

ecores



One Manchester

Design and Access Statement Windermere Close



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The design is subject to the following:

- Land registry confirmation
- Topographical information
- Planning approval
- Building Regulations approval / fire engineering
- Rights of lights Issues
- Review of easements and covenants
- Full structural review

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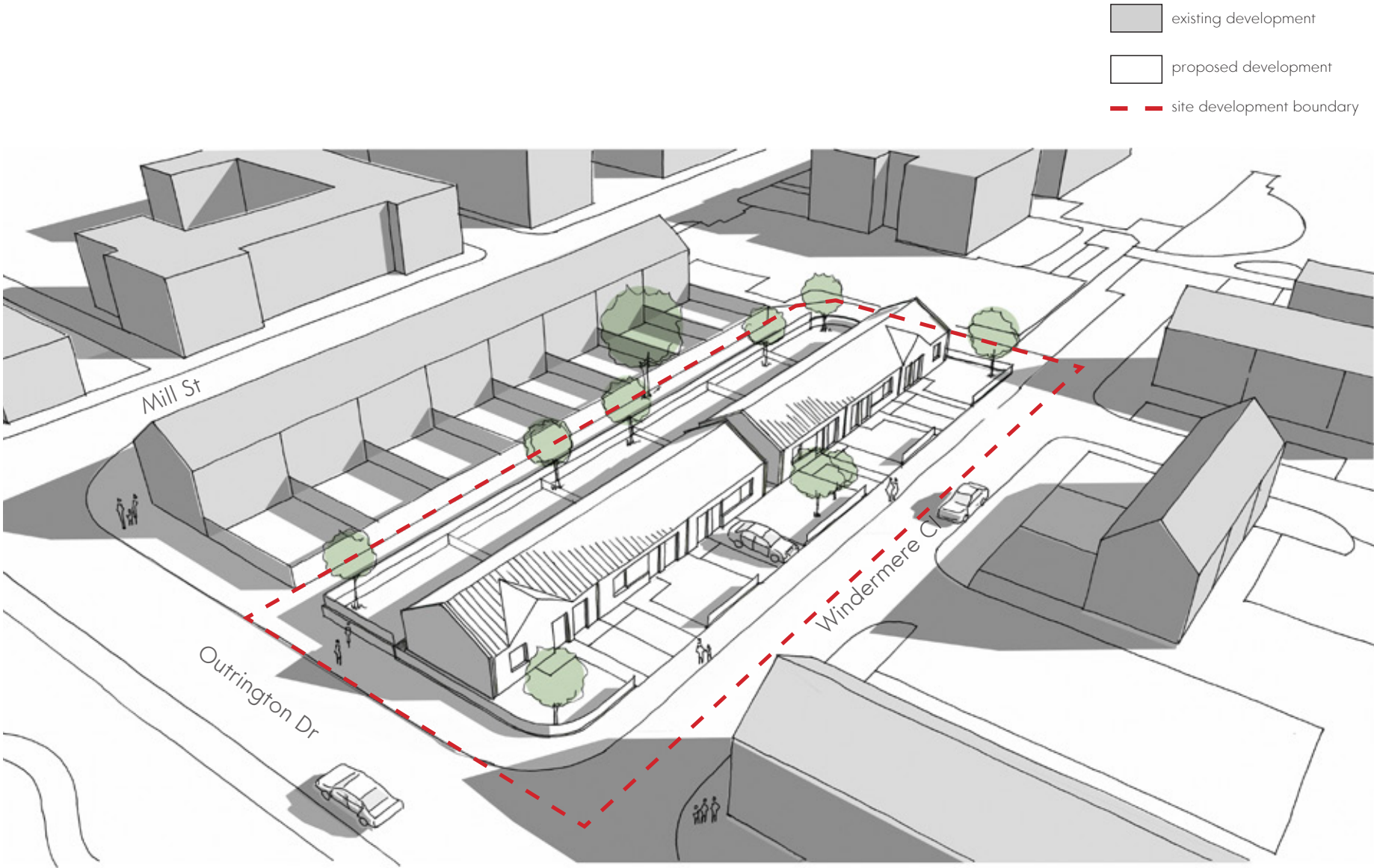
1.0 INTRODUCTION

This Design & Access Statement supports a detailed Planning Application by One Manchester for 6 new single storey dwellings on land to the east of Windermere Close, Openshaw, Manchester.

The application is for 6 affordable rented dwellings, two bed three person units in terraced format. The dwellings are designed to satisfy the Building Regulations Part M2 with regard to accessibility.

The dwellings will be designed to Passivhaus standards of insulation and energy use, and very high level of sustainable design.

Access arrangements are as detailed in section 5.00 of this statement.



Section 2.0

Site Analysis

WINDEREMERE CLOSE | DESIGN & ACCESS STATEMENT



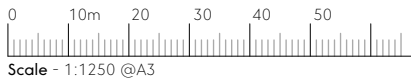
2.1 SITE LOCATION PLAN

The application site is located to the east of Windermere Close as indicated on the site location plan. Vehicular and pedestrians access is from Windermere Close, a paved pathway runs alongside the eastern site boundary.

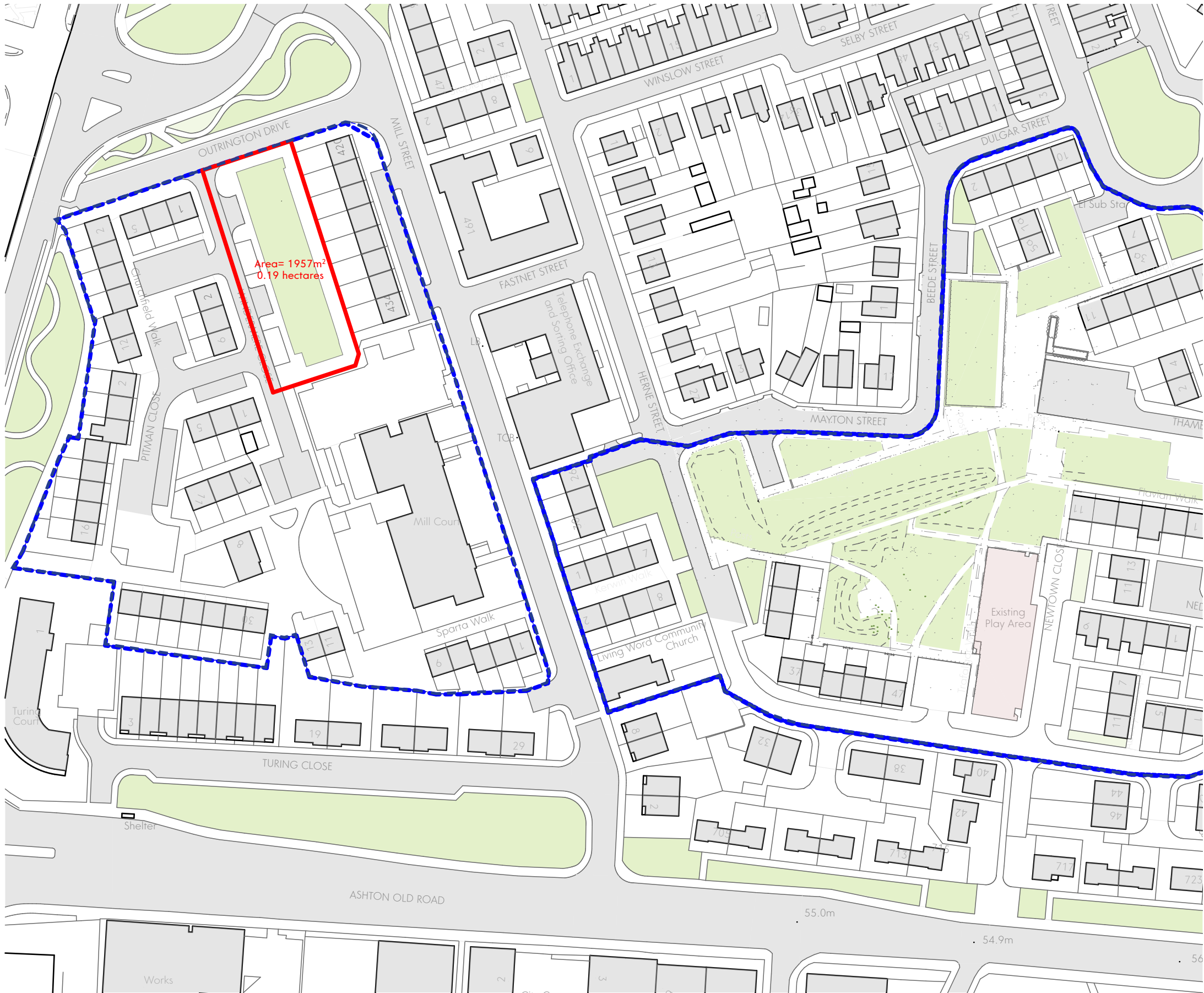
The site is predominantly flat as indicated on the topographical survey attached to the application.

The application site has an area of 0.2 hectare (1957 sqm) or thereabouts.

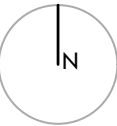
The application site was previously developed as housing and cleared in circa 2014.



