086357

RANDLEWHITE

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

at

Land at 50 Burman Street,
Droylsden,
Gt Manchester,
M43 6TE



OUTLINE APPLICATION SUBMITTED TO MANCHESTER CITY COUNCIL

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A *Greater Manchester Police Correspondance to date.*
B *Manchester City Council Approval (080076)*
C *Previously Approved Application (90/08/30357)*
D *Pre application correspondance.*
E *Ownership details*
F *Residential Development Guidlines*
G *Introduction to BREEAM*

1.0 INTRODUCTION & AIMS

1.1 The Design Statement

The key objectives for the proposed redevelopment of the site are in accordance with the key principles that form the foundation for the neighbouring plan for the Toxteth Street Neighbourhood redevelopment (MCC) of approved scheme (080076)

The key principles of this plan are to be applied to our proposal and include:-

1.1.1 General Principles for development

- Provision of high quality built environment.
- All buildings designed and built to meet 'Secured by Design' standards. *(Refer to appendix A)*
- All buildings must be designed and built to exhibit high standards of accessability and meet the current Manchester City Council access standards.
- All new buildings must be designed and built to exceed current environmental standards as set out in present Building Regulations.

1.1.2 Housing Principles

- Provision of a mix of housing types and size.
- Incorporation of appropriate measures to protect residential amenity.

1.1.3 Commercial and Community Facilties

- The site will benefit from the proposed retail, commercial and leisure facilities concentrated within the Openshaw District Centre.
- The site will benifit from the proposed improved leisure / sports / community facility at former St. Peters School as proposed in outline approval (080076 - MCC Approval) - *Refer to appendix B.*

1.1.4 Public Realm

- The site and inparticular the new access point will benifit from the proposed public open space that is proposed on the ' Proposed Open Spaces (2.3/03E) of Toxteth Street Neighbourhood Redevelopment Design Statement, June 2006.' Located at the Northern end of Burman Street on the MCC / Tameside border. *(see appendix B)*

1.2 The Application

The application is for a new residential development of the land under the ownership of Turnstall Ltd. The site equates to 4119sqm in area split 55% with the Borough of Tameside with the remaining 45% in MCC Land. (please refer to 2.1 Site Location Plan) The outline application follows a similar previously approved application, (90/08/30357) which afforded an outline approval for 16no. 2 bedroom houses, *(see appendix C).* The new application is for outline consent for a mix of house types varying from 3 bed two storey semi-detached and 3 bed two and two and a half storey town houses.
The outline appoval seeks for approval of residential use to the site with all matters reserved.

The application follows lengthy pre-application discussions and communications with Liz Knowles at Tameside Council, Sue Wills & Helen Milner at Manchester City Council and Sue Walker at Greater Manchester Police. *(Refer to Appendix D for further information and correspondance to date.)*

2.0 SITE LOCATION, BOUNARIES AND ACCESS

2.1 Site Location

The site in its wider context is located in Droylsden off Burman Street.

2.2 The Site

The site is located to the North of Burman Street on the border of Tameside and MCC. To the South and West is the land allocated for significant regeneration as part of the Toxteth Street Neighbourhood Redevelopment. To the North and East of the site is open land made up of school playing fields and an existing bowling club.

The existing houses to the East are typical victorian terraces which are proposed to be retained within the redevelopment programme. The Western side of Burman Street indicated major demolition forming new two and a half / three storey town-houses looking onto the the new landscape Avenue. The mix of house types within the Toxteth Street Redevelopment is thus reflected in our proposals.

2.3 Current Use

The site is currently owned and used by Termstall Ltd who operate a fencing business from the site. *(See appendix E for a copy of the deeds.)*

2.4 Site Photographs

(See overleaf : Page no. 4)

2.5 Site Plan

(See overleaf : Page no. 5)

2.5 Site Location Plan

(See overleaf : Page no. 6)

2.7 Site Appraisal

The site fronts onto Burman Street within the Borough of Tameside. At present the site is occupied by a number of portercabins and containers used by the land owner in order to operate their fencing business. The rest of the site lies vacant particularly the land within MCC borders with all the site is fenced in with security pallasade fencing.

