

THE IRONWORKS

Land At Crabtree Lane

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Purpose of the Document

This Design & Access Statement has been prepared by JTP on behalf of Keepmoat Homes, to detail revisions to the Detailed Planning Application for the Land at Crabtree Lane (ref. 142609/F0/2025), which have been made in response to post-submission consultation comments raised by Manchester City Council.

The document is to be read in conjunction with the original Design and Access Satement (DAS) and does not replace it.



01.

Summary of Changes

Summary of Changes

The table included on these pages is intended as a summary of the comments raised following submission. A number are que ires which can be responded to simply with written clarifications in the table. Other points have required design alterations which are expanded upon later in this document.

For clarity the comments have been divided into categories relating to layout, apartment design and housing design.

Purpose of the Document

This Design & Access Statement has been prepared by JTP on behalf of Keepmoat Homes, to support the detailed proposals for the Land at Crabtree Lane.

- The document covers:
- The Site
 - Design Process
 - The Masterplan
 - Landscape
 - Architecture
 - Accessibility

Description of the Development

Full Planning Application for the development of 194 dwellings (Class C3) with vehicular access from Crabtree Lane and associated parking, landscaping and open space.

Number	Layout	Responses / Changes
1	Please can you confirm all accommodation is compliant with M4(2) requirements , and that the units in Block C C-01 and C0-04 and in Block D-10 D-04 would meet M4(3) requirements.	All accommodation is designed to be compliant with M4(2) (please refer to page 77 of the DAS for further details. Apartments C-01, C04, D01 and D-04 are designed as M4(3) compliant.
2	In curtilage parking spaces are noted at 5m x 2.5m. As per pre-application requests driveways should be 6m x 3m.	The layout has been updated accordingly to provide these minimum dimensions.
3	Please can details be provided confirming the depth of the window reveals for both the apartment blocks and the proposed dwellinghouses.	Window reveals will be maximised at circa 90mm. Please refer to typical detail included within this document.
4	Please provide a plan to show which house types would be sited on each plot , and identify which are three and two storey units.	A code identifying the house type has been added to each plot on the roofplan. A storey heights plan is provided on page 37 of the DAS.
5	Concerns about the land to the rear of plot no’s 001-004 and 062, 063 and 064 being managed as it is effectively land locked. This would be better incorporated into rear gardens, and the BNG calculations revised accordingly.	The areas identified have been incorporated into rear gardens as suggested.
6	Hedging as a front boundary treatment however for the housing is not considered appropriate or secure in an urban setting, physical boundaries such as walls with railing above would be required that clearly define the public / private interface.	Railings have been incorporated as a front boundary treatment where possible. Their locations are annotated on drawing “UG_2791_LAN_GA_DRW_101”
7	The bin stores serving the apartment blocks would also appear as prominent features in the street scene and dominate the end vistas of the minor roads. The bin enclosures and the carparking should be better screened into the overall layout.	External bin stores to apartments have been reduced in height and push back beyond the building line to reduce their appearance in the street scene. Hedging has also been incorporated to screen the structures.

Summary of Changes

Number	Layout	Responses / Changes
8	The open space proposed would provide a focus and green space for the development, the northern boundary which abuts the side boundaries of 029 and 050 could benefit from additional landscaping.	Opportunities for landscaping on the boundaries between plots 029 and 050 are constrained by the easement which does not allow for trees to be planted however, additional shrub and hedging have been incorporated and a brick wall is used for the garden boundary.

