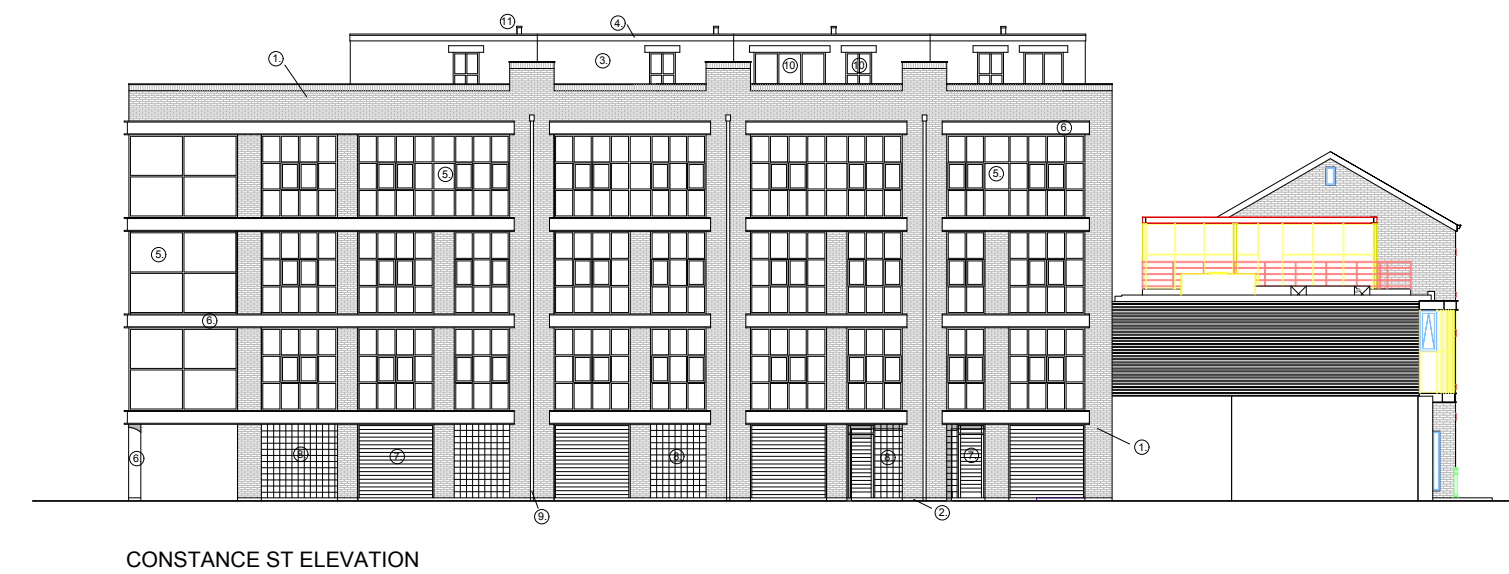
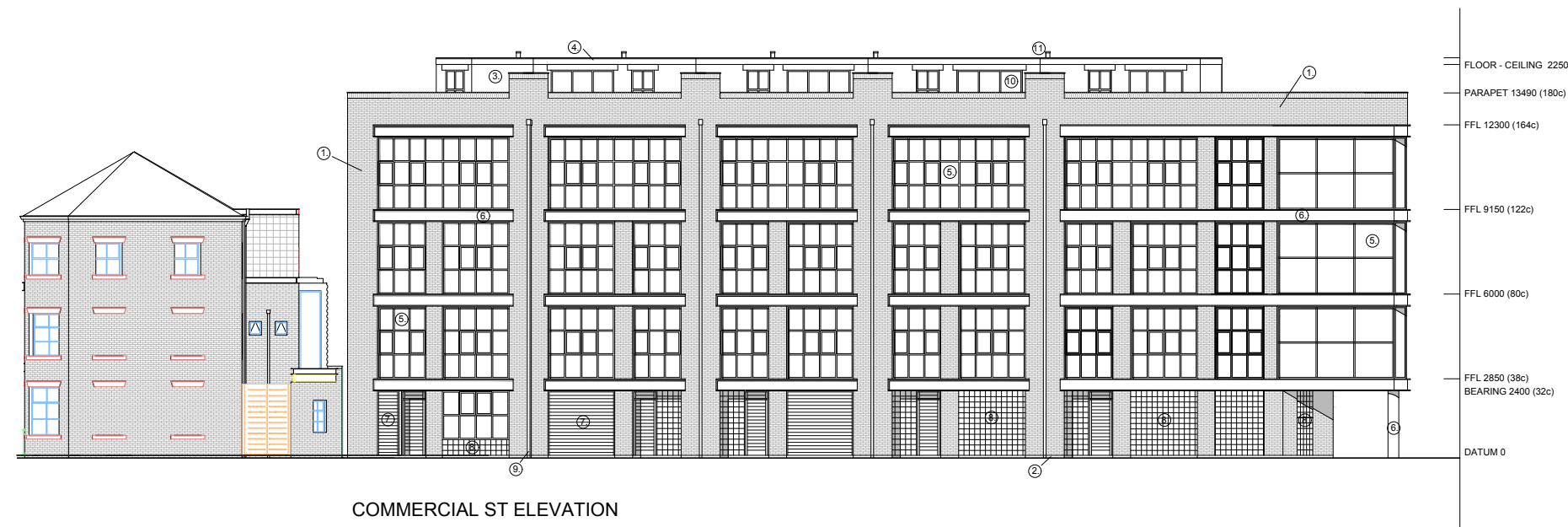