- Site Development Boundary
- - - One Manchester Site Ownership Boundary



2.2 SITE LOCATION AND PHYSICAL CONTEXT



Development Site
1957 m² / 0.2 ha

To Manchester City Centre

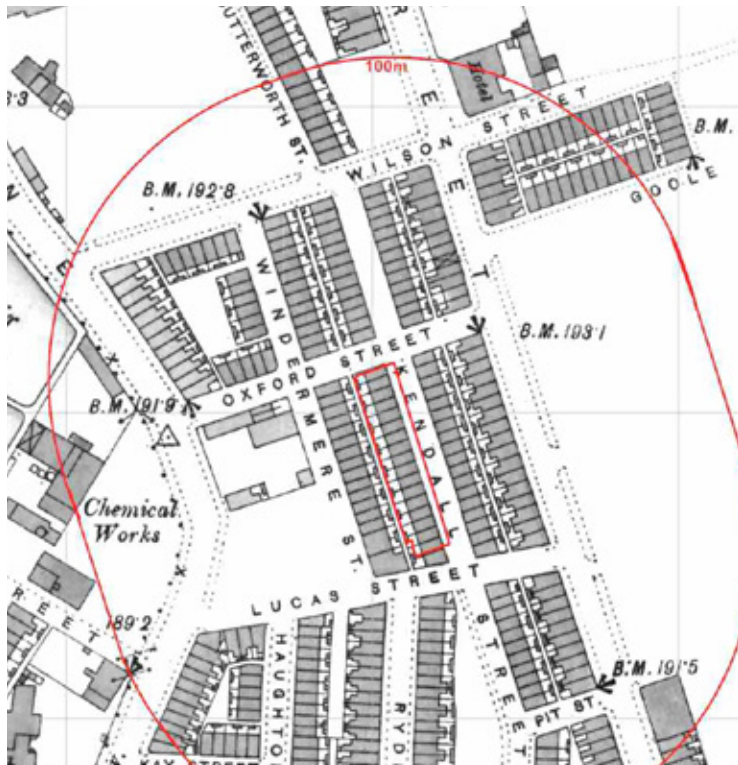
2.3 SITE HISTORY

Historic OS maps indicate previous Land use of the site as being residential as early as the mid 19.

The development grain, approximately north / south is evident on the 1893 OS plan and has been retained by subsequent in the immediate area.

2.4 SOCIAL CONTEXT

- The site has previously used by housing
- The proposed development would provide new housing for local people designed to accessible standards
- The need for this type of housing for affordable market rent clearly identified as noted in One Manchesters Affordable Housing Statement (Oct 2019) provided in support of this application.
- The proposed development of 6 new dwellings would be managed by One Manchester on completion.
- It is anticipated that the majority of new dwellings would be occupied by existing One Manchester tenants from Grey Mare Lane. Occupants will generally be those with accessibility needs.
- The site is an appropriate and sustainable location for residential development.



1893



1963

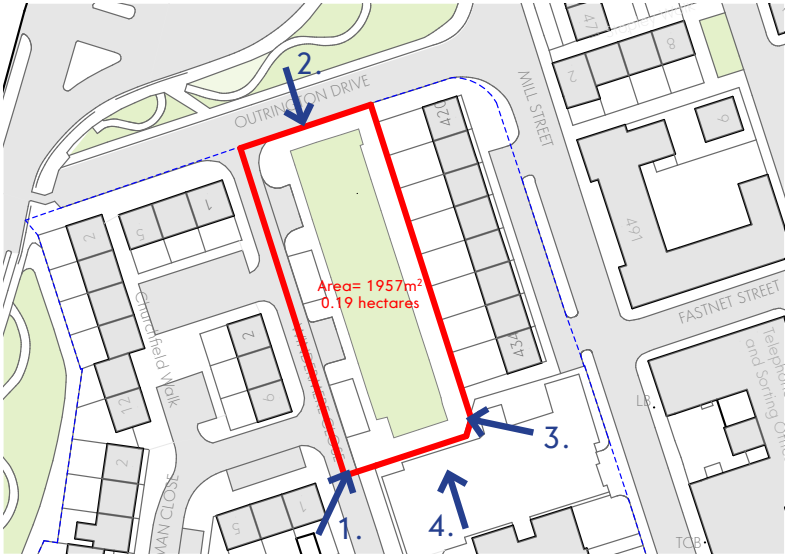


1977- 1981



1993- 1995

2.5 SITE PHOTOGRAPHS



Site Development Boundary



1.



2.



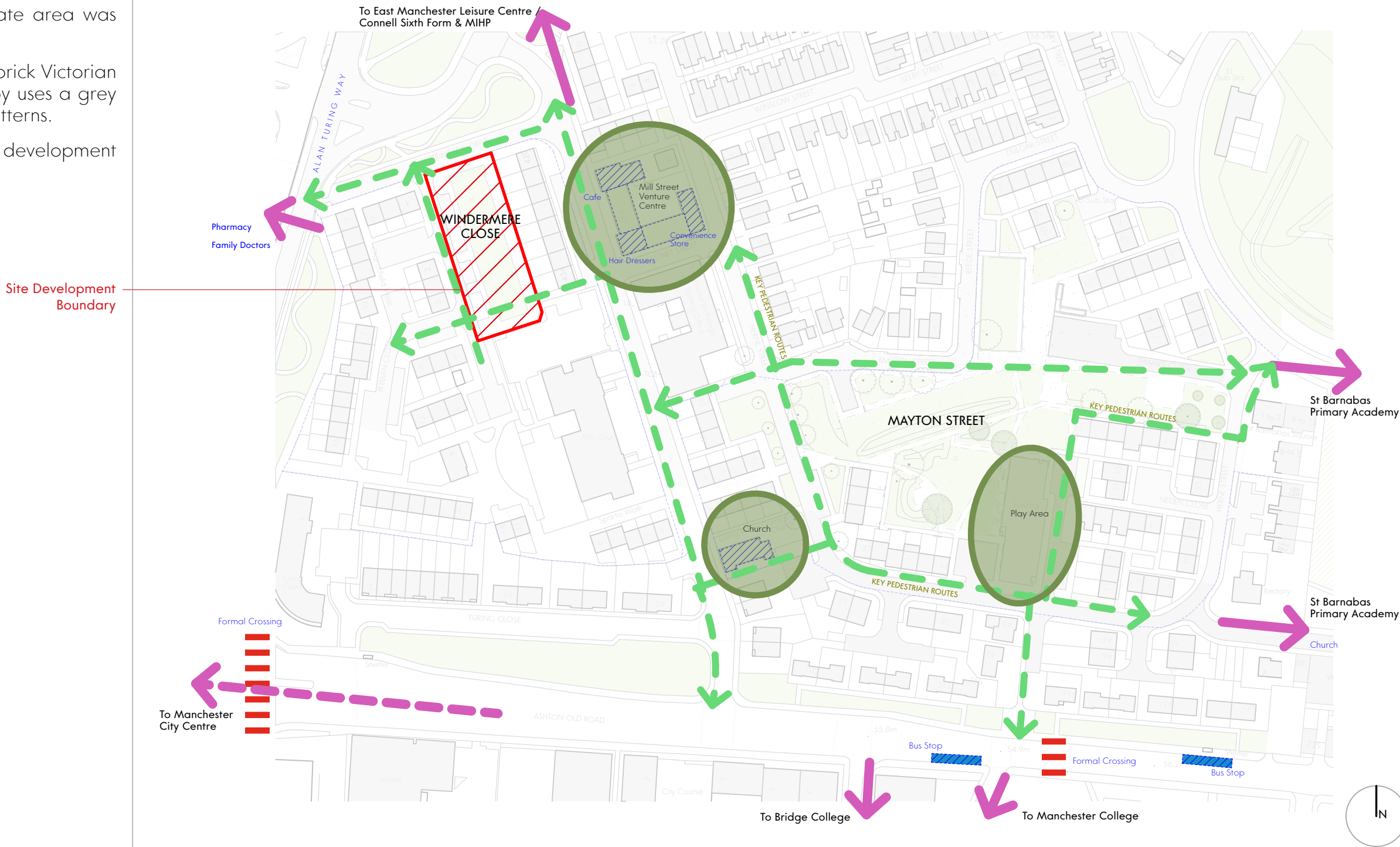
3.



4.

2.6 URBAN CONTEXT

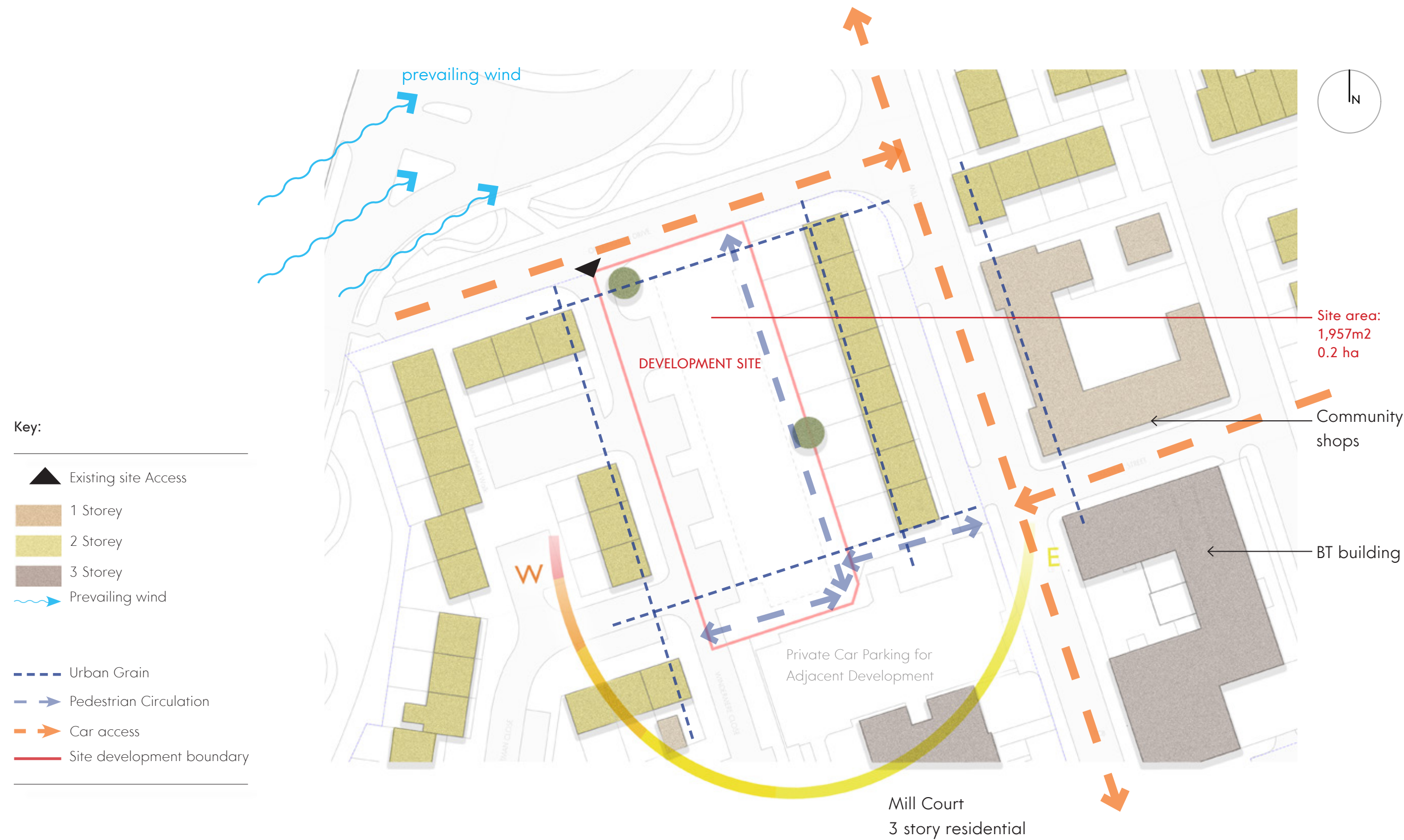
- The site lies to the east of the A6010 'Alan Turing Way', a major route into the centre of Manchester and adjoins the Etihad Campus / National Cycling Centre etc.
- The historic land use in the immediate area was residential.
- Historic housing in the area was red brick Victorian terraces, more recent housing nearby uses a grey brick and more 'modern' window patterns.
- The predominant scale of adjoining development is two storey.



