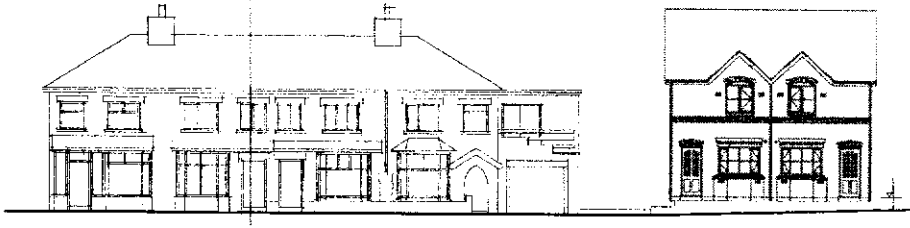
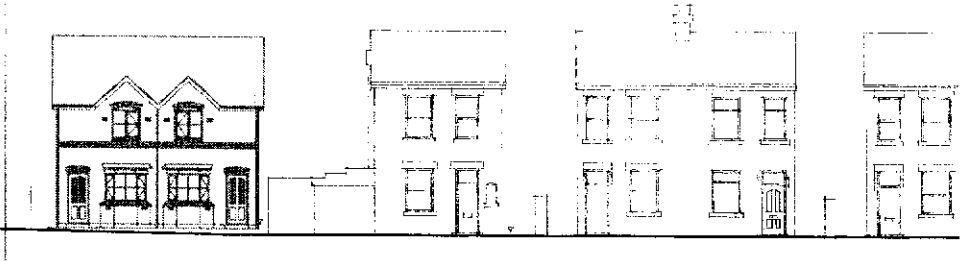


CROSS SECTION THROUGH BEECHDALE CLOSE
(Looking South)



CROSS SECTION THROUGH THE END OF DRESDEN STREET
(Looking North)



CROSS SECTION THROUGH THE END OF DRESDEN STREET
(Looking South)

The properties will be two bedroomed semi-detached houses with a downstairs kitchen, diner, living room, toilet and hall.

Having a ground floor toilet provides access to all.

The properties with a garden of this size also have the opportunity for conservatories.

Due to the proximity to the railway acoustic glazing will be used as per the same specification as that approved for Plots 71 & 72, Broadhurst Manor which have the same relationship to the railway as these proposed dwellings.

The erection of these dwellings will provide a buffer for the existing properties adjacent to the railway and may improve the noise situation for existing residents. That is double glazed 4 mm/16 mm space, 14mm glass at upper levels and on the ground floor the outer pane of the double glazing unites is increased to 6.4 mm thick to meet secure by design requirements, in addition the use of non-acoustic trickle ventilators.

The site is level with the neighbouring existing properties and there is only one side window looking onto the adjacent property and that is a landing window.

The side elevations of the new properties have been positioned adjacent to existing side elevations to minimise overlooking and fit into the geometry of the existing street.



