Design and Access Statement



Land at 11 Slaithwaite Drive, Clayton, Manchester M11 4BA

SUBURBAN STUDIOS
Coombe Farm
CR0 5HL
020-8654-2319
Info@suburbanstudios.co.uk

Site Location

Slaithwaite Drive is a cul-de-sac located in Clayton, an eastern suburb of Manchester. The site is located at the end of the northern end of this cul-de-sac. To the west of the site there is a large residential property. To the east there is a vacant plot. Adjacent to this there are a further two residential semi-detached properties. The street is well served by local facilities and the street grain is made up of semi-detached houses dating from the interwar period and later. A relatively new dwelling has recently been built adjacent to the west of the site. The site affords easy access to the M60 motorway via the A662. It is well served by local bus routes. Plans for expansion of the Metrolink tram service are underway with a new stop proposed for the Clayton area.



Site History

The site is currently a vacant plot. Historical maps have indicated that the site originally contained a dwelling which formed one half of pair of semi-detached houses. Both of these have since been demolished. The plan form from earlier site maps would indicate that the property was originally of similar nature to the adjacent inter-war properties.

Site surroundings and Context

Residents from Clayton can enjoy shops and services located nearby at Sportcity as well as those along Ashton New Road. Nearby is the Manchester Velodrome which can be used by the residents. The River Medlock runs through the Clayton Neighbourhood and is surrounded by a tranquil green space known as Clayton Vale. The four mile area has enjoyed much restoration in recent years and has become a sanctuary for local people to walk, cycle and enjoy wildlife.

Slaithwaite Drive is one of a series of residential streets which forms part of a complex of similar roads and cul-de-sacs common to the area. The housing typography is generally two storeys consisting of small inter-war semi-detached and detached houses with hipped roofs. The nature of the layout of the houses has resulted in some plots having larger areas than others. In some cases this has allowed additional properties to be built adjacent to the existing buildings. Property boundaries generally consist of dwarf walls with tall hedges. Driveways provide off-street parking for existing residents.



Aerial view of the site



View of site looking north from entrance to Slaithwaite Drive

Proposals

The proposal seeks to address a number of issues relating to the physical constraints and opportunities afforded to the site. The splayed nature of the site from south to north constrains the site along the road frontage but allows a generous private amenity space to the rear. To make the most of this the house footprint hugs the east boundary in approximately the same location as the earlier demolished house. The internal layout of the proposed house uses this to its advantage by siting the living room at the rear affording a double aspect and direct access to the garden. The kitchen is situated at the front of the house providing activity and surveillance to the street.

With a narrow building footprint and the need to provide suitable family accommodation the house is spread out over three floors. However to retain the typography of the existing street character the second floor accommodation has been contained within the roof space. The proposal respects the outlook and amenity enjoyed by adjoining properties by avoiding overlooking from the upper floors.

The east façade has been designed to accommodate the needs for future development on the adjoining site to the east allowing abutment or close siting of any future building.

The orientation of the proposal has been considered to make most of south and westerly aspect. The siting of the building adjacent to the east boundary allows for a large south-west facing private garden making the most of afternoon and evening sun.

The proposal seeks to provide a clear identity whilst at the same time not appearing to compromise the presence of the adjoining properties. It addresses the street with a strong defined edge through the use of planting and hard landscape. The house is set back from the street a similar distance to neighbouring properties.

The constraints of the site do not allow for a traditional layout of a family house but this has been adapted to make use of orientation and aspect.

It is proposed that the building provide a contemporary but constrained feel through use of materials sympathetic to the context.

The building is set back from the road however the street edge is clearly identified and planting provides screening to the house and also for parking.
The back garden makes the most of its orientation and provides direct access from the front via a lockable gate.

Use of Materials

The proposed materials seek to build on the context's existing fabric incorporating stock brick to match existing, timber cladding, and timber windows and doors. The building seeks to be distinctive without being different in its texture and colour.