COMMERCIAL ST ELEVATION



SECTION A-A

Design - Proposed Elevations



Design Considerations & Planning Constraints

Inclusive Access

Every dwelling has level access and two of the properties have the potential for the future installation of a lift. All properties have been designed so that a chair lift can be accommodated. All of the larger properties have bathrooms which are of a size capable of affording disabled access.

Parking

Each of the larger dwellings have been designed with a garage to accomodate one car plus bicycle storage. The smallest unit has a space for vertical storage of bicycles.

Refuse

Each dwelling has storage space for a grey, blue and brown wheelie bin in accordance with the Manchester City Council refuse requirements. A full waste management report forms part of this planning application.

Sustainability

The proposed design for the building envelope is to assist the occupant to minimise the energy usage and carbon dioxide emissions of the building as far as reasonably practical, subject to site constraints and financial viability.

- high performace glazing
- high efficiency of insulation in building fabric
- high efficiency low NOx condensing boilers
- High standards of construction and sealing to achieve an infiltration target of 5m2.

The proposed design has maximised all opportunities for daylight penetration as far as practically reasonable.

There is no opportunity to alter landscaping of trees to provide natural shading.

The energy efficiency performance of the building will be in accordance with the requirements of the Building Regulations.

The location of the development naturally lends itself to the promotion of sustainable forms of travel and is further detailed below.

Flood Risk

According to the Environment Agency's flood mapping, the proposal falls within Floor Zone 2. As such a relevant, flood risk assessment is submitted as part of this application.

Public Transport:

The proposed site is highly accessible, in close proximity to, and accessible by, many forms of sustainable transport.

Deansgate Rail Station:

Deansgate Rail Station, a major regional interchange serving destinations to the north and west of Manchester, including direct services to Liverpool and Preston, is within 100 meters of the site.