2.8 Site Acces and Views

The site lends itself to redevelopment in view that all the land to the Southern and Western boundaries is allocated within the Toxteth Street redevlopment plan. The site therefore presents an ideal opportunity for further regeneration in the future within this quarter of Tameside following the proposed Toxteth Street regeneration over the next 7 years. *(Refer to indicative phasing plan 2.3115A - within Appendix B)*

NOTE: FOR FURTHER INFORMATION ON ACCESS RELATING TO DESIGN FOR ACCESS 2 AND OTHER ACCESS ISSUES RELEVANT TO THE PROPOSAL, PLEASE REFER TO ACCESS STATEMENT - DOCUMENT REFERENCE 07-187 ACCESS STATEMENT.

2.4 SITE PHOTOGRAPHS















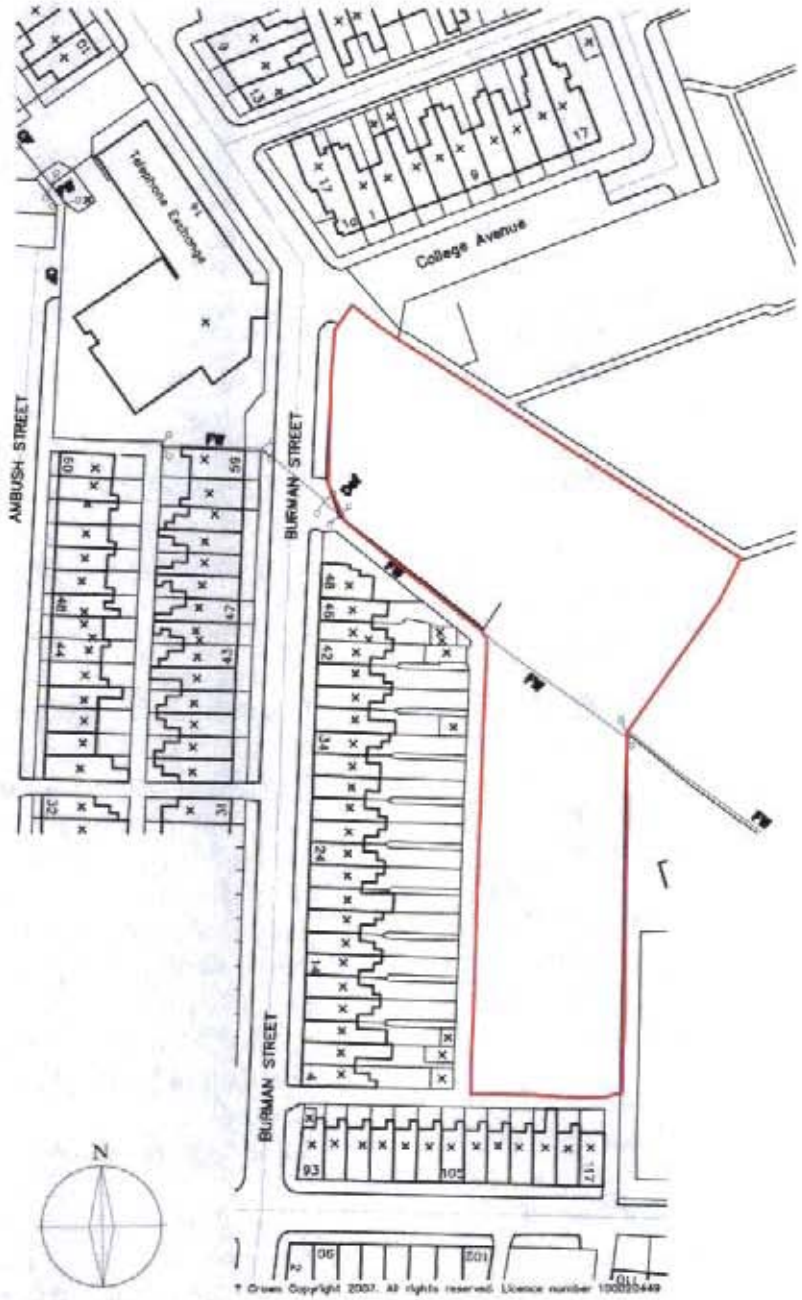


2.6 SITE PLAN

SCALE 1:500



2.5 SITE LOCATION PLAN



SCALE 1:1250

3.0 POLICY CONTEXT

3.1.1 Local Planning Policy

The proposed housing layout is as a result of pre-application discussions with Liz Knowles at Tameside MBC, Sue Wills & Helen Milner at MCC and Sue Walker at Manchester Police. The proposals are mindfull of H10 "Detailed Design of Housing Develoments" The Proposal attempt to meet the criteria, set out in SPD Aug 2005. The proposals account for both National and Regional Planning Policy, again set out in Aug 2005, see 4.2 in Guidance Development TMBC *(see Appendix F)*. In addition the proposal meets criteria set out in MCC Development Guidelines.