PHOTOGRAPH OF PROPOSED DWELLINGS

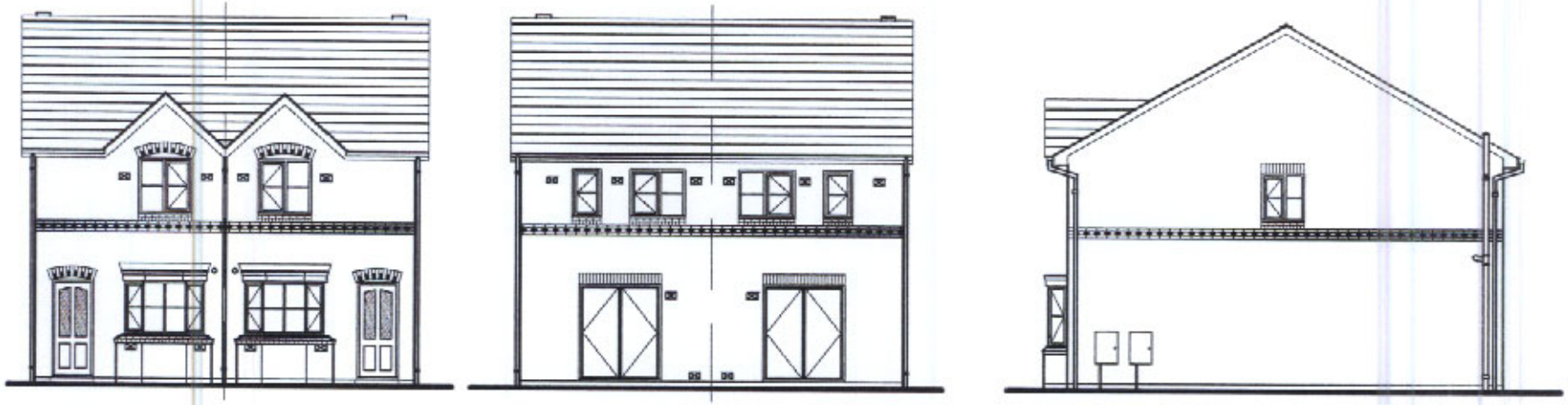
VISUAL APPEARANCE

The properties are to have grey concrete roof tiles, with Butterley Caernarvon Red Sandfaced facing brick, as used and approved on the Jones Homes adjacent developement, with a band course of brick detailing below the first floor windows on all elevations. (This is in keeping with the approved pallet on Broadhurst Manor). Above the windows and the door are brick details to add interest.

The windows will be white double glazed UPVC with a feature front door. The patio and circulation areas around the building will be grey concrete paving slabs and the gardens will be lawned.

The drives and parking areas will be black tarmacadam.

The gated entrance feature on Dresden Street will be of the same brick type with metal railings which will be painted dark green or black.



PROPOSED ELEVATIONS



ARTISTS IMPRESSION OF END TO DRESDEN STREET

LANDSCAPE PROPOSALS

The landscape proposals have been carefully considered. The initial plans for the site did not provide sufficient closure to the streets. The provision of gates, railings and trees at Dresden Street and the provision of trees adjacent to the railway line on Beechdale Close, together with a replacement close board fence achieves an attractive, colourful and meaningful end to the two streets.

The trees on the railway boundary will assist in reducing the noise emitting from the railway into the street. The clematis on the close boarded fence will be a soft and colourful introduction.

The front gardens will be grassed as will the rear. The fencing details for the properties is 1.8 metres close board screen fence to boundaries. A 1.8 metres close board fence between the houses for immediate privacy then a 0.85 metre post and rail fence for the remainder of the gardens is proposed, see left. The fence to the railway will be 2.1 metres high as required by Secure by Design.

The car parking area will be black tarmacadam and the hard standing around the properties will be grey concrete paving slabs.

The far end of the gardens of Plots 70 & 70E will remain self seeded shrubbery but will undergo some management.

The tree by the site access to Dresden Street is proposed to be retained, should it however need to be lost the replacement planting in the car park linked together with other site planting would mitigate against its loss.

The tree currently hinders use of the pavement due to its position.

The existing street lamp on the Dresden Street, again on the access point, is proposed to be relocated.

SCREEN FENCE TYPES (N.T.S.)



Boundary treatment adjacent railway line. Fence 2.1m high.

Close boarded feather edge screen fence.

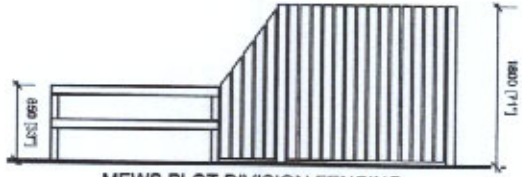
Screen fence (close boarded feather-edged timber panels)



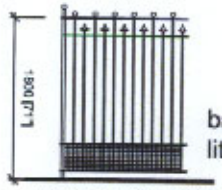
General boundary treatment other than adjacent to railway line. Fence 1.8m high.

