QUEENS ROAD

Design & Access Statement

August 2025

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CONTENTS

	SECTION	PAGE
01	INTRODUCTION	04
02	SITE CONTEXT	05
03	PRECEDENTS	18
04	PROPOSED DESIGN	20
05	WASTE MANAGEMENT	32

1.0 INTRODUCTION

INTRODUCTION



INTRODUCTION

This Design and Access Statement has been prepared by Create It Studio Architects on behalf of our client to support a full planning application for a site located on **Queens Road, Cheetham Hill, M8 8UT**

Grid Reference: SD 84659 00507

This proposal seeks to attain Full Planning for the erection of a new apartment building consisting of **13no. self-contained apartments** including parking and ancillary spaces.

The site is a vacant brownfield site located on the corner of Queen Rd and Appleford Drive. It has been subjected to a number of incidents of fly-tipping for many years with damage caused to the stone boundary wall, which undermines the quality of Queens Road

Adjacent to the site is a **Grade II Listed** building - the Bus Depot and Transport Museum. Every effort has been made to minimise the impact on the Listed Building and for the proposed design to be in keeping with the character of the Listed Building.

The proposal aims to provide a high-quality living environment with parking and amenity space whilst respecting the heritage value of the area.

The existing site is situated within Manchester City Council.

This report is to be read in conjunction with all submitted reports and architect drawings that accompany this planning application.

2.0 SITE CONTEXT

PLANNING

PLANNING HISTORY
The site has received a number of planning applications, below is an outline of some of these applications:

077531/FO/2005/N1
Erection of four storey apartment building consisting of 14 flats
Withdrawn in Feb 2006

080443/FO/2006/N1
Erection of a 2/3 storey building to form 12 apartments with associated car parking, landscaping and boundary treatment
Refused in Feb 2007

084311/FO/2007/N1
Erection of 2/3 storey building to accommodate 9 No. apartments with associated car parking and landscaping
Approved in Nov 2007

101700/OO/2013/N1
OUTLINE APPLICATION with access to be considered for new part 2, part 3 storey residential development for a maximum of 9 no. apartments with retail and office space at ground level (Use Classes A1 and B1), and associated car parking. All other matters to be reserved.
Approved in July 2013

112704/MO/2016
Application for approval of reserved matters following outline approval under application 101700/OO/2013/N1 which gave approval for new part 2, part 3 storey residential development for a maximum of 9 no. apartments with retail and office space at ground level (Use Classes A1 and B1), and associated car parking. Appearance, landscaping, layout and scale to be considered. Means of access previously approved at outline stage.
Approved in July 2016

PRE-APPLICATION CONSULTATION
An initial pre-application was carried out on this site in January 2023 for a potential car-wash proposal. This was discouraged and the design for residential apartments was developed in line with previously approved schemes.

SITE CONTEXT



SITE CONTEXT

The existing site is situated within the heart of Cheetham Hill. It is located on the corner of Queen Road and Appleford Drive and back onto a car parking area to the north of the site. To the west side is the existing Grade II Listed bus station building.

The site has remained vacant and unused for many years and offers a significant corner plot for development, It has great links to Manchester City Centre via public transport.

The surrounding area is predominately residential with some small retail and light industrial use. The site adjoins an existing bus station and transport museum.

The dwellinghouse located opposite the site does not front Queen Rd, instead, they face onto Holburn Drive and Falfield Drive. This results in large rear garden fencing fronting Queen Rd of these properties. Naturally, this has a detrimental impact on the quality of the street. It has an unwelcome and untidy appearance. This pattern changes opposite the bus station where the properties front onto Queen Rd providing a more active street frontage to the main road.

BUS DEPOT AND TRANSPORT MUSEUM

The adjacent bus station is a Grade II Listed Building. List Entry Number: 1247471. It was first listed on June 1988.

Formerly an electric tram shed and now a bus depot and museum the building was constructed in 1901.

The bus station provides a distinctive architectural character to the area. The large 2-storey building used traditional materials commonly found in Manchester of buildings from this period. The facade is made up of red-facing brickwork with rectangular and arched timber framed windows and stone detailing. The roof is a steeply pitched roof with a natural slate finish. It has 15 irregular bays and a wide splayed corner to left. The corner has a very large round-headed window with chamfered surround and 5 stone voussoirs including a carved keystone, and a keyed clock face above with an arched surround, and is flanked by ramped screen walls.

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SITE CONTEXT PHOTOS



Queens Road - Front Site View



Queens Road - Site View



Appleford Dr - Side Site View



Appleford Dr - Site View

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AERIAL VIEW



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SITE ANALYSIS

KEY:

- SITE
- 5 MIN WALKING RADIUS
- BUS STOP
- QUEENS ROAD
- 1 RESIDENTIAL AREA
- 2 RESIDENTIAL AREA
- 3 RESIDENTIAL AREA
- 4 RESIDENTIAL AREA
- 5 RESIDENTIAL AREA
- 6 RESIDENTIAL AREA
- 7 RESIDENTIAL AREA
- 8 RESIDENTIAL AREA
- 9 RESIDENTIAL AREA
- 10 RESIDENTIAL AREA
- 11 RESIDENTIAL AREA
- 12 RESIDENTIAL AREA
- 13 RESIDENTIAL AREA
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- 22 RESIDENTIAL AREA
- 23 RESIDENTIAL AREA

