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town planning solutions

Eastlands Homes

Eastlands Homes

External Refurbishment of 186 Dwellinghouses in South and East Manchester

January 2013

DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT



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1. INTRODUCTION

This statement has been prepared by Halliday Meecham Architects and Creative Planning on behalf of Eastlands Homes. It accompanies a series of 39 planning applications for the proposed external refurbishment works to 186 residential properties owned by Eastlands Homes. The properties are distributed across different streets over south and east Manchester.

This report is to be read in conjunction with the architects' drawings and other planning submissions.

2. THE SITES

The 186 properties consist of a mix of semi-detached and terraced houses located across the Manchester suburbs of Gorton, Abbey Hey, Longsight, Levenshulme, Rusholme and Fallowfield.

Although scattered individually around these areas, they have been parcelled into 39 clusters according to geographical proximity, of between 1 and 25 properties each, to be submitted as 39 planning applications to streamline the planning process and avoid the need for 186 individual applications. This strategy has been discussed and agreed with Manchester City Council.

Appendix A gives a schedule of all properties and their planning application groupings. An area map is also submitted showing the groupings (shown small scale at Appendix B).

Several of the properties face directly onto the pavement and others have small front gardens, with larger yard or garden areas to the rear. The houses are typically on traditional terraced streets with a rear alleyway bounding the yard.

The houses were built between 1896 (8-26 MacFarren Street, Longsight – the oldest) and 1935 (4-13 Meldreth Drive, Longsight – the least old), with the majority having been built around 1900.



Cromwell Grove, Gorton South, circa 1930s

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3. EXISTING DWELLINGS

Eastlands Homes' existing properties are generally 2, 3 and 4 storey red facing brick houses with blue slate roofing. The properties vary in their architectural features and styles.

A recent programme of works has replaced all the existing doors and windows with pvc-u double glazing. Internal bathrooms and kitchens have also been installed.

4. PROPOSAL

With the rapid depletion of the world's energy resource and the impacts of climate change, the demands on thermal performance are ever more important.

In recent years, Decent Homes Standards and Part L of the Building Regulations have significantly increased insulation standards. The demand for more innovative insulation solutions for renovating properties and reducing carbon emissions has become an important consideration.

Eastlands Homes, a responsible Registered Social Landlord, are seeking as part of their ongoing modernisation programme, to externally refurbish these 186 properties, improving their thermal performance in line with latest standards.

Each house has been individually surveyed and the proposed scope of works has been assessed on the architectural merits of each individual property.

The proposals for the external refurbishment overall consist of:

- The application of an insulated external render to the front, rear and (where present) gable walls;
- In the case of Areas 27 and 28 only, on Stockport Road, a brick slip system is proposed instead of render to the front elevation only, with render to the rear;
- Removal and replacement of the existing roof slates and flashings;
- Replacement of soil stacks and rainwater stacks where necessary;
- New soffits / fascia boards;
- Refurbishment of existing fret cut fascia boards (where present); and
- Replacement of bay flat roofs.

The front, rear and gable elevation (where present) of each property is to receive the insulated render or brick slip system as indicated on the submitted drawings.

The insulated render and brick slip systems will improve insulation values, reducing heat loss and consequently carbon emissions and heating bills. This solution is a flexible and cost effective method to upgrade the properties. Similar projects are being rolled out under separate programmes by others up and down the country.

The application of render externally does not reduce the internal floorspace of the existing building.

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There will be no need to decant occupants during the works.

The render system is designed to be impact- and water-resistant therefore prolonging the life expectancy of the building.

The overall aim is to improve the quality of the housing stock and to meet the needs of the modern community.

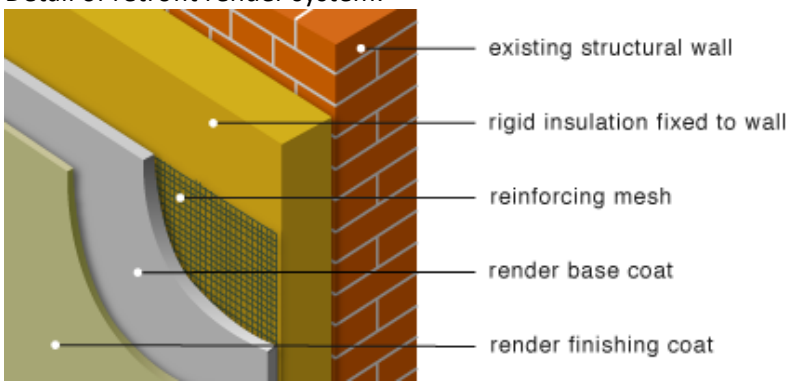
5. SYSTEM DETAILS

Solid wall properties such as these or properties constructed with a cavity too narrow to be sufficiently insulated, now fail to meet current building regulations. Refer to Appendix C for a wall U-Value calculation.