2.7 PLANNING CONTEXT

- Site
 - The site is located in Flood Zone 1 (low probability) which is defined in Framework Technical Guidance as having less than 1 in 1000 (< 0.1%) annual probability of river or sea flooding. Refer Flood Risk Assessment provided by consulting Engineers WML as part of this application.
 - The site is not in a Conservation Area and there are no Listed Buildings nearby the site. No existing public rights of way will be affected by the proposals.
- History
 - No planning application in respect of the site has been made in the last 10 years.
 - Mill court, a 3 story appartment scheme adjacent, was approved in 2008 and subsequently developed in 2010.

2.8 SITE ANALYSIS



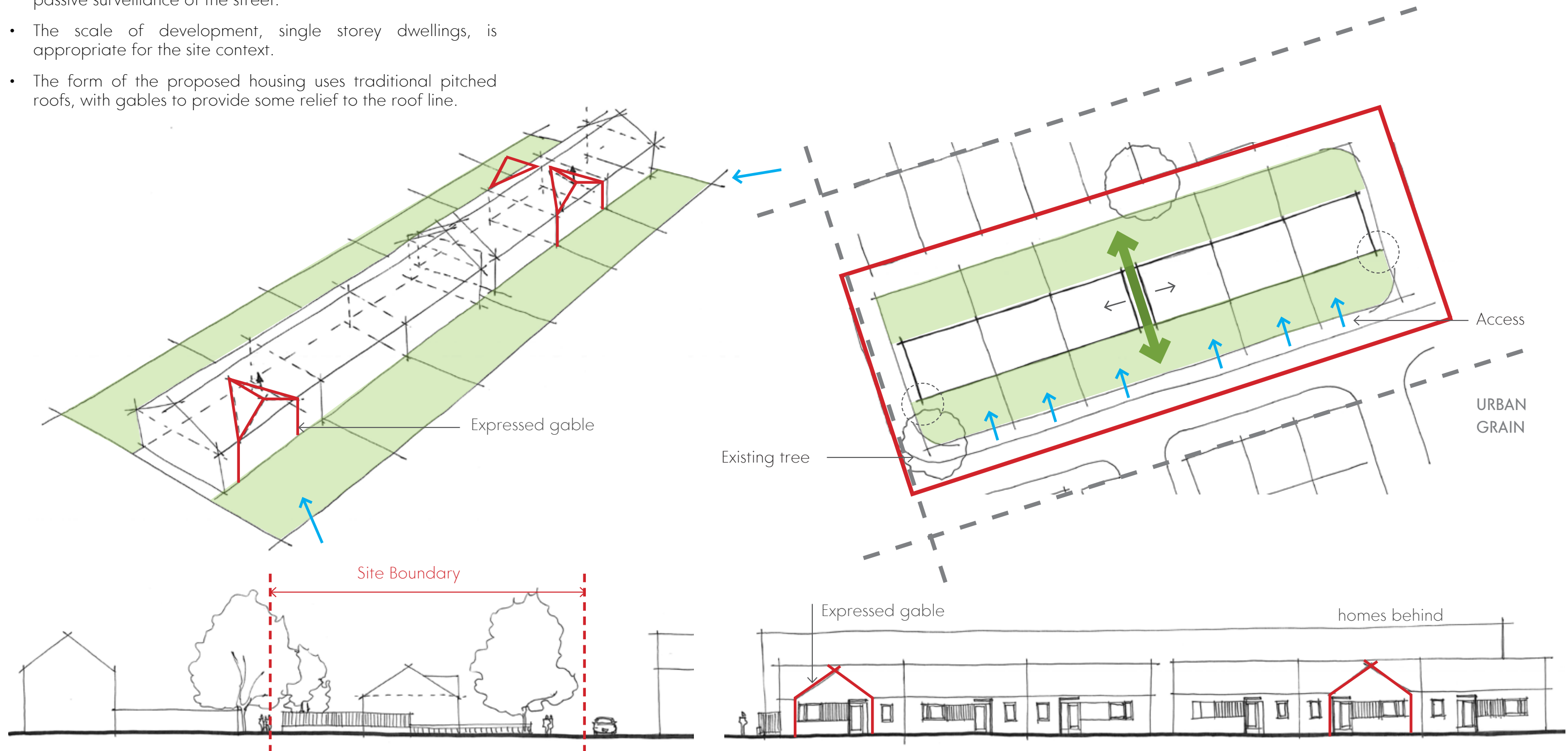
Section 3.0

Design Principles

WINDEREMERE CLOSE | DESIGN & ACCESS STATEMENT

3.1 URBAN FORM

- There is an existing grain of development established by both historic development in the area (Victorian terraces) and have recent development either side of the east side of Windermere Close, also providing activity and passive surveillance of the street.
- The proposed scheme will re-establish the street frontage to the east side of Windermere Close, providing activity and passive surveillance of the street.
- The scale of development, single storey dwellings, is appropriate for the site context.
- The form of the proposed housing uses traditional pitched roofs, with gables to provide some relief to the roof line.



3.2 DESIGN ASPIRATIONS

- The scheme provides 6 new two bed three person, single storey dwellings for affordable rent. The layout has been developed from the initial concept proposals through discussions with One Manchester and the Planning Authority. The current layout is considered to be appropriate to the client brief and site context. This takes into account accessibility, safety, visual amenity, proximity to nearby housing, provision of car parking and private gardens.
- The dwellings are organised into two terraces, similar to adjacent existing development.
- The layout provides in-curtilage car parking for the development. Cycle storage is provided in secure external stores to the rear of the dwellings.
- The density of development equates to 30 dwellings per hectare (12.5 dwellings per acres).

Design Aspirations

• Opportunities

Bringing a derelict site back into use.

Provide much needed accessible accommodation.

Repair the streets cope by providing an active frontage to the east side of Windermere Close.

Improve security by developing a derelict site.

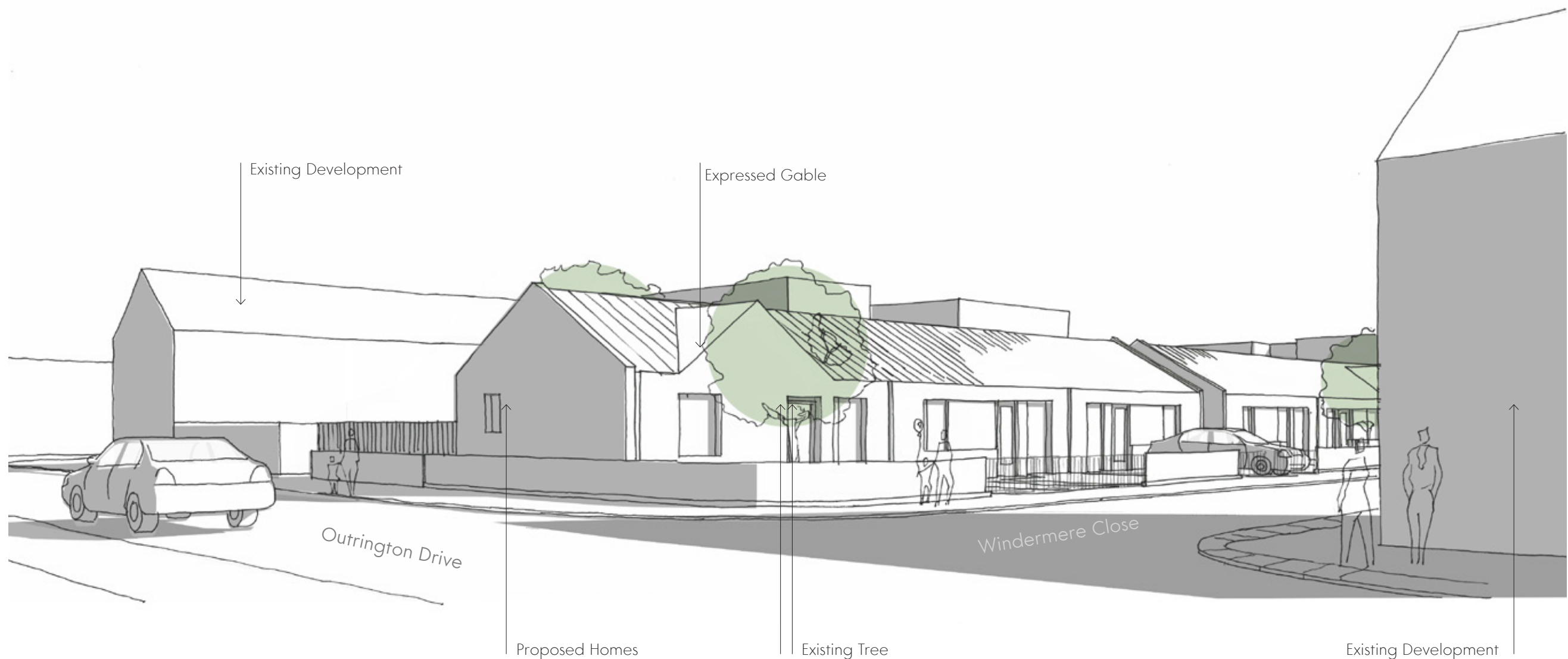
• Constraints

Consider the impact of privacy between the new dwellings and existing residential development to the east and west of the application site.