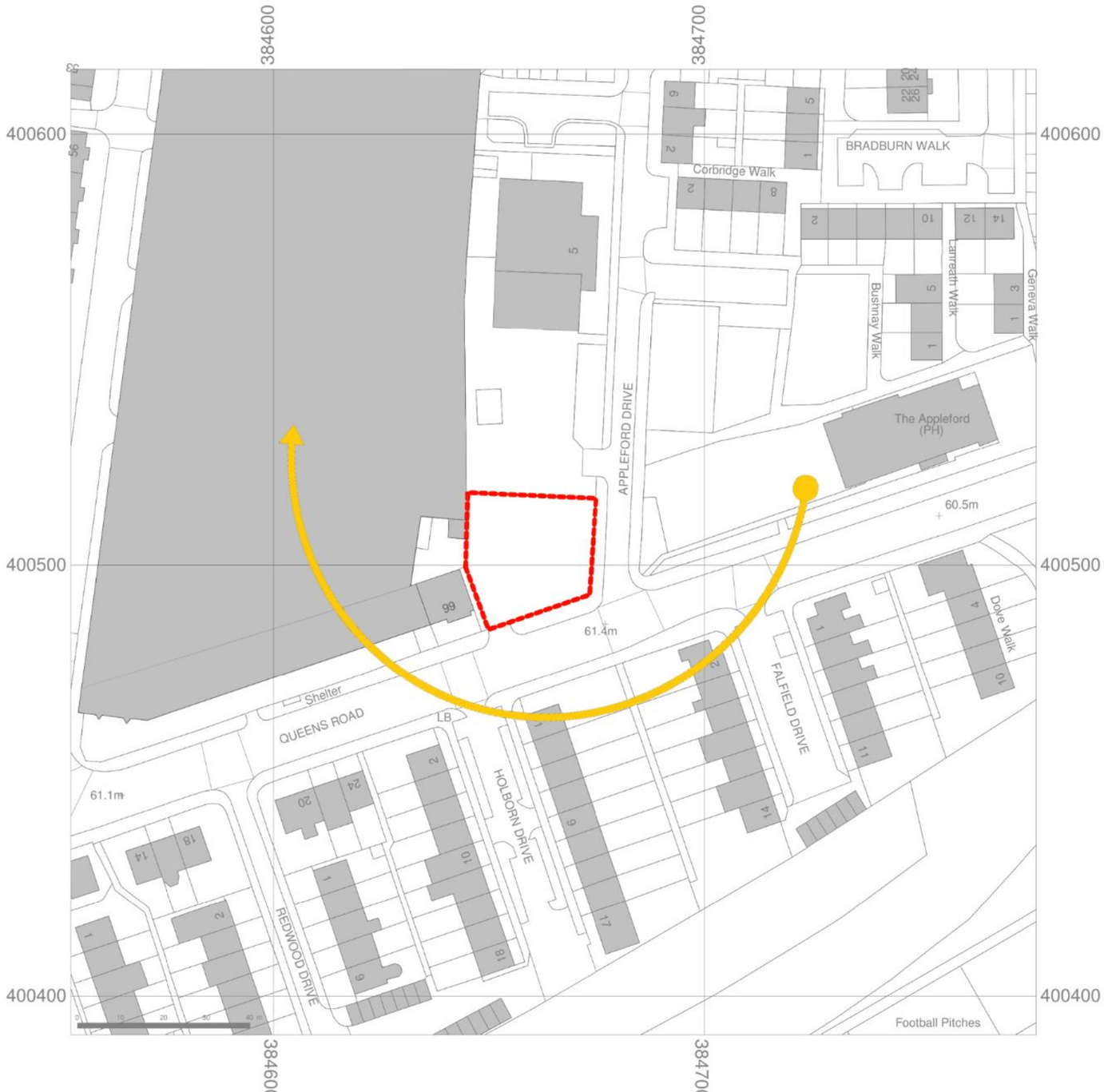


- 24 RESIDENTIAL AREA
- 25 RESIDENTIAL AREA
- 26 HALFORDS - AUTO PARTS STORE
- 27 WHOLESALED LTD
- 28 GO NORTH WEST - BUS & COACH COMPANY
- 29 COMMERCIAL AREA
- 30 COMMERCIAL AREA
- 31 EDEN - BOY'S SECONDARY SCHOOL
- 32 EDEN - GIRL'S SECONDARY SCHOOL
- 33 OASIS - PRIMARY SCHOOL
- 34 MUSEUM OF TRANSPORT
- 35 THE NIU LOOM - 4 STAR HOTEL
- 36 IRISH WORLD HERITAGE CENTRE - PUB
- 37 GREEN GARDEN - RESTAURANT
- 38 TRANSPORTATION SERVICE

N

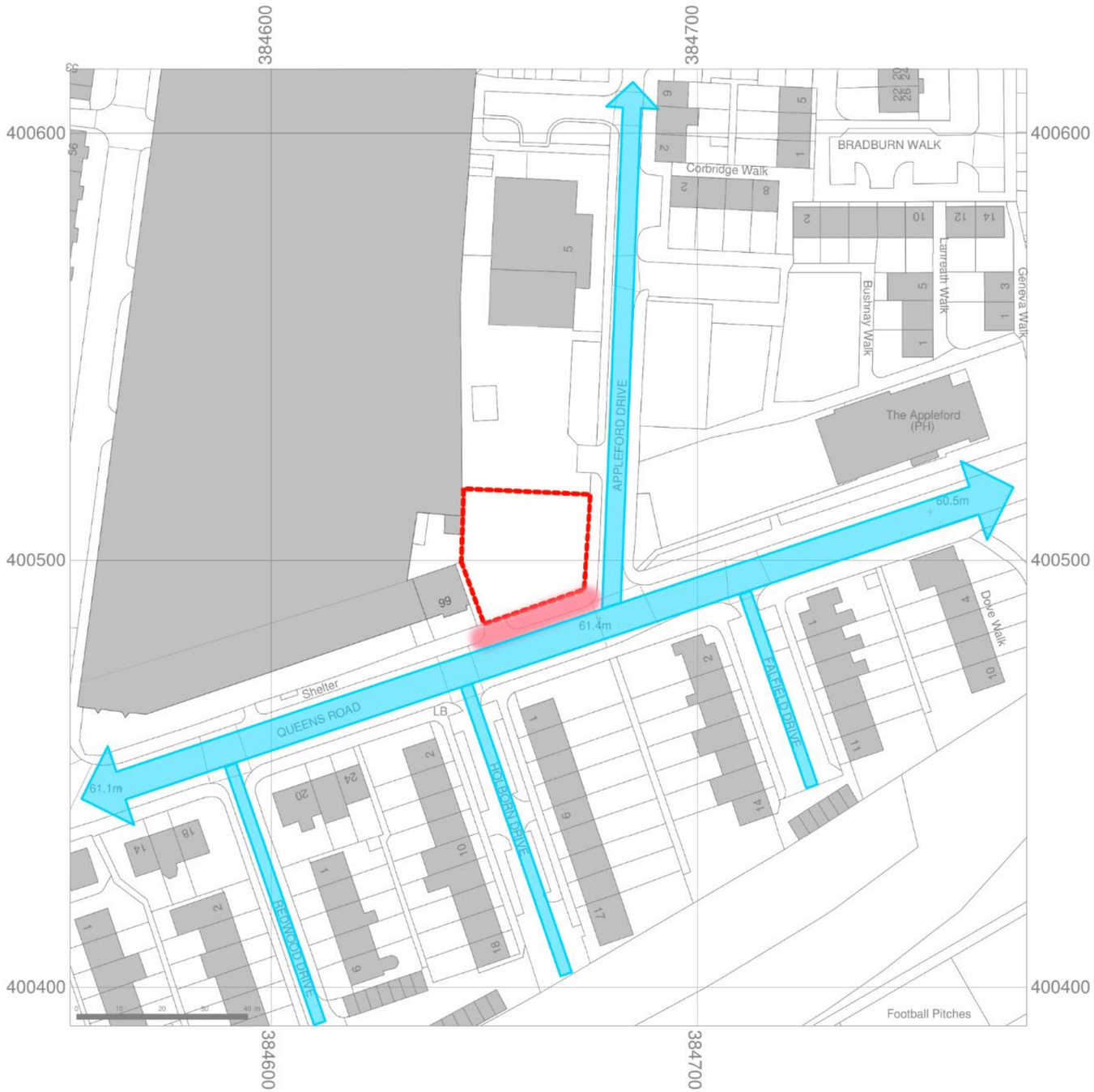
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SUN PATH DIAGRAM