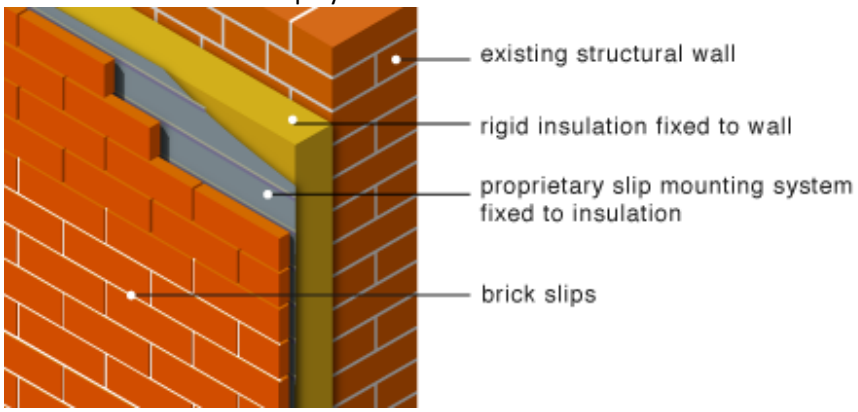
The majority of the 186 properties are proposed to be treated with a render system, which involves the mechanical or adhesive fixing of 60mm thick insulation boards to the outside of the building. It is covered with mesh reinforcement, a base coat and a final decorative finish. The layered mesh encases the property and helps prevent heat from escaping from the property.

The remainder of the properties (a small number, in Areas 27 and 28), comprising large houses on Stockport Road, are to be overclad with brick slips. The system is similar to the render system, except it uses a 25mm brick 'slice' bonded to the insulation so as to soften the impact of the overcladding.

Detail of retrofit render system:



Detail of retrofit brick slip system:



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In order to avoid interstitial condensation of the properties, the render system must not bridge the existing damp proof course at low level, therefore the render stop bead will be placed a minimum 150mm above the external ground level.

Existing air-bricks are to be maintained where present.

6. ARCHITECTURAL DETAILING

A largely consistent approach is proposed, however each property has been designed on an individual basis. As many architectural details as possible will be retained and preserved whilst balancing the needs of reducing heat loss.

Window sills at the front and rear will be expressed by 60mm to maintain the depth and appearance.

Where possible, brick corbelling and curved brickwork heads around doors and windows are to be left exposed to highlight existing details.

Where feature stone mouldings are present at window heads, the insulation is to be cut around these to maintain the existing appearance.

The image below shows a typical installation at a house in Goole, similar to the proposals here.



Unlike this example, terracotta coloured render to the house facades is proposed here as this aims to blend or soften the new render with existing brickwork colour.

Former horizontal brick banding is to be expressed through a recess within the render.

Where brick slips are proposed to the houses (on Stockport Road), a brick in keeping with the existing red stock will be chosen.

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7. ACCESSIBILITY

Where tenants have an ambulant disability and grab rails exist at front doors, these will be re-fixed on completion of the works.

8. LANDSCAPING AND ECOLOGY

There are no proposals to alter any external landscaping.

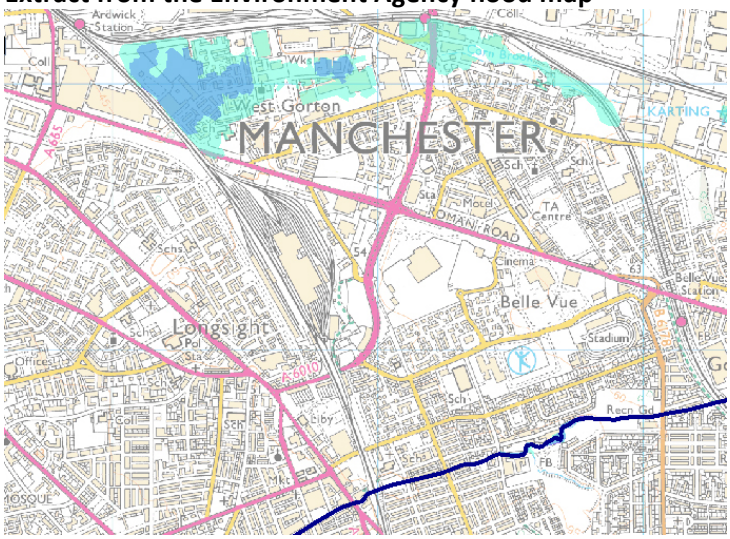
No existing trees or mature planting are to be removed or disturbed by the proposals. Some smaller shrubs may be disturbed during the erection of scaffolding necessary to undertake to proposed works.