Layout and room sizes

The proposal seeks to provide adequate room sizes for all spaces and ensures future adaptability. Room sizes meet at least HQI and SDS standards. The house has been designed with Lifetime Home Standards in mind.

Sustainability

The proposal seeks to provide a highly sustainable family home both in the construction and long term lifespan through the following:

- The site itself is a sustainable development in principle makes use of infill land within an urban area.
- The site is on a north-south axis making use of the sun particularly for solar gain in the afternoon and evening.
- The use of solar thermal panels orientated to the south roof.
- New permeable paving for front hard standing to improve run off back into the system. E.g. Grasscrete paving.
- Rainwater collection into storage for use in garden irrigation.
- In construction the proposal will seek to achieve a reduction in energy and water use in line with Manchester City Council's sustainability criteria.
- It is proposed that solar thermal panels for hot water will be installed at roof level.
- Biodiversity through the installation of bird, bee and bat boxes in the external landscape.
- Retention of existing planting at front and rear where possible with additional soft landscape to add to the quality of the street scene.
- The house is designed with the considered use of energy and water in mind. The plot sits on a north-south axis and so the front will aim to exploit solar gain through the use of large areas of glazing to principal rooms.
- A flexible living space is designed to adapt to the changing patterns of modern living allowing for occupants to use the property according to needs and interdependence of occupants.

Refuse and recycling

It is proposed that suitable facilities for refuse storage and recycling in line with current local requirements are provided in timber slatted stores adjacent to the front entrance. In addition recycle storage facilities will be provided internally and composting bin to the rear garden.

Transport and parking

The hard standing at the front provides parking for 1 vehicle.
Slaithwaite Drive is well placed for public transport facilities with several bus routes stopping along north road. A proposed tram stop on Metrolink is to be located at the junction of Clayton Lane and Ashton New Road, which is within 0.5 kilometres of the site. To encourage sustainable transport usage accessible secure cycle storage has been provided for at least 3 cycles to the rear.

Accessibility

The proposal is designed with DDA and Part M of the current building regulations in mind.

Level access has been provided to all entrances into the building. Internally there are WC facilities for disabled users and the principle living space is on the ground floor. There is access to the rear garden space from both the living room and kitchen. It is difficult to provide full wheelchair accessibility throughout but the layout is such that adoptions could be made including a knockout panel for through lift between ground and first floors with hoist access between principal bedroom and en-suite bathroom. In accordance with Lifetime Homes the layout allows for flexible living space that can be adapted according to the occupants changing needs.

Proposed design in relation to current relevant policy

New Housing Development Policy - DC7.1

DC7.1 The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

The proposal has been designed to meet Part M and Lifetime Homes Standards ensuring full accessibility for disabled people at ground floor level. The rear private garden provides a safe and secure area for children to play which is overlooked from both the living room and kitchen.

Environmental Improvement & Protection - Policy E2.4

The Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals. Furthermore, should development be allowed, the Council will seek to protect existing features of ecological value, such as ponds and hedges, by requiring them to be incorporated into the development wherever this is possible. The Council will also encourage developers to create new features which will sustain wildlife.

To the front of the property permeable paving is to be incorporated for the hard standing and pathways. Between these spaces soft landscaping will be incorporated. To the rear where possible existing shrubs and turf are to be retained. A permeable finish is to be used for the patio area access from the living room and kitchen. Rainwater butts are to be installed for irrigation of the planting. Bird, bee and bat boxes are to be installed on completion to encourage biodiversity and wildlife.

Environmental Improvement & Protection - Policy E1.6

The Council will require the building materials used in new development and refurbishment schemes to be environmentally friendly wherever this is possible. In particular the Council wishes to discourage the use of tropical hardwood from non- renewable sources and insulation material which contains harmful chlorofluorocarbons (CFCs). The Council will also encourage the use of recycled building materials.

The proposal meets E1.6 as sustainable development is integral to the design as follows:

- Local recycling of waste material of the site. .
- Use of recyclable materials in construction.
- Rainwater harvesting in form of water butts for use in irrigation and external cleaning.
- Use of permeable paving to front and rear hard landscape to allow run off back into ground.
- Retention where possible of existing soft landscape.
- Generally timber framework with high levels of insulation.
- Encourages cycling through provision of accessible secure cycle storage.
- Incorporation of solar thermal panels to provide hot water.

