14372-AEW-XX-XX-PP-A-0500-P13
July 2025

Riverpark Road, Manchester
Design & Access Statement Addendum

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This document has been prepared by AEW Architects on behalf of Kellen Homes and Great Places as an addendum to the previously submitted Design & Access Statement.

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01

Introduction

Introduction

Purpose of the design and access statement addendum

This Design and Access Statement (DAS) Addendum sets out a series of updates made to the scheme at Riverpark Road, following engagement with planning and highways officers at Manchester City Council and following further detailed design evolution.
These amendments have been made to the overall design informed by the site context and materiality.

The DAS Addendum should be read alongside the Design and Access Statement prepared by AEW Architects dated April 2025, submitted as part of the application reference 142464/FO/2025



02

Layout

Layout Design and Density

A Contemporary Architectural Language Rooted in Context

The scheme has been carefully designed to strike a balance between urban character and a softer, transitional residential environment, reflective of the site's location within the Regional Centre. The proposed site layout has been informed by the site analysis and thorough testing during the pre-application process. The proposed layout establishes the most viable and efficient response and proposed masterplan for the site.

From the layout's inception, the main drivers for the site were to ensure permeable links through to Philips Park from the development connecting with the entrance points to the Park and Cemetery via pedestrian crossings.

Connecting to the wider pedestrian and cycle routes, a dedicated cycle lane is proposed along the full length of the development on Riverpark Road connecting with Clayton Vale and towards the City Centre.

Whilst ensuring the development is permeable, the layout also needed to present a strong urban frontage to Riverpark Road. The apartment blocks have been situated to the west of the site on the corner of Briscoe Lane and Riverpark Road to provide a strong corner and active frontage. The scale of the blocks has been contextually led, at four and six storeys and also allow a transition in height down to a more suburban scale further east along Riverpark Road.

permeable links through to Philips park

strong active / urban frontage and cycle lane



Layout Design and Density

The principle of redeveloping the Site for residential use aligns with the social, environmental and economic objectives of the NPPF, as well as the **Government's ambitious targets for house building**, in that it will provide **498 new homes in a location which is fully accessible** and close to a range of existing services and facilities.

Section 11 of the NPPF seeks the effective use of land in meeting the need for homes and other uses, whilst safeguarding the environment. It outlines that Planning Decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and support the development of under-utilised land especially if this would help to meet identified needs for housing. This is reinforced by Places for Everyone Policy JP-P1 Sustainable Places which encourages the efficient use of land.

MCC Core Strategy Policy SO3 seeks to provide for a **significant increase in quality housing provision in sustainable locations** across the City. Further, **CS Policy H1 outlines MCC's intention to enable the delivery of 60,000 new homes across the City** over the plan period. CS Policy H4 states that 18,280 of these should be delivered in East Manchester.

Manchester's Residential Growth Strategy acknowledges that the right mix of housing is needed to support growth and ensure that the growing population can live and work in the City, whilst enjoying a good quality of life. **The Proposed Development includes a broad mix of housing types to provide for the differing needs of people** wanting to live and work in the City, within a safe, inclusive, and well managed new development in this part of East Manchester.

In terms of housing density, **Places for Everyone, (2024) Policy JP-H4 sets out that new housing developments should be delivered at a density appropriate to the location**, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. T**he density of this site is 85.58 dwellings per hectare aligns fully with the aspirations of Policy JP-H4 to achieve high quality design and a development density of 70 to 120 dwellings per hectare for schemes comprising a mix of houses and apartments.**



Highways Comments

Highways improvements

Further dialogue with MCC Highways Officers has been held with improvements made to the layout as summarised below. These are also captured within the accompanying Highways Note prepared by Curtins.

- The cycle lane has been widened from 1.5m to 1.5m – 2m cycle lane along the northern side of the Riverpark road carriageway (which is broadly now 1.8m).
- Existing footways and kerblines retained
- 2m on-street parking retained along the southern side of the carriageway
- Narrowing of carriageway to 5.5m
- In addition to the narrowing of the carriageway width and the inclusion of raised tables at both parallel crossing points on Riverpark Road to naturally reduce speeds on Riverpark Road, the updated Access Arrangement drawing also includes 6no. pairs of speed cushions located at appropriate distances to reduce speeds.
- Formalised tie-in of Riverpark Road to the Cemetery access



Parking Courts and Landscaping - Housing

Parking has been located to the rear of dwellings fronting onto Riverpark Road in order to minimise interruptions to that key street frontage. This, in turn, allows for the creation of a greener, more cohesive frontage where landscaping, footpath, and cycleway, and front gardens take precedence over driveways. The result is a more pleasant and walkable street scene that supports community interaction and promotes visual continuity along Riverpark Road.

The rear parking courts have been designed as secure and well-overlooked spaces, each accessed via gated entrances to ensure a safe and controlled environment for residents. This arrangement does not compromise the generous and private rear gardens, improving outdoor amenity space and contributing to the overall quality of the residential offer. Every property fronting Riverpark Road will have one car parking space allocated to it within a rear parking court. The Great Places & PRS operator's managing agents will provide access arrangements and allocate spaces upon occupation. Rear access to properties is available through each property's private rear gate.