Close boarded feather edge screen fence.

Fencing between new houses.



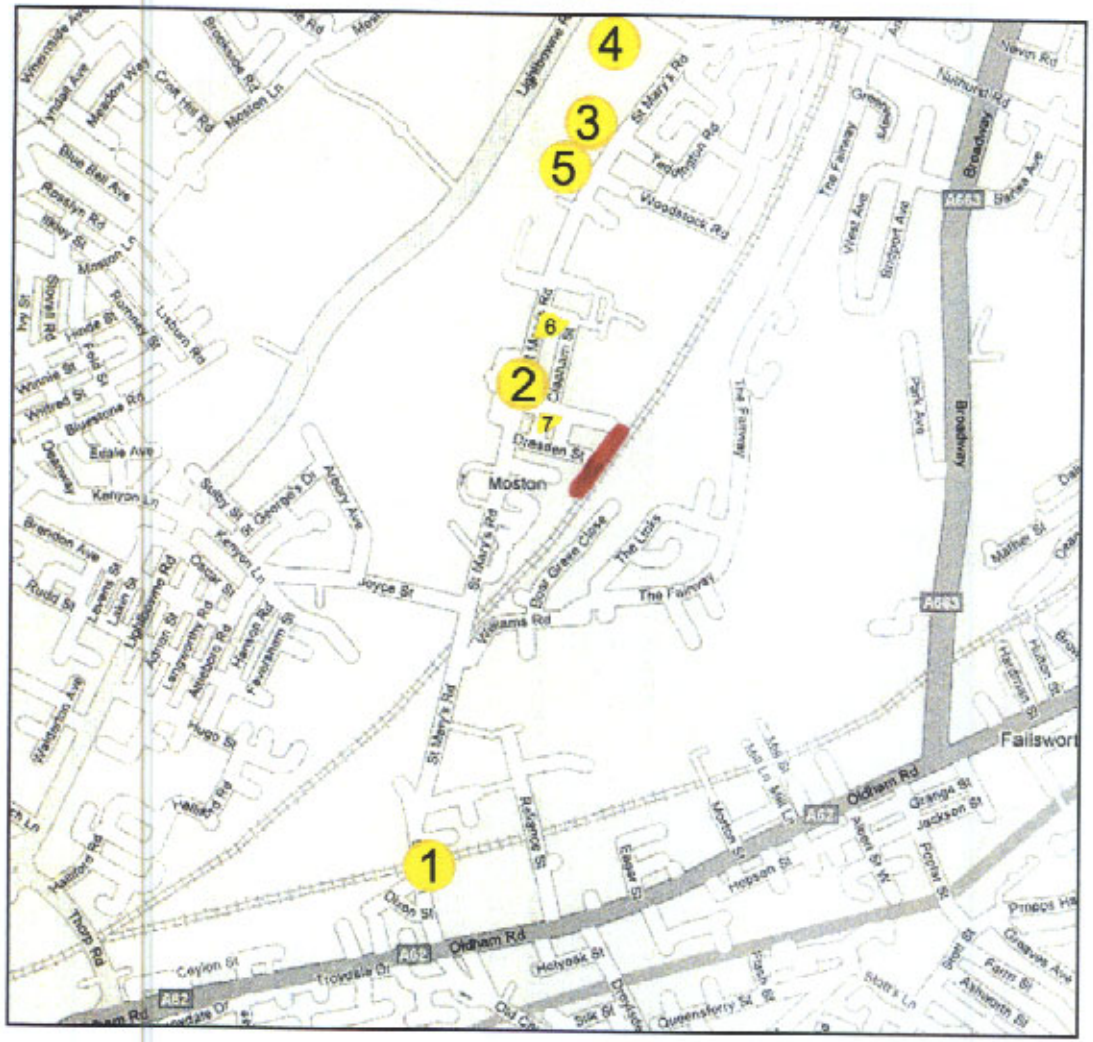
MEWS PLOT DIVISION FENCING



base design to prevent litter transfer.