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ROAD HEIRARCHY DIAGRAM



KEY:

- SITE BOUNDARY
- VEHICULAR ROADS
- NOISE IMPACT

N

GREEN SPACES



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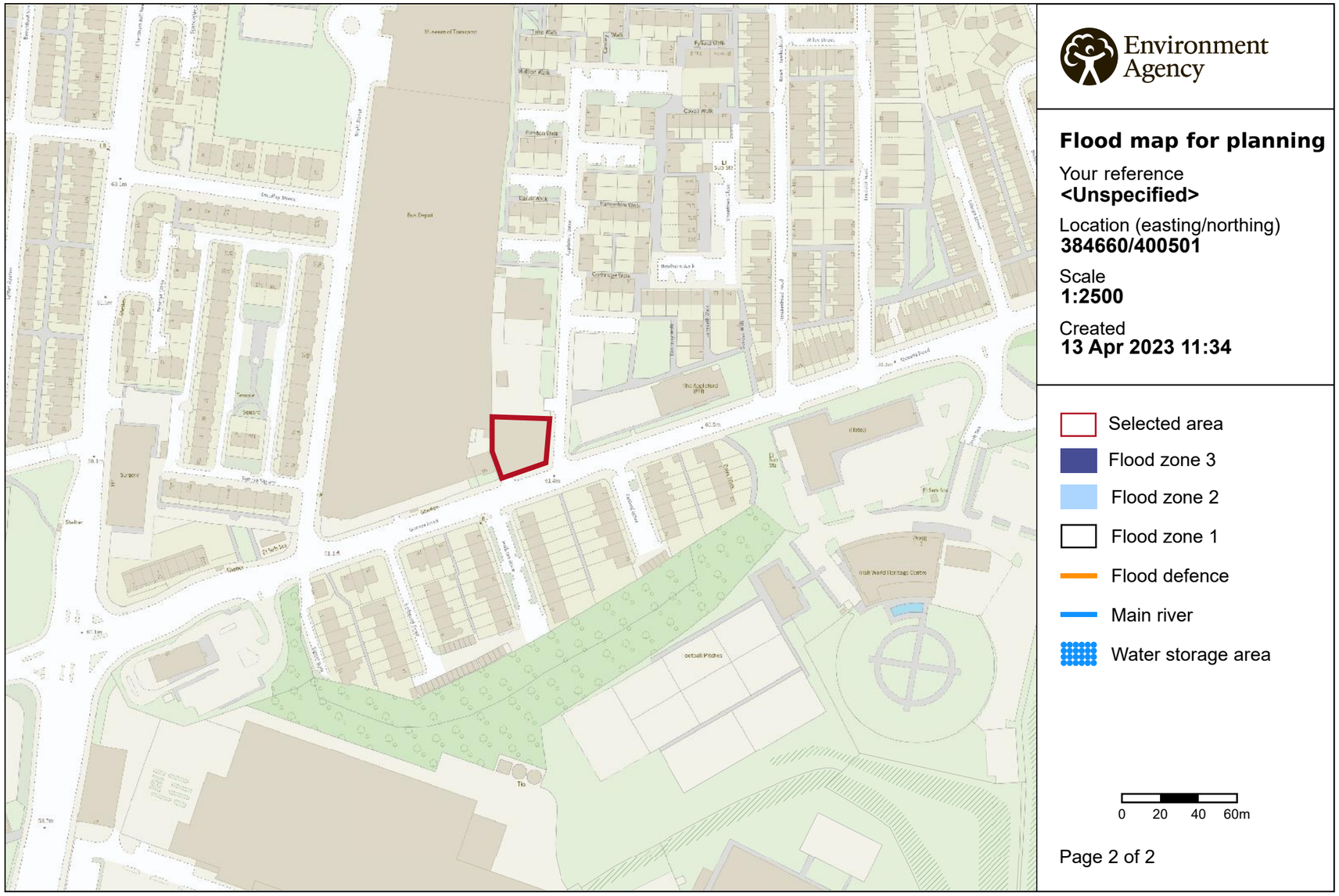
BUILDING TYPES



BUILDING HEIGHTS



FLOOD RISK



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FLOOD RISK

The nearest watercourse to the site is the River Irk, located approximately 0.7 miles East of the site.