Number	Apartment Buildings Design	Responses / Changes
9	The larger footprint apartment buildings have been developed to resonate with a mill typology in appearance and feature brick gabled parapets and large regular window openings. The design intent is supported but fails to create a coherent composition in parts and the façade detail is lacking. While the articulated roofline adds visual interest, the proposed square shaped parapets to apartment end gables disrupts the rhythm and integrity of the façades and adds an overtly bulky corner feature. It is not clear why the rhythm of gables cannot be continued to the side facades.	The apartment buildings have been amended to remove the squared parapet to corners in favour of a continuous rhythm of gables as suggested. Additional detail has also been incorporated within the facades to add quality and texture.
10	Top floor arched window opening is also incompatible with other openings on the facades and appears as a later add on.	This feature has been omitted.
11	Panels of brick detailing add visual interest, but more information is required with respect to how they relate to window reveals, and the pattern design. Details with respect to depth of reveals, window and lintel materiality is generally lacking, these are considered important in order to create a high-quality design.	Window reveals have been clarified as circa 90mm to allow panels of brickwork to be inset from the main facade. The lintel material will be GRC to provide a high-quality finish.
12	It is noted the aspiration to provide a strong base in a contrasting brick, but should preferably extend the full height of the ground floor.	The design team have tested raising the height of the darker brick base but felt that proportionally this felt out of scale and resulted in a less successful composition.
13	The use of brick is supported, but there are reservations as to the use of brown brick and a brick sample would be required for consideration.	Brown bricks have been removed from the material palette in favour of a darker red which will suitably contrast with the primary red bricks.

Summary of Changes

Number	Apartment Building Design	Responses / Changes
14	References to brown roofs and grey windows does not adequately indicate materiality and should specify material type such as slate or equivalent for roofs and aluminium/timber windows.	Material Keys on the Planning Drawings have been updated to include a greater level of detail in terms of material specification.
15	Brown brick and brown roof materials are not characteristic of this area, an altenative colouration should be further explored.	Brown bricks have been removed from the material palette in favour of a darker red which will suitably contrast with the primary red bricks.
16	Balconies should preferably be integrated into the building plan as recessed openings in order to avoid issues with weathering as well as provide depth and shadow to the façade. An example image is reproduced below where recessed balconies contribute to visual interest and brick detailing integrated with in stepped window reveal.	Recessed balconies would increase the size of the building footprints, leading to a less efficient site layout and add additional cost and complication to the buildings. The design of the balconies has been progressed however to improve their appearance with additional detailed profiles referencing metal beams in a nod to the sites industrial history.
17	Regular punctured grid of openings helps to create a legible distinctive façade. A detailed façade bay study should be submitted for the apartment blocks and consider this could be developed further and refined. This approach would also assist in the prevention of unauthorised access to the balconies from ground floor level.	Whilst a grid of inset balconies cannot be achieved the elevations have been updated to incorporate the principles of a gridded facade. This has been achieved through additional brick detailing, GRC lintels and inset brick panels that add to the quality of the buildings.

Number	Housing Design	Responses / Changes
18	The rhythm of gables and arched entrances for the terraced and semi-detached housing is noted . The elevations however appear flat and plain and should incorporate more depth with clearly expressed reveals, brick decoration and high quality vertically proportioned windows.	Deep window reveals of circa 90mm can be confirmed and additional brick detailing has been added to group windows and emphasise vertical proportions.
19	The proposed arched porches are noted and have the potential to contribute to creating a distinctive development, but would require good detailing and materiality. Concerns are expressed in regard to the use of GRC, and it is requested that other materials are considered.	GRC has been selected as a high-quality durable material that can achieve the desired forms. It is lighter material than some alternatives reducing health and safety risks during construction whilst much more robust and high-quality than alternatives such as GRP.

