



DESIGN & ACCESS STATEMENT -
LAND AT OLD MARKET STREET, MANCHESTER

Project: LAND NEXT TO BLACKLEY CONSERVATIVE CLUB AND AT JUNCTION WITH
MIDDLETON OLD ROAD,

Address: OLD MARKET STREET, MANCHESTER,
M9 8DT

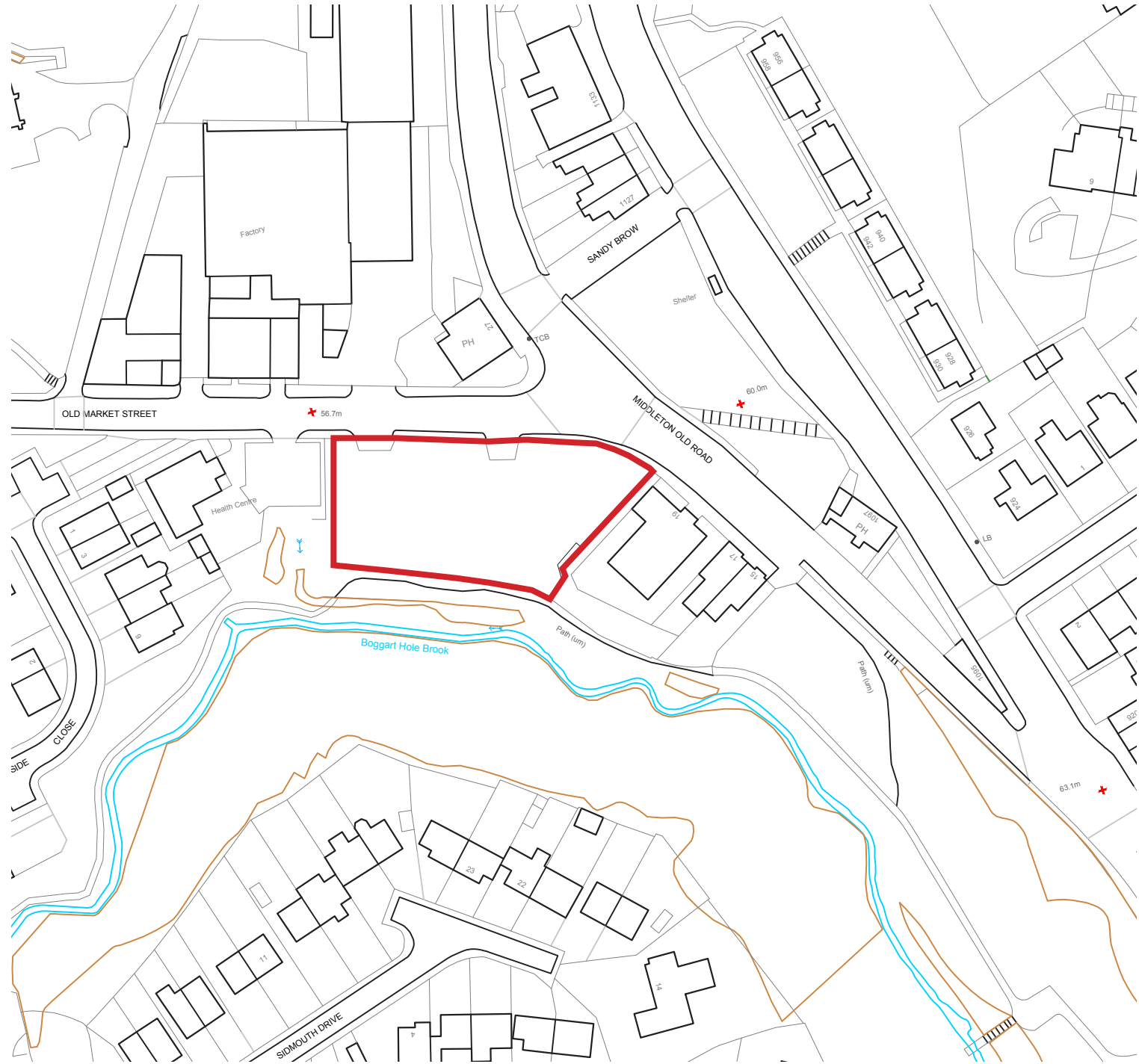
Revision : P01

Date: JULY 2025

Issued For: PLANNING

Rev	Date	Description
P01	15/07/25	Issued for Planning

OLD MARKET ST



THE SITE / OLD MARKET STREET

The site forms at the junction between Old Market Street and Middleton Road. An empty plot of land which has not been built upon (other than a stand alone small garage). It forms a key intersection between residential dwellings and commercial / industrial class uses.

To the south, it backs onto the Boggart Hole Brook which has been largely overgrown. With the Health centre to the West and now closed White lion pub to the North. The site historically formed as the car parking space for the conservative club which was renovated into dwellings a few years back.