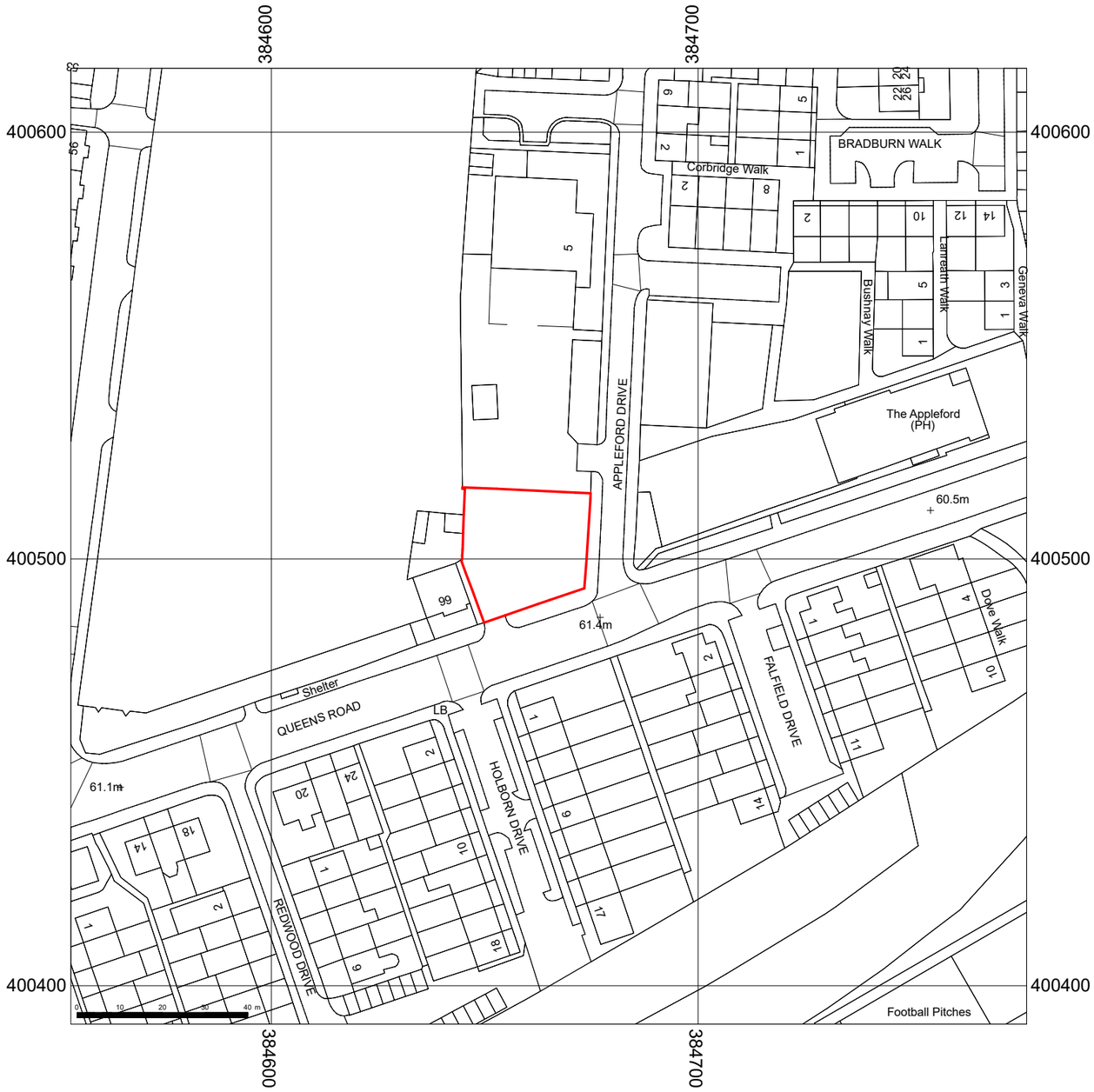
The site is at **LOW** risk of flooding from surface water and **LOW** risk of flooding from rivers and seas.

The site falls within **Flood Zone 1**, an area with low probability of flooding.

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EXISTING LOCATION PLAN

1:1250



LEGEND

Site Boundary

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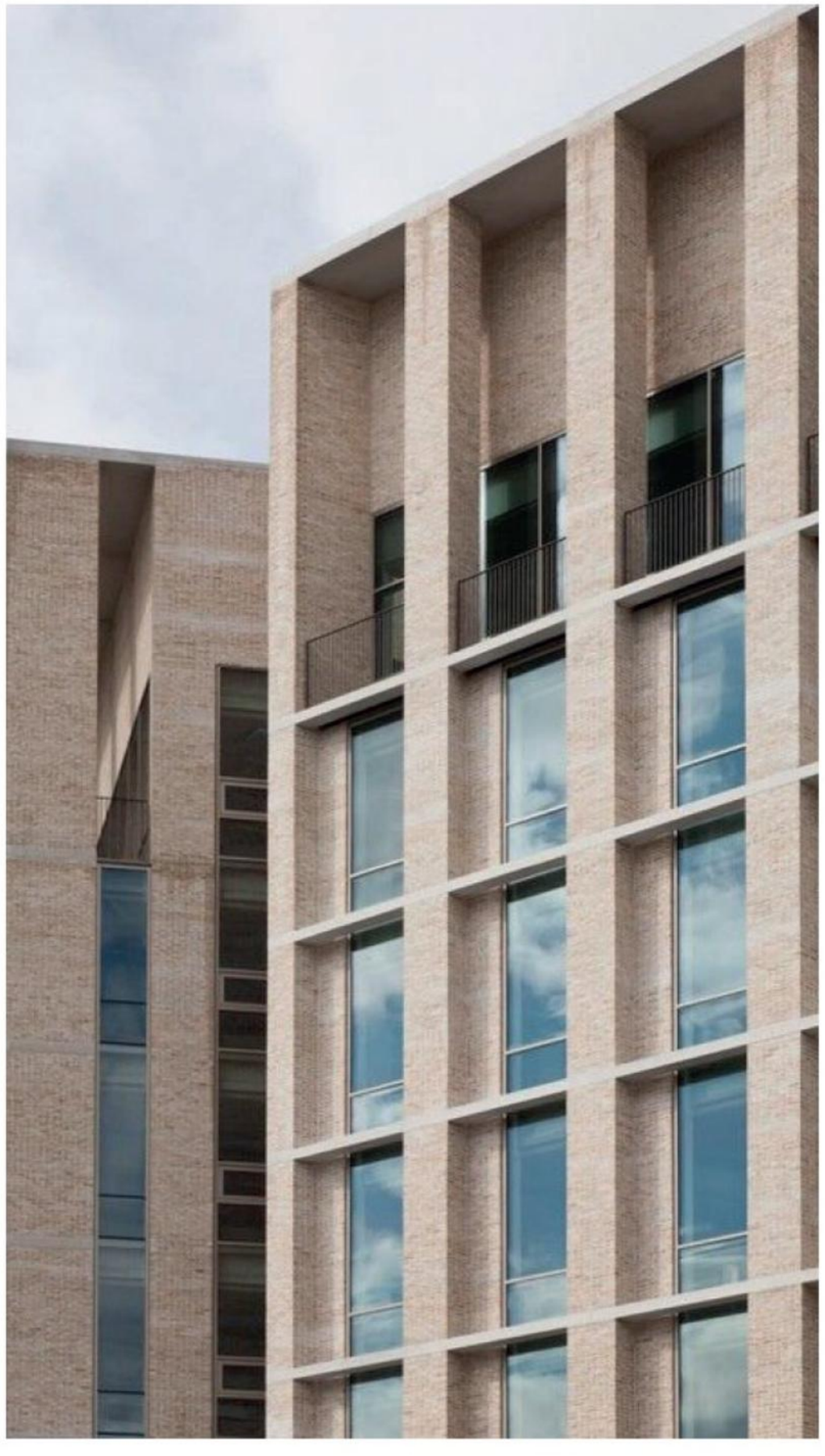
3.0 PRECEDENTS