Number	Housing Design	Responses / Changes
20	Instances on the terraced units have been noted where there is a very narrow gap between porches which would make maintenance difficult (Ashburn T2) and should be omitted. On Fewston 1 WC window is squeezed between two porches resulting in an imbalance in the façade composition. Concerns are expressed that these units have very small, proportioned window openings. Decorative brick detailing and recessed windows can help increase the perceived size and depth of openings and should be considered.	The gap between porches has been increased as suggested. The window to the WC on the Fewston house has been omitted. Additional brick detailing has also been added as suggested.
21	The architectural style of the housing could in be more visually distinctive that contributes better to sense of place and should specify high quality materials and detailing. These aspects are considered important to creating a high-quality design that meets the tests set out in Paragraph 135 of the NPPF. Please can more consideration be given to the incorporation of additional brick detailing, in particular to the frontages of the three storey town houses.	Additional Brick detailing has been added as suggested. On the three storey town houses windows to upper floors are grouped to improve the vertical proportions and rhythm of houses when viewed along the street.
22	The use of brick is supported, but there are reservations as to the use of brown brick and a brick sample would be required for consideration.	Brown bricks have been removed from the material palette in favour of a darker red which will suitably contrast with the primary red bricks.
23	References to brown roofs and grey windows does not adequately indicate materiality and should specify material type such as slate or equivalent for roofs and aluminium/timber windows. In view that brown brick and brown roof materials are not characteristic of this area, an alternative colouration should be further explored.	Brown roofs have been removed from the designs in favour of grey tiles throughout.

02.

Layout Amendments

02. Layout Changes

Submitted Masterplan

The plan to the right shows the illustrative masterplan drawing as submitted for planning in April 2025 with numbers annotating the key layout comments which have been addressed and described on the following pages:

- ① Units to meet M4(2) requirements with Block C and D including units that meet M4(3) requirements.
- ② In curtilage parking spaces should be 6m x 3m.
- ⑤ Incorporate land to the rear of plot no's 001-004 and 062, 063 and 064 into rear gardens.
- ⑥ Hedging as a front boundary treatment for the housing is not considered appropriate with physical boundaries such as walls with railing above required.
- ⑦ The bin stores serving the apartment blocks would also appear as prominent features in the street scene and dominate the end vistas of the minor roads. The bin enclosures and the carparking should be better screened into the overall layout.
- ⑧ The northern boundary of the public open space which abuts the side boundaries of 029 and 050 could benefit from additional landscaping.



Illustrative Masterplan as submitted in April 2025

02. Layout Changes

1. Accessible Homes

Comment:

Please can you confirm all accommodation is compliant with M4(2) requirements , and that the units in Block C C-01 and C0-04 and in Block D-10 D-04 would meet M4(3) requirements.

Response:

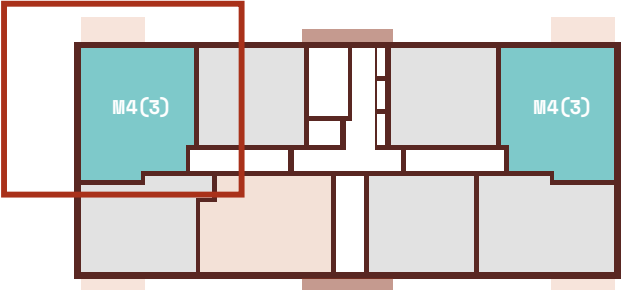
All accommodation is designed to be compliant with M4(2) (please refer to page 77 of the DAS for further details. Apartments C-01, C04, D01 and D-04 are designed as M4(3) compliant.

07. Accessibility

Wheelchair Homes

Wheelchair Homes

An example of a wheelchair home that is compliant with the guidance described within Approved Document Part M for an M4(3) dwelling is shown. Located on the ground floor of the eastern most apartment buildings, the 4 wheelchair user dwellings are positioned in areas that are close to refuse stores, cycle stores, and parking, with distinct views out onto the canal to the north.



