## 1.0 Introduction

1.1 Graham Hitchen Associates are instructed by the applicant R.C. Management Ltd. The application site comprises a small section of Viola Street, an adopted highway. Notice therefore has been served on Manchester City Council in their capacity as highway authority. The application comprises a re-submission of planning application 096963/FO/2011 and seeks detailed planning permission for erection of 1 no. retail unit with living accommodation.

1.2 Prior to submission of the first application discussions have taken place with the local authority planning department regarding the scheme proposals. The observations received from the local authority in relation to design of the retail unit have been taken into account in bringing forward the scheme proposals comprising the planning application. In particular the retail unit has been positioned to avoid adverse impact on implementation of a nearby residential development for which planning permission has been granted. The retail unit has also been designed to provide a shop frontage onto both North Road and Viola Street thereby adding to the vibrancy of the street scene.

1.3 The views of the local authority highway engineer and New East Manchester have also been sought. New East Manchester have no objection in principle to the provision of a retail unit at the site. The highway engineer has no objection to the retail unit subject to the retention of adequate pedestrian access from Viola Street to North Road and there being no adverse impact on the proposed nearby residential development.

1.4 Consultations have also been carried out with United Utilities regarding the presence or otherwise of service infrastructure within the application site. United Utilities have confirmed that prior to development commencing it will be necessary to carry out a CCTV Survey to investigate the possibility of any live connections within the application site.

1.5 The statement comprises the following sections:

- A description of the application site and the surrounding area.
- A description of the proposed development for which detailed planning permission is sought.
- Definition of the planning policy framework relevant to determination of the planning application.
- Demonstrating how the proposed development complies with design and access considerations and planning policy.
- Conclusion.

1.6 The statement has been prepared in accordance with guidance contained in DCLG Circular 01/2006 and in particular takes into account the advice within paragraphs 80-96 in relation to the content of Design and Access Statements.

## 2.0 Application Site and Surrounding Area

2.1 The application site is situated within the Clayton District of East Manchester. Clayton is a densely developed locality comprising substantial areas of older terraced housing and large inter war council estates lying cheek by jowl with concentrations of industrial uses.

2.2 Similarly to other parts of East Manchester, this area has suffered from decline of the traditional heavy engineering industries which supported the local economy. Within Clayton this has been characterised by a diminishing population with vacant and dilapidated property contributing to the run down and neglected appearance of the area. During recent years this situation has been addressed with initiatives spearheaded by New East Manchester. Investment into Clayton has included significant improvements to existing housing stock, new build residential developments, environmental enhancement schemes and traffic management works to regulate vehicular movements within and through the locality.

2.3 The application site comprises a small section of highway land at Viola Street which is flanked by retail and residential property fronting onto North Road. The junction of Viola Street onto North Road has been closed off to vehicular traffic with retained pedestrian access only.

2.4 The retail units abutting the eastern side of Viola Street are owned by the applicant. The retail units extend along North Road and are set back from the highway beyond an intervening forecourt. The applicant also owns 102 North Road, and end terraced dwelling abutting the western side of Viola Street.

2.5 To the south housing originally lining Viola Street has been cleared to make way for new residential development. This land currently remains vacant.

2.6 The surrounding area is predominantly residential and benefits from local amenities such as the retail units referred to. North Road in particular is a

focus for amenities serving the locality. North Road also benefits from regular bus services.

2.7 Photographs of the application site and surrounding area are contained in Appendix 1.

## 3.0 Proposed Development – The Planning Application.

3.1 The planning application comprises the following:

- The Application Form.
- 1-1250 scale ordnance survey plan showing application site edged red with other land within the applicants control edged blue.
- Drawing No 156-01 Rev A-Showing existing site layout.
- Drawing No. 156-02-Showing existing elevations of no. 104 North Road.
- Drawing No 156-03 Rev A- Proposed site layout.
- Drawing No. 156-04 Rev A- Proposed floor plans of retail unit and living accommodation.
- Drawing No. 156-05- proposed elevations of retail unit and living accommodation.
- Design & Access/Planning Statement.
- Waste Management Plan.

3.2 Detailed planning permission is sought for the erection of 1 No. retail unit with first floor living accommodation to be occupied by the tenant of the retail premises.

3.3 The scheme proposals have been subject to pre-application discussions with the local authority and New East Manchester. New East Manchester have confirmed there is no objection in principle to the provision of a retail unit at the site. The observations of the local authority Planning Officer and Highway Officer have also been taken into account in design of the scheme proposals.

3.4 The footprint of the proposed development will measure 13.4 metre x 8.0 metres, providing a gross floor area of 107 sq metres comprising retailing space, staff area/wc, bin store and stairwell. The gross first floor totals 82 sq metres and will provide one bedroom accommodation for the shop tenant including balcony amenity space.

