

DOB BROOK CLOSE, MANCHESTER

Proposed residential development for The Guinness Partnership



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Fig 1. Aerial view of site



Introduction

This statement accompanies and supports the proposal for residential development on the site (Fig 1.) which is bounded by Dob Brook Close to the north and east, the Rochdale canal to the south.

Forming part of the full planning application submitted on behalf of The Guinness Partnership, this Design and Access Statement sets out the scope of the proposed works with appropriate illustrations intended to provide description, explanation and justification for the application.

Project Team

Applicant
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Introduction

The application seeks permission to build 30 new homes on the site for The Guinness Partnership.

The Guinness Partnership is one of the largest providers of affordable housing in England – owning and managing around 65,000 homes and employing over 3,000 people. They operate nationally but have strong connection to the local communities they serve. It is their intention to provide all the new homes for social rent.

The proposed development will bring significant regeneration benefits which will include, but are not limited to, the following:

- Provision of new houses will provide direct and demonstrable social benefits, building on and contributing to the existing and growing community by repopulating the site with homes for social rent.
- Increased footfall to existing businesses nearby with the benefit to employment, leisure and social uses.
- Creation of an active street frontage to the south side of Dob Brook Close and the establishment of a strong edge and presence to the canal which will help to create a collection of buildings with a sense of place.



Fig 2. Aerial view of Site

This statement should be read in conjunction with the following documents:

- Energy Statement/Sustainable Technology Study – prepared by Anderson Goddard
- Preliminary SAP calculations – prepared by Anderson Goddard.
- Acoustic/Noise Assessment – prepared by SRL.
- Phase 1 and 2 Investigation – prepared by WML
- Flood Risk and Drainage Strategy – prepared by WML
- Crime Impact Assessment – prepared by GMP.
- Ecological Appraisal – prepared by Kingdom Ecology
- Air Quality Assessment – prepared by SRL.

Aboriculture Survey – Mulberry Tree Management Consultants

Japanese Knotweed survey/ Report prepared by Japanese Knotweed Ltd

Housing Statement – The Guinness Partnership

Site Parameters

The site is located approximately 3.5 km east of the town centre, is bounded by Dob Brook Close and the Rochdale canal and is currently occupied by unkempt grassland, vegetation and trees. There are no existing buildings on the site.

Ownership – The Guinness Partnership

Developable Area – 0.36ha

Constraints:

- There are no TPOs on the site.
- The site does not fall within a conservation area, .
- The site is bounded on its western side by an existing brick wall of approximately 5m height. Historic maps suggest this was part of a former industrial building dating back to the nineteenth century. The structural integrity and potential impact of proposals on this element will be assessed by the consulting structural engineer.
- The presence of the canal to the southern boundary necessitates a 5m set back from the canal edge of any proposed building works.
- There is no tow path associated with the canal within the site boundary.
- The scale and amenity of the neighboring properties on Dob Brook Close will be respected.

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Introduction

Scope of the Design and Access Statement

Throughout the pre-application process the design team and applicant engaged with key stakeholders and the design has evolved in line with feedback and comments received. This document demonstrates that the proposals respond and contribute to their context in a positive and sustainable way and is set out as follows:

1. Site and Surroundings:

- The Wider Context - A sustainable Location; sets the proposals within the wider context, Manchester's ongoing regeneration framework and supports the notion of the site as a sustainable location.
- **Site Description and Surroundings;** describes the site, its location and existing buildings.
- **Approaching the Site;** provides a contextual description of the site and the primary approaches to it.
- **Historic Context;** describes the presence of the adjacent conservation area and the nature of its listed and locally listed buildings.

2. Involvement and Consultation;

describes the pre-application process and summarises the feedback received.

3. Evaluation;

summarises the primary benefits of the proposals, in social, economic, and built environment terms.

4. Design:

Context Appraisal and Design Development – describes the contextual assessment, key design drivers and the evolution of the proposals.

Site layout; describes the proposals in terms of site plan, arrangement of homes on the site and quantum.

Scale and massing; describes the overall massing strategy, section and relation to adjacent buildings.

Development of the Elevations; proposals in terms of architectural character and proposals for the elevations and materials.

Secured by Design; describes the overall security and surveillance strategies.

Access; describes site access and access within the accommodation

Landscape strategy; describes the hard and soft landscape proposals.

Car parking; describes the car parking strategy.

5. Planning Overview; provides a brief description of the relationship of the proposals to the relevant planning policies.

6. Conclusions; summarise the proposals and requests planning approval for the development.



Fig 3. Site Location plan

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1. Site and Surroundings

The Wider Context - A Sustainable Location

The site is located 3.5km east of city centre Manchester and approximately 6km west of Oldham town centre. It has a mix of land uses in its immediate and surrounding vicinity.

To the south of the site is the Rochdale Canal and beyond is an area of predominantly, two storey dwellings built as terraced rows.

To the east of the site, the immediate context is the two storey housing of Dob Brook Close, beyond which is an area containing a mix of light industrial and commercial sites.

To the north is a pocket of residential properties and a church (Kingdom Hall of Jehovah's Witnesses) beyond which is Oldham Road and an area of mixed residential, commercial and light industrial sites. Oldham Road provides access into city centre Manchester to the west, and access to the M60 within 2.5km via Junction 22. There is a bus stop within 50m walk from site on Oldham Road, providing routes into Manchester and Oldham town centre. There is a Metrolink stop (Newton Heath and Moston) approximately 300m to the west of the site which provides a direct service into city centre Manchester (15 mins) and Oldham town centre (30 mins).

To the immediate west of the site are industrial premises trading in car spares and further west is a mixture of light industrial and commercial sites.

In terms of community uses there is a children's play space and recreation area immediately (within 150m) south of the site on Queensferry Street and Brookdale Park is located approximately 0.5km further south.

Several Primary Schools are within 1km walk of the site.

Ten Acres Lane Sports Complex is also located within 1km to the west of the site.



Fig 4. Aerial view of site in context (google maps)

1. Site and Surroundings

Site Description

The site is rectilinear in shape and is bounded by Dob Brook Close to the north and east. To the north, houses are arranged in semi-detached pairs, set back from the pavement to accommodate front gardens and parking. Front doors address the northern edge of the close offering a relatively low density street frontage, suburban in character. To the east, the boundary is formed by the rear garden fences of 2 storey properties which form the continuation of Dob Brook Close as it turns to run north/south. All the properties to this immediate context are 'traditional' 2 storey forms with masonry elevations and pitched roofs, built within the last 15 years. To the west, the boundary is formed by a red brick wall approximately 5 metres in height. Although the wall provides a screen to the neighboring industrial premises, it is visually dominant and industrial in character.(Fig.5)

To the south, is the Rochdale canal which is relatively generous in width at this point (approximately 12-15m) with tow path and 2 storey houses set back along its southern edge. The site benefits from this open southerly aspect with the canal providing character and a positive visual asset. (Fig. 6 & 7)

Site Topography

The site is essentially flat. Proposed dwellings fronting Dob Brook Close will be accessed directly from the street via 'level access'. The remainder of the proposed dwellings will be accessed via level access from within the site boundary.