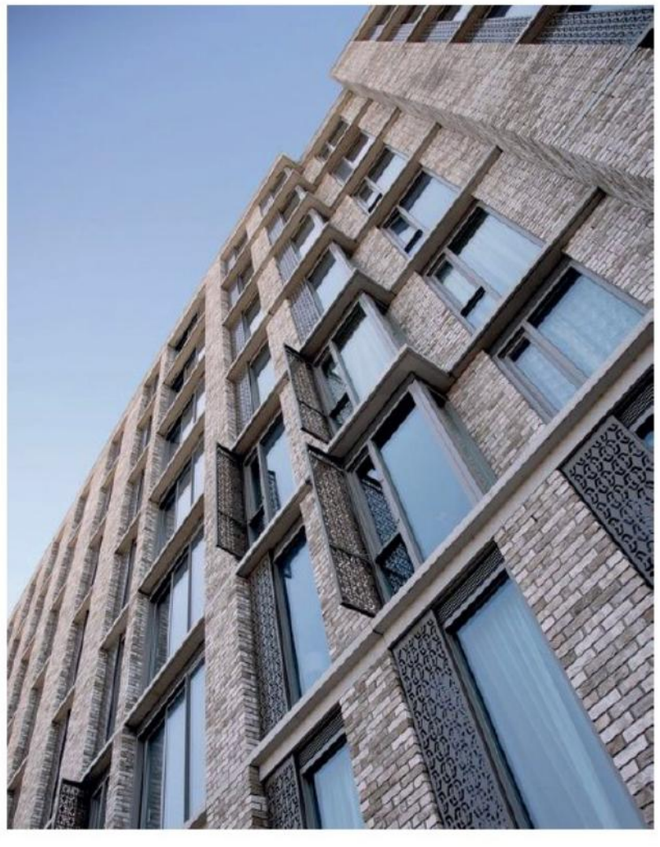
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PRECEDENTS











4.0 PROPOSED DESIGN

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DESIGN PROPOSAL

USE & AMOUNT
The site previously housed a Victorian townhouse and a clubhouse, which were demolished and remained vacant and unused for many years.

We propose to bring the site back into use and construct a building that can take advantage of the corner plot whilst being in keeping with the character and adjacent buildings.

The proposed use of the new development will be for residential apartments with off-street parking, landscaping, bin storage, and a bicycle store.

The proposed development will be positioned to line up with the adjacent bus depot and turn the corner with landscaping to the front and parking to the rear.

DESIGN PROPOSAL

The proposal is for a residential development of 13 apartments. This is split into eight 1-Bed apartments, three 2-Bed, and two 3-Bed Apartments.

On the ground floor, three apartments will be fronting Queen Road with a dedicated entrance and front garden areas. They will also have a dedicated parking area along Queen Rd.

The parking area to the rear consists of ten parking spaces with a secure bike and bin store. A central circulation core accessed from the rear parking area provides lift and staircase access to the upper-floor apartments.

We propose materials that reflect the local style, character and detail of the key development in the area. The external facade will be red-facing brickwork and grey vertical metal cladding with a traditional tiled pitched roof. The elevation will be broken into a series of brick gables with glazed verticle strips.

SITE LAYOUT

The proposed building faces Queen Rd and turns the corner on Appleford Drive. The frontage respects the building line established by the adjacent bus station and as a result, is set back from the front boundary line providing an opportunity for landscaping.

Vehicle access is provided on Appleford Drive with a security-gated access point that leads to the parking area to the rear out of sight.

The bin and bicycle stores are tucked away below the undercroft area and positioned adjacent to the site entrance for easy access and collection of bin containers.

SCALE & MASSING
The proportions and scale of the elevations have reference to the local character with adjacent buildings being between 2-3 storeys in height.

The proposed building will be 4-storeys in height.

LANDSCAPING
A mixture of soft and hard landscaping is proposed. The parking area will consist largely of a tarmac area with paved walkways and pockets of soft landscaping.

BUILDING LAYOUT
The proposed building consists of 4no. floors. The ground floor will provide three apartments fronting and access from Queen Rd.

A central circulation area accessed from the rear car park area will provide lift and staircase access to the upper floors.

The first and second floors feature centrally positioned circulation, with apartments accessed via a shared central corridor. The third floor includes a penthouse with a terrace area.

ACCESS
The property will comply in all respects with Part M of the Building Regulations. Disabled parking is provided to the rear with lift access to the upper floors. Corridors and doors will be made wider enough for wheelchair users. All entrance doors will have a level threshold for each access.

The access will be approached via a level access threshold with external ramp access and a maximum of 1:12 slope to a level platform.