Retain existing pedestrian and vehicular routes around the site.

Accommodation Schedule

- 6 No. two bedrooms, single storey dwellings .
- 6 parking spaces.





3.4 3D SITE PERSPECTIVES



3.5 SCHEME DESIGN & ELEVATIONAL TREATMENT

The proposed accommodation is entirely two bed, three person single storey dwellings designed to meet Building Regulations part M2 accessibility.

The dwellings organised into two terraces three dwellings each, central divisions allowing access to the rear and a visual break in the elevation to Windermere Close.

The dwellings have brickwork external cladding with large window openings to provide good levels of natural lighting to habitable spaces and provide an attractive window / wall relationship.

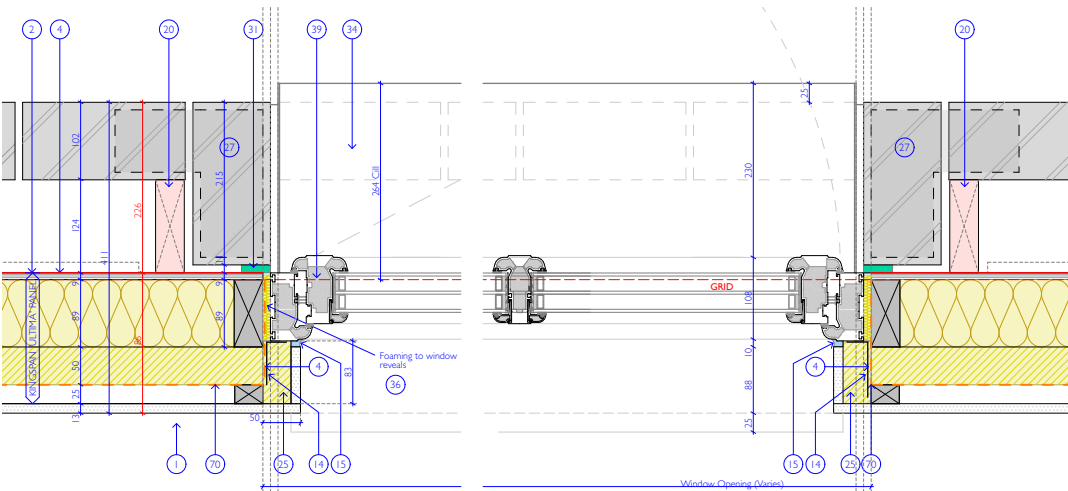
The window openings provide a vertical emphasis within the horizontal appearance of single storey development.

A further vertical emphasis is provided by gable roofs to the main, west elevation which break the roofline.

Two types of brick are used to provide visual interest, together with brickwork patterning to key areas of the principal elevations.

Modelling to the elevations is created by incorporating full brick reveals to window and door openings.

Stoney Gate Walk, Openshaw Manchester completed in 2019 by GWPA and One Manchester presents a similar architecture with solid masonry facades with brick expression and generous windows present a contemporary vernacular.



Proposed Full Brick Reveal Detail



Windermere Close: Typical Elevation

Gutters, Downpipes and Fascias: UPVC Anthracite

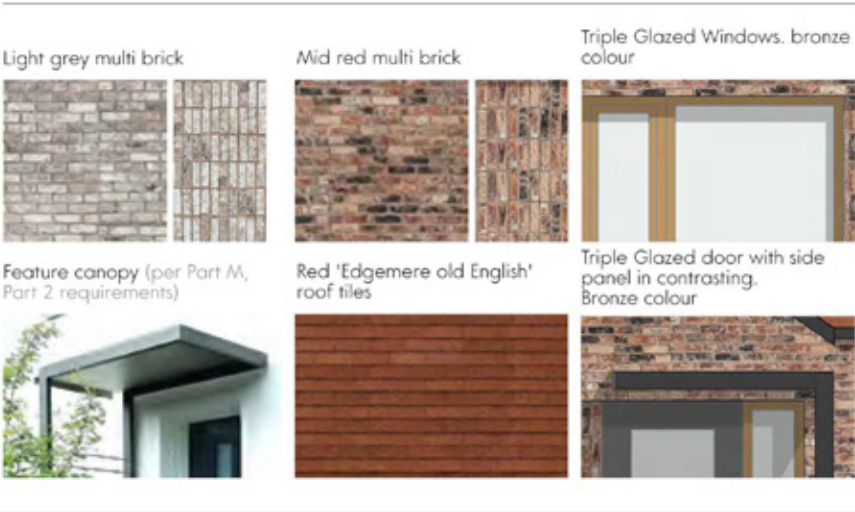
Charging: Electric car charging points

Stacked Soldier Course

Landscaping: New trees

3.6 PROPOSED MATERIALITY

- The intent is to use traditional external materials which are compatible with existing housing in the area and which importantly, will weather gracefully over time.
- Two types of brick are proposed for the external elevations; a light red multi and a grey multi.
- Patterned brickwork is also use in small areas to provide further visual interest.
- Roofs would be finished in thin clay interlocking tiles, Marley Eternit 'Ludlow Major' tile, 'Old English – dark red'.
- Window and door units are to be high performance pvcu with 'bronze' colour externally.
- Gutters and downpipes are to be pvcu square section gutters with circular downpipes – grey colour.



3.7 EXTERNAL SPACES/ LANDSCAPE

The front boundary of the dwellings is defined by a low brickwork wall and railings. Access to the dwellings is from Windermere Close with in curtilage car parking alongside pedestrian access to the front door.

Permeable block paving is provided to the footpath / carparking area.

Soft landscape to the Windemere Close frontage will include planting apple, pear and plum trees to give structure t the gardens and streetscape.

Deciduous species will allow light into dwellings in winter and provide shading in summer.

The rear gardens will be lawned with paved access areas in front of the 'French doors' to the living area, secure external store, waste bins and clothes drying. The rear boundary treatment is close boarded fencing with lockable gates.

Pedestrian access is provided from the front of the dwelling to the rear, this is also protected by lockable gate.

It is envisaged that the rear gardens will be developed by residents to suit their own taste. The likely occupants would probably find enjoyment in gardening.

Metal gates are incorporated in the boundary treatment, in ront of the car parking area and providing pedestrian access to the dwelling.



FRUIT TREES



ORNAMENTAL SHRUBS



CLIMBERS



AMENITY LAWN

PLANT SCHEDULE

KEY	ORNAMENTAL SPECIMEN SHRUB SPECIES	Size(cm)	Pot	Density	Total
Bdv	Buddleia davidii 'Empire Blue'	80-100	5L	As Shown	1
Cc'RP'	Cotinus coggygia 'Royal Purple'	80-100	5L	As Shown	1
Fxi'S'	Forsythia x Intermedia 'Spectabilis'	80-100	5L	As Shown	1
P'BE'	Philadelphus 'Belle Etoile'	80-100	5L	As Shown	1
S'KH'	Syringa 'Katherine Havemeyer'	80-100	5L	As Shown	1
Vf	Viburnum fragrans	80-100	5L	As Shown	1

KEY	CLIMBING SPECIES	Size(cm)	Pot	Density	Total
Cm'E'	Clematis montana 'Elizabeth'	60-80	2L	As Shown	1
Lp'B'	Lonicera periclymenum 'Belgica'	60-80	2L	As Shown	1
Lp'S'	Lonicera periclymenum 'Serotina'	60-80	2L	As Shown	1
Jn	Jasminum nudiflorum	60-80	2L	As Shown	1

KEY	FRUIT TREES	Size(cm)	Pot	Density	Total
A'D'	Apple 'Discovery'	6-8cm stem	10L	As Shown	1
A'COP'	Apple 'Cox's Orange Pippin'	6-8cm stem	10L	As Shown	1
A'WP'	Apple 'Worcester Pearmain'	6-8cm stem	10L	As Shown	1
P'C'	Pear 'Conference'	6-8cm stem	10L	As Shown	2
P'WBC'	Pear 'William's Bon Creiten'	6-8cm stem	10L	As Shown	1
P'Cz'	Plum 'Czar'	6-8cm stem	10L	As Shown	2
P'EL'	Plum 'Early Laxton'	6-8cm stem	10L	As Shown	1
P'V'	Plum 'Victoria'	6-8cm stem	10L	As Shown	2

***NB** Apples on MM106 rootstocks, Pears on Quince 'A' rootstocks and Plums on St Julien 'A' rootstocks

Seeding
Amenity BSH A19 35gm/sqm

Topsoil
Fruit trees 750 x 750 x 750 pits
Shrubs 450mm x 450mm x 450mm pits
Climbers 300mm x 300mm x 300mm pits
Amenity grass 150mm