Fig 5. View along Dob Brook Close looking west, towards the site.



Fig 6. View along Rochdale Canal looking east, towards the site.



Fig 7. Existing view of wall to western boundary of proposed site.

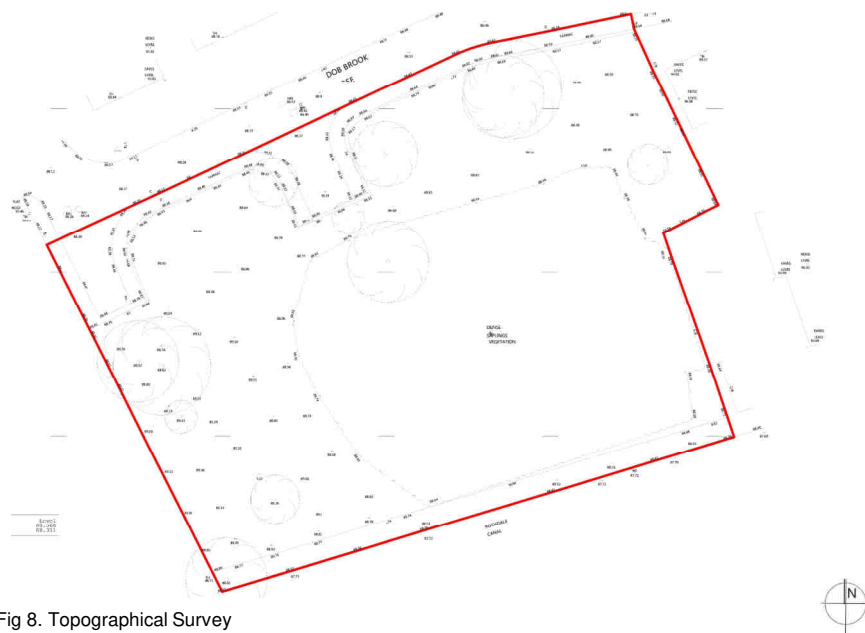


Fig 8. Topographical Survey

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1. Site and Surroundings

Approaching the Site

Approaching the site from the north along Rothwell Street, there is an absence of active street frontage, with the eastern edge formed by the boundary fence of the Kingdom Hall and the western edge defined by poor quality concrete panel fencing. The north west corner of the proposed site terminates the view along the street, flanked by the gable end of the housing to Dob Brook Close and the red brick wall of the industrial site to the west. (Fig. 12)

It is possible to approach the site along the canal tow path which runs along its southern bank. A footbridge crosses the canal and links the tow path to Dob Brook Close. A series of 2 storey terraced houses sit along the canal's southern edge facing the site. (Fig. 9 & 10)

Approaching the site along Dob Brook Close from the east, the street is relatively sub urban and generic in character. (Fig. 13 & 14)



Fig 9. View along Rochdale Canal looking east



Fig 10. View along Rochdale canal looking west



Fig 11. View along Rochdale Canal looking west



Fig 12. View from Rothwell St looking south, towards the site.



Fig 13. Existing view of houses to the east of the proposed site.



Fig 14. View from Dob Brook Close looking west

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1. Site and Surroundings

Historic Context

The proposed site does not sit within a conservation area. Historic maps indicate that the site has been largely undeveloped. Significant neighbouring buildings appear to have been industrial in nature, served by the canal, which opened in 1804. Historic maps show The Heath Brewery, forming the western boundary of the site, the brick wall, which currently forms this boundary is a remnant of this building.

In general, the present urban grain of the area is characterised by linear terraces of houses built with frontages of brick edge at pavement, predominantly following the street pattern established in the 1800s.

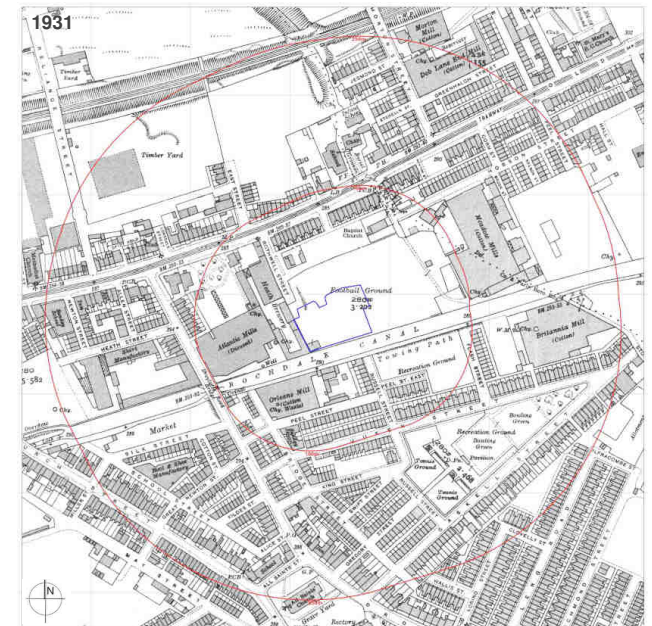
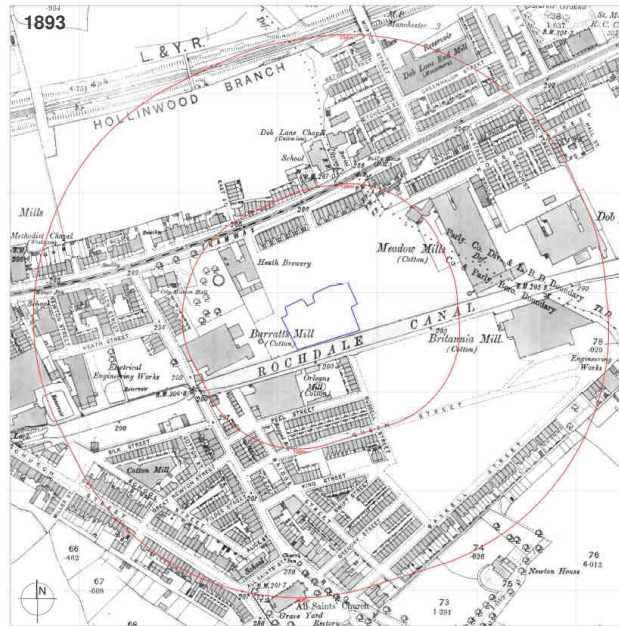