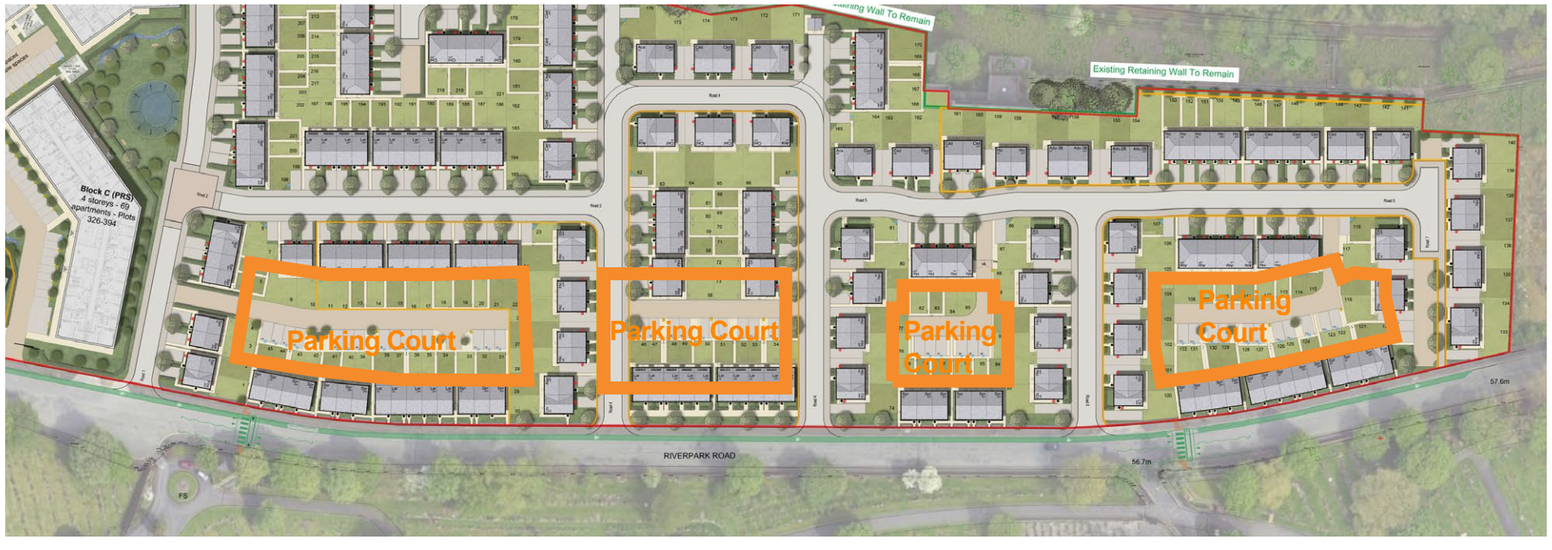
To further reinforce the character and definition of the Riverpark Road frontage, we have introduced a consistent and high-quality boundary treatment. Dwarf brick walls and metal railings now defines each front garden, with individual pedestrian gates providing formal entrances to each home. These elements help to establish a strong architectural rhythm along Riverpark Road, contribute to a sense of ownership, and ensure that each property presents a well-articulated and welcoming threshold to the public realm.

The overall approach seeks to deliver a carefully considered residential environment that balances privacy and security with openness and community focus. Through a combination of thoughtful landscaping, secure parking design, and a high standard of architectural detailing, the development will create a strong sense of place rooted in design quality and long-term sustainability.









Parking Courts and Landscaping - Apartments

Parking and Landscaping

Wherever possible, car parking courts for the apartment blocks are largely located behind the proposed built form to ensure that a strong urban frontage is maintained along Riverpark Road and Briscoe Lane.

The car parking courts are separated by planting to provide a softer boundary to the parking spaces and interface with the ground floor apartments.





Boundary Treatments

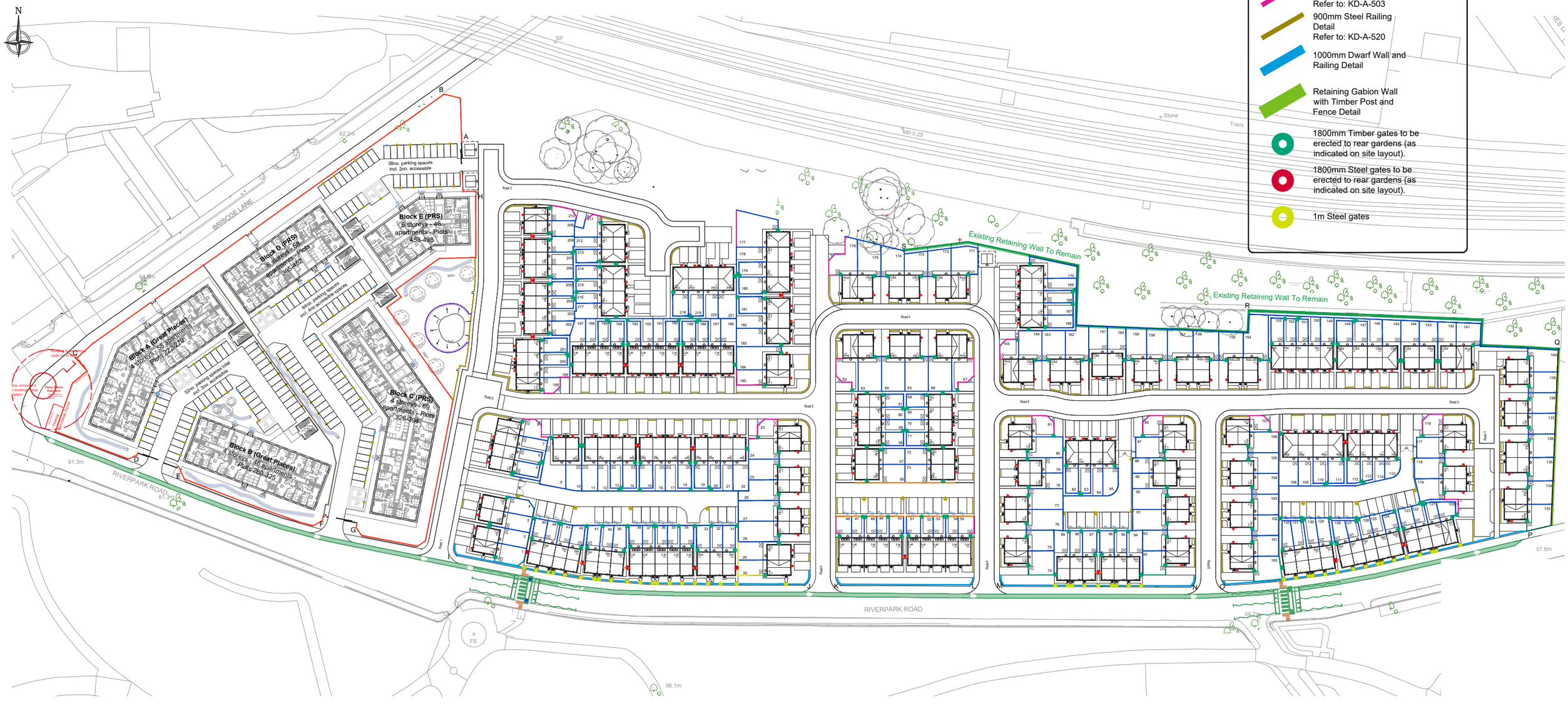
Boundary Treatments

In addition to architectural articulation, careful consideration has been given to the boundary treatments across the development. Rather than adopting hard edges such as brick walls to delineate private plots, the proposal employs a softer, landscape-led approach:

- Hedging, informal planting, and the strategic placement of street trees define plot boundaries, particularly within the interior of the site. This not only enhances the biodiversity and ecological quality of the scheme but also introduces a welcoming, green character that reflects the site's semi-suburban location.

- This approach helps to soften the internal language of the development, reducing visual hardness and creating a more pedestrian-friendly and community-oriented environment. It also acts as a subtle nod to the site's position at the threshold between urban and suburban Manchester, where softer landscape features are more prevalent than the harder, denser treatments found in the city core.