During internal and external surveying works there were no signs of nesting birds within properties.

9. FLOODING

None of the sites are within a Flood Risk Area according to the Environment Agency website.

Extract from the Environment Agency flood map



10. PLANNING STATEMENT

The following summarises the planning policy and guidance at national and local level that is relevant to the proposed development.

NATIONAL PLANNING GUIDANCE

National Planning Policy Framework

This new national guidance sets a presumption in favour of sustainable development. It states that:

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- The Government's objective is to create strong, vibrant and healthy communities, by creating a good quality built environment, that reflects community needs and supports well-being.

- Planning decisions should enable the reuse of existing resources, such as through the conversion of existing buildings, and encourage, rather than restrict, the use of renewable resources (for example, by the development of renewable energy).

LOCAL PLANNING POLICY AND GUIDANCE

Manchester Unitary Development Plan

The Manchester Plan states objectives of maintaining and where necessary improving the quality of the housing stock and residential environments to improve the appearance of areas, make them safer and reduce maintenance costs. In order to meet these objectives, it states the following statutory policies, specifically relevant to the development proposals:

Policy H1.5 - Ensure that the City's various communities remain, or become more, sustainable in economic and social terms.

Policy H2.1 - Encourage environmental improvements to make residential areas safer and more attractive.

Policy H2.7 - New housing schemes will be expected to be of a high standard of design and make a positive contribution towards improving the City's environment.

Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance

This document encourages high quality design and creation of a sense of place. It states that buildings should relate well to each other.

It states that good design should enable easy and cost effective long-term maintenance and care and that areas requiring regular maintenance should be constructed from robust, replaceable materials that are proportionate to the profile of the space or area.

It promotes environmental sustainability, high standards of energy efficiency and the use of renewable energy sources.

It promotes good weather resilience.

CONCLUSION ON PLANNING POLICY/GUIDANCE CONTEXT

The proposed development accords with all the principles and aims of the relevant policy and guidance and national and local levels.

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10. CONSULTATION

Halliday Meecham Architects explained the proposals to residents whilst undertaking the measured surveys. This will be supplemented with further newsletters and residents' consultations throughout the project.

Pre-application advice has taken place between the planning consultant, Creative Planning, and Manchester City Council's planning officers Des Jones and Ian Jarvis via telephone conversations, email and at a meeting with Ian Jarvis at the Council offices on 12 October.

The Council has verified that planning permission is required for the works and has agreed the approach of grouping the affected 186 properties into clusters resulting in approximately 40 planning applications.

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Appendix A

Property List with application area groupings

Location Plan Drawing Number	Area Map Locations	Property	Total Area (sq. m)
(9-) 001	Area 01	539 Abbey Hey Lane M18 8PF 47 Highmead Street M18 8PE 127 Cross Lane M18 8NY	218
(9-) 002	Area 02	7 Ashkirk Street M18 8LS 36 Acheson Street M18 8LQ 145 Chapman Street M18 8WD	189
(9-) 003	Area 03	568 Gorton Lane M18 8EH 570 Gorton Lane M18 8EH 18 Borwell Street M18 8FH 554 Gorton Lane M18 8EH 12 Argyle Street M18 8EJ	529
(9-) 004	Area 04	176 Chapman Street M18 8WD 1 Ewan Street M18 8NS 2 Ewan Street M18 8WS 4 Ewan Street M18 8WS 5 Ewan Street M18 8NS 7 Ewan Street M18 8NS 14 Ewan Street M18 8WS 15 Ewan Street M18 8NS 23 Ewan Street M18 8NS 28 Ewan Street M18 8WS 39 Ewan Street M18 8NS 59 Ewan Street M18 8NS 83 Ewan Street M188NS 14 Azalea Avenue M18 8PQ 20 Azalea Avenue M18 8PQ 21 Azalea Avenue M18 8PQ 37 Azalea Avenue M18 8PQ 55 Walnut Street M18 8PP 2 Pinnington Road M18 8WR 18 Pinnington Road M18 8WR	1354
(9-) 005	Area 05	36 Constable Street M18 8QJ 210 Lees Street M18 8QN	124
(9-) 006	Area 06	34 Jetson Street M18 8SZ 30 Gordon Street M18 8SL 24 Madison Street M18 8SD 44 Madison Street M18 8SD 64 Madison Street M18 8SD 51 Sandown Street M18 8SB	414
(9-) 007	Area 07	102 Cross Lane M18 8NZ 116 Cross Lane M18 8NZ 26 High Bank M18 8US 8 Woodhouse Street M18 8PD 4 Bramhall Street M18 8UZ	1101