Fig 15. Dob Brook Close 1893 & 1931

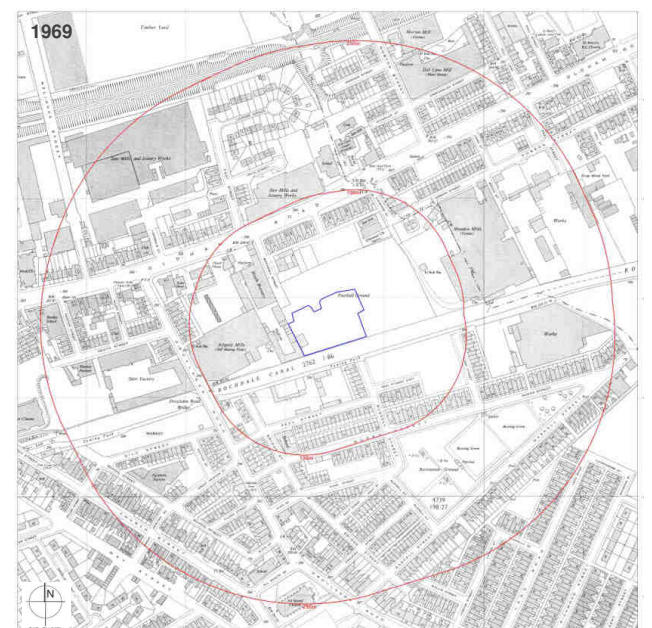
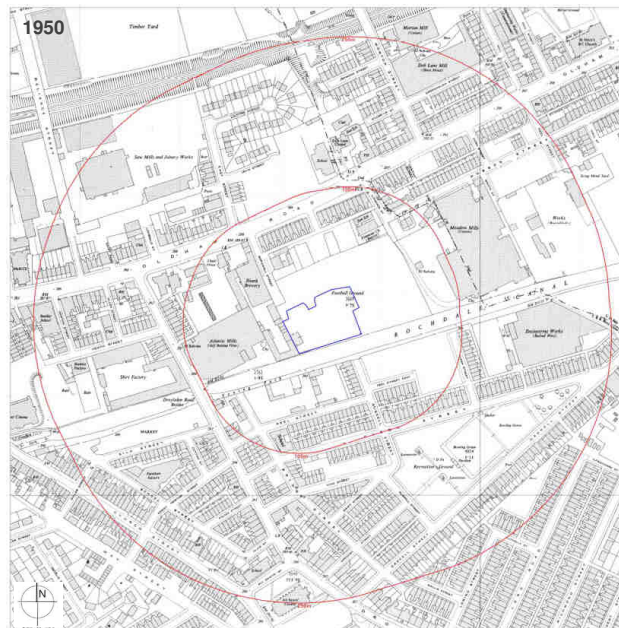


Fig 16. Dob Brook Close 1950 & 1969

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2. Involvement and Consultation

Positive and constructive dialogue between the design team and primary consultees has continued throughout the pre-application process and has guided the design evolution. Pre-application consultation can be summarized as follows:

Feedback received from the Canal and Rivers Trust 17/07/19 – written feedback was received from Tim Bettany Simmons at the Canal and Rivers Trust commenting on an initial sketch site plan (see Appendix for copy of letter).

Feedback highlighted a perceived missed opportunity in that the proposals failed to take full advantage of its canal frontage. The comments were heeded and significantly influenced the design development, orientation of the blocks was re-considered with the intent of providing an active frontage to the southern boundary of the site, facing the canal. (see Fig. 17)

Pre-application meeting 25/09/19 – (at MCC offices) – initial sketch proposals (see Fig. 18) were presented to planning and housing officers. Proposals were generally positively received. Key points raised were;

Overall mix of dwelling types – initial proposals comprised 100% apartments – 30No in total.

Car parking requirements – 100% requested.

Careful consideration of landscape and boundary treatment.

- Comments received from MCC principal planning officer 03/12/19.

Following this meeting confirmation was received from Jennifer Atkinson that the Council wished to see a mix of family houses and apartments on the site.

Following this feedback, proposals were revised to accommodate a number of 2 storey houses as short terraced rows. The overall dwelling mix was revised to 16No apartments and 9No houses.

- **Comments received from MCC via email 06/12/19.**

Feedback received from MCC resulted in a revision to the proposed dwelling mix comprising 16No apartments and 8No houses. Additional comments focused on boundary treatment and the requirement for active street frontages. Feedback led to further design development which was issued for comment.

- **Comments received from MCC via email 08/01/20.**

Further feedback was received from MCC which focused on boundary and landscape treatment. The detailed comments were considered and proposals revised and developed accordingly.

- **Comments received from MCC via email 22/01/20.**

Further feedback was received from MCC which again focused on landscape and boundary treatment and the requirement to provide definition between public and private realm. Again this feedback informed design decisions as the proposals evolved into the final application versions.



Fig 17. Initial sketch design developed following feedback from Canal & Rivers Trust



Fig 18. Site layout sketch, providing an active frontage to Rochdale canal.

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3. Design

Context Appraisal and Design Development:

The primary design drivers can be summarised as follows:

- A respect for neighbouring buildings – the proposals should acknowledge and work with the existing urban grain. Careful consideration should be given to scale, height and massing of neighbouring buildings. Proposals should complement and reference forms and materials found locally without necessarily replicating them.
- Proposals should create an active street frontage to Dob Brook Close and the canal, taking advantage of the canal as an asset and providing good levels of passive surveillance.
- Create a place with appropriate architecture bringing activity and life to the site.
- Create a 'square' or 'mews' feel to the interior of the site – helping the sense of place with considered boundary treatments, hard and soft landscape.
- Capture the available sunlight, with aspect and nature of the architecture – configuration of blocks, balconies, and gardens where appropriate.
- Provide screening to the existing brick 'factory' wall (along the west boundary) with built form.
- Terminate the 'vista' along Rothwell Street on approach to the site with a building that provides a 'welcome' at this north west corner of the site.
- Add to the required housing provision with a development of homes at an appropriate scale, density and type, with respect to its location.
- Add to the ongoing regeneration and re-population of the area, bringing associated socio-economic benefit.
- Accommodate the required easement to the canal (5m set back from edge) and respect amenity distances to neighbouring homes.

Taking into account these primary drivers the initial site diagram proposed simple linear blocks, running east/west, dual aspect in nature which offered active frontages to Dob Brook Close, the canal to the south and to an inner 'courtyard' of parking. Further houses, arranged in short terraces running north/south and east/west presented front doors and activity to the street, and rear gardens backing onto existing rear gardens of neighbouring houses. A pair of houses sat to the west of the site fronting the square and screening the visually dominant existing western boundary wall (see Fig. 17).

Further development of the site diagram took place, driven by the Client's desire to take full advantage of the south facing canal frontage and offer moderately higher density. The site plan was reconfigured to accommodate a continuous terrace of houses addressing the canal, dual aspect homes running east/west with front doors providing strong active frontages in Dob Brook Close. Homes were proposed running north/south flanking a new access road into the site, again with active frontages and front doors offering good positive surveillance.