3.5 The unit will be built onto the gable end of an existing retail property, 104 North Road, which is owned by the applicant. There will be no alterations to the existing property. The elevation onto North Road will align with the existing retail premises to create a uniform and cohesive frontage set back from the highway. Positioning of the unit will allow an extension of the forecourt serving the adjoining retail property, thereby enabling safe pedestrian circulation around the development.

3.6 The forecourt will connect with a retained pedestrian access between North Road and Viola Street, comprising a 3 metre wide footway running between 102 Viola Street and the side of the proposed retail unit. The footway will be of sufficient width to allow for the creation of a safe and commodious route for pedestrian use. A footway will also extend along the rear elevation of the retail unit.

3.7 Siting of the retail unit has taken into account the grant of planning permission for residential development on cleared land either side of Viola Street. It is understood progress on this development is in abeyance . The retail unit will not be of detriment to the residential development and in particular will not impede traffic movements associated with the housing scheme layout.

3.8 The retail unit will comprise a two storey building incorporating a single storey projection onto the Viola Street elevation. The building will be of red brick construction with concrete interlocking tile roof cladding. Materials will be subject to local authority approval.

3.9 The ridgeline of the pitched roof will project above the ridgeline of the adjoining retail property whilst resting below the ridgeline of the adjacent dwelling at 102 Viola Street. This step in the roof plane is considered acceptable given the varied roofline of property fronting North Road.

3.10 The shop frontage fenestration onto North Road will frame a centrally positioned doorway. The use of timber pillasters and brick plinth will articulate the frontage onto North Road and provide relief and contrast to

the elevation which will also incorporate a separate doorway providing access to the first floor living accommodation.

3.11 The rear elevation onto Viola Street will also present a retail frontage with entrance onto the street scene, incorporating similar features to the North Road elevation. A single storey pitched roof will extend over the retail frontage with a balustraded balcony above providing amenity space for the first floor living accommodation. A brick parapet will extend around the side of the balcony providing privacy to the amenity space.

3.12 The dual fronted entrance to the retail unit and the provision of staff WC will be designed to cater for disabled access requirements in accordance with guidance within Design for Access 2.

3.13 The requirement for waste management has also been taken into account. The scheme proposals show the provision for bin storage within the unit with a doorway opening onto the Viola Street frontage from which waste collection can be satisfactorily undertaken. Travelling distances comply with local authority guidance.

3.14 Consent is sought to open the retail unit between the hours of 8am to 7pm throughout the week.

3.15 The development, it is envisaged, will result in the creation of 3 no. jobs.

## 4.0 Planning Policy Framework.

4.1 The following Government Guidance Notes are relevant to the development.

4.2 PPS1: Delivering Sustainable Development encourages the prudent use of existing resources such as brownfield land and promotes development such as shops within locations that are accessible by foot, bicycle or public transport. With regard to design PPS 1 (paragraph 38) states: *"design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design."*

4.3 PPS4 : Planning for Sustainable Economic Growth prioritises the re-use of previously developed land and, amongst other matters, advocates a reduced reliance on private motorised transport.

4.4 The Saved Adopted Unitary Development Plan (UDP) provides the local plan framework for Manchester. The following UDP policies are pertinent to the proposed development.

4.5 The UDP Proposals Map shows the site as unallocated.

4.6 Objective S2 seeks the provision of a full range of shopping facilities for all people in the city.

4.7 Policy S2.1 seeks the provision of local and conveniently positioned shopping facilities within easy reach of residential areas, particularly where current provision is inadequate.

4.8 Policy S2.4 seeks to ensure new shopping facilities do not significantly affect the amenities of nearby residential areas, particularly with regard to increased traffic movements and associated problems.

4.9 Policy S2.5 promotes a high standard of design for shopping facilities and creation of a safe and attractive environment for shoppers.

## 5.0 Compliance With Planning Policy & Design & Access Considerations.

5.1 The planning policy framework is described in section 4.0 of the statement. With regard to Government Guidance and the UDP various components of the development are required to conform with advice and policies contained therein. In addition the development is required to take into account issues and considerations relating to the characteristics of the site and the surrounding area. These factors have informed and influenced the design process leading to the development proposals which comprise the planning application. The development has also been subject to pre-application discussions with local authority planning and highway engineer officers and New East Manchester. The observations received have been taken into consideration and have shaped the scheme proposals for which planning permission is sought.