This integration of greenery throughout the public and semi-private realms creates a visually unified and environmentally sensitive development. It encourages biodiversity, supports sustainable urban drainage, and improves the microclimate for future residents all while delivering high-quality placemaking.



Boundary Treatments



CGI - image of Riverpark road illustrating boundary treatments and trees in front gardens



Permeability

Permeability Plan

The scheme prioritises permeability, with a particular focus on enhancing pedestrian connectivity along the southern boundary towards Philips Park. A network of well-connected routes ensures convenient and direct access, with the furthest home located approximately 500 metres (or a 2 to 3 minute walk) from the park entrance. The permeability plan below highlights these key pedestrian links, reinforcing the site's strong relationship with the adjacent green space.
Plot 221, is circa 100m walking distance to the public open space and circa 500m to the entrance to Phillips park.





03

Apartment Blocks

Apartment Design

The apartment blocks have been placed to form an active frontage to both Briscoe Lane and Riverpark Road with a much gentler mid-rise scale to the apartment blocks which feels more appropriate to the local context.

The corner of Briscoe Lane and Riverpark Road is held by a four storey apartment block as through testing of the scale.
It was however important that the development did not feel too flat and so two, six storey blocks were introduced to break up the massing along Briscoe Lane.

The 4no. storey blocks have a rigour and rhythm to the window proportions and spacing. The living spaces have a projecting brick cowl to add articulation to the elevations and to accentuate the depth of brick reveals. Stack bond soldier course brickwork has been introduced between window heads and cills to express a sense of verticality to the blocks.

The 6no. storey apartment blocks have a set back reveal to help break up the massing. The principals of the window proportions and the stack bonding unite the apartment block architecture.

The windows have a vertical louvre to aid with the ventilation strategy.

Brick choice and tonality for apartment blocks A & B have been derived from the existing Riverpark Road wall enclosing Phillip's Park. Variation in the tonality through the development is provided in a change in the colour palette with a shift towards a red brick to tie in with the wider housing stock.



Street Elevation 1 - Briscoe Lane
Scale @ 1 : 200



Street Elevation 2 - Riverpark Road
Scale @ 1 : 200

Apartment Windows

Window Reveals

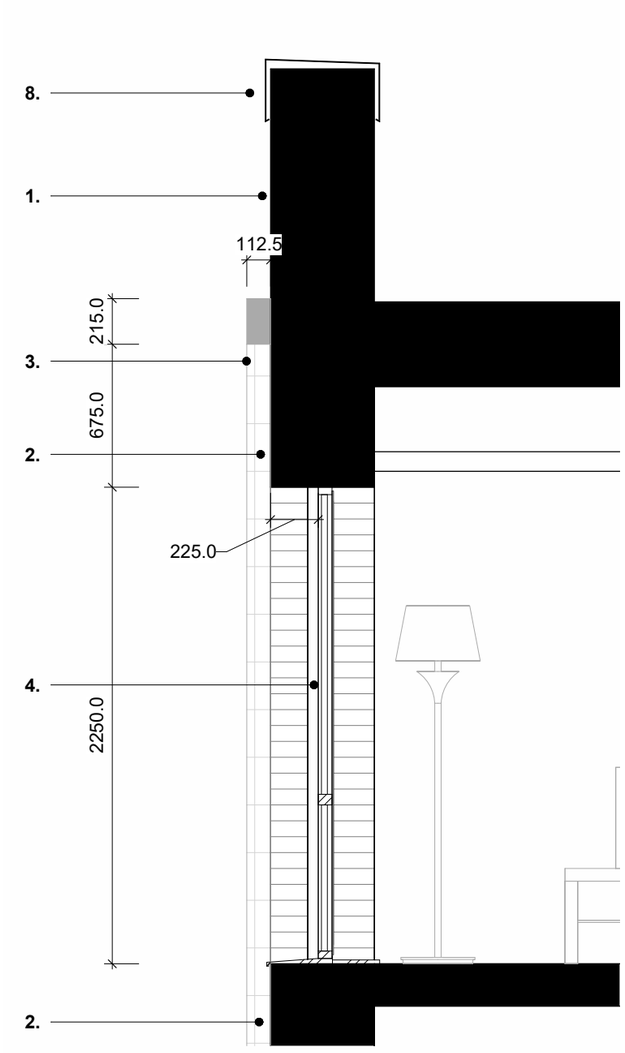
A brick surround has been incorporated into the elevations to add interest and to provide deep reveals to the windows.
The brick surround projects from the face of the building by 112.5mm and the window casement recess 225mm from the face of the building (refer to the illustrative strip section below).

The window surrounds add modelling to the elevations and help express the living room areas of the apartments.

Window casements on the apartment blocks will be a UPVC flush sash with a slight amendment to window size to initial submission. The stack bond brick between windows is three courses instead of the previous 1 and a half courses.