M4(3) Wheelchair Apartment Location Key Plan



Key Plan



M4(3) Wheelchair Apartment Sample Layout

Extracted page 77 of the previously submitted Design & Access Statement

In Curtilage Parking

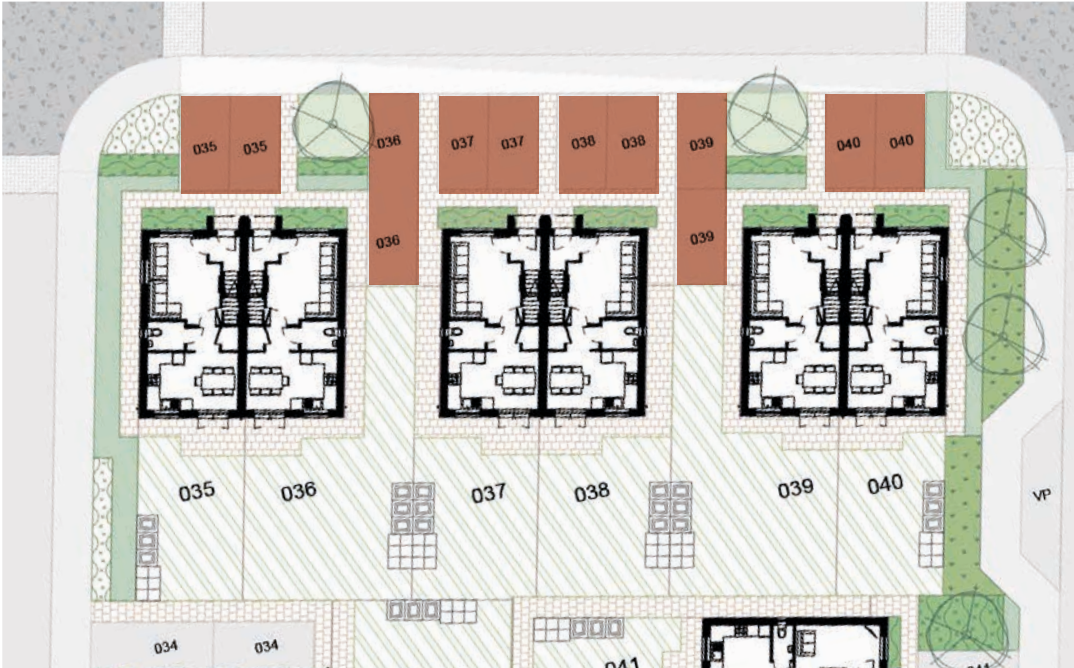
Comment:

In curtilage parking spaces are noted at 5m x 2.5m. As per pre-application requests driveways should be 6m x 3m.

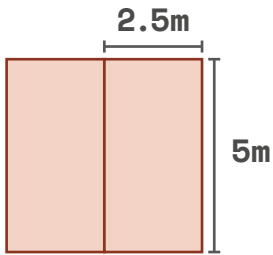
Response:

The layout has been updated accordingly to provide these minimum dimension for driveways serving houses across the site.

Previous Submission



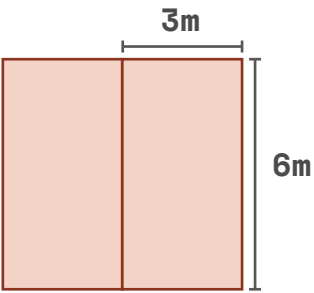
Ground Floor Plan as submitted in April 2025



Proposed Amends



Ground Floor Plan (Proposed Amendments)



Rear of Plots Management

Comment:

Concerns about the land to the rear of plot no's 001-004 and 062, 063 and 064 being managed as it is effectively land locked. This would be better incorporated into rear gardens, and the BNG calculations revised accordingly.

Response:

The areas identified have been incorporated into rear gardens as suggested.

Previous Submission



Ground Floor Plan as submitted in April 2025



Ground Floor Plan as submitted in April 2025

Proposed Amends



Ground Floor Plan (Proposed Amendments)