**Site Characteristics and Location.**

5.2 The application site and surrounding area is described in section 2.0 of the statement. The description demonstrates the site lies within a large scale established residential area which has suffered from a decline in industry supporting the local economy. However during recent years the decline of the area has been arrested by significant regeneration initiatives, including new residential development, upgrading of existing housing stock, environmental enhancement schemes and traffic management works. The proposed development will be compatible with the local authorities aspirations to regenerate the area.

5.3 The application site adjoins a bock of retail property fronting onto North Road. North Road is a focus for the provision of other amenities serving the locality and also benefits from regular bus services. The proposed development will therefore occupy a sustainable location with convenient access by foot and public transport. The intended provision of housing development on nearby land at Viola Street will increase the residential population in proximity to the proposed retail unit which will compliment

and add to the vitality of the existing shopping facilities adjoining the application site.

5.4 The proposed development accords with an established retail presence and will be readily assimilated with the adjoining block of shops in keeping with the street scene. The prevailing building line onto North Road will be respected whilst pedestrian access between Viola Street and North Road will be maintained.

**Type and Amount of Development.**

5.5 The application seeks detailed permission for erection of 1 no. retail unit with first floor living accommodation to be occupied by the tenant of the retail premises.

5.6 The ground floor will provide 107 sq metres of floor space comprising retail trading area, staff area/WC, bin store and stairwell. The first floor totals 82 sq metres and provides one bedroom living accommodation, including balcony amenity space.

**Proposed Access and Site layout.**

5.7 The proposed means of access and site layout is described in section 3.0 of the statement with regard to these matters it is pertinent to note the following points:

- Pedestrian access between Viola Street and North Road will be maintained. The footway will be of sufficient width to allow for the creation of a safe and commodious route for pedestrian use.
- The development will entail closure of a small part of Viola Street which, however, no longer provides vehicular access onto North Road.
- Siting of the retail unit has taken into account the possibility of residential development on cleared land at Viola Street and has been sited to avoid detriment to the proposed residential development and traffic movement associated with the housing scheme layout.

- It will be possible to service the retail unit from either North Road or Viola Street.
- Bin storage facilities will be discreetly located within the unit with waste collection available from either Viola Street or North Road in compliance with local authority guidance.
- The entrances to the retail unit and the provision of staff WC will be designed to cater for disabled access requirements in accordance with guidance within Design for Access 2.
- The shop unit will have two entrances providing access from both North Road and Viola Street. The shop front entrance onto Viola Street will in particular add to the vibrancy of the street scene and compliment the proposed nearby residential development.
- The elevation onto North Road will align with the existing retail premises to create a uniform and cohesive frontage set back from the highway. Positioning of the unit will, in effect, allow an extension of the forecourt serving the adjoining retail property, thereby enabling safe pedestrian circulation around the development.

**Scale & Appearance**

5.8 The proposed building will be part two storey/part single storey and measure 13.4 metre x 8 metres. Design of the retail unit takes into account the characteristics of the surrounding area and in particular the property adjacent to the application site.

5.9 The design of the development is referred to in section 3.0 of the statement. With regard to these matters it is pertinent to note the following:

- The proposed development will align with the existing retail premises to create a cohesive and uniform frontage onto North Road.
- The ridgeline of the proposed development will create a step in the roof plane between the properties to either side of the new build.

This is considered acceptable given the varied roof line of property fronting North Road.

- The retail unit will feature shop frontages onto both North Road and Viola Street. This design feature will add to the vibrancy of the street scene to both the front and rear elevations of the development.
- The shop frontages will be embellished with timber pillasters and brick plinth details to articulate the elevations of the development.
- The use of red brick for external wall construction will be in keeping with surrounding property. Materials, including roof cladding, will be subject to local authority approval.

**Landscaping.**

5.10 The proposed development will not impact on landscaping works carried out adjacent to the application site frontage onto North Road. Given the existence of these landscaping works and the small scale of the development within a confined urban setting it is not considered necessary to carry out further landscaping in association with the proposed scheme.

## 6.0 Conclusion.

6.1 The planning application demonstrates the appropriateness of the development in terms of the characteristics of the site and the surrounding area and with regard to compliance with planning policy. In particular the development will achieve the following benefits:

- Provide a small scale retail unit within a sustainable and accessible location, conveniently in reach on foot by local residents whilst also being accessible by public transport.
- Provision of a retail unit in a location that will complement existing retail facilities and enhance the range of amenity on offer to local residents within the North Road corridor which is a focus for this form of development.
- Provision of development that is in keeping with the local authorities regeneration aspirations for the area.
- Provision of development that is compatible with the future development of nearby land for residential use.
- Provision of development that, in terms of design, scale and appearance will compliment the locality and the adjacent property.
- Provision of a development that will not have an adverse impact on the amenity of neighbouring residents.