1800mm HIGH RAILING

LOCAL FACILITIES



KEY

1. **Railway Station**
2. **Bus Stops**
3. **St Mary's School**
4. **Play Equipment (Broadhurst Park)**
5. **Park (Broadhurst Park)**
6. **Convenience Store**
7. **Newsagents & Grocery Store**

— **Site**

MOVEMENT STRATEGY

The movement strategy plan shows the prime circulation routes and destinations together with the distances to them.

The site is in an inner urban area and therefore has good quality pedestrian connections to the major destinations. All the routes are segregated footpaths with street lighting and there are safe crossing points on St Mary's Road to the facilities across St Mary's Road. The local facilities plan exemplifies this.

There are no designated cycleways along St Mary's Road.

Bus stops are located at regular intervals along St Mary's Road which connect to Rochdale, Manchester, Pendleton, Oldham and Middleton and range from every 10 to every 30 minutes. The service is therefore excellent.

The nearest railway station is on Dean Lane, it links the site to Oldham and Manchester, Victoria. Services are every 15-20 minutes. The service is excellent.

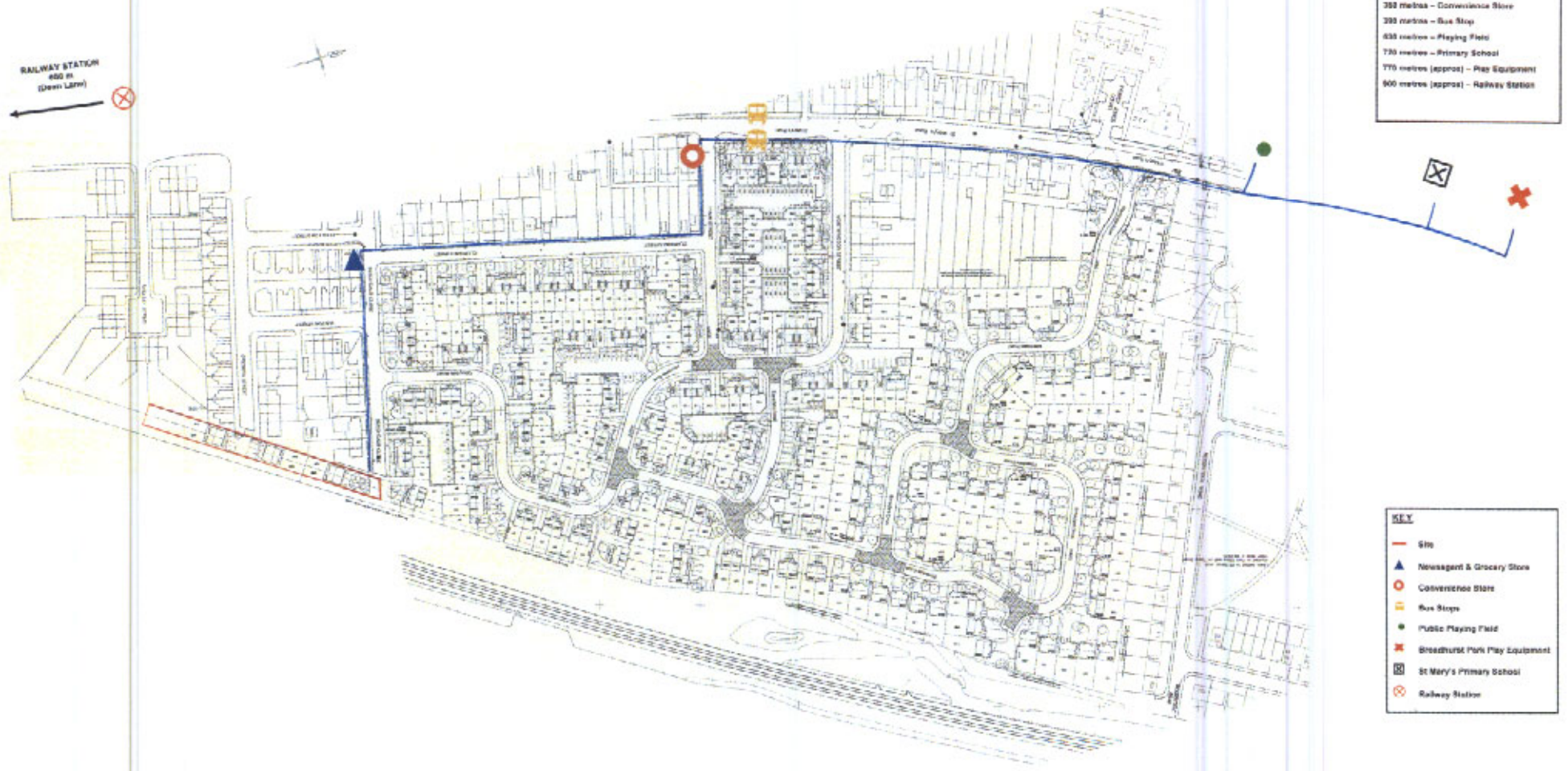
St Mary's Road is off the A62 which links Manchester to Oldham and Junction 22 of the M60 is a short drive away.