In terms of massing, the terraced block adjacent to the canal was proposed at 3 storeys, 'notched' on its south face to provide balconies and terraces. A repeated rhythm of pitched roof forms express individual homes.

Elsewhere on the site, simple 2 storey terraces were proposed, respecting the existing 2 storey neighbouring properties of Dob Brook Close.

The proposed mix of house types was made up of 1B/2P and 2B/3P apartments. (Fig. 18 & 19)

Following the presentation of these proposals at the pre-application meeting (25/09/19) feedback was received confirming that MCC were supportive of the proposals however, a mixture of apartments and family homes would be preferred.

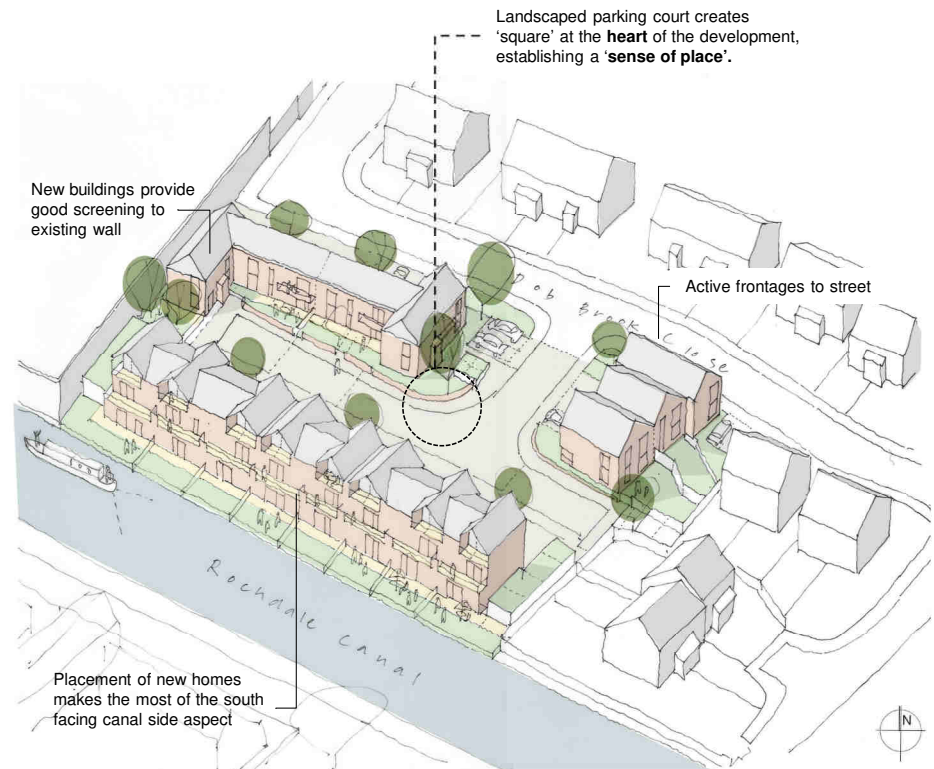


Fig 19. Sketch of initial proposals

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3. Design

Site Layout

Responding to the key drivers identified at the project outset and the constructive feedback received from MCC, the site layout has evolved and is based on the following principles:

- A mix of 2 storey family homes in short terraced rows is proposed to the northern portion of the site, reflecting the existing context of Dob Brook Close. A continuous 3 storey terrace comprising ground floor apartments with duplex apartments above is proposed for the southern portion of the site, optimising the relatively 'open' southerly aspect and adjacency to the canal.
- The proposed homes facing Dob Brook Close will present active frontages with a combination of front doors and fenestration to kitchens, living rooms and dining spaces, providing the opportunity of activity to the street at a range of times throughout the day/ evening. The new homes will help to 'complete the street' by adding street frontage and activity to this southern edge.
- Gabled elevations at the north western corner of the site (Block 1) will visually close the approach southwards along Rothwell Street and help to create a sense of arrival onto Dob Brook Close.
- The house to the north of proposed 'middle' row of 3 houses (Block 2) will present an active gable to Dob Brook Close with fenestration to living room, dining room and kitchen. The house at the north east corner of the site (Block 4) faces Dob Brook Close with fenestration and its front door.
- Parking off Dob Brook Close is provided alongside the houses (Block 1), discreet from the street and boundaries are established by masonry walls/ railings, gates and soft landscape where appropriate.
- The terrace of houses to the north east (Block 4) together with the facing row to the west (Block 2), will flank the access road and help to create a visually strong entry sequence to the development and a 'sense of place' and arrival.
- All the proposed houses, facing the inner 'courtyard' space will present active south facing elevations overlooking this space.



Fig 20. Proposed Site Plan



Fig 21. Proposed sketch street elevation to Dob Brook Close

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3. Design

Site Layout (cont.)

- In order to establish definition between the public realm of the footpath and the private realm of the house, boundary treatment to the northern portion of the site (the houses) would be; low masonry walls/ metal railings and gates with planting to front gardens facing Dob Brook Close, metal railings, gates and planting to front gardens facing the access road and inner 'courtyard', timber fences to private gardens and soft landscape where appropriate.
- With regards to the area of 'private realm' landscape to the north of the row of apartments (Block 3), car parking is proposed in paired groups adjacent to front doors. This configuration, set up by the rhythm of the elevations offers a defined pattern of hard landscape in differentiated paving materials, punctuated and softened by generous areas of soft landscape in the form of raised planting beds, trees and hedges. The arrangement defines public realm from private and allows appropriately efficient access to the parking spaces and front doors to the apartments and also enables overlooking of the parking and good levels of activity to the space.

Quantum

The proposed schedule of accommodation is shown in the table below:

Schedule of Accommodation

7 N°	2B4P	House		~83m ²
1 N°	3B5P	House		97m ²
8N° Houses Total				
8 N°	2B3P	GF	Apartments	61.3m ²
8 N°	2B4P	Duplex	FF Apartments	85.5m ²
16N° Apartments Total				