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		36 Hobart Street M18 8UG 49 Hobart Street M18 8UR 58 Hobart Street M18 8UG 62 Hobart Street M18 8UG 64 Hobart Street M18 8UG 67 Hobart Street M18 8UR 22 Rockhampton Street M18 8UW 35 Rockhampton Street M18 8UP 38 Rockhampton Street M18 8UW 66 Rockhampton Street M18 8UW 67 Rockhampton Street M18 8UP 47 Harrington Street M18 8UQ	
(9-) 008	Area 08	10 Sheerness Street M18 8TY 9 Brogan Street M18 8UD	117
(9-) 009	Area 09	31 Cambert Lane M18 8HA	77
(9-) 010	Area 10	20 Williams Street M18 7AH 22 Beckett Street M18 7AW 48 Bakewell Street M18 7AQ 68 Agnew Road M18 7AR	208
(9-) 011	Area 11	21 Old Hall Drive M18 7FU	117
(9-) 012	Area 12	1 Far Lane M18 7FF 3 Far Lane M18 7FF	189
(9-) 013	Area 13	9 Woodland Avenue M18 7HT 44 Friendship Avenue M18 7HJ	108
(9-) 014	Area 14	1 Debdale Avenue M187LD 4 Brighton Range M18 7LP 29 Albert Avenue M18 7JX	253
(9-) 015	Area 15	8 Great Jones Street M12 5NX	83
(9-) 016	Area 16	100 South Street M12 4DT	75
(9-) 017	Area 17	4 Meldreth Drive M12 4NB 7 Meldreth Drive M12 4NB 8 Meldreth Drive M12 4NB 12 Meldreth Drive M12 4NB 13 Meldreth Drive M12 4NB	670
(9-) 018	Area 18	19 Blakey Street M12 5QF	54
(9-) 019	Area 19	32 Parkin Street M12 5RL 46 Parkin Street M12 5RL 51 Parkin Street M12 5RL 58 Parkin Street M12 5RL 234 Pink Bank Lane M12 5RF 20 Sherrington Street M12 5RW 10 Tallis Street M12 5QR 113 Northmoor Road M12 5RT 119 Northmoor Road M12 5RT 149 Northmoor Road M12 5RT	661
(9-) 020	Area 20	17 Hatton Street M12 4NZ 27 Hatton Street M12 4NZ 40 Hopkins Street M12 4NY 8 MacFarren Street M12 4WX 13 MacFarren Street M12 4WX 24 MacFarren Street M12 4WX 26 MacFarren Street M12 4WX 5 Smart Street M12 4NX 7 Smart Street M12 4NX	1151