Compost
50mm thick spent mushroom compost

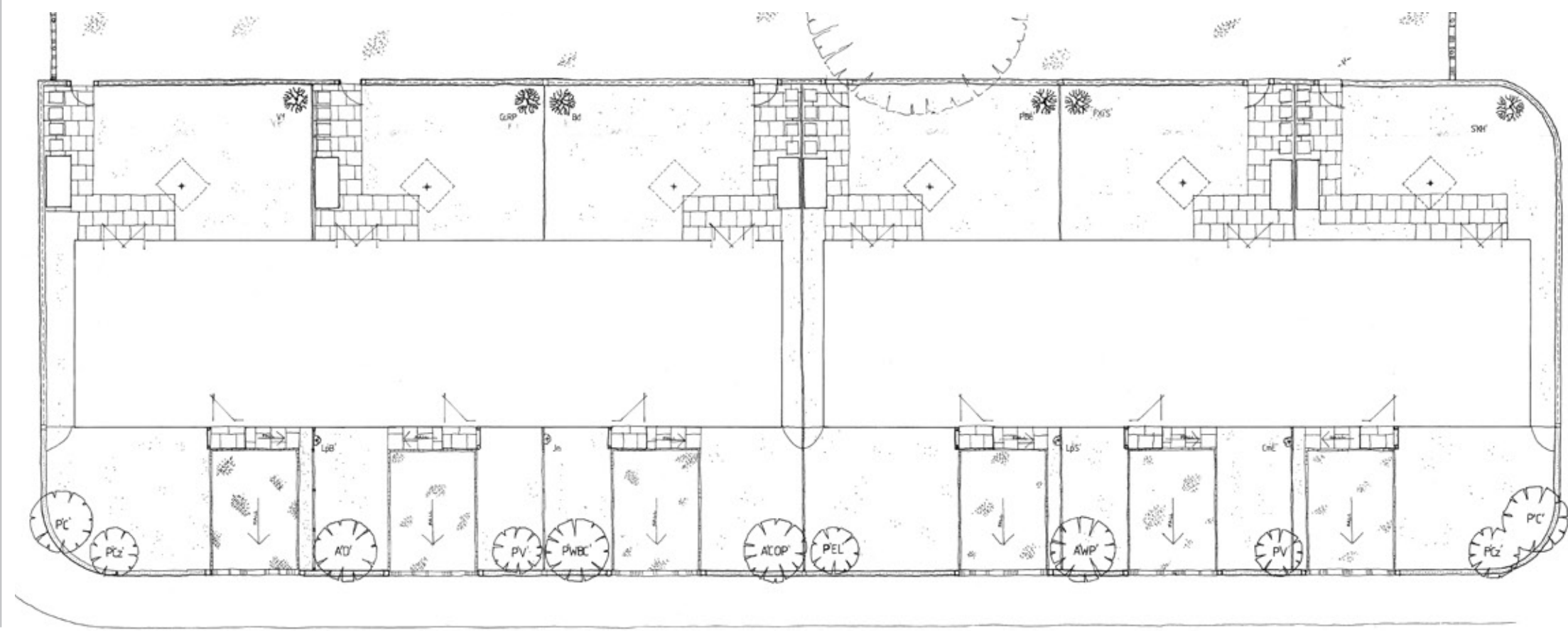
Mulch
75mm thick bark nuggets
450mm diam to shrubs
300mm diam to climbers
600mm diameter to trees

Staking
All trees to be single staked short

Root Barriers
All trees within 5m of hard surfacing or buildings to have root control system
Re-root 1000 by GreenTech or similar approved

Watering
In periods of dry weather watering shall be carried out four times slowly by hose with spray at 40L per shrubs and climbers and 60L per tree

Defects Liability and Maintenance
12 months 6 visits per annum trees, shrubs, transplants and hedges
13 cuts per annum amenity grass areas



3.8 HOUSE TYPE

- Manchester residential Quality Guidance sets out the minimum space standard floor area to be achieved for development within the city.
- Dwelling space standard (minimum requirements) for single storey 2 beds dwelling is 61sqm, to which this is compliant.
- Rooms areas: dwelling must meet or exceed minimum requirements for room areas / dimension.

Living:	12m ²
Single Bedroom	8m2
Double or Twin Room	12m2

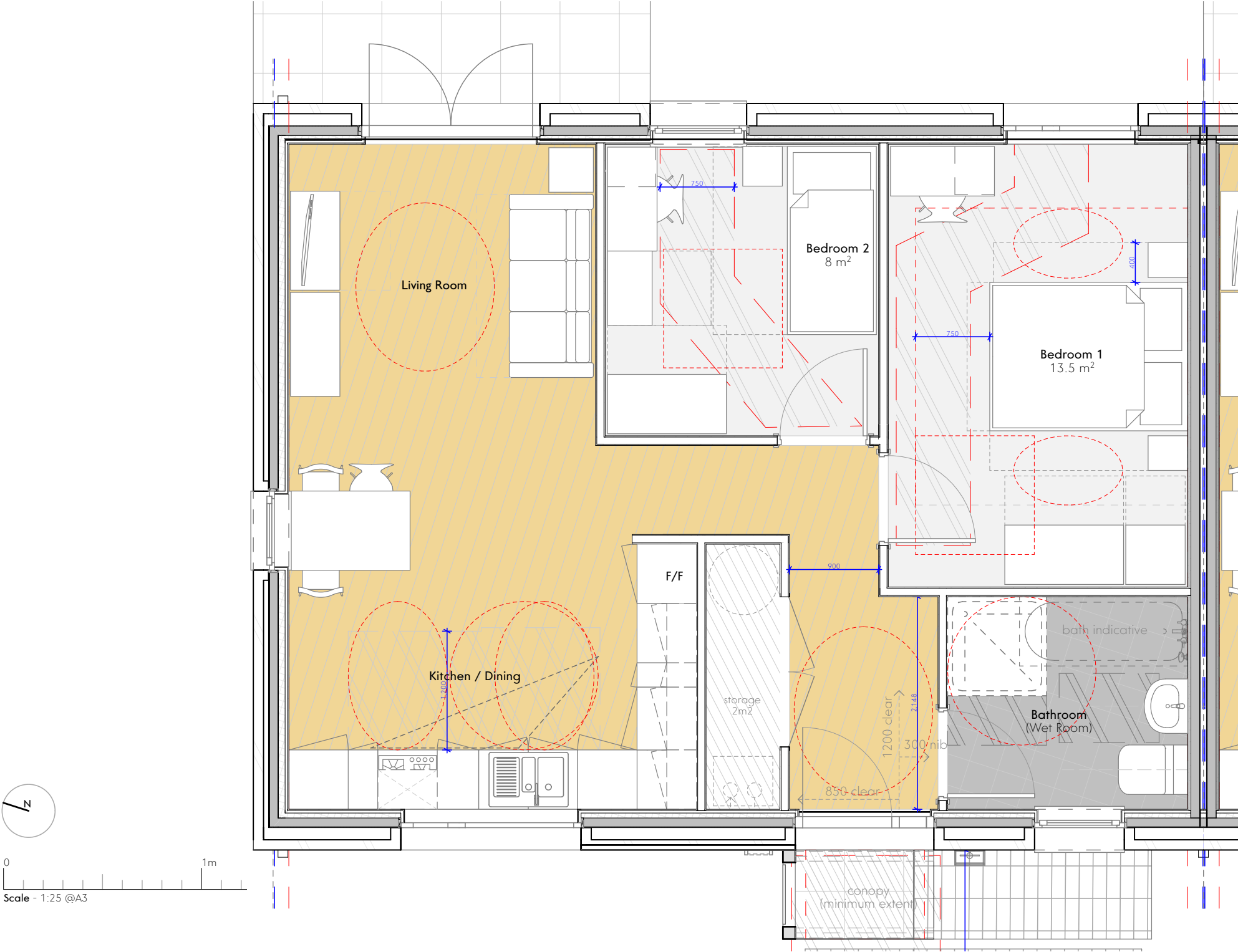
- Minimum width if double / twin bedroom 2.75m2
- Minimum enclosed storage area 2.0m2
- Minimum headroom to habitable areas will be 2.375mm
- All dwellings are designed to be dual aspect.
- Housetype: single storey, two bed, three person dwelling. The dwelling has a floor area of 61m²

The dwelling shall meet the Manchester Residential Quality Guidelines:

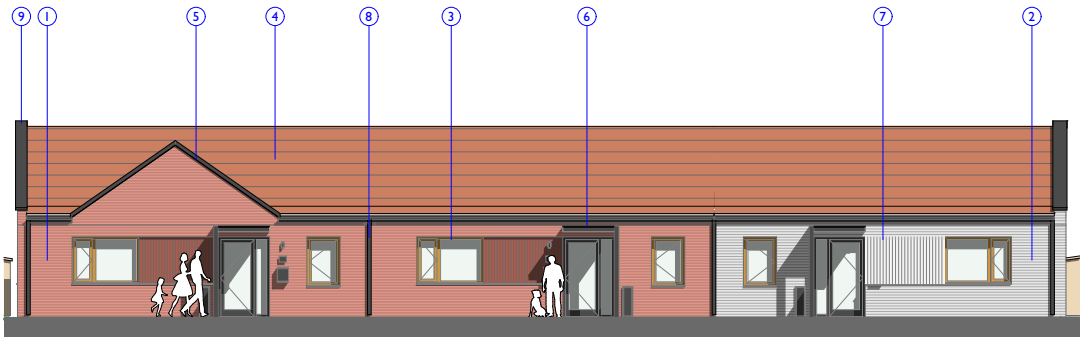
- Footprint and adaptability;** The design of the dwelling incorporates roof trusses spanning the depth of the building, between external walls. All internal partitions are light weight panelised construction and non-load bearing. This allows easy removal of internal partitions in the future should the dwelling need to be re configured.
- Low energy design;** the dwellings are designed to very high standards of energy efficiency, specifically to Passivhaus or PHLEB performance. This is achieved by following a fabric first passive design and specification. The building envelope incorporates high levels of insulation and airtightness. Generous window openings provide excellent internal daylight levels throughout, reducing reliance upon artificial lighting.
- Internal layout;** The living area is an open plan kitchen, dining, living area with the kitchen located to the front of the dwelling, adjacent to the main entrance. The kitchen provides passive surveillance to the front of the house and in curtilage car parking. Large windows provide excellent visual connection between inside and outside space as well as providing high levels of natural light. Glazed doors provide access to secure garden areas to the rear of the dwellings.