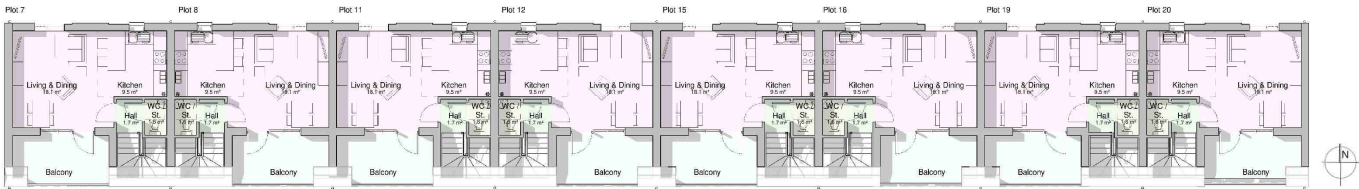


Fig 22. Proposed upper level of duplex apartments

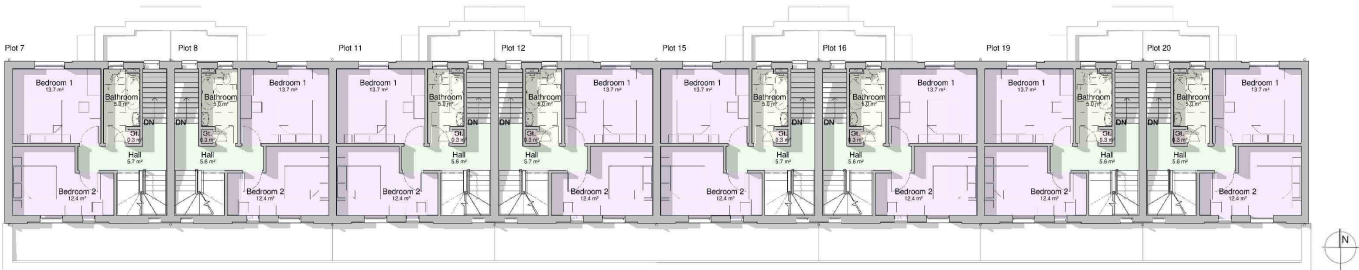


Fig 23. Proposed lower level of duplex apartments

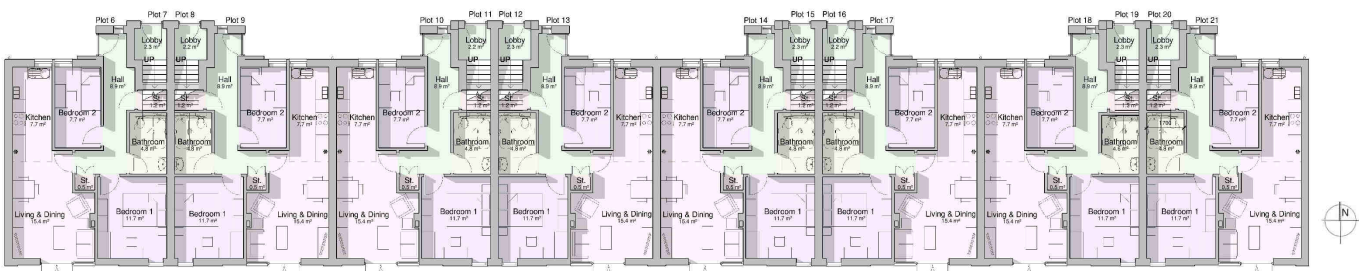


Fig 24. Proposed ground floor plans of apartments



Fig 25. Proposed street elevation of the proposed apartments facing north

3. Design

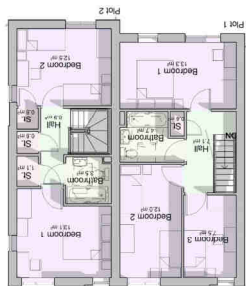
Scale and Massing

The immediate context has been respected in order to guide the scale and overall massing of the proposals. Two storey houses are proposed to the north, facing and adjacent to the existing houses of Dob Brook Close. To the relatively 'open' southern portion of the site, a 3 storey apartment block is proposed, configured as a terrace and expressed as a series of 'villas', with pitched gables to north and south elevations. (Fig. 22 & 23)

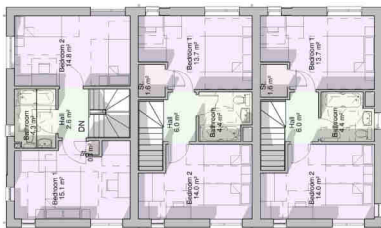


Proposed elevation of Block 1

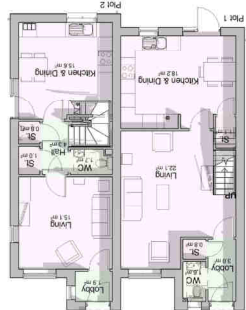
Proposed elevation of Block 4



First Floor Plan Block 1



First Floor Plan Block 4



Ground Floor Plan Block 1



Ground Floor Plan Block 4



Fig 26. Proposed aerial view, looking west from Dob Brook Close



Fig 27. Proposed aerial view looking north from Rochdale canal.

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3. Design

Development of the Façade:

The intention is to 'complete the street' by adding built form with active frontages to the southern edge of Dob Brook Close. Elevations will create an active street frontage, using front doors, projecting bays/porches, canopies and generous glazing, where appropriate. Pitched gables will create a presence and scale, adjacent to the existing 'factory wall' and will provide a focus to the vista when approaching the site along Rothwell Street. (Fig. 30 & 31)

Fenestration is generally arranged with a vertical emphasis to give order, rhythm and a 'domestic' feel to the street elevations. Within the overall order and consistency of form and materials, the character and identity of each individual home is legible through 'own front doors', canopies, fenestration patterns and distinct brickwork detailing.

Similarly, the north facing elevations of the apartments are composed with fenestration and detailing to give a vertical emphasis and to help the overall terrace to be read as a series of 'villas'. Individual homes are again expressed within the 'whole' by own front doors, projecting bays and brickwork detailing. To the south, the elevation is given generous windows, (patio doors at ground level) and balconies to give a distinct character and to optimise the canal as an asset. Duplexes are given second floor terraces within pitched roof dormers which punctuate the roof-scape. (Fig. 25, 28 & 29)



Fig 28. Sketch elevation of apartments (Block 3) looking north.



Fig 29. Sketch elevation of apartments (Block 3) looking south to canal.



Fig 30. Proposed view along Dob Brook Close, looking south east.



Fig 31. Proposed view along Dob Brook Close, looking south west.

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3. Design

Materials

A simple, robust materials palette is proposed which will be predominantly brick which references the surrounding context, is appropriate to residential buildings and will weather well in the given climate. It is also extremely robust and easy to maintain.

The houses facing Dob Brook Close will be composed from a selected range of red brick types which reference the neighbouring buildings and the materials of the terraced housing of the intermediate context. (Fig. 34)

To provide contrast and a distinct character to the terrace of apartments, buff brick is proposed in a variety of three types, which also references the facing properties across the canal. (Fig. 32)

A simple language of metal balconies and canopies, colour coordinated with a UPVC window systems will provide a consistency and common language to all elevations.

