

Design & Access Statement
For No.319 Brooklands Rd, Brooklands, Manchester

February 2020

ONPOINT
DEVELOPMENTS

2B
ARCHITECTURE

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No. 319 Brooklands Rd, Brooklands, Manchester

Introduction

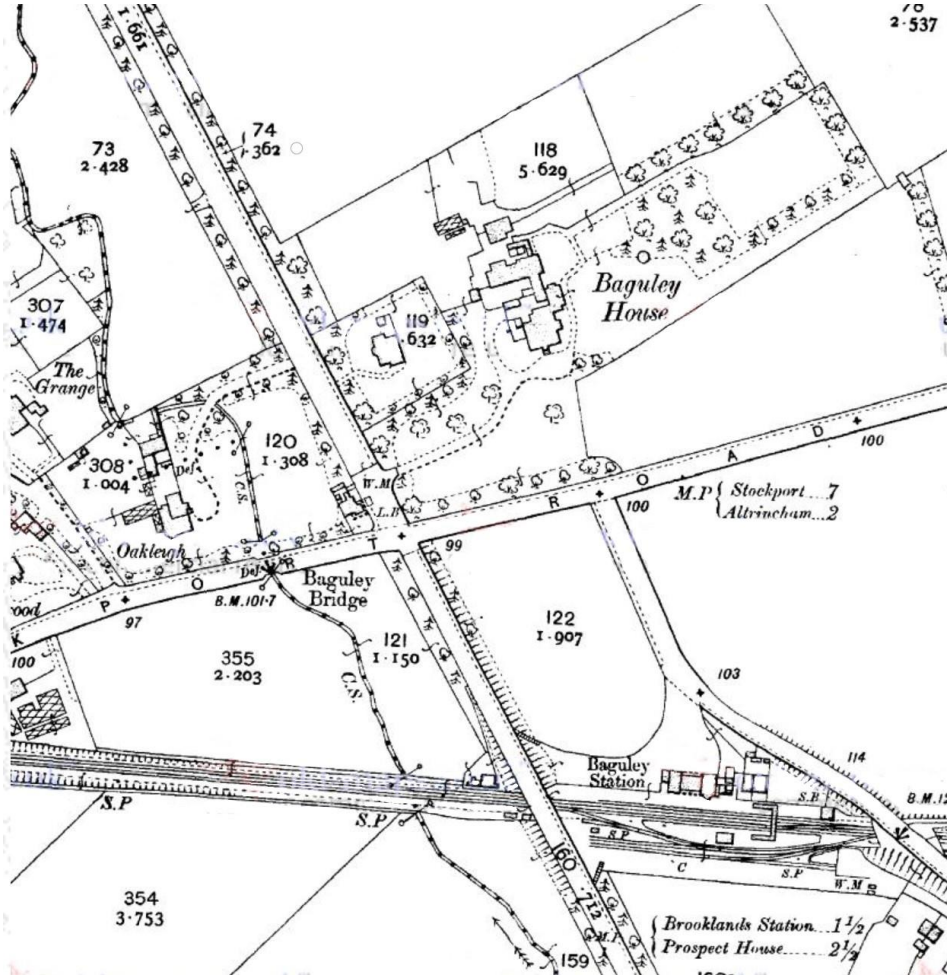
The proposed scheme is for the demolition of the existing 8 new dwellings at the site of No.319 Brooklands Rd, Brooklands at the corner of Fairwood Rd. This has been submitted to Manchester City Council on behalf of On Point Developments Ltd.



Aerial Photo of Site and surroundings

The Existing Site

The site is 0.2480Ha in size and is situated off Brooklands road in Brooklands, Sale, Cheshire. The site is to the north east of the Altrincham Road round-a-bout that is sited at the southern end of Brooklands Rd. The Lane was running along the eastern boundary of the Hall and runs south towards Fields Farm. The site is situated in the resident development area of Brooklands is surrounded by residential houses and some apartments.