Part M Part 2 Compliant

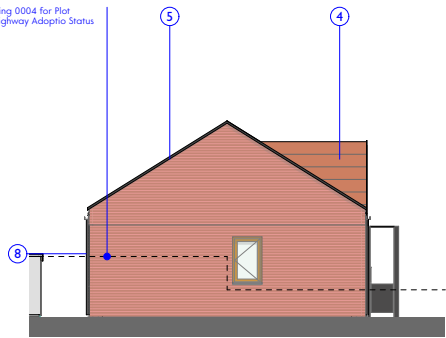
Storage 2m²
(2b3p 1 storey house Manchester Space Standards, Built-in storage = 2 m²)



3.9 HOUSE TYPES - BLOCK A



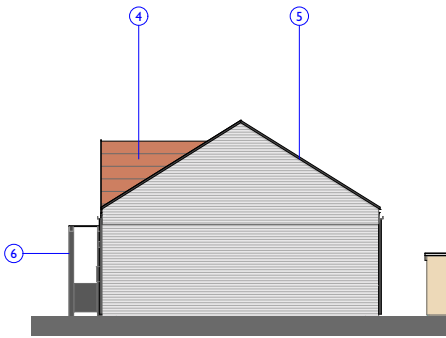
Block A- E01



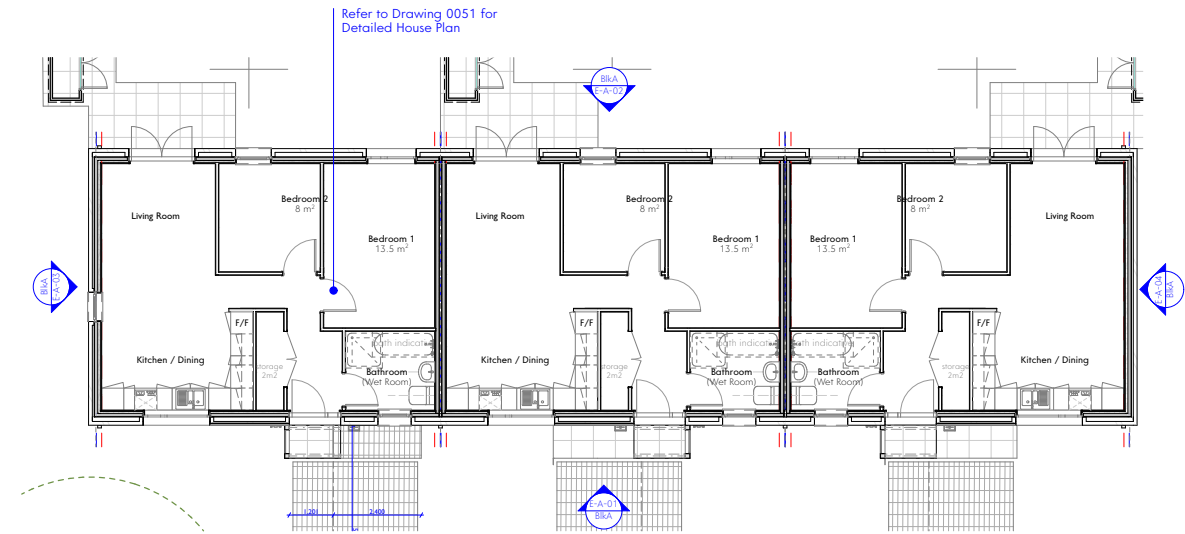
Block A- E03



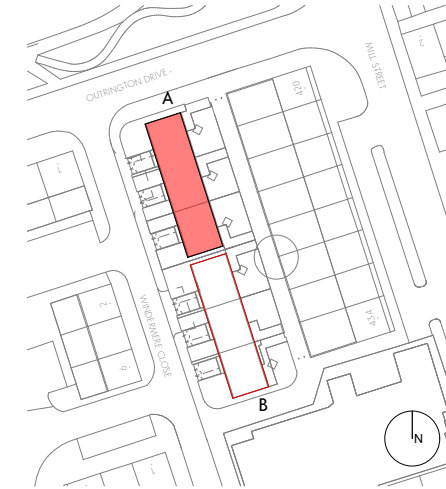
Block A- E02



Block A- E04



Block A-Ground Floor
3x 2b3p Single Storey Dwellings



Site Plan

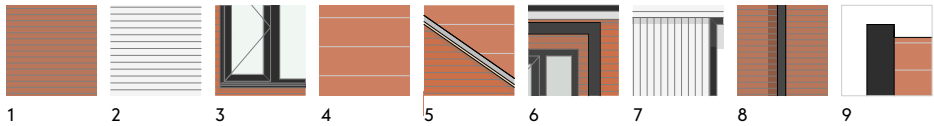


Refer to Drawing 0004 for Plot Boundaries, Highway Adoptio Status & Sectionals



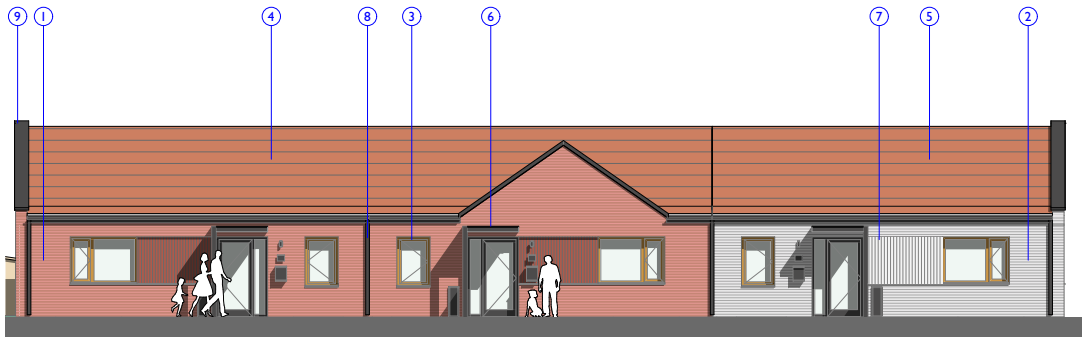
Block A- 3D Perspective Views - front/gable & rear/gable

Material Key:

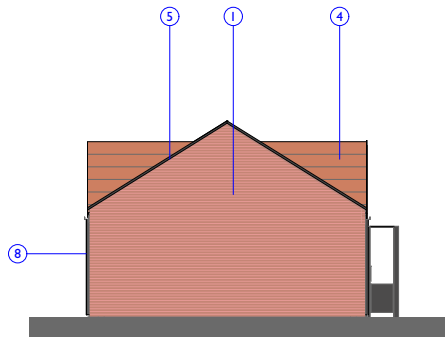


- 1. Light red multi-brick, sand coloured natural mortar.
- 2. Light grey brick, sand coloured natural mortar.
- 3. Triple glazed high performance window units. Frames in bronze colour or similar.
- 4. Red slim edge concrete tiles. Marley Edgemere old English or similar.
- 5. UPVC linear roof flashing, dark grey colour.
- 6. Feature Canopy (1 per Part M, Part 2 Requirements)
- 7. Feature setback stacked soldier brick panel.
- 8. UPVC downpipes and gutters, with matching fascia, dark grey colour.
- 9. Proprietary PFC Aluminium flashing, dark grey colour.