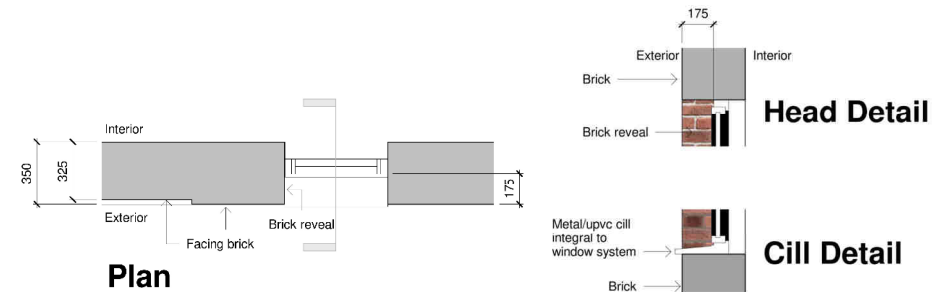


Fig 33. Typical window detail

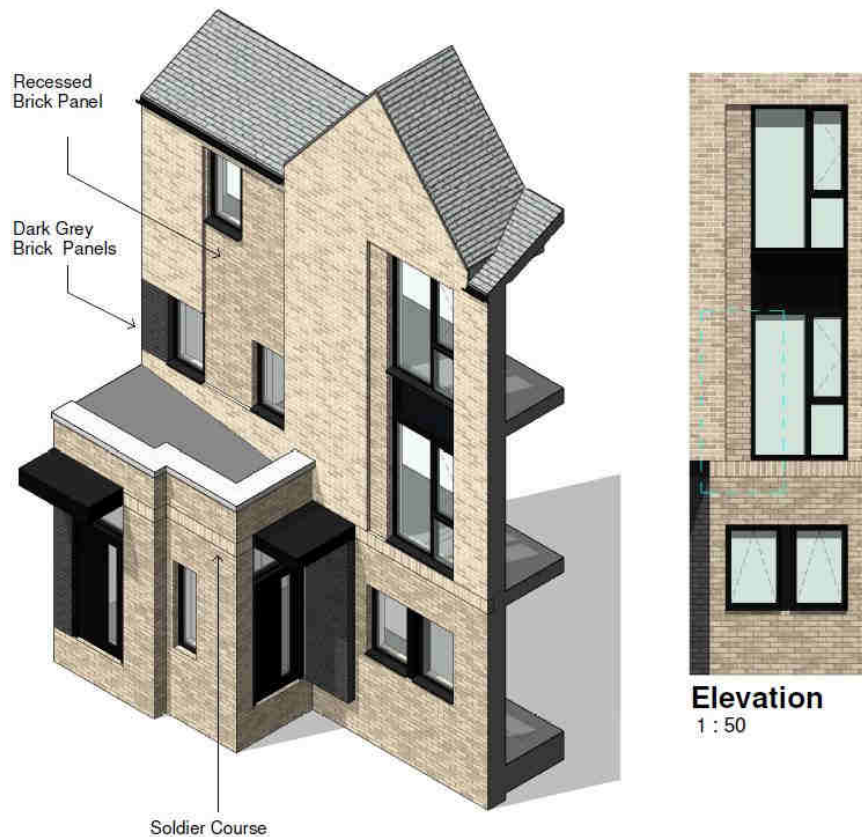


Fig 32. Apartments typical bay study.

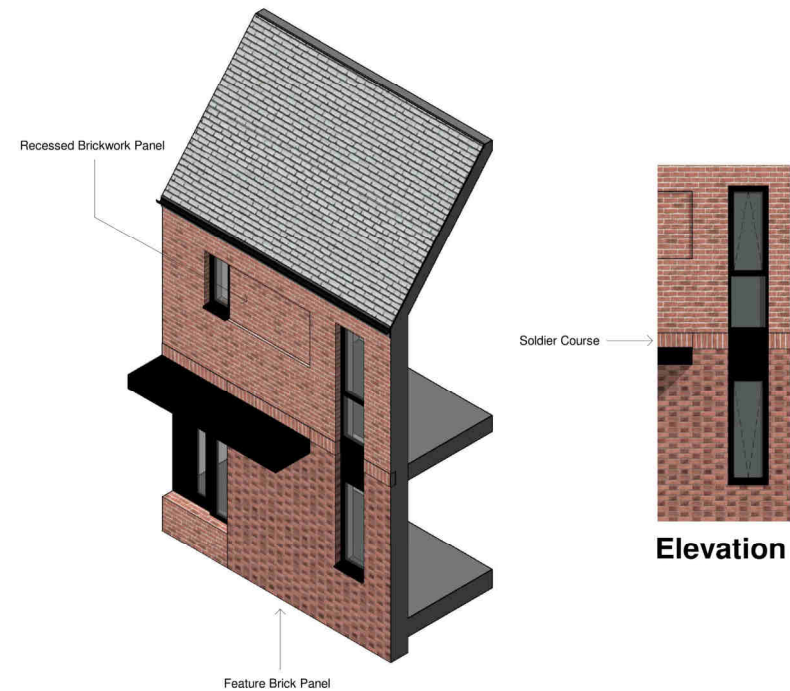


Fig 34. 2-storey houses typical bay study.

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3. Design

Secured by design

A Crime Impact study forms part of the application Documentation and its recommendations will be followed.

The proposed development is to be constructed in line with best practice including:

PAS 24 compliant windows and doors.

Robust boundary treatments with 1.8m high fences to garden enclosures where appropriate.

Clear definition of public and private realm.

Passive surveillance of both public and private spaces maximised.

External Lighting- Well positioned, good quality external lighting will be provided to create a safe environment after dark.

Secure cycle storage (locked enclosure)

Access

All the houses and ground floor apartments will be accessible in line with Approved Document M and the principles of Building for Life 12 (QS working with the Topography). The 10 duplex units above the ground floor apartments are accessed via staircase from street level. Staircases will be fully DDA compliant (Disability Discrimination Act 1995).

Houses will have an accessible WC at ground floor.

All apartments and duplexes will have accessible bathrooms at entrance storey level and will have wide doorways, fully compliant with Approved Document Part M.

Landscape

A careful definition between public and private realm will be established through; low masonry walls/ metal railings and gates with planting to front gardens facing Dob Brook Close, metal railings, gates and planting to front gardens facing the access road and inner 'courtyard', timber fences to private gardens and soft landscape where appropriate.

To the north of the row of apartments (Block 3), car parking is proposed in paired groups adjacent to front doors. This configuration, set up by the rhythm of the elevations offers a defined pattern of hard landscape in differentiated paving materials, punctuated and softened by generous areas of soft landscape in the form of raised planting beds, semi mature trees ornamental planting and hedges.

(Please refer to Saville Landscape Design drawings for details and specification.)



Fig 34. Proposed landscape GA

3. Design

Car and cycle parking

Car parking and vehicle access along with cycle and pedestrian access have been integrated into the development so that they contribute safely and positively towards creating a vibrant and sustainable residential community.

Car Parking:

Parking is provided within the curtilage of each home. Vehicle access to the site is via Dob Brook Close. A total of 18 car parking spaces are provided. 3 No disabled access spaces are provided

The total number of spaces provides a parking ratio of 100%.

Cycle Parking:

A total of 18 spaces are provided at ground floor and accessed directly from the 'internal' street.

The total number of spaces provides a cycle parking ratio of 100%.