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		17 Smart Street M12 4NX 23 Smart Street M12 4NX 24 Smart Street M12 4NX 8 Attwood Street M12 4NS 9 Attwood Street M12 4NS 14 Attwood Street M12 4NS 18 Attwood Street M12 4NS 20 Attwood Street M12 4NS 22 Sullivan Street M12 4WS	
(9-) 021	Area 21	45 Ollier Avenue M12 5SU 47 Ollier Avenue M12 5SU 51 Ollier Avenue M12 5SU	171
(9-) 022	Area 22	36 Cuthbert Avenue M19 3DG 40 Cuthbert Avenue M19 3DG 36 Randolph Street M19 3AX	268
(9-) 023	Area 23	32 Cromwell Grove M19 3GB 28 Ratcliffe Street M19 3QH	175
(9-) 024	Area 24	2 Elmsworth Avenue M19 3NS 16 Elmsworth Avenue M19 3NS	217
(9-) 025	Area 25	9 Samuel Street M19 2ST 29 Marley Road M19 2 SZ 7 Cronshaw Street M19 2TE 12 Cronshaw Street M19 2TE	342
(9-) 026	Area 26	19 Tonbridge Road M19 2TQ 16 Dorris Street M19 2TP	131
(9-) 027	Area 27	1140 Stockport Road M19 2TJ 1146 Stockport Road M19 2TJ 1154 Stockport Road M19 2TJ 1158 Stockport Road M19 2TJ 1198 Stockport Road M19 2RA	782
(9-) 028	Area 28	1068 Stockport Road M19 2SX 6 May Grove M19 2QG	301
(9-) 029	Area 29	14 Beech Range M19 2EU 22 Beech Range M19 2EU	333
~~(9-) 030~~	~~Area 30~~	~~10 Limefield Terrace - omitted~~	OMITTED
(9-) 031	Area 31	11b Park Grove M19 3AQ (1st floor flat) 4 Belvoir Avenue M19 3AN 6 Belvoir Avenue M19 3AN	382
(9-) 032	Area 32	5 Duncan Road M13 0GF 7 Duncan Road M13 0GF 6 Palm Street M13 0GH 33 Palm Street M13 0GH 15 Hector Road M13 0QN 21 Hector Road M13 0QN 18 Mentor Street M13 0QW 7 Meller Road M13 0GP	757
(9-) 033	Area 33	12 Stamford Road M13 0SF 14 Stamford Road M13 0SF 4 Portland Road M13 0SA 8 Portland Road M13 0SA 7 Slade Grove M13 0QF 14 Slade Grove M13 0QF 24 Slade Grove M13 0QF	1181

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		44 Slade Grove M13 0QF 45 Slade Grove M13 0QF 16 Clitheroe Road M13 0GE 30 Clitheroe Road M13 0GE	
(9-) 034	Area 34	61 Greville Street M13 0ZH	120
(9-) 035	Area 35	1 Daisy Avenue M13 0LY	144
(9-) 036	Area 36	29 Eston Street M13 0FF	44
(9-) 037	Area 37	23 East Grove M13 0AX	77
(9-) 038	Area 38	17 Heald Avenue M14 4HJ 116 Heald Grove M14 4AJ	144
(9-) 039	Area 39	465 Claremount Road M14 5NU	66
(9-) 040	Area 40	9 Braemar Road M14 6PR 102 Braemar Road M14 6PG 104 Braemar Road M14 6PG 106 Braemar Road M14 6PG 108 Braemar Road M14 6PG 109 Braemar Road M14 6PQ 114 Braemar Road M14 6PW 119 Braemar Road M14 6PN 41 Brailsford Road M14 6PT 73 Brailsford Road M14 6PX 77 Brailsford Road M14 6PX 79 Brailsford Road M14 6PY 80 Brailsford Road M14 6PY 81 Brailsford Road M14 6PX 83 Brailsford Road M14 6PX 87 Brailsford Road M14 6PX 90 Brailsford Road M14 6PY 94 Brailsford Road M14 6PY 98 Brailsford Road M14 6PY 126 Brailsford Road M14 6PY 132 Brailsford Road M14 6PY 139 Brailsford Road M14 6PZ 168 Brailsford Road M14 6QA 173 Brailsford Road M14 6PZ 202 Moseley Road M14 6PB	1690
	TOTAL	**186 properties**	