3.10 HOUSE TYPES - BLOCK B



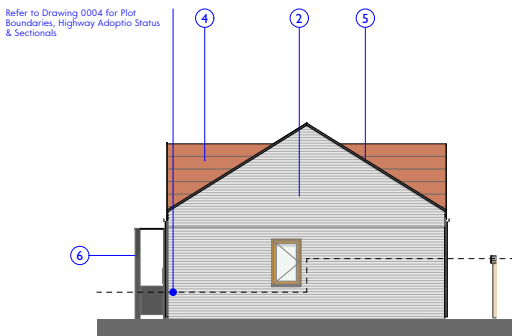
Block B- E01



Block B- E03



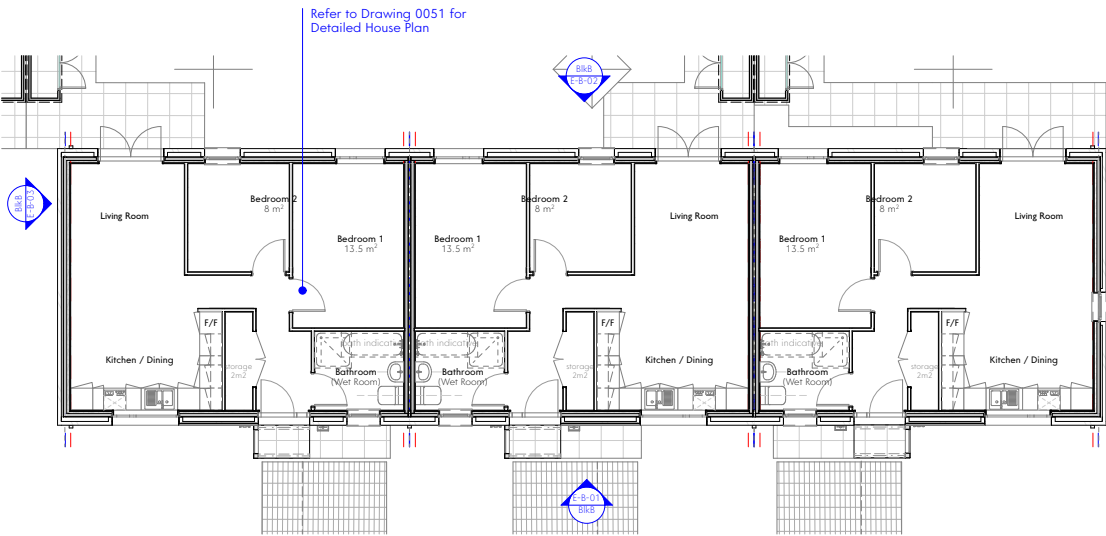
Block B- E02



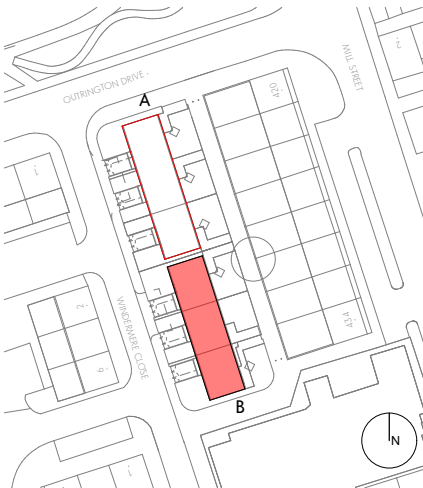
Block B- E04



Block B- 3D Perspective Views - front/gable & rear/gable

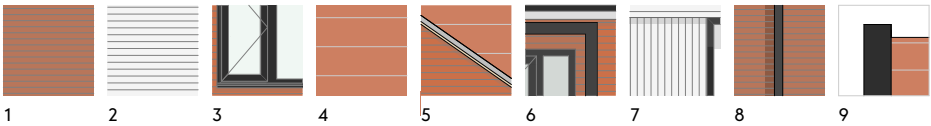


Block B-Ground Floor
3x 2b3p Single Storey Dwellings



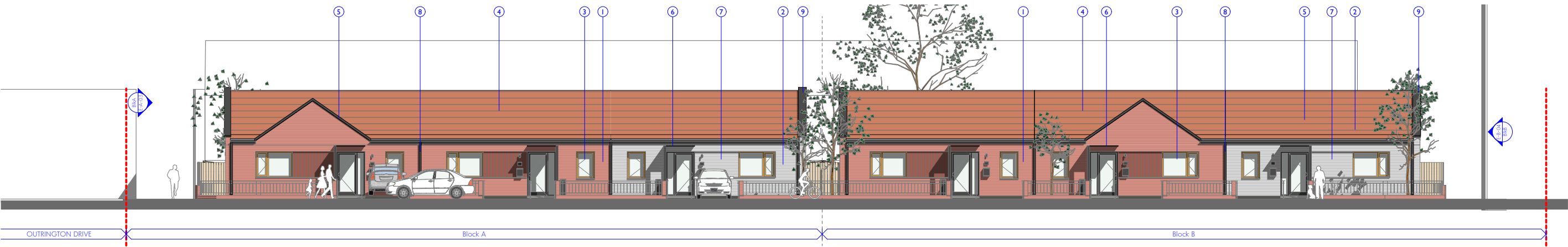
Site Plan

Material Key:

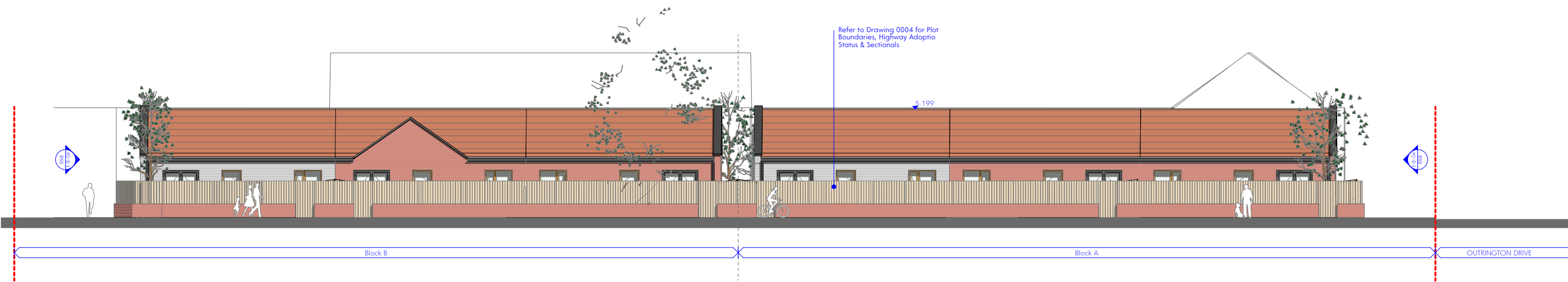


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- 9. Proprietary PPC Aluminium Flashing, dark grey colour.

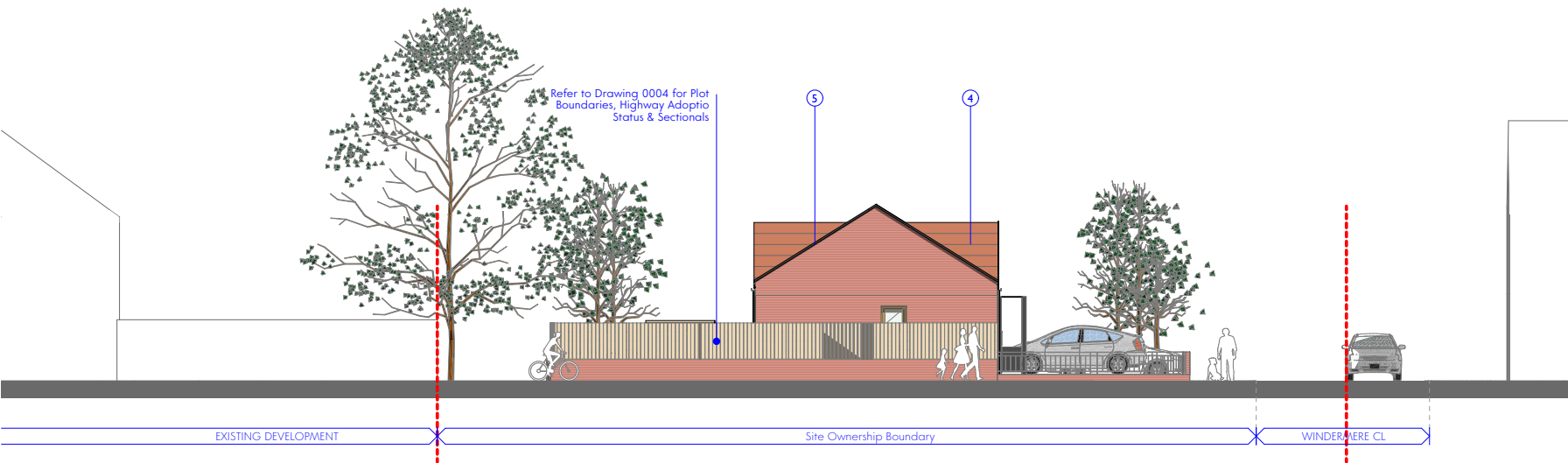
3.11 STREET ELEVATIONS



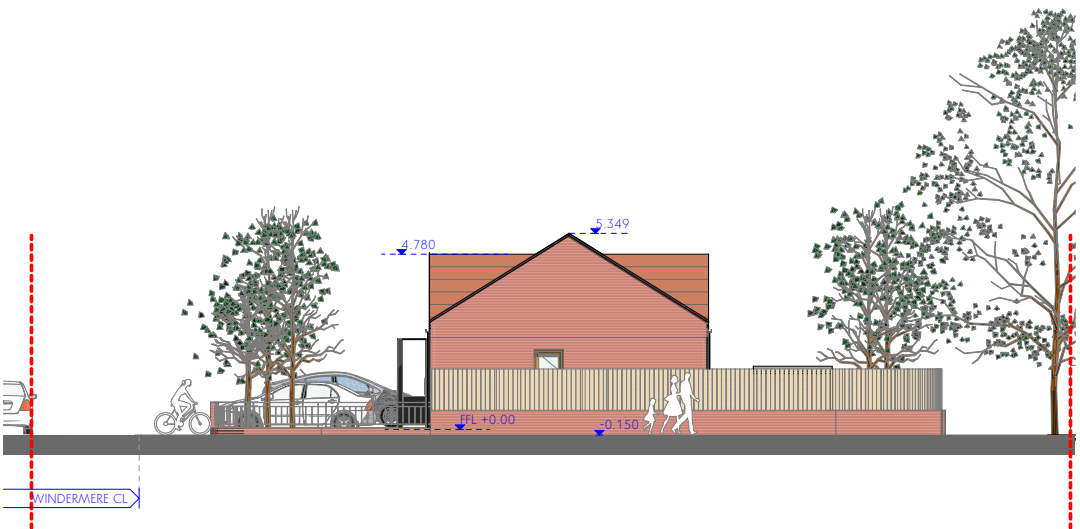
Contextual Elevation 01 - Windermere Close



Contextual Elevation 02



Contextual Elevation 03- Outrington Drive



Contextual Elevation 04

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Material Key:



- 1. Light red multi-brick, sand coloured natural mortar.
- 2. Light grey brick, sand coloured natural mortar.
- 3. Triple glazed high performance window units. Frames in bronze colour or similar.