3.1.2 Background to the Toxteth Street Neighbourhood Plan

The UDP set out by MCC outlines a planning framework for major urban regeneration including the East Manchester Area. Policy EM16 applies to theToxteth Street area.

The reasons behind the framework are to provide and deliver sustainable, social, physical and economic regeneration of East Manchester. Whilst the framework provides an overview it has been recognised that detailed neighbourhood planning was required and achieved localised regeneration.

The Toxteth Street neighbourhood plan identified existing problems with the area which also apply to our site. In addition to the unattractive and quality of houses, problem of anti-social behaviour and crime is the one that is of particular concern to our applicant. Through redevelopment in terms of residential use this issue can be addressed with a strengthened community basis.

3.1.3 The Development

The proposal attempts to compliment rather than compete with the Toxteth Street Regeneration scheme through :-

- Residential Development Guidlines
- High quality design and use of materials
- A mixture of size and types of residential accomodation giving priority to family use and occupation.
- Density levels to meet PPS3 guidlines of 43.7 units / hectare.
- Safe & Secure homes achieving "secured by design accreditation"
- Use of environmentally sustainable methods of construction & materials in order to deliver low running costs to the occupier.

3.2 Building Design

3.2.1 Sense of Place

The proposed scheme attempts to reflect the guidance document notes in order to create a strong sense of place with its own character. Strong defensible spaces are created through a 900mm buffer strip to provide transition between public and private. Where available parking is within the curtlage of the property parking courts for other properties via a strong visual entrance access through electric gates and overlooked by neighbouring properties.

3.2.2 Quality Design

Through the use of a varying paliet of materials and construction techniques a quality environment can be created. Seperation distances are maintained in accordance with SPD Guidance Documents.*(see Appendix F)* Properties are arranged to provide a quality built environment that also provides natural survailance over neighbouring properties and parking areas.

3.2.3 Built Form

Through varying the type and size of the building within the devlopment a strong sense of place can be established. With street scapes made up of semi-detached and town houses of two and two and a half stories in height, the proposal provides an interesting mix in form and mass.

3.2.4 Open Space

With the site only providing for 18no. units POS has not been allocated within the site. The proposal makes use of the Toxteth Street proposal in terms of Green Space and that proposed of the green space at the top of Burman Street.

Private parking courts will be brought within seperate maintenance framework to ensure there sustainability.

3.3 Sustainability

Sustainability refers to the extent that the new neighbourhood will minimise threats to the long term viability. These threats could take the form of social and economic issues. Through residential development of the site the proposal can add to the social & economic well being of the area.

The site is located close to the urban core of the city and therefore is relatively near to a wide range of services and facilities that can support the site and neighbourhood.

Through the development of the proposals with GM Police input, a scheme has been developed with "Secured by Design" as a consideration. Parking is controlled and a sense of private / public can be achieved.

Defensible spaces have been created to the front of the properties and this seperation can assist in overting anit-social behaviour and overcoming 'stop off' points.

Energy efficient design and use of locally sourced materials will be promoted throughout.

Please refer to Appendix G - Introduction to BREEAM in which it touches upon numerous factors surrounding the issue of sustainability and design in relation to this development.

4.0 SUMMARY

The proposed scheme is for a high quality residential development comprising of 18 no. two & three bed houses.

On a wider scale the overall scheme would be taken forward through a reserved matters application should outline approval be forthcoming will it incorporate Urban Design Principles such as :

- Establishing housing densities that make most efficient use of developable land.

- Integrate the new development sensitively within an established and proposed regeneration area.

- Ensuring a safe, healthy and secure environment for both people and property.

- Providing a range of house types that are appropriate for the location.

- Aid orientation within the residential area through the creation of nodal points and built form.

- Utilise built form and shallow front gardens to create pinch points and narrow streets in order to reduce traffic speeds and increase street surveillance.

- To ensure that each residential parcel maximises opportunity for dwellings to front onto roadways or onto green space. Conversely to ensure that rear gardens either back onto other rear gardens or enclosed open space where ever possible.