Refuse Stores

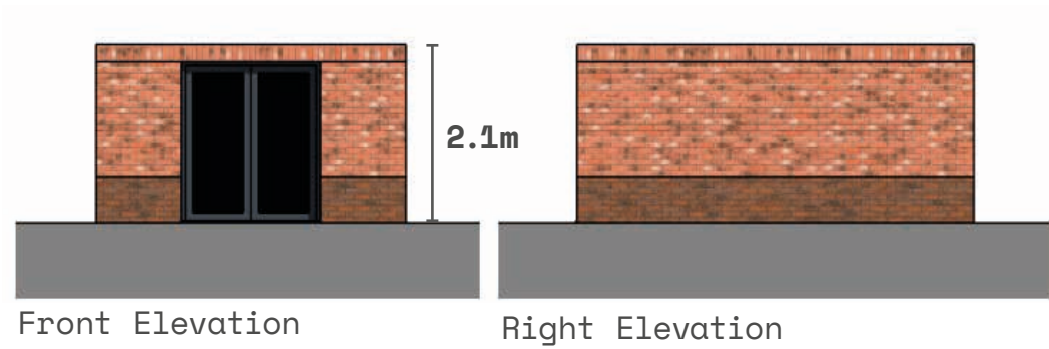
Comment:

The bin stores serving the apartment blocks would also appear as prominent features in the street scene and dominate the end vistas of the minor roads. The bin enclosures and the carparking should be better screened into the overall layout.

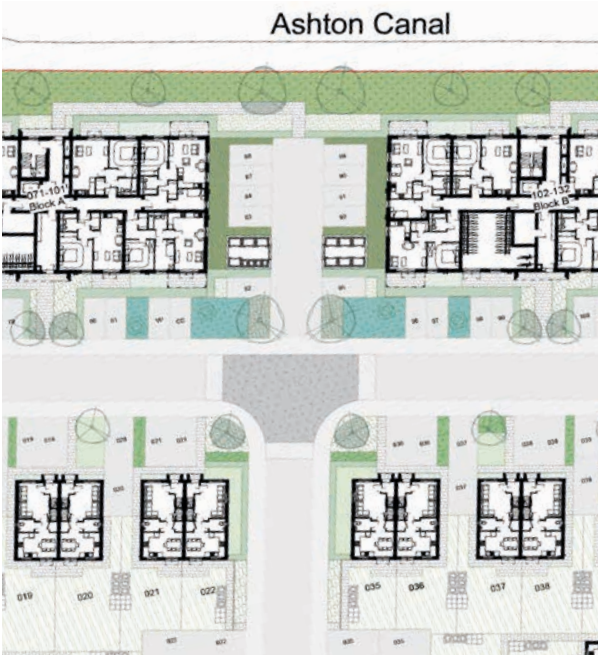
Response:

External bin stores to apartments have been reduced in height and push back beyond the building line to reduce their appearance in the street scene. Hedging and tree planting is also incorporated to screen the now lowered structures.

Previous Submission

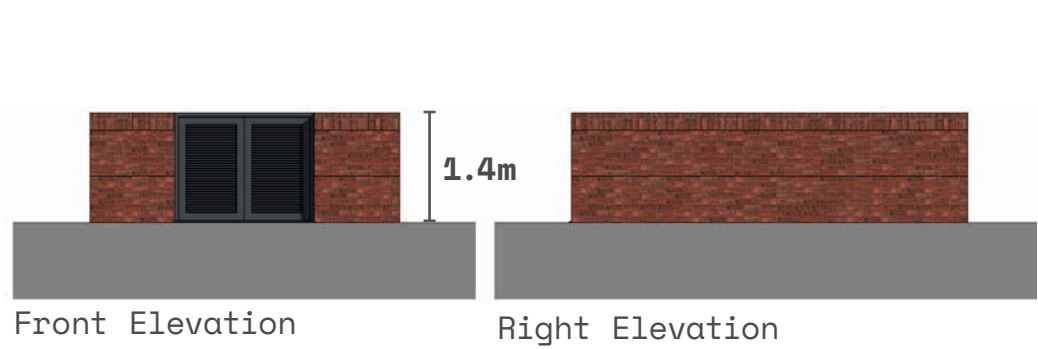


Refuse Store Elevations as submitted in April 2025



Key Plan

Proposed Amends



Refuse Store Elevations (Proposed Amendments)



Illustrative View showing External Refuse Stores in Context

Public Open Space Planting

Comment:

The open space proposed would provide a focus and green space for the development, the northern boundary which abuts the side boundaries of 029 and 050 could benefit from additional landscaping.