Metrolink:

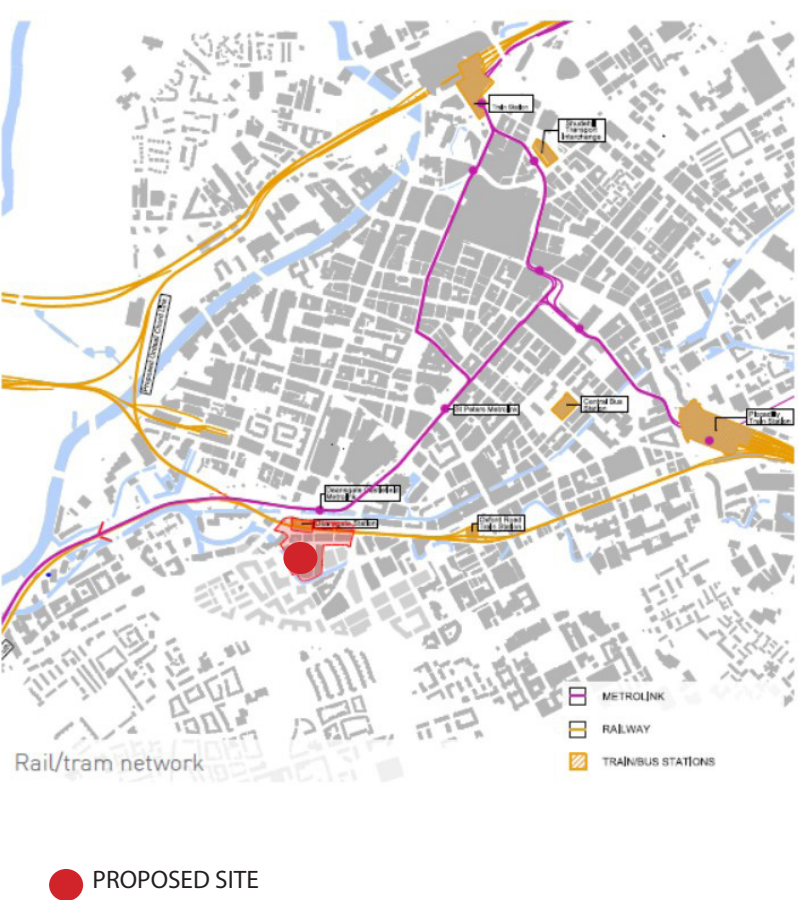
Deansgate-Castelfield Metrolink stop is also within 100 meters of the site. This is an established and popular transport option for commuters, shoppers and tourists. Routes generally operate until midnight during weekdays and until 1am at weekends.

Bus:

Whitworth Street West, Albion Street/Medlock Street and Deansgate/Chester Road, all within close proximity of the site, site within major bus corridors, accommodating an extensive range of bus services.

Free Bus Service:

The free city centre bus services provides a regular and efficient service connecting the mjor transport hubs of Piccadilly, Victoria and Shudehill Interchange, as well as the major shopping , cultural, heritage adn business quarters.



Diagrams provided as per the Knott Mill, Manchester Masterplan

Scale

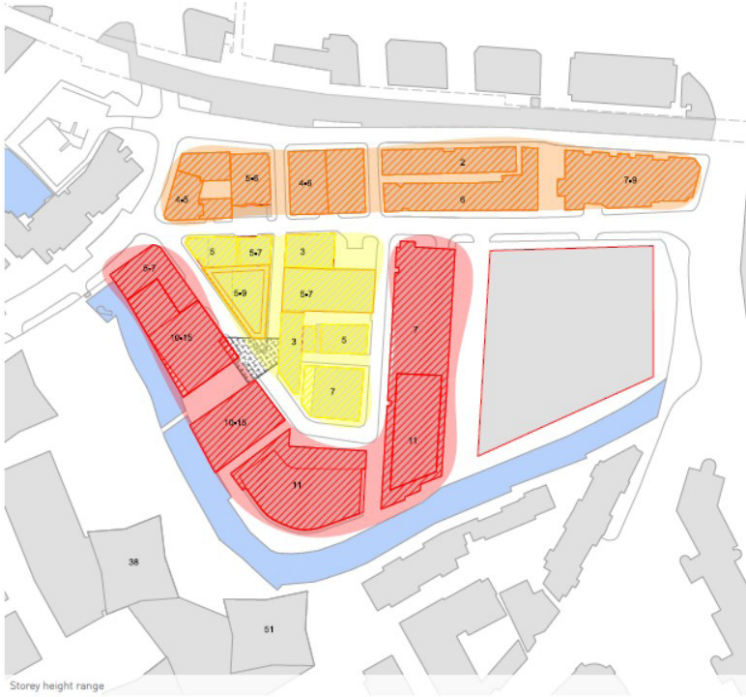
The scale of the proposed dwellings have been designed in accordance with the Knott Mill Association Masterplan developed in June 2019.