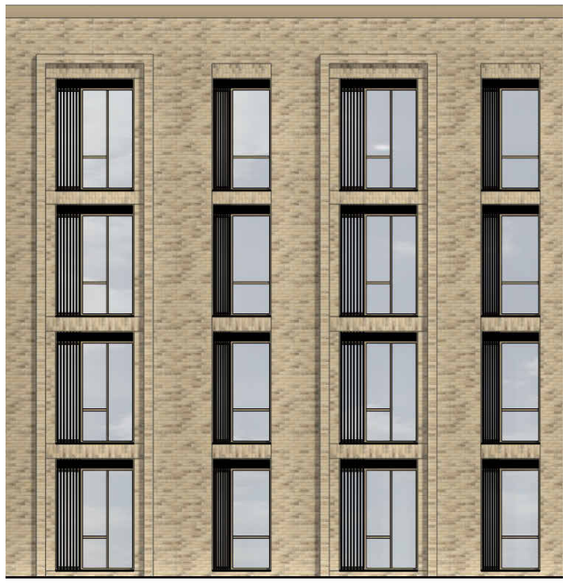


RAL 7038 Agate Grey

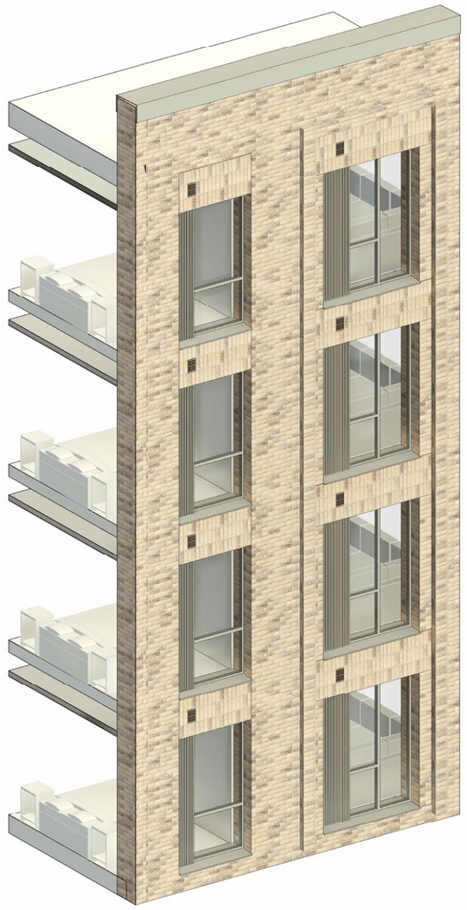


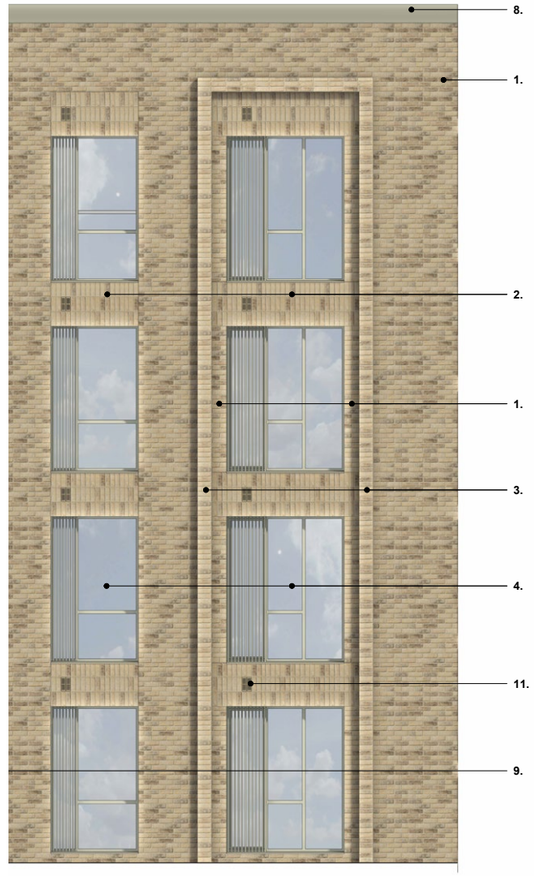
Typical strip section

Initial Proposal



Updated Proposal





Bay Study - Blocks A, B and C

Typical Bay Studies

The updated apartment block, including the extended stack bonding between the windows and brick surrounds can be seen on the images to the right.

Materials Key

1. Facing brick in stretcher bond
2. Recessed brick - three courses of stack bond soldier course
3. Projecting brick window surround
4. UPVC windows - frames and louvres (Agate Grey RAL 7038)
8. Parapet Capping in pressed metal (Agate Grey RAL 7038)
9. RWP's (black)
11. Double air brick vent aligned to stack bond (colour to match brick)

RAL 7038 Agate Grey





Blocks A, B, C - Typical Bay Study

Bay Study - Blocks D & E

Typical Bay Studies

Apartment blocks D & E have a slightly different elevation language to blocks A,B and C given the increased heights.

Due to the difference in construction methodology compared to Blocks A,B and C, the wall build up can accommodate a recess brick panel instead of the brick surround.

This provides interest and variety to the different apartment blocks whilst still providing a family of buildings.

The brick inset panel is recessed 75mm with the windows set back 225mm within the reveal.

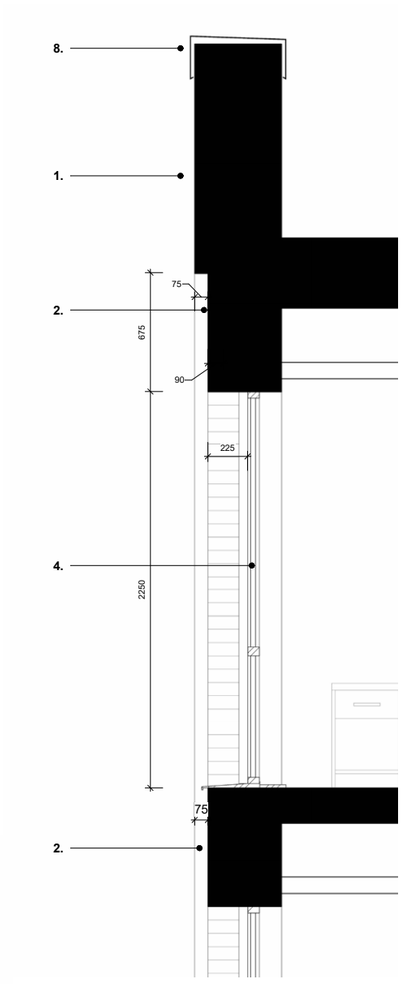
Material Key

1. Facing brick in stretcher bond
2. Recessed brick - three courses of stack bond soldier course
3. Recessed brick window surround in stretcher bond
4. UPVC windows - frames and louvres (Agate Grey RAL 7038)
7. Metal doorset (Agate Grey RAL 7038)
8. Parapet Capping in pressed metal (Agate Grey RAL 7038)
11. Double air brick vent aligned to stack bond (colour to match brick)