Response:

Opportunities for landscaping on the boundaries between plots 029 and 050 are constrained by the easement which does not allow for trees to be planted however, additional shrub and hedging have been incorporated and a brick wall is used for the garden boundary.

Variation in the planting via a mix of shrub and meadow will provide a meaningful mix along the boundary of plots 29 and 50.

Previous Submission



Ground Floor Plan as submitted in April 2025

Proposed Amends



Ground Floor Plan (Proposed Amendments)

Site Layout Comparison

Previous Submission

The plan to the right shows the site layout drawing as submitted for planning in April 2025.



Site Layout Comparison

Proposed Amends

The plan to the right shows the updated proposed site plan drawing, with summary of changes below:

- ② 6m x 3m driveways shown for all in curtilage parking spaces, with shuffling of plots used to accommodate larger drives.
- ⑤ Land to the rear of plot no's 001-004 and 062, 063 and 064 incorporated into rear gardens.
- ⑥ Walls and/or railing boundaries added to hedgerows
- ⑧ More varied planting given to public open space.



03.

Apartment Amendments

Roof Scape & Detailing

Comment:

The design intent is supported but fails to create a coherent composition in parts and the façade detail is lacking. While the articulated roofline adds visual interest, the proposed square shaped parapets to apartment end gables disrupts the rhythm and integrity of the façades and adds an overtly bulky corner feature. It is not clear why the rhythm of gables cannot be continued to the side facades. Top floor arched window opening is also incompatible with other openings on the facades and appears as a later add on.

Response:

The apartment buildings have been amended to remove the squared parapet to corners in favour of a continuous rhythm of gables as suggested. The top floor arch detail has also been omitted with this change.

Previous Submission



Apartment Building A Elevation as submitted in April 2025

Proposed Amends



Apartment Building A Elevation (Proposed Amendments)

Roof Scape & Detailing

Comment:

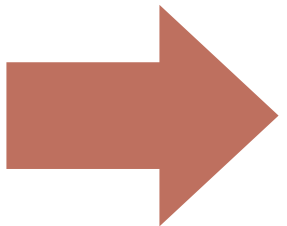
The larger footprint apartment buildings have been developed to resonate with a mill typology in appearance and feature brick gabled parapets and large regular window openings. The design intent is supported but fails to create a coherent composition in parts and the façade detail is lacking. Details with respect to depth of reveals, window and lintel materiality is generally lacking, these are considered important in order to create a high-quality design.

Response:

Additional detail and vertical grouping has also been incorporated within the facades to add quality and texture. Window reveals have been clarified as circa 90mm to allow panels of brickwork to be inset from the main facade. The lintel material will be GRC to provide a high-quality finish.



Submitted Apartment Building Extract



Updated Apartment Building Extract

Detailing - Bay Study

Comment:

Regular punctured grid of openings helps to create a legible distinctive façade. A detailed façade bay study should be submitted for the apartment blocks and consider this could be developed further and refined. This approach would also assist in the prevention of unauthorised access to the balconies from ground floor level.

Response:

Whilst a grid of inset balconies cannot be achieved the elevations have been updated to incorporate the principles of a gridded facade. This has been achieved through additional brick detailing, GRC lintels and inset brick panels that add to the quality of the buildings. The bay study to the right indicates the proposed materials as well as reveal depths compared to the outer brick building line.



Apartment Building A - Sample Bay Study

Detailing - Balconies

The design of the balconies has been progressed to improve their appearance with additional detailed profiles referencing metal beams in a nod to the sites industrial history.