This document specifies limitations on the height and scale of development in response to detailed contextual appraisal of the area.

The starting point for the masterplan strategy is the retention and reinforcement of the historic street pattern alongside acknowledgement of buildings which contribute to the character of the area.

This masterplan has specified three distinct zones in which the nominated development scales must be adhered to.

The proposed site falls into 'The Core' (yellow) which is the central lower rise heart of Knott Mill which comprises of the existing building stock of historic buildings of most character value. this specifies that the development has to be within 5 and 9 stories. The proposed development is 5 stories to ensure it is not out of scale with surrounding historic properties.



Knott Mill Association Masterplan pg 64 - recommended development height diagram

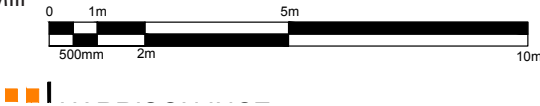


Knott Mill Association Masterplan pg 648- recommended indicative sketch view of proposed development scale



COMMERCIAL ST ELEVATION

Proposed five storey residential developments illustrating scale beside existing, adjacent Sun House building at 2-4 Little Peter Street, Knott Mill



Planning Consultation:

The Client has informally reviewed the proposed scheme with the Planning Development Manager at Manchester City Council, Dave Roscoe, along with other major development stakeholders in the area including Ian Simpson and Rachel Haugh.

Relevant Planning Policies:

The proposed development positively reflects and promotes the following planning policies:

OUR MANCHESTER STRATEGY 2016-2025

The Our Manchester Strategy sets out a vision of a new model for sustainable economic growth based around a more connected and greener city region, where all residents are able to contribute to, and benefit from, sustained prosperity and a good quality of life.

It seeks to secure Manchester's position as a world class city:

- With a competitive, dynamic and sustainable economy that draws on distinctive strengths in science, advanced manufacturing, culture, creative and digital business, cultivating and encouraging new ideas;
- With highly skilled, enterprising and industrious people;
- That is connected internationally and within the UK;
- That plays a full part in limiting the impacts of climate change;
- Where residents from all backgrounds feel safe, can aspire, succeed and live well; and,
- That is clean, attractive, culturally-rich, outward-looking and welcoming.

The Strategy is then structured under five key themes, namely a thriving and sustainable city, a highly skilled city, a progressive and equitable city, a liveable and low carbon city, and a connected city. Through setting out a series of actions under the key themes, the document seeks to ensure that Manchester remains competitive internationally, predominately through the reuse of existing buildings and planned areas for business growth, whilst ensuring that this city is liveable through pursuing growth in new residential accommodation. Knott Mill can help to deliver these strategic objectives.

MANCHESTER CORE STRATEGY 2012

The Core Strategy Development Plan Document 2012-2027 was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long term strategic planning policies for Manchester's future development.

Knott Mill has the potential to contribute to a wide range of Manchester's strategic policy objectives set out within the Core Strategy and as summarised below:

Policy SP1 Spatial Principles sets out the key special principles which will guide development. It states that the focus of growth for the city centre will be for economic and commercial development, retail, leisure and cultural activity alongside high quality city living.

The policies that are supported by the proposed development include the following:

Policy CC3 Housing sets out that the city centre will see the most intense development of housing; setting a minimum target of 16,500 new units to be provided in the city centre up to 2027. One of the key areas identified for the residential development is Castlefield, adjacent to Knott Mill.

Policy CC6 City Centre High Density Development confirms that city centre development will generally be high-density and that land should be used to maximise its efficiency.