- Installation of bird, bee and bat boxes within site to encourage biodiversity.
- Provision of recycling storage internally and externally as well as compost facilities in rear garden.

Environmental Improvement & Protection E3.2

The Council will reduce the problem of derelict small sites, including derelict buildings, where shape and location would discourage proper maintenance for open space, by encouraging redevelopment.

The proposal aims to redevelop the site which has been vacant for some time bringing it back into appropriate use and enhancing the immediate local area.

Sub-Area 9 Clayton - Policy EM13

Clayton is primarily a residential area, it is well located to neighbouring facilities and amenities in Sportcity. Within Clayton development will be permitted which includes:

i. The renewal, improvement and modernisation of residential neighbourhoods;

The proposal seeks to regenerate a vacant site returning it back to its previous residential use. Whilst doing this it aims to establish the proposal as a suitable exemplar for future improvement and modernisation within the local area.

ii. New housing developments that introduce a mix of size, type and tenure;

The proposal has been designed to meet Lifetime Home Standards and achieves a good standard of accommodation and layout. Room sizes and storage facilities have been designed in accordance with HQI and SDS standards.

Proposed design in relation to current Planning Document and Planning Guidance Adopted April 2007

Design

The proposal has been developed to address the needs for contemporary living whilst also addressing the existing context. The proposed building footprint sits approximately on the previous building footprint ensuring that the context is not unduly compromised. The unorthodox layout with the kitchen to the front provides an active frontage allowing informal surveillance to the street. A defined boundary together with the buildings massing and scale mimics the theme of the existing context. Private and semi-private amenity space has been provided with careful siting of the proposed building.

Accessibility - Design for Access

Housing developments should be designed to be fully accessible and adaptable to the changing physical needs of people as they age. This should be achieved, not only internally, but also in the design of external areas.

The proposal is designed to meet Part M of the building regulations. It has been designed with Lifetime Home Standards in mind that will allow for adaption to meet wheelchair user needs at ground and first floor by incorporating knock out panels' for a through lift. Externally level access is afforded to all ground floor entrances.

Parking Guidelines

UDP Part 1 Policy T3.9 gives priority to pedestrians, disabled people and cyclists above the needs of the car, and developers must take this into consideration in the location and design of any parking facilities.

The proposed scheme provides for one car space with level access to the front door for disabled users. Convenient external access to the cycle store has been achieved with secure separate access via a lockable gate.

Housing Density

New housing development should not be viewed in isolation and proposals must be designed having regard to not only the immediately adjoining buildings but also the townscape of the wider area. Developments should be informed, both in terms of design and layout, by the wider context. It is the character and identity of an area that will determine appropriate densities and form, and clearly this will vary across the City.

The design of the proposed development has been undertaken with the local and wider context in mind. The form scale and massing is sympathetic to the adjoining properties. The need to accommodate space on the second level has been contained within the slope of the roof reflecting the roof-scape of the adjoining properties.

As set out in UDP Part 1 Policy H1.2 the emphasis is on seeking a range and diversity in terms of type and size of new housing to provide a quality range of housing. This will enhance the character of parts of the City, from high density flats, where appropriate, to lower density detached dwellings.

The proposal seeks to provide quality accommodation for family use whilst also incorporating features which will allow the building to be adapted to suit the changing needs of the inhabitants.

Promotion of a Safer Environment

The proposal provides secure safe family accommodation with natural surveillance of the street and also rear garden. A secure, covered storage area is provided for cycles adjacent to the rear. Existing walls and fences are used to provide enclosure and privacy without limiting outlook. External sensor activated lighting will be installed at the front and side entrances and the rear access to living room and kitchen spaces. The proposal is designed with Secure by Design standards in mind.

Design for Health

The Council wants to ensure that development works to improve the health of Manchester's residents.