The access to the site will be taken in two points by extending Beechdale Close and Dresden Street into the site and having off road parking in front of the new properties.

The car parking will be adequate, overlooked and secure whilst not dominating the street scene due to the use of hard and soft landscaping.

Servicing of the site by refuse vehicles will continue as it does at present.

LOCAL FACILITIES



SUSTAINABILITY

Jones Homes have an Environmental Policy attached as Appendix 1. This policy applies to development prior to, during and post construction because the entire process is undertaken by P.E. Jones (Contractors) Limited.

There are a large number of trees introduced to the site through the landscaping scheme which will assist in cleaning the air. The new landscaped areas will provide new habitats and a pleasing local environment.

Products which meet BSI standards and have Kite marks are a requirement of development contract specifications.

During construction Site Managers as good practice are required to monitor air and water pollution, noise and disturbance and light pollution. Jones Homes are looking to formalise this in the near future to achieve industry standard ISO 14001.

The development will ensure the surface water run off from the development is no greater than the current level to minimise the risk to localised flooding.

With Eco-Homes pre-assessment in mind, healthy building features such as large windows, natural ventilation, natural light and proximity to good public transport are present in this development. Eco-Homes is essentially BREEAM for domestic buildings and Jones Homes propose to undertake a certified review at the design stage.

Following review by a licensed assessor, certificates will be obtained from BRE for the development, copies of these certificates can be issued to Manchester City Council to demonstrate compliance if required.

WASTE MANAGEMENT STRATEGY

The current waste collection for this area is weekly and for the purpose of this application we will assume that will continue.

Provision is made for three recycle bins externally as this development is within a Local Authority recycled refuse collection area.

The property owners will have the ability to store the vessels off the street frontage. Communal facilities are not necessary and would be visually intrusive to the street scene.

It is not feasible to provide the amount of storage necessary to house general waste, recyclable material and bulky waste. The residents would need to take bulky waste to the nearest rubbish tip or organise a Council collection.

Materials selected for external use should have "whole life cycle" in mind. Based on the green guide for housing specification.

The site is not large enough to facilitate on site sorting of waste arising and as such contracts to remove waste specify it must be sorted and recycled and a certificate is required to prove this.

Construction contracts are specified to require recycling and minimising of waste.

Lean construction is adopted by the company's buying department to prevent wastage and thereby lost revenue.

CRIME IMPACT STATEMENT

The adjacent Broadhurst Manor development currently under construction by applicant meets Secure by Design standards and the same standards will be applied here, namely:

- Reinforced glazing on downstairs windows.
- Ground floor windows to security standard BS7950
- Multipoint locking front doors.
- Dedicated fuse spur for alarm.
- Rear garden fence to be at least 1.8 metre but plot division being standard 2 metre fence.
- Bolts on rear gates 40 cm down from the top of gate.
- Secure fence to railway line of 2.1 metres.