Map of the Area in 1898

Pre-1860's the area of the site was part of Baguley Farm and Baguley House started to be developed when Mr Brooks the then owner of the land built Brooklands Road. By the late 1890's a detached house had been built where the Old Farm buildings used to stand. Brooklands Road initially continued straight on back then to join up with Baguley station and onwards

towards Hale Barns. Baguley House was demolished in the mid-1950's with Fairwood Road, Fairway Avenue and Goodwood Rd seems to have been built in the 1960's and 70's on the land of the Baguley House.



Existing House

The existing 2 storey detached house is a white rendered property with a slate roof elements ith white Upvc windows and a detached double garage with flat roof. Its had some additions such as a single storey extension to the rear and a Upvc Conservatory added over time.The site has two access points, one off Brooklands Road and the other to the north off Fairwood Road which allows access to the existing double detached garage. Both access points are through brick walls with piers and capped with railings. To the south of the site is a wooded area which the present owner holds the leasehold so has certain rights to use the land but it isn't part of this application. The majority of the building in the area are two storey and consist of houses but there are some 3 storey 1960's apartment blocks across Brooklands Rd in the neighbouring borough of Trafford.

Planning History

The site has had a number of applications on the site including one recent one for a residential care Home by Churchill Retirement Living Ltd in 2017.

- Fell 1 Horse Chestnut tree

  Ref. No: 094457/TPO/2010/S2 | Status: Application Approved

- Erection of a part three, part two-storey building to form 33 retirement apartments, including communal facilities, car parking and landscaping following the demolition of the existing building

  Ref. No: 115445/FO/2017 | Status: Application Refused

- Extension to existing garage to form new leisure room with new pitched roof

  Ref. No: 056939/FH/SOUTH3/99 | Status: Application Approved

- Erection of a conservatory to side of house

  Ref. No: 050026/FH/SOUTH3/96 | Status: Application Approved

- 2 storey side extension to dwelling house to form kitchen, garage on ground floor and three new bedrooms and two bathrooms on first floor

  Ref. No: 40072 | Status: Application Approved

- Construction of a two storey side extension to form kitchen and garage with bedrooms and bathroom over after demolition of existing

  Ref. No: 33254 | Status: NPW

- Erection of a double garage at rear of house

  Ref. No: 28748 | Status: Application Approved

- Change of use from dwelling house to a nursing home, extension to rear to provide a combined lift shaft and stairs, and creation of new vehicular crossing.....

  Ref. No: 27982 | Status: Application Approved

- Erection of a three storey flat development comprising nine 2-bed flats and six 3-bed study flats after demolition of existing property

  Ref. No: 27875 | Status: Application Refused

- Erection of a 3 storey block of 15 flats

  Ref. No: 29015 | Status: Application Withdrawn

- Single storey extension to form a snooker room

  Ref. No: 23951 | Status: Application Approved

- Renewal of an outline planning permission under Section 41 or 42 of the Town & Country Planning Act 1971 for the erection of a 3-storey block of 12 one-bedroom self-contained flats and 3 two-bedroom self-contained flats with 9 garages underneath

  Ref. No: F04619 | Status: Application Approved

The Applications to note run from the Outline Approval for a 3 storey block of 15 apartments was approved in 1976 to the most recent Refusal of the Care Home in 2017.

Planning Policy

The application site is located within a Predominantly Residential Area identified in the Manchester Core Strategy 2012.

National Policy

The NPPF establishes a presumption in favour of sustainable development and paragraphs of relevance to this application are:

9	Improvements through Sustainable Development
11-16	Presumption in favour of Sustainable Development
58 -59	Good design and wide choice of quality homes
124 -132	Requiring Good design

Manchester Core Strategy

The site has reference to two policies in the Core Strategy which are H7 and EC10 which are both Housing supply objective (H7) and Economic growth objective (EC10) for the area designated as Wythenshawe which the application site is situated in.

H7 – States the number of units required in different time periods and the expected average size of households in this area.

Other Key relevant policies in the core stragey

H1 – Overall Housing Provision
H8 – Affordable Housing Provision
EN1 – Design Principles and Strategic Character Areas
EN8 – Adaption to Climate Change
EN14 – Flood Risk
EN15 – Biodiversity and Geological Conservation
EN17 – Water Quality Control

Manchester Residential Design Quality Standards

Manchester published its residential design quality standards in March 2017 in direct response to direct the quality of new residential homes to sustain the positive economic and population growth in Manchester. It provides clear direction on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester.