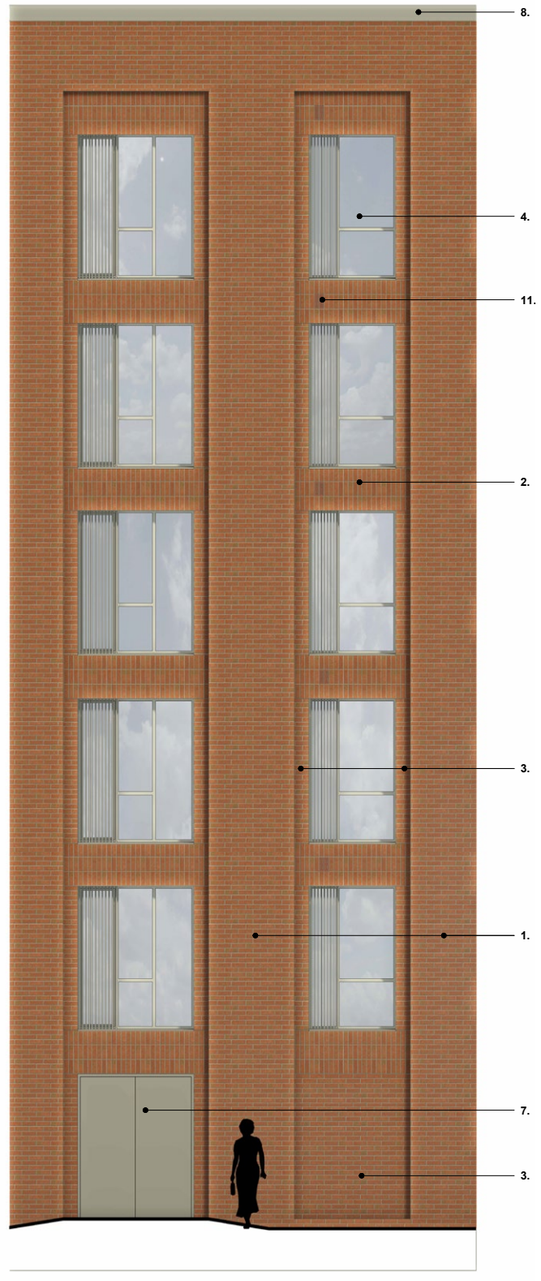


Blocks D and E - South Elevation

Blocks D and E - Typical Section







Blocks D and E - Typical Bay Study

Ventilation Strategy

Ventilation Strategy

Following extensive dialogue with the M&E consultants, a through wall vent has been proposed.

The vent will course in with the brick stack bonding which will provide a neat and tidy detail. (A sectional detail can be found on the next page).

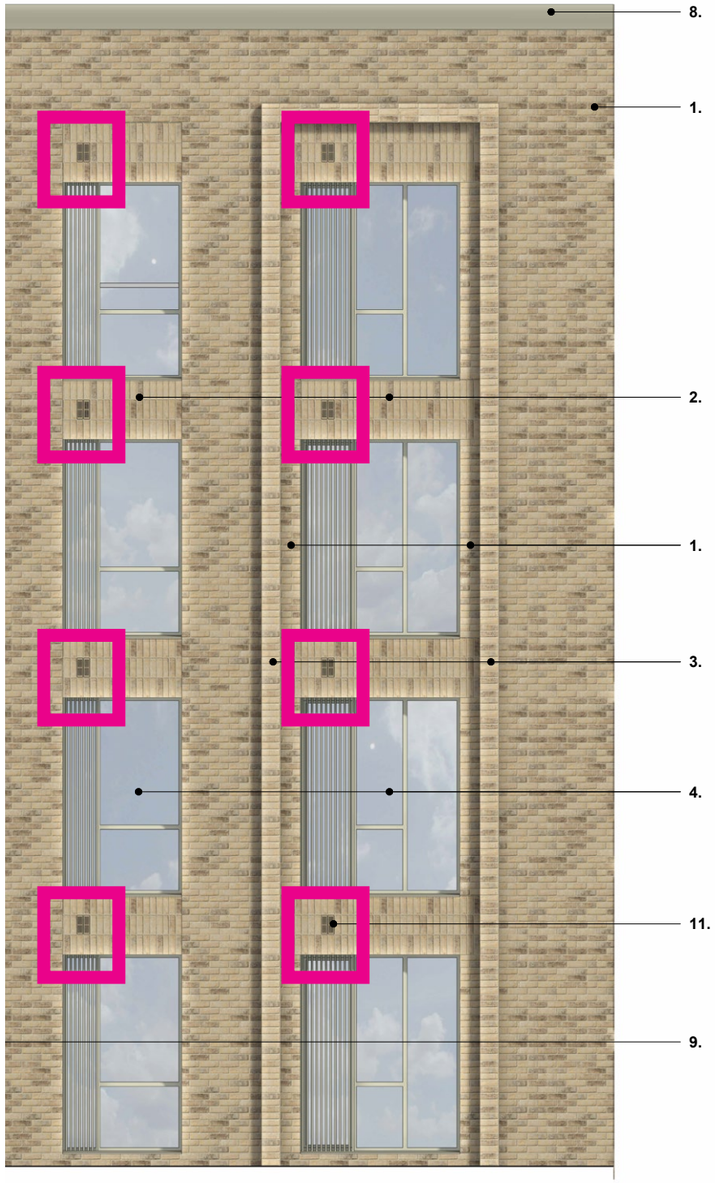
An example of where this has been done successfully is on Ancoat Gardens on Rochdale Road in Manchester.

See image below.





An openable side panel window is to be provided to assist ventilation within the window casement.
The glazed panel opens inwards and vertical louvres are provided to prevent the risk of falling which will be fixed within the window reveal.