1.View from Old Market Street



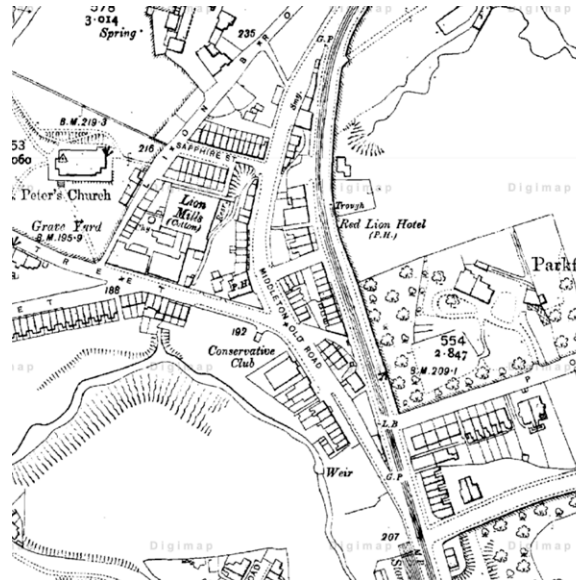
2.View from Middleton Old Road



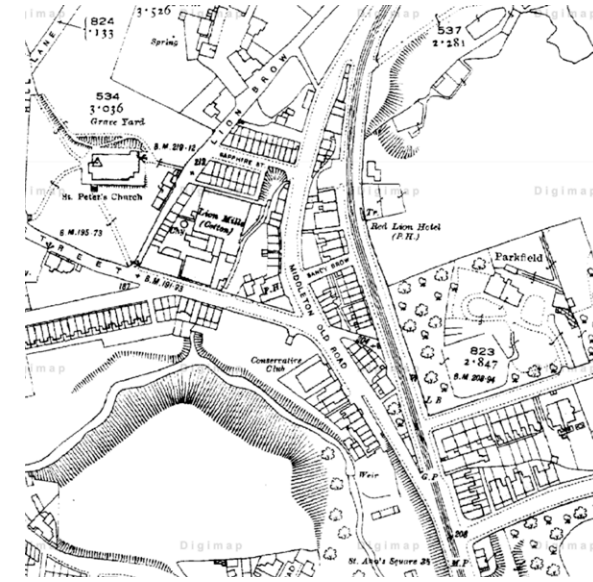
3. Looking towards the site turning into Old Market Street



4. Aerial view of site



1890



1920

SITE HISTORY

1890 - The site looks to have been an open plot that was used as some sort of parking lot for the conservative club.

1920 - The site largely remained the same.

1970 - Another access was created from Old Market Street which remains to date. A garage was also erected sometime between 1950 and 1970.

Image of White Lion Pub with site to the left being used as a car parking space/garage.



1970





PLANNING HISTORY

PREVIOUSLY APPROVED SCHEMES

The site has had a number of approved planning applications over the years:

054098/FO/NORTH1/98 - **APPROVED**
Change of use to car sales with associated fencing

065549/00/NORTH1/02 - **APPROVED**
Outline application for siting and means of access for a four storey building comprising 28 residential units. Associated car parking and landscaping.

077553/FO/2005/N1 - **APPROVED**
Residential development comprising 2 four storey buildings to provide 32 two bedroom apartments, with 32 ancillary car parking spaces and with vehicular access from Old Market Street.

100359/FO/2012/N1 - **APPROVED**
Erection of 9 no. four bedroom terraced houses, with associated landscaping, car parking, boundary treatment and new vehicular access off Old Market Street.

THE PROPOSAL / RESIDENTIAL DWELLINGS

The proposed residential development that forms the subject of this planning application consists of Outline Planning for essentially of 35 residential apartments,

Parking Spaces: 31 No.



LAYOUT

The proposed site layout is a response to the constraints and opportunities within the site.

The apartments are contained within a four storey block that sit alongside the sewer and service easements and right of way. Part of which forms the majority of the parking provision.

The arrangement also presents active frontage facing onto Old Market Street and Middleton Road therefore providing a natural surveillance over it.

Each apartment block would be served by a central stair and lift core, a front door onto the courtyard/parking area.

The courtyard is contained by the buildings and by boundary screen fences. It will be a secure area with fob controlled vehicular access and pedestrian gates.

There would also be some outbuildings that would house the cycle storage and waste storage. These are strategically located to allow convenient access by the residents.

SCALE / APPEARANCE

taking into account the previously approved schemes and the surrounding context, we felt that a four storey building would be suitable and resonds well to the urban context.

The overall aim is to create high quality development with distinctive identity which is appropriate to its context. The intention is to breathe natural life into the neighbourhood but without feeling alien to it.

The main access point is from Old Market Street. This gives ac-cess to 31 No. Car parking spaces.

Further detail and justification of the car parking ratios can be found in the seperate transport statement prepared by SCP.