Plots 1 & 4 are 4b 6p 3 Storey Houses are 140sqm in size compared to the required minimum of 113sqm.

Plots 2 & 3 are 4b 6p 3 Storey Houses are 154sqm in size compared to the required minimum of 113sqm.

Plots 5 to 8 are 3b 5p 2 Storey Houses and are 110sqm in size compared to the required minimum of 96sqm.

The Proposed Application

Siting

The proposed new dwellings have been arranged in a courtyard development with the residential gardens to the rear facing south and south-west. The development utilises the existing access off Fairwood Road whilst closing the access onto Brooklands Rd.



Site Layout (not to scale)

Design

In looking at the design of the property we evaluated the local area which consists of many different styles from simple 1960 brick built buildings to more modern contemporary rendered buildings as well as new red brick styles. Brooklands Rd have seen many different design orientated developments constructed over the last 20 to 30 years. The proximity of neighbouring dwellings were taken into consideration and that most of the dwellings are 2 storey in height, we chosen a modern red brick and buff sandstone design which will go with a slate roof and light grey framed windows.



Front Elevation Plots 1 to 4



Front Elevation Plots 5 to 8

Height and Massing

The planning history of the site indicates that even though 35 years ago a 3 storey development was acceptable the area being predominately 2 storey with occasional 3 storey apartment buildings here and there a mainly 2 Storey massing development is more acceptable.



Proposed 3D View of New Courtyard Dwellings

The proposed utilises the roof space in plots 1 to 4 for bedroom spaces so the massing is 2 ½ storey with Plots 5 to 8 as 2 storey houses.



Proposed Street Scene off Brooklands Road

Access

The scheme is accessed off Fairwood Road via the existing modified access into a parking courtyard for the 8 new houses.



Vehicular & Pedestrian Access

The nearby main road (Brooklands Rd) allows traffic to go from Sale to Timperley and Altrincham. It connects this area of Cheshire out towards Manchester, the M56 and Manchester International Airport. There are a number of bus stops with multiple bus services in the local area with the closest bus stop about 2 to 3 min walk on Altrincham Road to the south. These services connect to Manchester, Altrincham, Stockport and Didsbury among others. The local Metrolink stations are in Timperely, Brooklands and Moor Rd/ Southmoor Rd. There are local shops at Broadway Retail Park including a Tesco and Aldi as well as Timperley town centre being a 10 to 15min walk away to the west.

There is Public Open space nearby with the Timperely Green with formal open space for play and Wythenshawe Park is approx. 1km away to the east. There is also a Primary School nearby on Wendover Rd.

The entrance to the development and the houses will be constructed with level threshold for disability access. The dwellings will have off street parking so a minimum of two parking spaces per dwelling can be parked safely. The houses will be constructed to today's Building Regulations so will be to Part M so will include a toilet on the main living floor with a door opening out, appropriate door sizes required, appropriate socket and switch heights etc...

Landscape

Background

The existing plot was a residential dwelling and private garden. Around the site boundary there are many existing trees and shrubs to help with screening. A tree survey has been carried out and will accompany this application.

There are two existing vehicular access to the site the north onto Fairwood Road and also one out onto Brooklands Road. The existing dwelling had a large lawn amenity space out on the south and west aspects of the site with shrubs and mature trees as boundary treatments to all. The trees to the south of the site aren't included in this application but at present the present owner holds the leasehold for the site so can use the land.

Proposal

The Landscape proposals concept is to keep both of the street scene's primary characteristics and space around the building as a well maintained residential amenity area whilst bring management and maintenance back to the existing boundary vegetation. Minor works will be carried out on the existing vegetation in line with the consultants recommendations. The proposed houses will be focused around a courtyard area on the Fairwood Rd entrance whilst the Brooklands Rd entrance will be closed. The south and west aspects will be utilised as the rear amenity space for the proposed dwellings and will have divisional fencing to plot boundaries. A bin store will be provide for 50% of the units with the other units keeping their bins in their rear amenity space. A hedge will be planted behind the existing roadside boundary walls to aid privacy for amenity space.