Comments on this scheme have been sought from Greater Manchester Police Architectural Liaison Officer and his report concludes the development meets Secure by Design standards.

ACCESSIBLE BUILT ENVIRONMENT

The houses will be accessible to the disabled and those of limited mobility to meet current Part M Building Regulation Standards.

A number of parking spaces to the front of the properties have sufficient space around them to be used by wheel chair users.

The ground floor toilet enables access to all.

The houses are as per the agreed specification on Broadhurst Manor which have met with LPA approval.

EVALUATION

The proposal has evolved into a useful and purposeful addition to the street scene and environment.

The constraints of the site have been addressed and the local environment has been considered.

The development meets with national and local planning policy guidelines.

This is an urban site in a sustainable location which is currently underused waste land. Putting the site to a beneficial use is an environmental and economic improvement to the locality.

SUMMARY OF PROPOSALS

- The site is an urban waste land site which is unattractive and serves no useful purposes, it is capable of accommodating development.
- The proposal is for six dwellings accessed off Dresden Street and Beechdale Close which addresses this negative condition and proposes attractive landscape courts to complete each street..
- The proposed houses meet Building Regulations, Local Planning Policy and Secure by Design Standards.
- There appear no ecological constraints on the site.
- The site is in a sustainable and accessible location. Within walking distance of bus stops, train station, convenience shops, school and park.
- The design, mass, scale and landscaping fit in and add to the street scene.
- The inhabitants of the development will add to the local economy and society.
- The development will remove a current vacant site with little natural surveillance which is undesirable and attracts crime and disorder.

APPENDICES

1. Group Environmental Policy

2. Site Location Plan
   Site Layout & Elevation to Dresden Street
   Proposed Floor Plans & Elevations

Group Environmental Policy

The Group recognises that our operations have an effect on the local, regional and global environment.

As a consequence, the management are committed to continual improvements in environmental performance and the prevention of pollution.

Environmental regulations, laws and codes of practice will be regarded as setting the minimum standards of environmental performance.

Environmental Policy Framework

The Group will:

1. Adopt and aim to apply the principles of sustainable development which meet the needs of the present without compromising the ability of future generations to meet their own needs.

2. Strive to adopt the highest available environmental standards in all areas of its operations.

3. Aim to minimise the use of all materials and supplies.

4. By use of the best materials and construction techniques, to minimise the energy consumption of its buildings, for the benefit of its customers and the environment.

5. Seek to address its impact on the environment through the adoption of a sustainable procurement policy. We will conserve resources through efficient use and careful planning.