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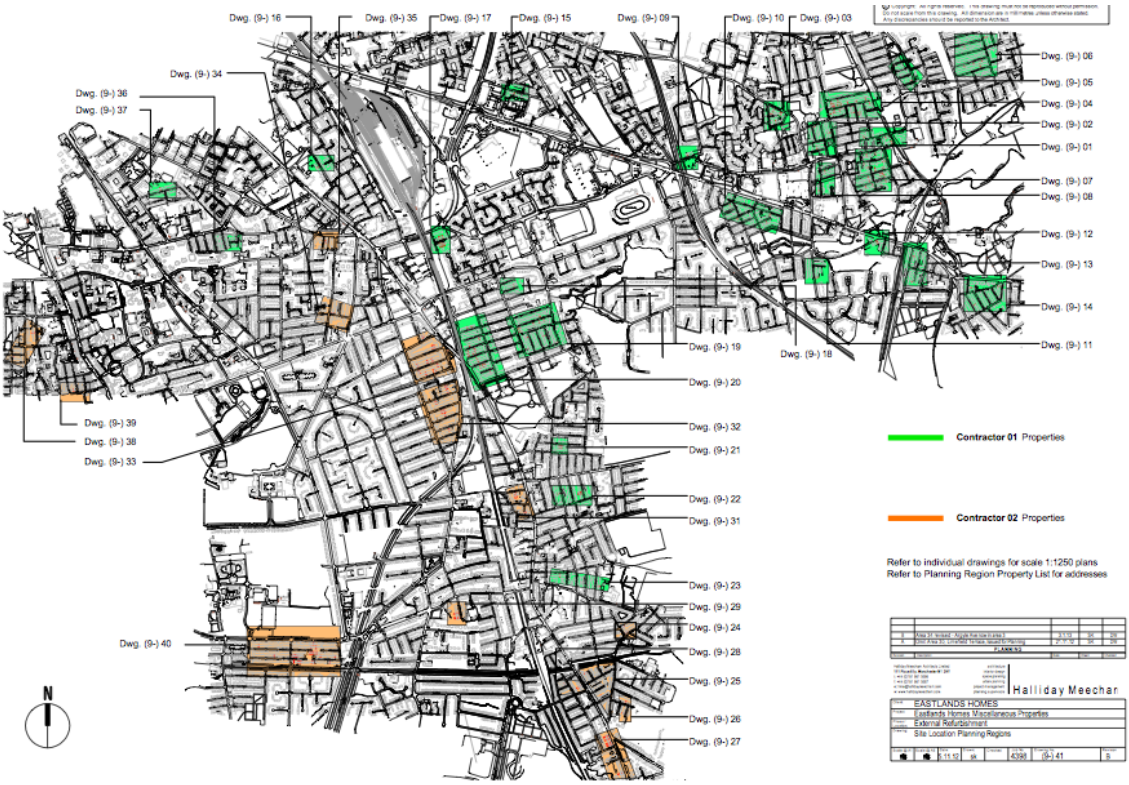
Appendix B

Region area map with planning application groupings (a larger scale version of this map is submitted separately with each application together with each relevant inset as a site map)



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Appendix C

Wall Thermal Calculations

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Documentation of the component
Thermal transmittance (U-value) according to BS EN ISO 6946
Source: **own catalogue - Steve Kilbride**
Component: **Eastlands - Solid Wall Properties, Manchester**

21. November 2012
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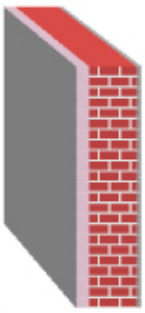
OUTSIDE INSIDE



Assignment: External wall

		Manufacturer	Name	Thickness [m], number	Lambda [W/(mK)]	Q	R [m²K/W]
		Rse					0.04
☑	1	WBS	WBS Silicone Render	0.008	0.556	E	0.01
☑	2	WBS	WBS Phenolic Insulation Board (45+)	0.060	0.020	E	3.00
		Fixings	Plastic insulation anchors No./m²:	8/m²	0.500	D	-
		Air gaps	Level 1: dU* = 0.01 W/(m²K)				
☑	3	Own catalogue	Brick & Mortar inner leaf (f = 0.000 / automatic disregarding acc. BRE 4.4.3)	0.225	0.770	E	0.29
☑	4	Own catalogue	Gypsum plastering	0.020	0.382	E	0.05
		Rsi					0.13
				0.313			

$R_T = R_{si} + \Sigma R_i + R_{se} = 3.53$ m²K/W

Correction to U-value for	according to	delta U [W/(m²K)]
Mechanical fasteners	BS EN ISO 6946 Annex D	~~0.000~~
Air gaps	BS EN ISO 6946 Annex D	~~0.007~~
Air gaps and fixings corrections need not be applied, as their total effect is less than 3% (Annex D BS 6946:1996).		0.000

$U = 1/R_T + \Sigma\Delta U = 0.28$ W/(m²K)

Q .. The physical values of the building materials has been graded by their level of quality. These 5 levels are the following
A .. A: Data is entered and validated by the manufacturer or supplier. Data is continuously tested by 3rd party.
B .. B: Data is entered and validated by the manufacturer or supplier. Data is certified by 3rd party
C .. C: Data is entered and validated by the manufacturer or supplier.
D .. D: Information is entered by BuildDesk without special agreement with the manufacturer, supplier or others.
E .. E: Information is entered by the user of the BuildDesk software without special agreement with the manufacturer, supplier or others.

U_{max} = 0.35 W/(m²K) U = 0.28 W/(m²K) R_T = 3.53 m²K/W

Source of Umax value: England, Wales: Approved Document L1A (2006), Table 2 - New Build Dwellings

Calculated with BuildDesk 3.4.4

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