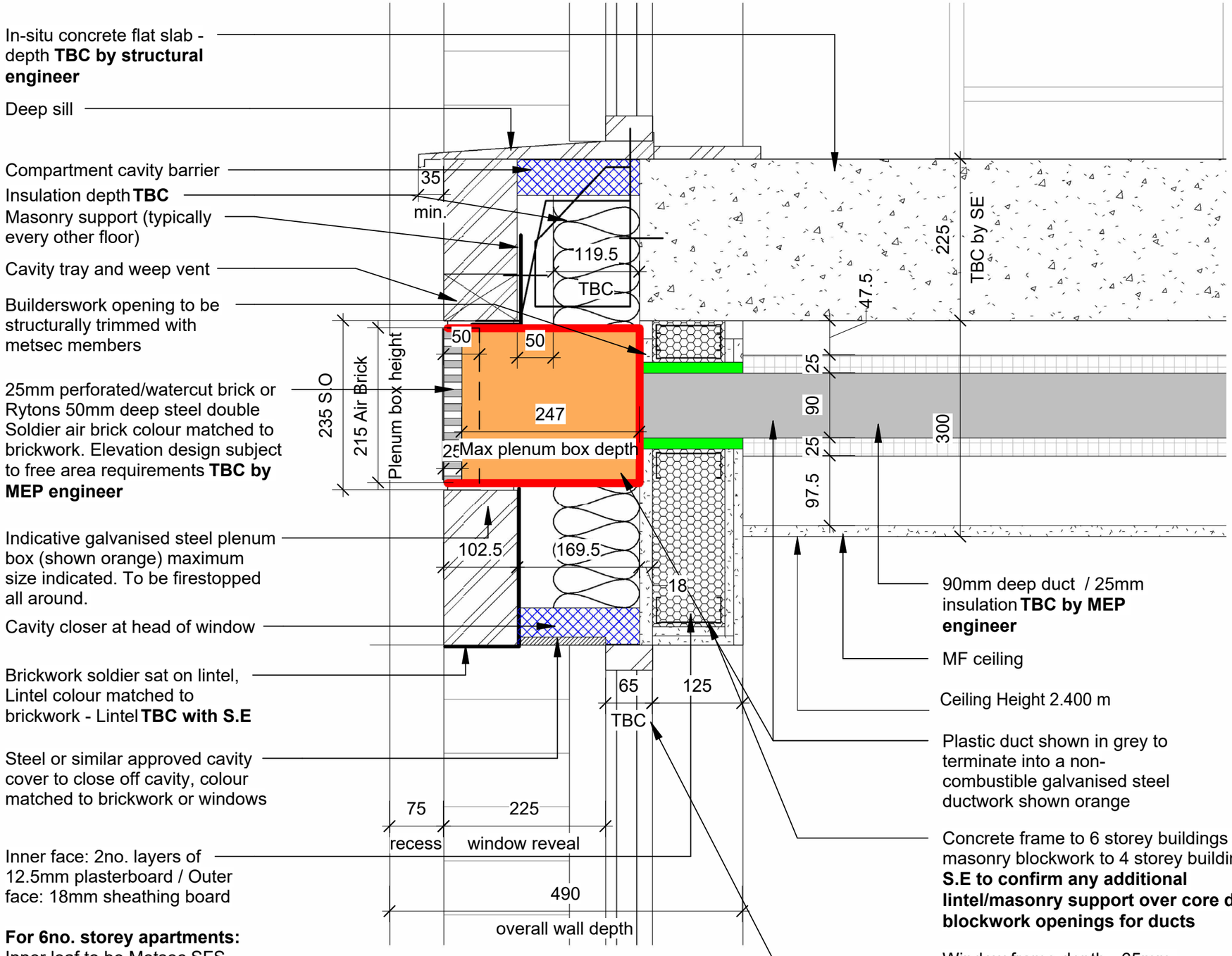


Materials Key

1. Facing brick in stretcher bond
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4. UPVC windows - frames and louvres (Agate Grey RAL 7038)
8. Parapet Capping in pressed metal (Agate Grey RAL 7038)
9. RWP's (black)
11. Double air brick vent aligned to stack bond (colour to match brick)

Ventilation Strategy

Through Wall Ventilation Detail





View from corner of Briscoe Lane and Riverpark Road

04

Housing - design and appearance

Housing - Window Treatment and Detailing

Window Reveals and surrounds

Window reveals across house types have been amended to present a mix of feature projecting windows and non projecting windows which match and complement the apartments to provide a cohesive design ethos.

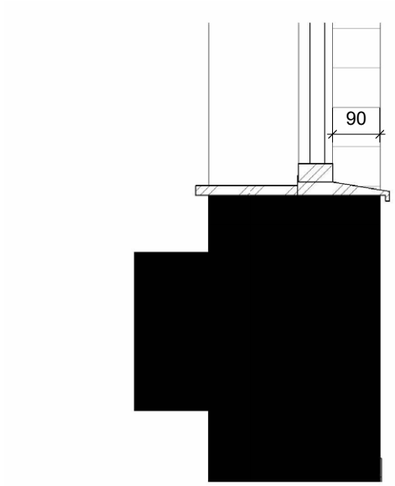
These projecting window surrounds feature on the housing presenting onto Riverpark Road and onto the apartment blocks (refer to elevation grading diagram).

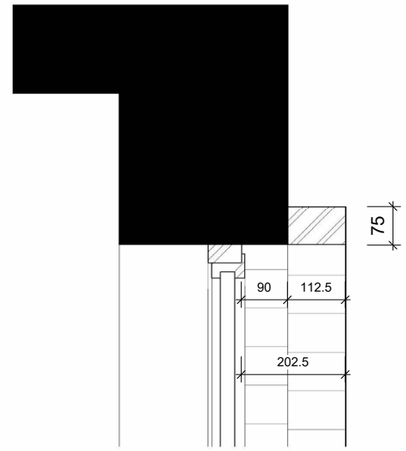


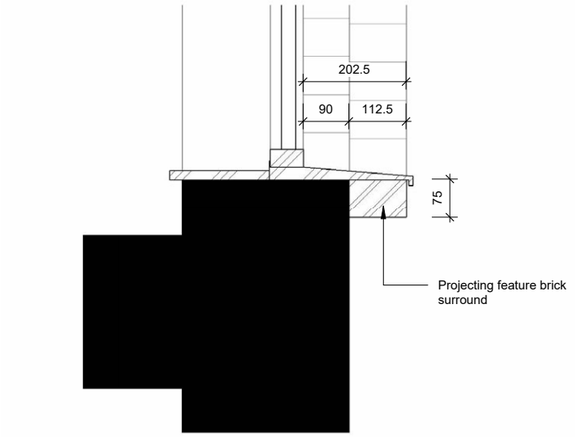
Window Casement

The proposed brick window surrounds provide a deep reveal to feature windows. The brick surround projects 112.5mm from the face of the elevations which provides an overall window reveal of 202.5mm.
Where windows that do not have brick surrounds, the reveal depth is 90mm.

Cill detail (standard)







Updated CGI showing projecting window surrounds

Cill and head detail (projecting brick surround)



Variation In House Types

Initial Proposal - Spruce House Type

Variation in House Types

The variation in brick detailing across the housing stock is an intentional and thoughtful response to site layout and urban context:

Homes that front onto the apartment blocks include larger window openings and brick projections. Houses fronting Riverpark Road have smaller window openings with brick projection detailing. This reinforces a visual dialogue between the different typologies, ensuring that the scale transition from apartment block to housing is both seamless and coherent.

Houses located deeper within the site, away from the public realm or key interfaces, adopt a quieter architectural language with simpler fenestration and no brick projections. This deliberate move contributes to a more intimate, human-scaled street scape, supporting privacy and offering visual relief within the denser parts of the layout.

This calibrated variation fosters a sense of place, identity, and rhythm without resorting to unnecessary embellishment. Instead, the scheme is grounded in clarity and legibility, with a shared architectural DNA that ensures cohesion while allowing for differentiation in response to context.

Across the scheme there are eleven house types appropriate to the surrounding character areas. Within these, there are two housing Grades: A and B to tie in to the wider scheme.

The projecting brick detail has been mirrored on the houses along Riverpark Road and those facing the apartment blocks to parallel the treatment across the wider scheme.