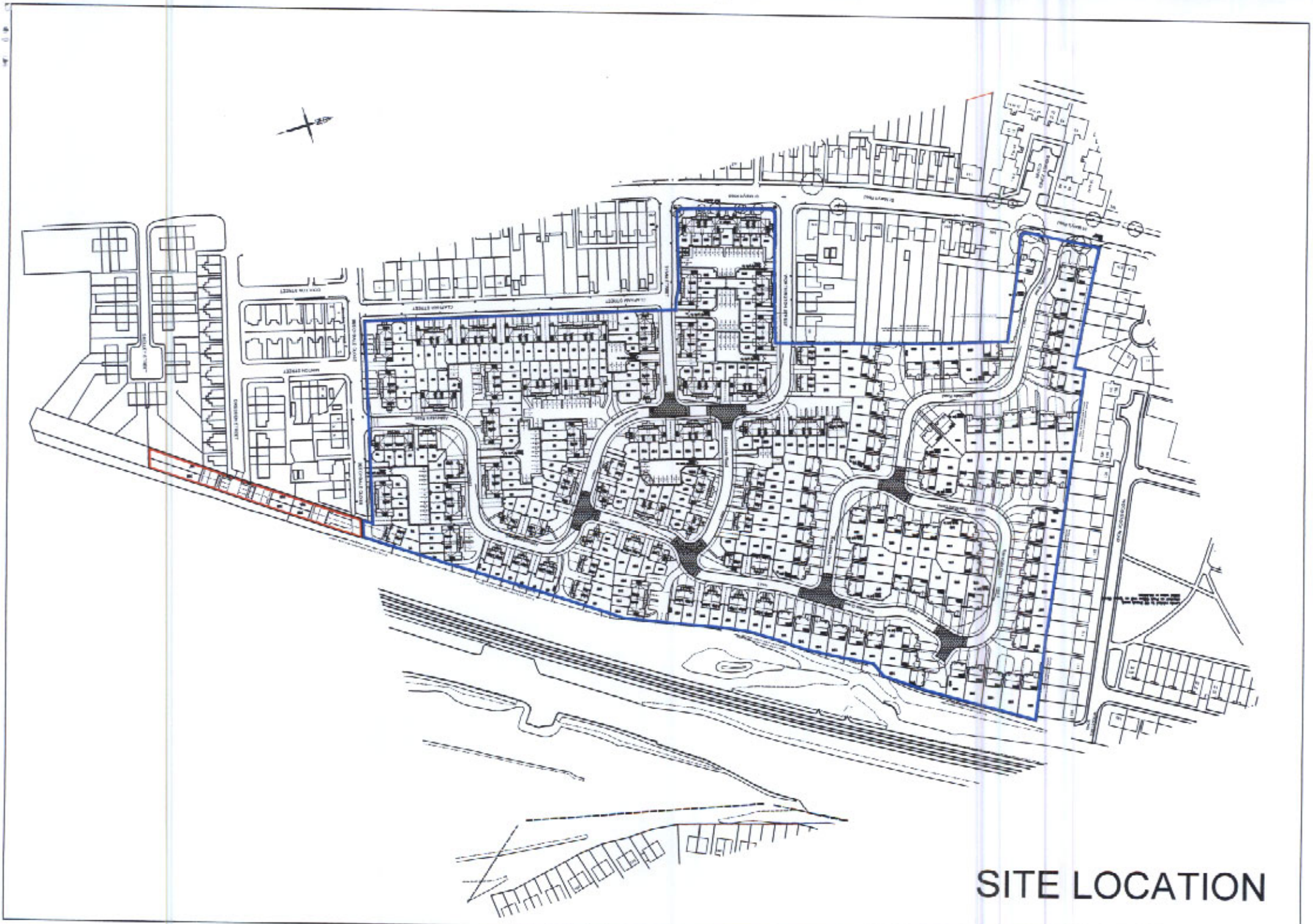
6. Minimise waste and, where possible, recycle materials, working with our waste management contractors to ensure best practice and minimise landfilling of waste.

7. Expect similar environmental standards from any partners involved in our business activities.

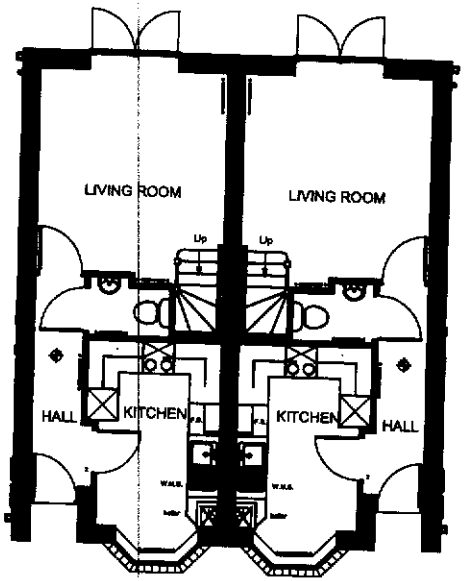
8. Encourage our employees by guidance and training to understand and implement our environmental policy.