GWP Ref: (299)1914
Job Title:

Contextual Street Elevations



3.11 SUSTAINABILITY

PASSIVHAUS

- All the new dwellings will be highly energy efficient and be constructed to exceed current Building Regulations Standards. The building will be constructed and certified to PassivHaus Classic or PHLEB standard, significantly exceeding Part L Fabric Energy Efficiency Standards ('FEES'). This will be the use of high levels of insulation, an air tight envelope (≤ 1.0 ACH), Mechanical Heat Recovery Ventilation ('MVHR') and triple glazed windows.
- Following the PassivHaus quality assurance process is understood to eliminate the performance gap, the difference between predicted carbon emissions and energy efficiency. Space heating demand is understood to be circa 60% higher than predicted in new properties built to Part L 2013.
- A scheme built to the above standards can be expected to reduce the buildings regulated CO2 emissions by between 30 to 40% (refer Stoney Gate Walk, recently completed scheme in Manchester by GWPA and One Manchester).
- The buildings will be constructed of timber wall panels and floor cassettes manufactured off site. Timber is the most sustainable structural building material, it is a renewable resource and sequesters carbon. Benign natural materials are used wherever possible.
- Highly insulated and airtight buildings require mechanical ventilation and heat recovery systems (MVHR). These provide a continuous supply of fresh, filtered air to all habitable rooms, recovering up to 90% of heat from air being extracted from the building. Heat within the building is recovered rather than simply 'thrown away'. These systems deliver high internal air quality and prevent any incidence of mould due to moisture in the air.
- The houses all have opening windows which may be opened in fine weather as normal.
- Windows and doors are potential weak points in the performance of the building shell, high performance units are used to satisfy Passivhaus requirements. These units are triple glazed for

thermal performance, an additional benefit is very good acoustic performance.

The images to the right show the strict detailing and construction quality required of the standard as demonstrated at Stoney Gate Walk, Manchester.



3.11 SUSTAINABILITY

PART L COMPLIANCE - SAP 2012 & 10.1 (2020)

- It is Manchester City Councils intent that all new schemes are to utilise low carbon energy where possible. This means the dwellings at Windermere close will not use Gas combi boilers as might be typically expected. This is because the latest figures for the carbon 'content' of off-grid electricity are now lower than that for Gas:

Gas: 2020 - 210g CO2/kWh

Electricity: 2012 - 519gCO2/kWh

Electricity: 2020 - 136gCO2/kWh
- From this, it can be seen that any scheme targeting an electric ('low carbon') heating system but using SAP 2012 (as required by Part L 2013) will appear to emit a higher amount of CO2 than is actually the case. In effect, the policy move against gas at the local level has preceded the necessary changes to regulations and associated compliance software.
- To demonstrate compliance for this scheme, we have run calculations for using both SAP2012 and SAP 10.1 (2020) showing that the proposed approach to building fabric performance ('fabric first' approach) delivers an appropriate reduction over a notional dwelling emission rate of a scheme measured under current regulations.
- This analysis omits the performance gap associated with scheme that do not follow PassivHaus certification - the difference in final as-built performance for a non-certified dwelling could be expected to be circa 40% higher (total emissions).

ELECTRIC CARS

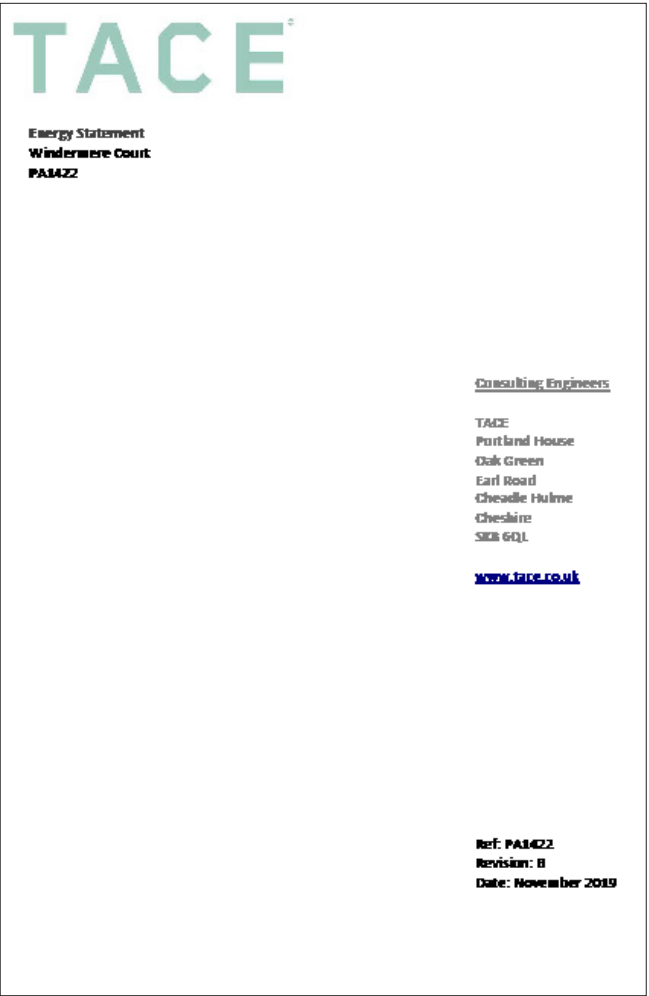
- All properties will be wired to facilitate the future charging of electric cars. This will be completed by residents/One Manchester at a later date utilising the available government grants (EVHS Scheme) and specification of the suitable cable/adaptor as required by the given car.

ENERGY STRATEGY SUMMARY

EXTRACTED FROM TACE ENERGY STATEMENT - REF: PA1422 REV A.

The energy strategy for this development is summarised as below and our recommendations include:

- Include high thermal performing fabrics beyond Part L 2013
- Increased air-tightness of the building
- Utilise mechanical ventilation with heat recovery
- LED lighting with automatic controls
- 2.5kWh of PV per dwelling – if under Part L1a 2013 standard
- Waste water heat recovery “Showersave”, used for Part L 2020 model
- This results in a 28% reduction over the 2020 DER.



3.11 SUSTAINABILITY

CONSTRUCTION METHODOLOGY

- All proposed houses will be highly energy efficient and be constructed to exceed current Building Regulations Standards. The houses will be constructed to Passivhaus or PHLED standard.
- The houses will be constructed of panelised, pre-insulated external wall panels and internal partitions, with floor cassettes to the first floor. The building shell will be manufactured off site. Timber is the most sustainable building material, it is a renewable resource and sequesters carbon.
- All timber used is sourced from forests accredited under the WWF Forest Stewardship Council (FSC) or PEFC standard. The authenticated timber is followed through the supply chain.
- Other materials are chosen through reference to environmental profiling systems for the choice of building materials and components. 'The Green Guide to Housing Specification' published by BRE provides suitable guidance based on lifecycle assessment studies of the environmental aspects of different materials. Software programmes are also used to inform the section of materials, such as BRE 'Envest' which assesses the life cycle impact of construction projects. Life cycle carbon footprints are assessed as well as carbon use.
- Construction of the project will incorporate a large degree of off-site manufacture, including panelised timber frame. Off site manufacture minimises waste, environmental impact generally and maintenance costs, through appropriate material selection, reduced use of water in the construction process and site practices during construction.
- The reduction of waste through off site manufacture also offers the less obvious benefits of reduced landfill requirements. The UK Construction industry currently generates more than 70 million tons of waste per annum.
- The design of the houses also incorporates the principle of modularity, whereby the buildings are carefully dimensioned to accommodate standard building material sizes such as 2400 x 1200 ply / plasterboard sheets, and simple but very effective way of reducing waste and the labour involved in cutting materials to fit.

- Environmental benefits and cost savings associated with preventing waste far exceed those relating to segregation and recycling. Environmentally waste reduction will create the greatest benefits. Reduced impacts
- for manufacture, transport and disposal are immediate gains. Other benefits associated with cleaner sites and safer sites usually go hand in hand with a leaner construction process.

LOCALITY

- The proposed development is located in a highly sustainable location. The site is to the east of the A6010 'Alan Turing Way'. It is nearby the local venture centre café and the Asda centre to the north. Excellent public transport facilities are available nearby, and from the city centre.



Prefabricated off-site construction reduces waste and construction quality adding to the sustainability of development.

Section 4.0

Access & Waste

WINDEREMERE CLOSE | DESIGN & ACCESS STATEMENT

4.1 GENERAL

- The site is well located with easy access to local shopping facilities and Manchester City Centre. There are regular bus services nearby., to and from the city centre. Train services can also be accessed using connecting bus services.
- Pedestrians access to and from the site will be by the existing network of adopted footpaths along Mill Street, Outrington Drive leading to Windermere Close. Defined path ways will provide safe access to each dwelling. Public footpaths around the site are wide and well lit.
- Level access and weather protection is provided to all principal entrance doors to the dwellings. External door thresholds are finished with proprietary cover strips with a projection not greater than 13mm above internal finished floor level. All entrance doors have a clear width of 850mm allowing access by wheelchair users.
- The dwellings are designed to satisfy the requirements of the Building Regulations – part M2.
- Sources of advice.

Building Regulations part M

DOT 2002 Inclusive Mobility – ‘a guide to best practice for access to pedestrian and transport infrastructure.

www.drt.org.uk

4.2 SECURED BY DESIGN

- A Crime Impact Assessment has been obtained in relation to the scheme, which forms part of the Planning Application information.

Crime Impact Statement ref. 2019/0471/CIS/01, version A: 28th August 2019, Produced by Greater Manchester Police, GWPA Design for Security.

- Physical security
 - All doors and windows shall comply with Design BS. PAS standards
- Natural Surveillance
 - House plans are organised so the kitchen overlook the street and front garden to the dwellings, providing casual surveillance of the external space.
- Boundaries
 - The perimeter of the site to the rear and security between rear gardens is as GWPA recommendations. To the front of the dwellings, Windermere Close, the boundaries are defined by low brickwork wall with steel railing above. Bins are located within the rear gardens, with lockable gate access to the pedestrian access way to the rear.
- Post Boxes
 - Post boxes will be built into side wall of the main entrance and be lockable.
- Landscape
 - Will be in accordance with GWPA recommendations.
- Cycle Storage
 - Located in secure store within the rear garden area cycle storage will allow for a bicycle to be locked securely to both crossbar and wheel.
- General
 - The design avoids climbing aids, recesses or obscured sight lines resulting in well considered secure environment.

- Specific features incorporated to meet Secured by Design requirements include the following;
 - External doors illuminated by low energy external luminaires with down to dusk sensor and manual override.
 - Fusel spurs provided in touch dwelling for the future fitting of an intruder alarm.

4.3 WASTE STRATEGY





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