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PROPOSED SITE PLAN

1:200



LEGEND

Site Boundary

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PROPOSED FLOOR PLANS

1:200



LEGEND

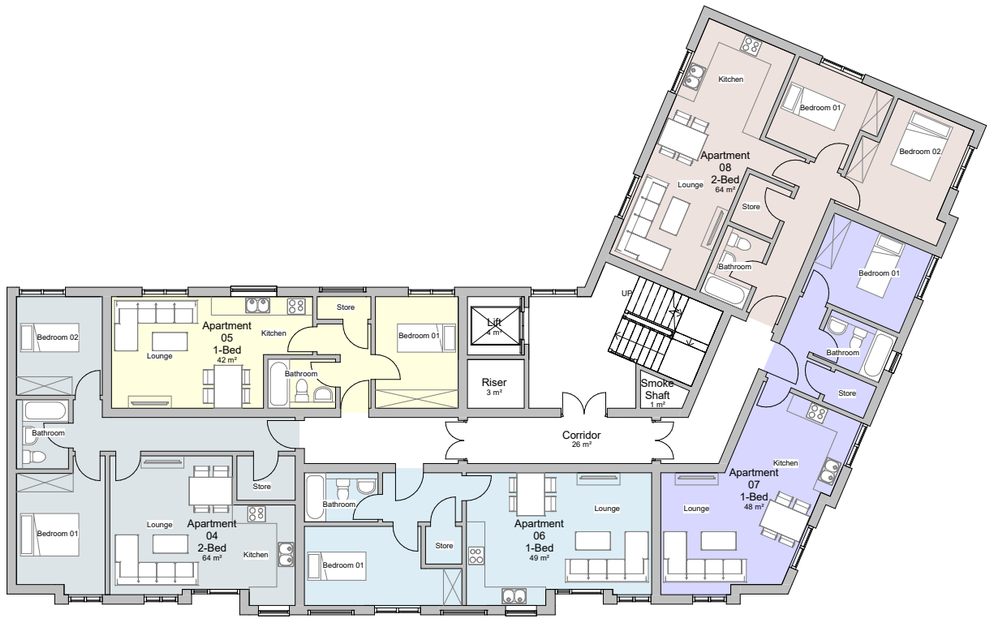
Site Boundary

PROPOSED GROUND FLOOR PLAN

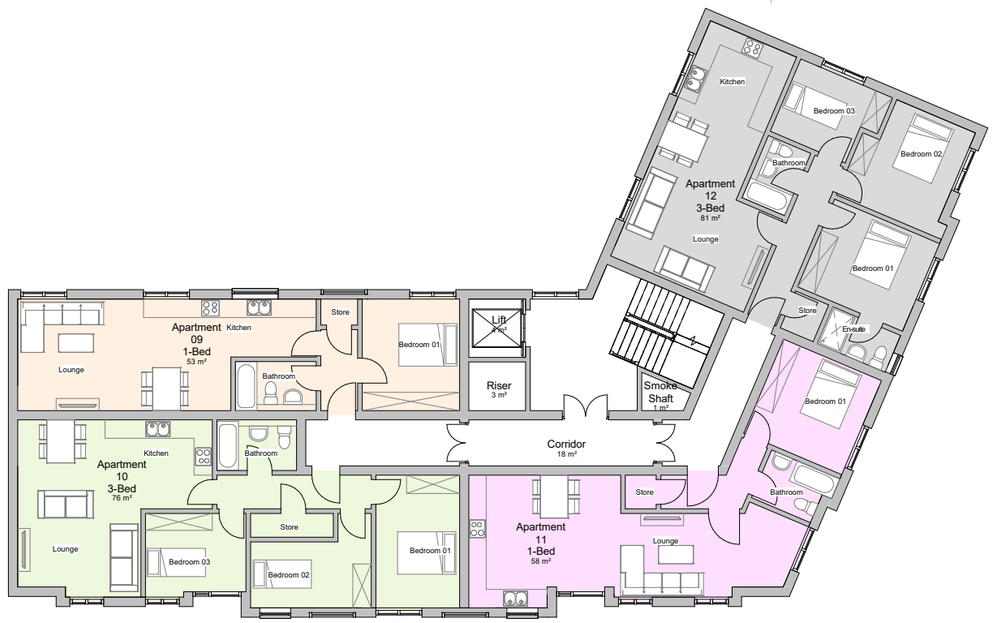
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PROPOSED FLOOR PLANS

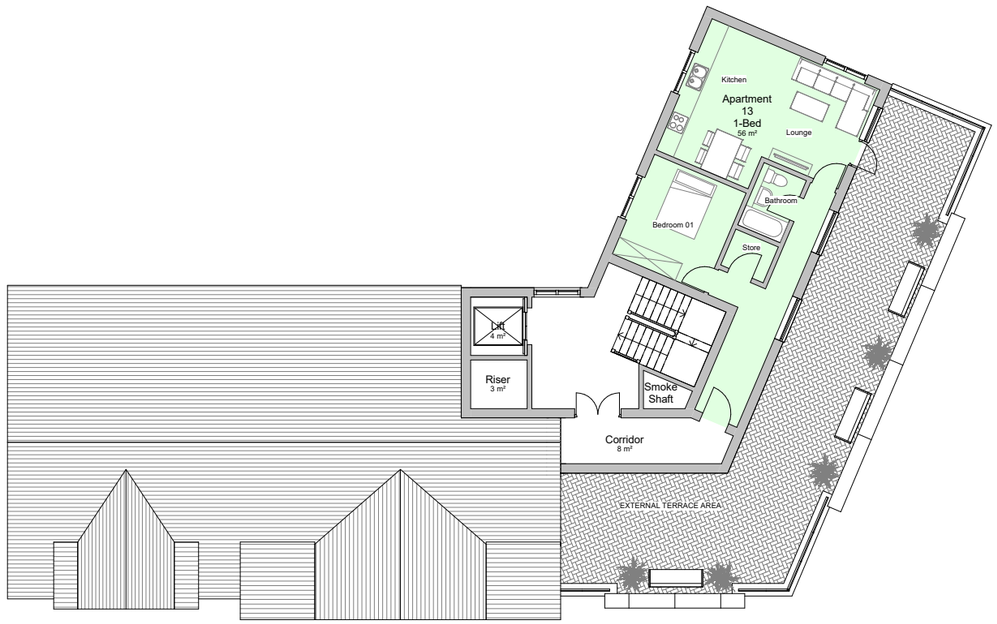
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PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