9. In our development and construction activities we will protect and, where possible and appropriate, enhance natural habitats and biodiversity.

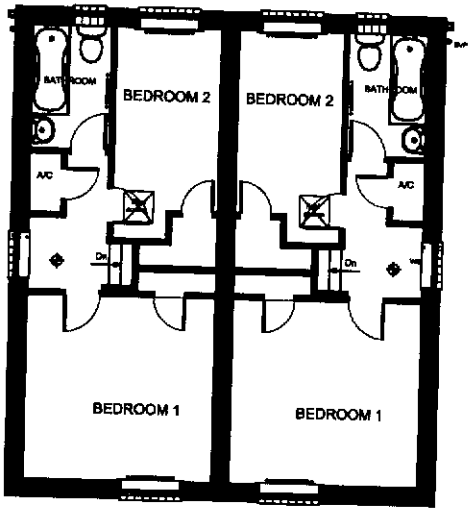
10. Assess the environmental impact of our past, present and future operations.



SITE LOCATION



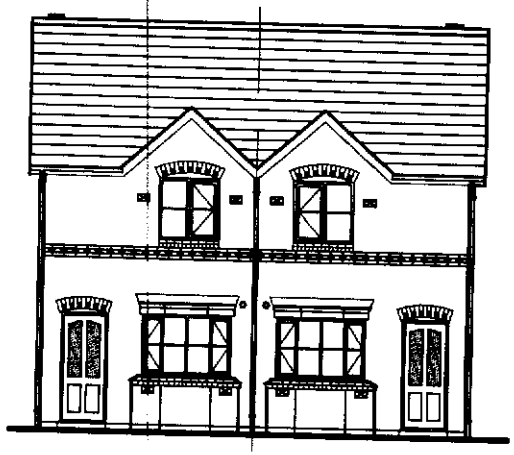
GROUND FLOOR PLAN

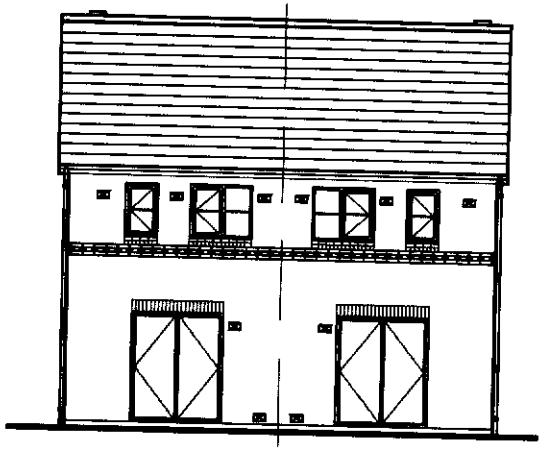


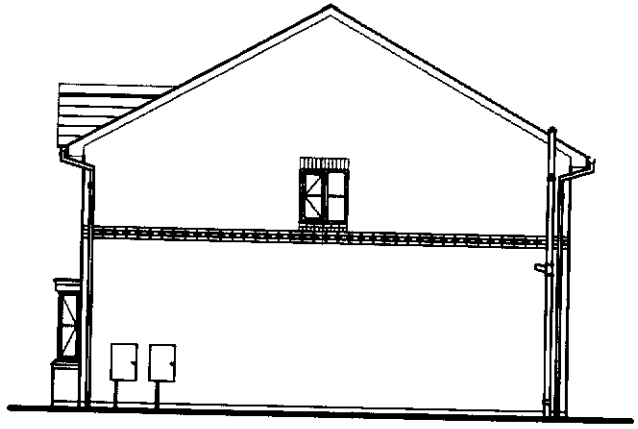
FIRST FLOOR PLAN

PROPOSED FLOOR PLANS AND ELEVATIONS

6NO DWELLINGS AT BEECHDALE CLOSE AND DRESDEN STREET, MOSTON.







PROPOSED ELEVATIONS