Waste management

Two bin stores, each containing 4 Eurobins (1100 litres) will serve the waste and recycling requirements of the apartment residents. These stores are located at the west and east end of the proposed new street. Residents of the apartments will take bagged waste and recycling to the bin stores. The houses are provided with space for 4 wheeled type bins (1no. 140L and 3no. 240L) within the curtilage of the individual plot. Refuse vehicles are able access the site directly from Dob Brook Close allowing the refuse team to move bins minimal distances on collection days. Bins from plots 1, 3 23 and 24 will be emptied directly from Dob Brook Close.



Fig 35. Proposed view of apartments looking east



Fig 36. Proposed view of apartments from Rochdale Canal

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4. Planning Policy Context & MCC Guidance

This section provides an overview of the relevant planning policies and MCC guidance in relation to the proposed development.

National Planning Policy Framework (2019)

The National Planning Policy Framework (NPPF) provides planning guidance on a national level. The revised NPPF was published in February 2019 and provides the framework for all local planning authorities when making decisions on planning applications. The proposed development is fully compliant and in accordance with the following paragraphs of the National Planning Policy Framework (NPPF):

Sustainable Development

Paragraph 11 of the NPPF outlines that where development accords with the development plan, and meets the three dimensions of sustainable development, it should be approved without delay.

Housing

In relation to housing, Paragraphs 118 states;

'Decisions should give substantial weight to the using of suitable brownfield land within settlements for homes and support the development of under-utilised land and buildings, especially if this meets the identified needs for housing where land supply is constrained'

Paragraph 123 states *'Where an existing, or anticipated, shortage of land is apparent low-density housing should be avoided to ensure optimum use of the site'*

Manchester Core Strategy Policy H 4 - East Manchester

'East Manchester, over the lifetime of the Core Strategy, will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include Ancoats, New Islington, Holt Town and Chancellor's Place; to the west of Alan Turing Way, and within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed-use schemes.'

The proposed development will provide a mix of 2 bedroom apartments, 2 bedroom and 3 bedroom houses. All the proposed homes will comply with Manchester's Emerging Space Standards. All homes will have private amenity space, in the case of the houses and the ground floor apartments, this will be in the form of private gardens and for the apartments this will be a south facing terrace/balcony. As such, all properties will be suitable and appropriate for families.

Place Making and Design

12.6 *In accordance with PPS1 and its companion guide, 'By Design - Urban Design in the Planning System: Towards Better Practice', development in Manchester will be expected to follow the seven design principles set out below:*

Character: a place with its own identity

Continuity and enclosure: a place where public and private places are clearly distinguished

Quality of the public realm: a place with attractive, and successful outdoor areas

Ease of movement: a place that is easy to get to and move through
Legibility: a place that has a clear image and is easy to understand

Adaptability: a place that can change easily

Diversity: a place with variety and choice

As this Design and Access Statement describes, the above seven principles have driven the design process and final proposals.

Manchester Residential Quality Guidance

Make it Manchester...

The proposed development relates positively to its context, reinterpreting the form, style and material use of some of the immediate and intermediate context in a contemporary manner and drawing upon the influence of the distinct aspects of the boundary conditions.

Appropriate Density

The proposed density of the development has been carefully considered and is an appropriate response to the market needs, location and MCC housing strategy guidance.

Making the most of heritage; and framing views

The development recognises the importance of the canal as an asset and provides an appropriately active frontage to it. Views along the Rothwell street approach are considered and enhanced with built form.

Appreciate scale

The scale of the proposed development is covered in an earlier section, and based on the site's context.

Consideration of materials and details

A limited pallet of robust materials has been selected, for further condition if the application is approved. The variation in materials and detailing, (several brick types) articulate the buildings and helps them to relate to the neighbours. Samples of materials, and 1:20 details of the proposed junctions between materials can be provided by way of condition.

Bring People Together

Mix of people including market position, and diversity

The proposal for a mix of house types (2 and 3 bed) and apartments (2 bed) on the site will assist in providing a different offer to local people, including both young and older people. The ground floor apartments are fully accessible.

Opportunities to meet

Local facilities and transport nodes are nearby. Shared paths (to the apartments), paired front doors, cycle store and paired car parking spaces provide opportunities to interact with neighbours.

Animate Streets and Spaces

Ground floor and street

The design responds to Dob Brook Close and 'competes the street' by adding active frontages to its southern edge. All front are readable from the existing and proposed street. Entrance approaches are, flanked by high quality landscaping.

Passive surveillance is maximised by all adjacent spaces being well overlooked from kitchens, dining and living spaces.

4. Planning Policy Context & MCC Guidance (cont.)

Ease of Getting Around

The scheme proposed promotes and facilitates walking and cycling. The former, through its accessible location, linked to public transport nodes, as well active frontages engendering a feeling of safety and security. The latter through the inclusion of safe and secure cycle parking.

Work With the Landscape

Opportunities for biodiversity will be explored and detailed specification considered in relation to future maintenance. In site and structured tree planting will make a positive contribution to the streetscape and 'public' realm. The site is currently overgrown and covered in self-seeded plants and trees, this will be removed and soft landscaping introduced in the form of front and rear gardens, hedges and ornamental planting.

Make it Practical

Being in a suburban', but connected location, car parking numbers have been provided in accordance with policy (100%). This is supported by the provision of secure cycle parking. A waste solution has been considered and proposed to meet the requirements of Manchester City's Waste Guidance. This includes 'kitchen to kerb'. The main storage areas being accessible by the Local Authority refuse collection service, from the kerb side (the proposed new road running parallel to Dob Brook Close).

Future Proof

Thermal Performance.

The thermal performance of the proposed development will be based on a fabric first approach, with low air permeability and 'U' Values to satisfy the requirements of the current Building Regulations.

Adapting to demographic changes.

All the houses and apartments follow Part M and DDA guidance. Two and three bedroomed accommodation and the internal layout of the apartments will facilitate family care requirements, in the home, in the future.

Extreme Weather Conditions

The site is not located in a Flood Zone

Make it a Home

Room Space and Daylight

Space, storage and natural daylighting have been given detailed consideration (see apartment layouts and house plans) with larger windows allowing view of sky and direct views to external spaces from living areas. Appropriate and adequate storage is identified on the submitted apartment layouts and house plans. Floor areas follow Manchester's Emerging Space Standards guidance

Ensure Visual and Acoustic Privacy

Appropriate overlooking distances have been established between habitable rooms/blank gables and acoustic separation will be provided in accordance with Building Regulation requirements.

Make it Happen

Construction Detail

The proposed design will be constructed either in traditional masonry, with solid floors, or frame construction. Construction details at 1:20 can be provided by way of condition, and to demonstrate the longevity and weathering characteristics of the façade treatment. Bay studies at 1:20 are included with the application drawing pack.

A quality control method statement will be provided as part of the condition and subsequent construction process.