PROPOSED ELEVATIONS

1:200



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED ELEVATIONS

1:200



PROPOSED SOUTH-EAST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

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PROPOSED STREET VIEW

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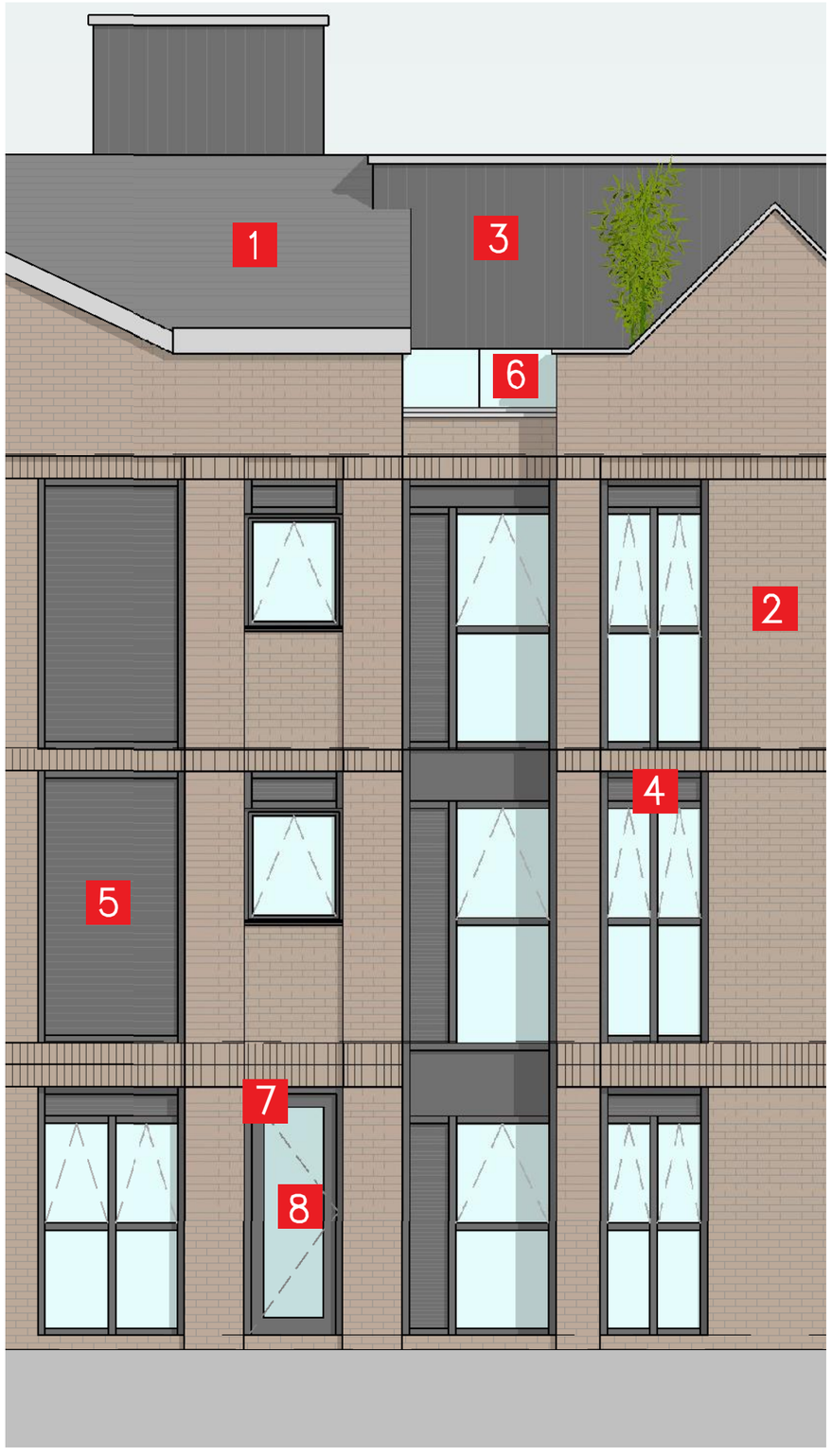
PROPOSED CGI