Policy CC8 Change and Renewal:

The City Council has identified the types of development and approach to development which is considered most likely to deliver the vision for the city centre and development which reflects elements of this will generally be supported. The policy states that the city centre will welcome large-scale schemes and those that make significant contributions to the city centres role in terms of employment and retail growth, and more generally improve the social, economic or environmental well-being of Manchester.

Policy CC9 Design and Heritage

expects the design of new buildings to be of the highest standard in terms of appearance and function. The policy states "development in Manchester city centre should preserve and enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments".

Policy CC10 A Place for Everyone

aims to make Manchester a place that appeals to everyone.

Policy H1 Overall Housing Provision

states that approximately 60,000 new homes will be provided for Manchester between March 2009 and March 2027, equating to an average of 3,333 units per year. There is a presumption towards high density housing development (over 75 units per hectare) within mixed use schemes which help contribute towards regeneration initiatives. The policy also states that 90% of residential development will be on previously developed land.

RESIDENTIAL GROWTH STRATEGY (2016)

The Manchester Residential Growth Strategy represents an ambitious strategy to ensure that Manchester can build a minimum of 25,000 homes over the next decade. The Strategy builds on and updates the earlier Prospectus by setting out a clear vision to ensure that the city has the right housing mix in the right place to maintain its sustainability and successfulness as a 'liveable' city.

The Residential Growth Strategy sets six priority themes for housing to ensure Manchester has the right housing mix in the right place to support the city's economy, alongside an implementation plan that identifies the following priorities over the short to medium term:

- Increase housing building on existing and new sites;
- Improve the quality and sustainability of the city's housing;
- Increase opportunities for home ownership;
- Expand the city's family housing offer;
- Professionalise the private rented sector across the city; and
- Provide appropriate housing options for retirement living.

A key aspect of this strategy is to reflect the broadening of the city's economic base and the need for the city's housing market to answer to both the new nature and scale of demand. The idea of this aspirational strategy is to provide opportunities to support high quality residential growth at sustainable locations. The Strategy states that specifically high density apartments will be prioritised in the city centre.

CITY CENTRE STRATEGIC PLAN

On 2 March 2016, the City Centre Strategic Plan 2015 - 2018 was presented to the Executive Committee for endorsement.

The Strategic Plan includes a new city centre boundary that responds to the rapidly evolving economic geography of Manchester city centre. As both the economy and population of Manchester have grown, large scale mixed-use developments incorporating commercial, residential and leisure uses are driving change at its boundaries - including Great Jackson Street, First Street, and Castlefield to the south-west. The city centre boundary has therefore been extended to recognise the contribution of former 'fringe' areas and their relationship with the city centre.

The extension of the city centre means that Knott Mill sits well within the city centre and represents an important transition point between the existing and extended city centre. Knott Mill can also contribute to a number of the future objectives for the city centre as set out in the Plan, including the following key aspirations:

Residential – Demand for city centre living that embraces different models and tenure types is rapidly increasing, and is a key attractor for a younger population who seek different lifestyle choices. The residential trajectory is expected to continue as a result of the continued increase in employment predicted in the city centre, as well as other factors such as higher levels of graduate retention. The city centre has benefited from long-established residential neighbourhoods such as Castlefield, the Northern Quarter and the Village. However, the need to identify and develop new city centre neighbourhoods is essential to satisfy existing and anticipated demand.

Acknowledgments:

With the permission of Ian Simpson and Rachel Haugh, various diagrams and information from the Knott Mill Masterplan have been included as supportive evidence in this design and access statement.

Conclusion:

The proposed design has been developed to achieve seven, high quality, four/five storey dwellings. The townhouses are flexible in nature and appropriate for the varying demands of potential occupants, including being suitable for families. Subsequently the design of the dwellings are thought to be almost unique within Manchester city centre and has the ability to attract families.

The development maximises the potential of the existing site within the surrounding built context. This has been achieved through the careful selection of materials as well as a considered design which promotes sustainable, inclusive and family living as supported by current planning policies.

We hope that you feel able to positively support this application.

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