Manage it Well

All the accommodation is for Social Rent and as such will be managed by the Guinness Partnership (the applicant) who has established management procedures in place This will include the fabric of the buildings and the management of parking spaces and external communal areas.

5. Conclusions

In summary, the proposed development seeks to provide the following opportunities:

To populate the site with a development of new homes in-keeping with and contributing to the sustainable and positive regeneration of this area. It is in line with aspirations of MCC's planning policies and emerging documents which identify a need for more homes within sustainable and accessible locations.

The proposed development represents an excellent opportunity to occupy this site with buildings that complete and create an active street frontage to Dob Brook Close, use the canal as a positive asset and create a sense of place, reinforcing the existing street pattern, whilst improving passive surveillance by populating what is currently an unrealized and underused site.

The proposals represent a high quality solution that relates to its context in terms of use, scale, massing, building line boundary treatment and materials.

This statement demonstrates how the proposed residential development of the site complies with current national, regional and local planning policy and is compliant with Manchester City Council's planning policy and therefore respectfully seeks full support for the planning application.



Fig 37. Proposed view from Dob Brook Close, looking south.

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Dob Brook Close, Manchester - Proposed Residential Development
Feb 2020

Appendix 1



Paul Simpson
Bowker Sadler Architecture

Paul.Simpson@bowker-sadler.co.uk

Your Ref

Our Ref CRTR-PLAN-2019-27643

Wednesday 17 July 2019

Dear Mr Simpson

Proposal: Development of 28no. apartments in two storey accommodation

Location: , Dob Brook Close, ,Manchester

Waterway: Rochdale Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The Trust have reviewed the pre-application details and have the following **general advice**

The offside side (non-towpath) of the Rochdale Canal passes to the south of the site. The canal is designated as a County Wildlife Site. The pre-application enquiry relates to a residential development, which based on the submitted layout would consist of 28 apartments split between 6 blocks.

It is noted that the layout plan shows a towpath next to the development, however this would not appear to continue beyond the site. There is no formal "towpath" at the location, any path is probably there to access the footbridge to the east. The submitted title plan shows that the site ownership extends up the edge of the canal and as such the site owners are responsible for the maintenance of the offside of the canal.

Structural integrity of the waterway infrastructure

The stability of the canal must not be compromised as a result of any works on site. The application site is adjacent to the canal and construction work in close proximity to the canal has the potential to adversely affect the structural integrity of the canal. It is therefore essential that structural integrity is not put at risk as part of any development proposal, including excavations for foundations or vibrations from plant or machinery which could, in the worst case scenario, result in the failure of the canal. We would need to see further details before being able to make an assessment on the potential impact on the structural integrity of the canal this would include detailed cross sections and foundation details. We would suggest that the built development is set back

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at least 5m set back from canal edge. There is potential for seepage / leaks into any excavations in close proximity of the canal.

Land stability and the consideration of the suitability of development with regard to ground conditions are material planning considerations as set out in paragraphs 170 (e) and (f) and 178 of the National Planning Policy Framework (NPPF) and that the responsibility for securing a safe development in terms of land stability rests with the developer (para 179). This is the subject of more detailed discussion in the National Planning Practice Guidance (PPG).

Given the proximity to the canal, the works should also be carried out in accordance with the Trust Code of Practice and we would welcome this being acknowledged in any planning application. Further details can be found here <https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>

Design and Layout

The Trust have reviewed the submitted layout plan and we consider that the layout could be improved to engage with the canal and provide an active frontage. The proposed orientation of the development would represent a missed opportunity. The canal corridor should be seen as an asset to the development and not something to be screened off. The road abutting onto the canal would be a negative visual impact as both vehicles using the road and parked vehicles would be clearly visible from the canal corridor. This road should be set back from the edge of the site. The boundary with the canal would also appear to consist of side boundary fencing and blank side elevations of properties. If the proposed development fronted onto the canal with the access road to the rear of the properties, then it would remove the visual impact of vehicles, boundary fencing and blank elevations from views from the canal. As a minimum the block of four apartments in the south-east part of the site should at least be re-orientated to front the canal corridor. If the current layout is not to be changed then preventative measures should be put in place to stop cars from entering the canal, such as a low knee high timber fence and native landscaping for screening the visual impact. More information on the material palette, landscaping and boundary treatments is needed to understand the development further in depth.

The Trust owns the fishing rights on the Rochdale Canal, as such permitted angling may take place from the towpath, (on the south side of the canal) in this location.

Ecological matters

The habitat quality on the canal here is vital for an urban environment like this and as such all efforts should be made to protect and enhance biodiversity. As set out above the canal is a County Wildlife Site and there are records of protected floating water plantain, directly adjacent to this site. The potential impact on these would need to be considered as part of the ecological surveys and assessment. It would appear that the site contains a lot of Japanese knotweed on the site/bordering the canal. This would need to be surveyed and treated accordingly.

The site would appear to be heavily treed at the moment, these trees would need to be surveyed but it is assumed that the majority would need to be removed to facilitate the development. These trees would need to be carefully removed and roots ball appropriately treated. These roots may extend to the canal and would need to be carefully dealt with as they may impact the structural integrity of the canal. The removal of trees in proximity to the canal should be carried out in accordance with the Trust Code of Practice as outlined above.

Native landscaping would be welcome here, perhaps a meadow (cut once or twice a year) would provide habitat and greenspace. We would not want the development to be cut off from the canal with walls/fences as it will become a litter trap and self-seeded weeds and trees to grow. The ongoing management of any strip of land

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adjacent to the canal should be clearly set out within the application details. As mentioned above this is within the ownership of the site as confirmed by the title plan.

Potential for contamination

Given the historic use of the site a Phase 1 desk study, and probably then a phase 2 intrusive site investigation would be required. The studies should consider the canal and its users as potential receptors to pollution within any conceptual model. The studies should also consider/assess the potential for any historic drains that may drain to the canal and set out how these would be remediated/sealed. Furthermore, during the construction phases there is significant potential for the canal to be polluted by materials and dust carried by the wind or via uncontrolled surface water run-off. These should all be considered within a draft Construction Environment Management Plan along with details of appropriate mitigation measures for the site

Surface water drainage

No details on surface water drainage have been provided. The site is next to a relative short 'pound' between canal locks, however given the proximity to the canal there is potential for surface water drainage to the canal. The Trust is not a land drainage authority and such discharges are not granted as of right and will usually be subject to completion of a commercial agreement. We would be happy to consider whether such a discharge might be acceptable to us. You should contact the Trust's Utilities Team at the Wigan office on 01942 405766 or email Deborah.McCormick@canalrivertrust.org.uk to discuss matters further and to establish whether agreement can be reached for us to accept the discharge. Fuel/oil interceptors or silt traps would also be required.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Tim Bettany-Simmons MRTPI
Area Planner

Tim.Bettany-Simmons@canalrivertrust.org.uk
07342 057926

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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