Land at Pembroke Street, Cheetham Hill, Manchester

Design and Access Statement

June 2010



Introduction

This design and access statement has been prepared in support of a full planning application by Styal Properties to Manchester City Council for the development of three dwellings at land on the corner of Pembroke Street and St James's Road, Cheetham Hill.

1. Use

The proposal is for the construction of one 3-bedroom detached family home and a pair of 3-bedroom semi-detached family homes. The site was previously occupied by a row of residential lock-up garages which have since been demolished. The site is currently unsightly and neglected and its re-development will have a positive regeneration effect on the area.

The site is located within an established residential area of varying architectural styles. There is a church and rectory on the opposite corner of Pembroke Street. The site is in a highly sustainable location, served by public transport routes. A broad range of local facilities including schools, healthcare and shops are nearby.

2. Amount of Development

The planning application proposes 3 dwellings of the following sizes:

Plot 1- 3 Bedroom detached plot- 948sqft

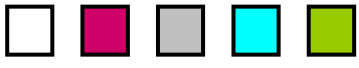
Plot 2- 3 bedroom semi-detached- 714sqft

Plot 3- 3 bedroom semi-detached- 764sqft

The proposed dwellings are similar in size and character to the neighbouring properties along St James's Road and Wilmur Avenue and those within the vicinity.

3. Layout

In designing the scheme, careful consideration has been given to the size, scale and location of the surrounding residential properties and existing street geography. The layout has evolved over time through consultation with the Local Planning Authority.



The proposed houses are located facing onto both Pembroke Street and St James's Road. An important feature of the design was that the established building line along St James's Road continues across Plot 1. This dwelling also turns the corner into Pembroke Street.

The elevations of Plots 1, 2 and 3 facing Pembroke Street run parallel with the street, creating a strong street frontage. Plot 3 also has a double fronted elevation and overlooks both Pembroke Street and the open space to the south of the site.

The building line along Wilmur Avenue continues across Plot 3 facing the open space. This elevation enhances security for people using the open space and the footpath adjacent to the site.

The proposed houses are positioned so that they do not overlook neighbouring houses on Wilmur Avenue and St James's Road. Generous separation distances are provided, in line with Local Planning guidance.

The proposed layout proposes 100% parking provision within the curtilage of each property. Parking spaces are overlooked by residents. The three properties are spaced out and each has a good size amenity space. The development complements the pattern of building within the locality.

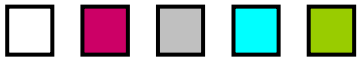
4. Scale

The houses proposed are 2 storey dwellings. The scale of the new houses reflects the scale and height of homes found locally along St James's Road and Wilmur Avenue. The roofs of the new houses have been designed to reflect the characteristics of those in the area.

5. Landscaping

The front gardens soften the building frontages whilst providing private defensible space to each dwelling. Each house also has a private turfed garden to the rear, providing a secure space for children to play.

The proposal incorporates a new native mix of shrub and tree planting to enhance the development. There are no existing trees on the site.



The rear site boundary and boundaries between plots will be 1.8m high closeboarded timber fencing with 300mm timber trellis above. The front boundaries will be 900mm black metal railings, providing a defensible space to the houses.

The parking spaces will be constructed in permeable block paving,

6. Appearance

The houses would be constructed from red brick and dark grey roof tiles to reflect the character of the properties in the area. The elevations are a simple traditional design and will be constructed to an excellent standard using high quality materials.

The roof has been designed to reflect the pitch of the neighbouring properties. These materials are likely to retain their quality appearance over time and require minimal maintenance.

The windows and doors have been designed to blend in with the character of neighbouring properties, including curved brick window heads and brick cills:





View of the site and side elevation of 14 Wilmur Avenue





View of the church and rectory opposite the site

The houses opposite the site along St James's Road have bay windows and front doors with curved brick entrance features. These elements have been incorporated into the proposal.





7. Access

The site is located on a main bus route, close to the Metrolink and is within walking distance of a broad range of local amenities such as doctors, schools, shops etc.

The houses have been designed in line with the Design for Access 2 best practice standards and seek to achieve visitor and habitable accessibility.

The houses have also been designed to Part M of the Building Regulations (Access to and use of Buildings).

8. Sustainability

The development of this site is an efficient use of land resources within an urban area. The necessity to travel by car is minimised and there are many local facilities within walking distance or easily accessible by bike or public transport.

Residents will have the opportunity to grow their own fruit and vegetables in their own private gardens. Recycling facilities will be provided for residents. The proposed plot landscaping will provide new wildlife habitats.

Where possible, materials from local suppliers will be used to minimise transport emissions. There will be careful consideration given to using renewable, recycled or reclaimed materials during the build process. During construction there will be a conscious effort made by the developer to reduce the waste taken to landfill sites through efficient design and engineering processes.

The houses will be constructed in line with Code for Sustainable Homes Level 3 which requires a standard of 25% energy/ carbon improvement over Building Regulations 2006 as well as minimum standards for water consumption, waste, materials and surface water run-off. Water use efficiency measures will be implemented including rainwater recycling systems.

10. Summary

This Design and Access Statement has been prepared in support of the development of three family homes on Pembroke Street, Cheetham Hill. The site is located within an established residential area and is an efficient use of Brownfield land.

It is a highly sustainable site with a broad range of jobs, shops and services within walking or cycling distance of Cheetham Hill. The building will be constructed to Code for Sustainable Homes level 3 and Design for Access 2.

Of particular importance to the design concept is the site's relationship with the surrounding area and the development of high quality properties. The proposal provides a distinctive sense of place and community which responds well to the existing urban fabric.