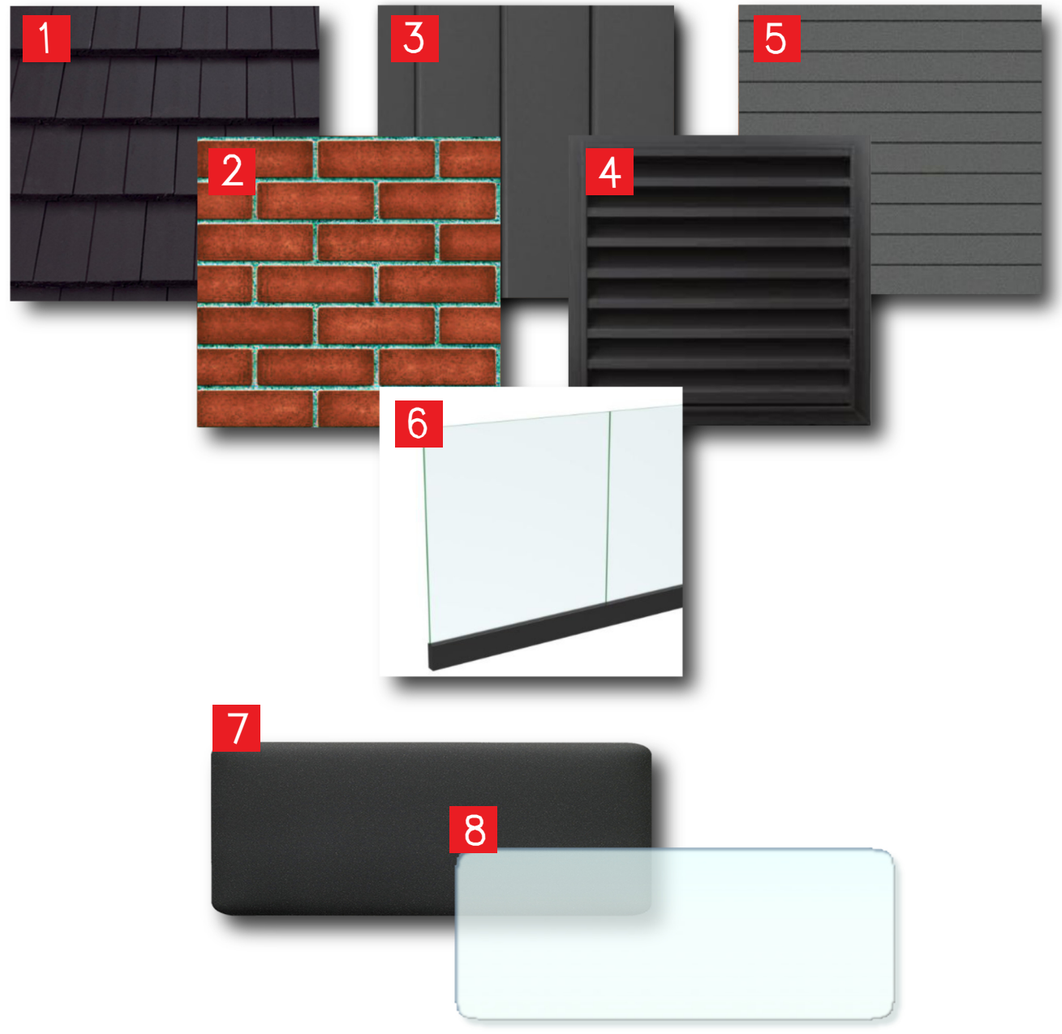


MATERIALS & FINISHES



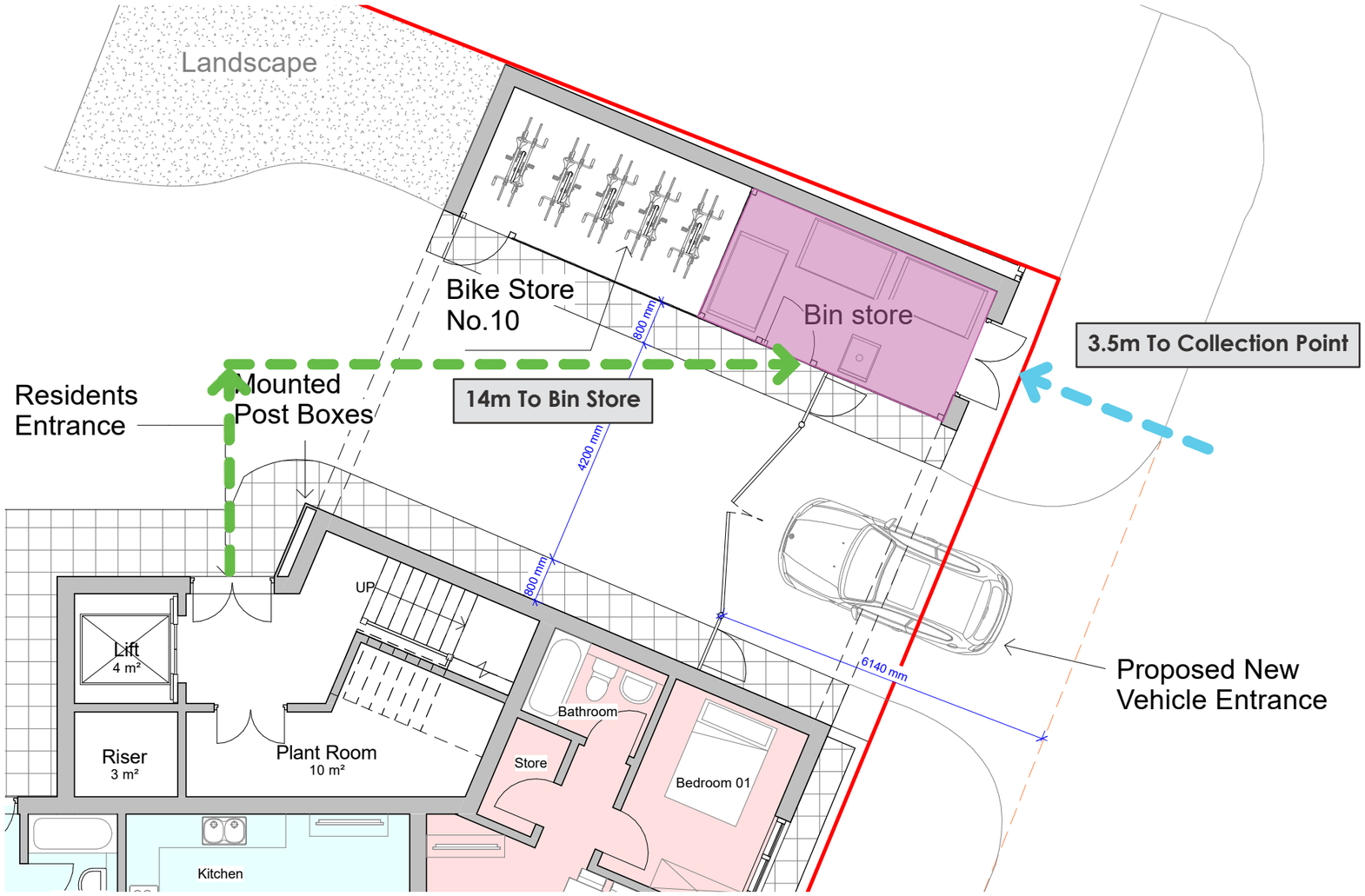
LEGEND

1. Grey slate roof tiles
2. Heritage range red facing brickwork
3. Aluminium vertical Cladding
4. Acoustic louvre
5. Aluminium cladding to match window frames
6. Glass baluster (Frameless)
7. Dark grey aluminium/uPVC window and door frames
8. All glazing below 800 mm AFFL to be toughened safety glass. All glass within doors and side panel below 1500 mm AFFL to be toughened safety glass



5.0 WASTE MANAGEMENT

WASTE MANAGEMENT



WASTE MANAGEMENT

A bin storage area will be provided externally, to the rear of the proposed building. It will be situated in the parking area next to Appleford Drive, so it will be convenient to access and collect the bins.

Adequate space will be available to accommodate the required number of bins and allow for easy circulation. This ensures that each bin can be easily accessed and moved out individually.

We have determined the appropriate number of bins according to the guidelines provided by the local council. To learn more, please consult the waste management proforma for additional information.

Separate bins will be provided to ensure proper sorting of different types of waste materials for recycling.

It is the responsibility of the residents to take their bins and place them in the appropriate recycling or waste bins located in the bin store.

The building caretaker will move the bins to the kerbside on collection day and put them back in the bin store after collection

Architecture | Planning | Visualisation Graphics | Branding | Websites

Author	Checked	Revision	Date
AK	SH	-	28/04/2023
AK	SH	B	27/06/2023
AK	SH	C	03/08/2023
AK	SH	D	09/06/2026

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