Front Elevation



Left Elevation



Rear Elevation

Updated Proposal - Spruce House Type



Front Elevation



Left Elevation

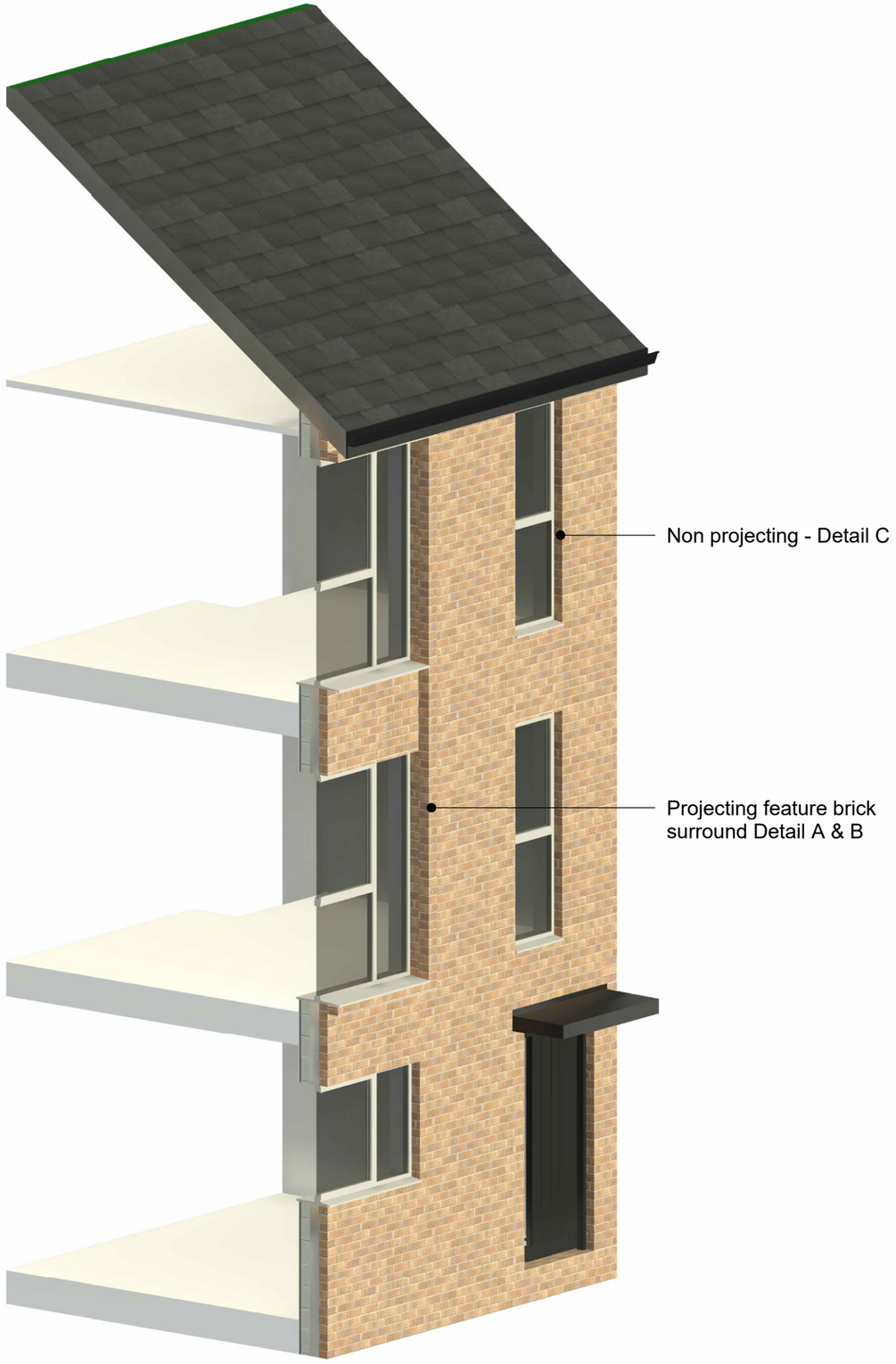


Rear Elevation

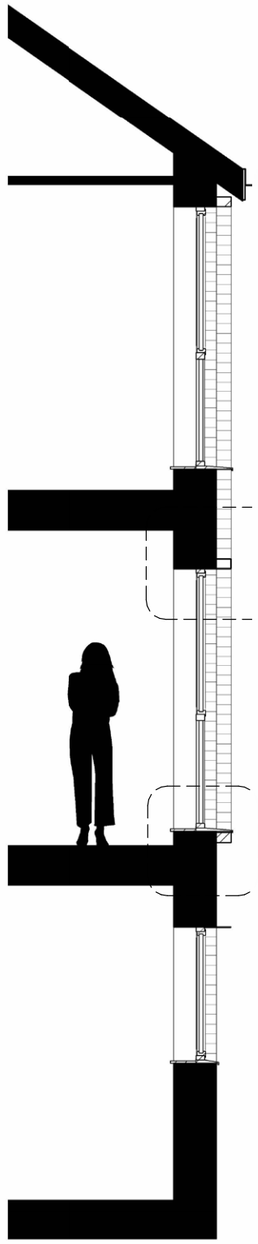
House Type Bay Study

Typical Bay Study

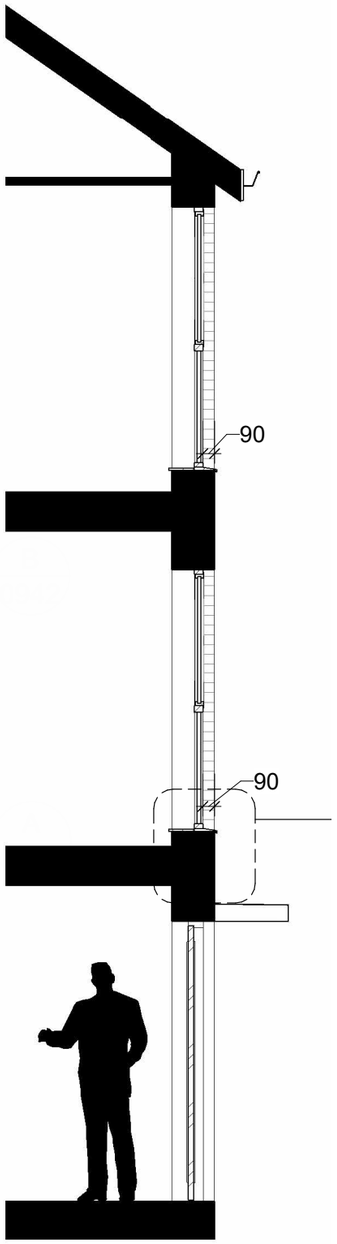
Opposite is a typical bay study demonstrating a mix of projecting and non-projecting brick features. These reflect the brick projection featured on the apartments and have been used strategically across the house types to ensure design cohesion.