The design and orientation of the proposal has been undertaken to maximize on the use of natural daylight and outlook. Both ground floor habitable rooms have direct views and access to the west facing rear garden. The location of windows to the upper floors avoids overlooking on adjoining properties. The building's location on the site allows maximum use of the remaining site as a garden and its south-west orientation. The proposal aims to retain where possible the existing plants on the site with additional planting appropriate to the context. The incorporation of convenient accessible secure cycle storage will encourage users to have more active lifestyle.

Internal Design Principles

The Council will work with developers to promote a high standard of internal design for new and converted housing, to encourage and support innovation, and to improve internal space standards.

Internal Space

The proposed dwelling has been designed to meet Lifetime Home, HQI and SDS standards. Whilst the scheme endeavors to meet the requirements set out in Design for Access 2 it has not been possible to achieve all the standards required. External secure and accessible storage has been provided for cycles. The kitchen will be designed to accommodate require storage facilities for waste recycling.

Design Quality

The proposal has been designed to make best use of space. Given the limitations of the building footprint generous space standards have been achieved to all spaces. All rooms including bathrooms are naturally well lit with dual aspect to ground floor rooms. Adequate storage requirements are provided throughout the building, all being accessible from the circulation space.

Flexibility

The building has been designed to allow adaptability should the needs and requirements of the user change. The future installation of a stair lift can be accommodated or alternatively a house lift can be installed within the living room to provide access to the first floor via the main bedroom.

Safety and Security

In the event of a fire the design of the building incorporates safe and secure escape routes. All habitable rooms are accessed via the circulation space with direct access to the outside through the front door. All internal doors will be designed to achieve ½ hour fire rating.

External Space

Provision for a quality external space has been achieved through the siting and orientation of the building footprint. This allows for a safe and secure space for children to play. It also provides for external storage for cycles. A space for outside drying can be accommodated within this space. A permeable hard standing is provided to allow for relaxation and entertaining.

Environmental Standards Statement

Energy Efficiency

The specification of a high performance building envelope will substantially reduce heat loss and therefore the space heating load. Appropriate and well located windows will ensure good levels of daylighting reducing the need for artificial lighting. In addition water saving devices such as dual flush toilets and low flow showers will be specified. Energy efficient lighting and 'A' rated white goods will be specified to reduce electricity demand. Where possible existing trees will be retained to provide natural shading.

Renewable Energy

The proposal seeks to incorporate solar thermal panels to the south facing roof providing renewable energy for the end users needs. Additional sources of renewable energy may be attained such as use of ground source heat pump.

Environmental Design

The proposal aims to achieve level 3-4 under the Code for Sustainable Homes.

Water Management and Weather Resilience

The use water saving devices such as aerated taps, slow flow showers and dual flush toilets will reduce the impact on this natural resource. Rainwater butts are to be installed to be used for garden irrigation and external cleaning.

Waste Management

The collection and management of waste has been integral to the overall design of the development. Externally secured covered bin stores have been provided to accommodate both recyclable and non-recyclable waste storage. Internally provision will be provided for recyclable waste storage to the kitchen.

Construction Management

The proposal aims to make use of recycled materials where appropriate. The use of reclaimed brickwork will be incorporated where possible. Timber used will be from sustainable sources. Emphasis will be placed on minimizing the amount of waste through accurate specifying of material quantities. The use of environmentally friendly materials will be used where appropriate.

Biodiversity

The development will endeavour to cause minimum disturbance to existing wildlife and their habitats. In addition to this bird and bat boxes are to be installed on the site to attract additional wildlife.

In Conclusion

The site poses clear constraints due to the nature of the plot however care in design siting and layout has been taken to ensure that the proposal for a single family dwelling meets the aspirations of both the Local Planning Authority and is in line with current National Policy. There is an ongoing need for good quality family housing within the urban setting of Manchester. By making use of this previously developed site a sustainable family home that meets the changing patterns of modern living and retains the strong street pattern can be accommodated and integrated within the existing context.