Bay study Axo View



Typical Feature Projection Brick S



Window Section - Typical 1:50

Grading Layout

House Type Grading

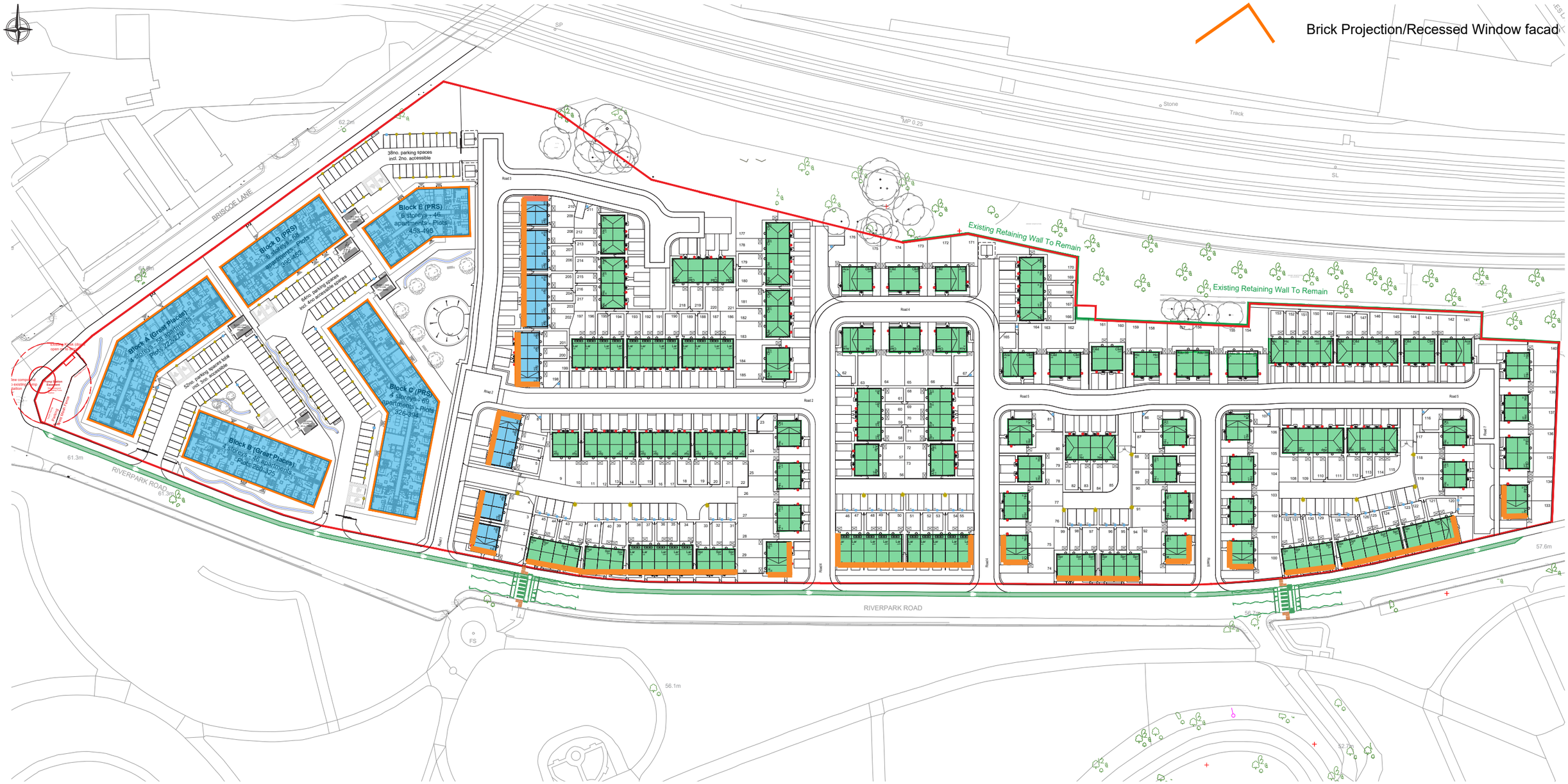
The proposal introduces a clear and engaging hierarchy in house grading to create variety and interest across the scheme. Grade A houses are positioned facing the Apartment Blocks, whilst Grade B houses (marked with orange lines) have the same brick surround detailing. The remainder of the site have standard grade B elevations.

This grading, combined with variations in brick types, house designs, and heights, ensures a visually diverse and characterful street scene. Illustrative examples are provided on next page.

Grade A Elevation

Grade B Elevation

Brick Projection/Recessed Window facad



Grading Layout

Grade A - Typical house typology showing brick window surrounds.



Grade B - Typical house typology showing brick window surrounds.



Materials Plan

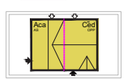
Materials

The brick types and colours have been carefully chosen to complement the local colour and material vernacular.
The buff coloured brick has been chosen to replicate the boundary wall enclosing Philips park (see image below) whilst the red brick ties into the local housing stock to the North East and South East of the site.



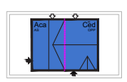
Legend

Bricks



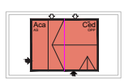
New Ivanhoe Cream
Light Buff Mortar



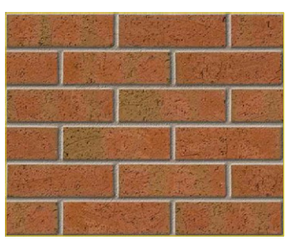


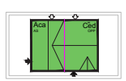
Milburn Ashen Brown Blend
Medium Grey Mortar



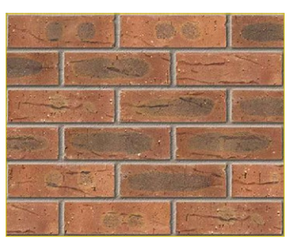


Grainger Autumn
Medium Grey Mortar





Hardwicke Welbeck Autumn
Medium Grey Mortar



Roof Material



Indicates Grey Roof Tiles



Existing wall on Riverpark road

Updated House Types

Spruce A Mid Terrace



Spruce A End Terrace



Updated House Types

Spruce B Mid Terrace



Spruce B End Terrace



Updated House Types

Blossom A End Terrace



Linden End Terrace



Updated House Types

Blossom A End Terrace



Blossom B End Terrace



Updated House Types

Acacia End Terrace



Linden End Terrace



Updated House Types

Olive End Terrace



Foxglove End Terrace



Updated House Types

Larch Mid Terrace



Larch End Terrace



Conclusion

The proposed development embodies a carefully considered and context-responsive approach to residential design, by:

Delivers a strong urban frontage onto Riverpark Road, promoting improvements to pedestrian and cycle accessibility.

Proposes a clear hierarchy of building typologies and articulation across the site
Promotes the use of high-quality materials and well-crafted architectural detailing
Includes a sensitive, landscape-led strategy for softening boundaries and reinforcing character

The scheme delivers an architecturally robust, cohesive, and visually attractive neighbourhood. It respects its transitional setting, introduces moments of distinction where appropriate, and prioritises long-term quality and liveability throughout.



Manchester | London

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