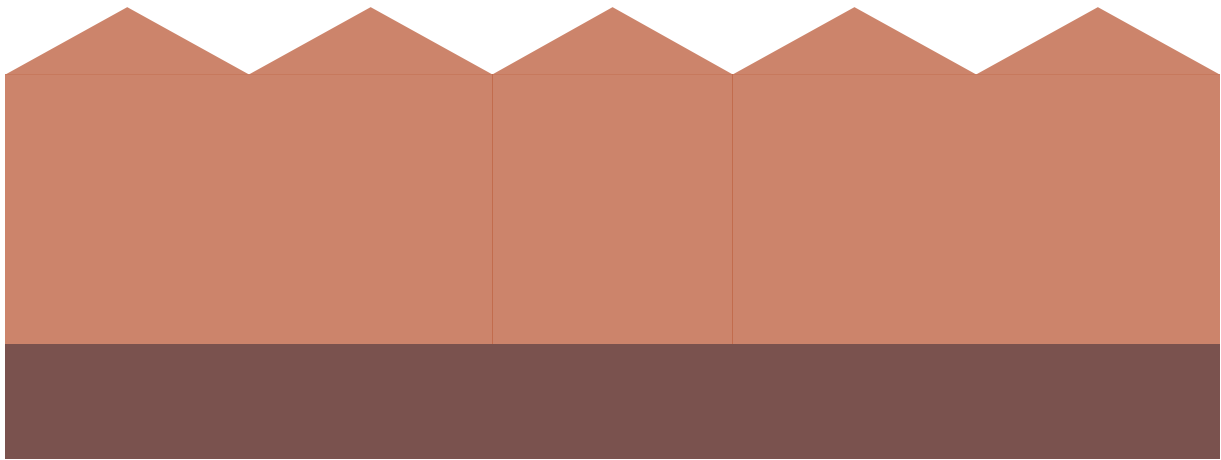
Contrasting Base

Comment:

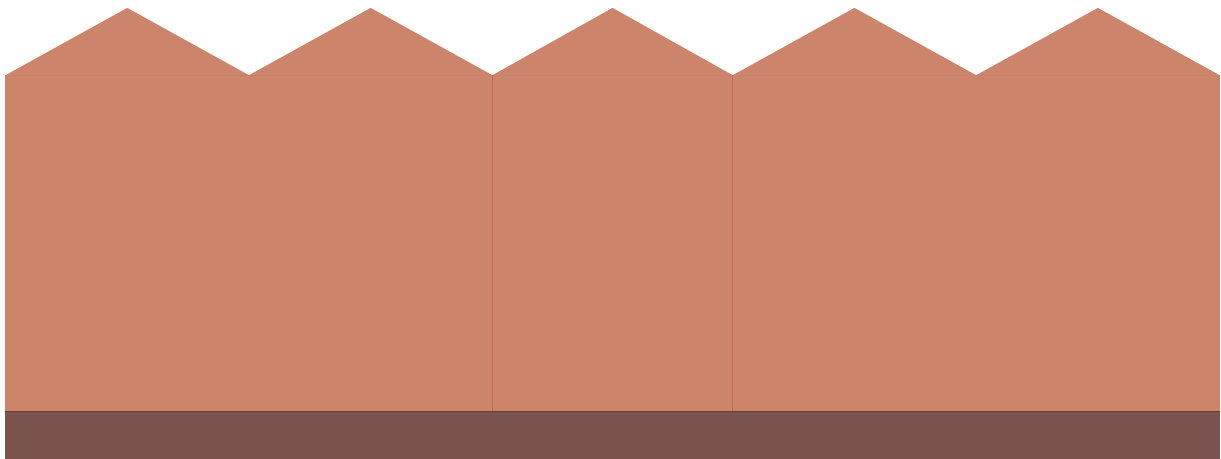
It is noted the aspiration to provide a strong base in a contrasting brick, but should preferably extend the full height of the ground floor.

Response:

The design team have tested raising the height of the darker brick base but felt that proportionally this felt out of scale and resulted in a less successful composition.



Apartment Building Elevation Diagram - Taller Base Test



Apartment Building Elevation Diagram - Previous Lower Base (Preferred)

Window Reveals

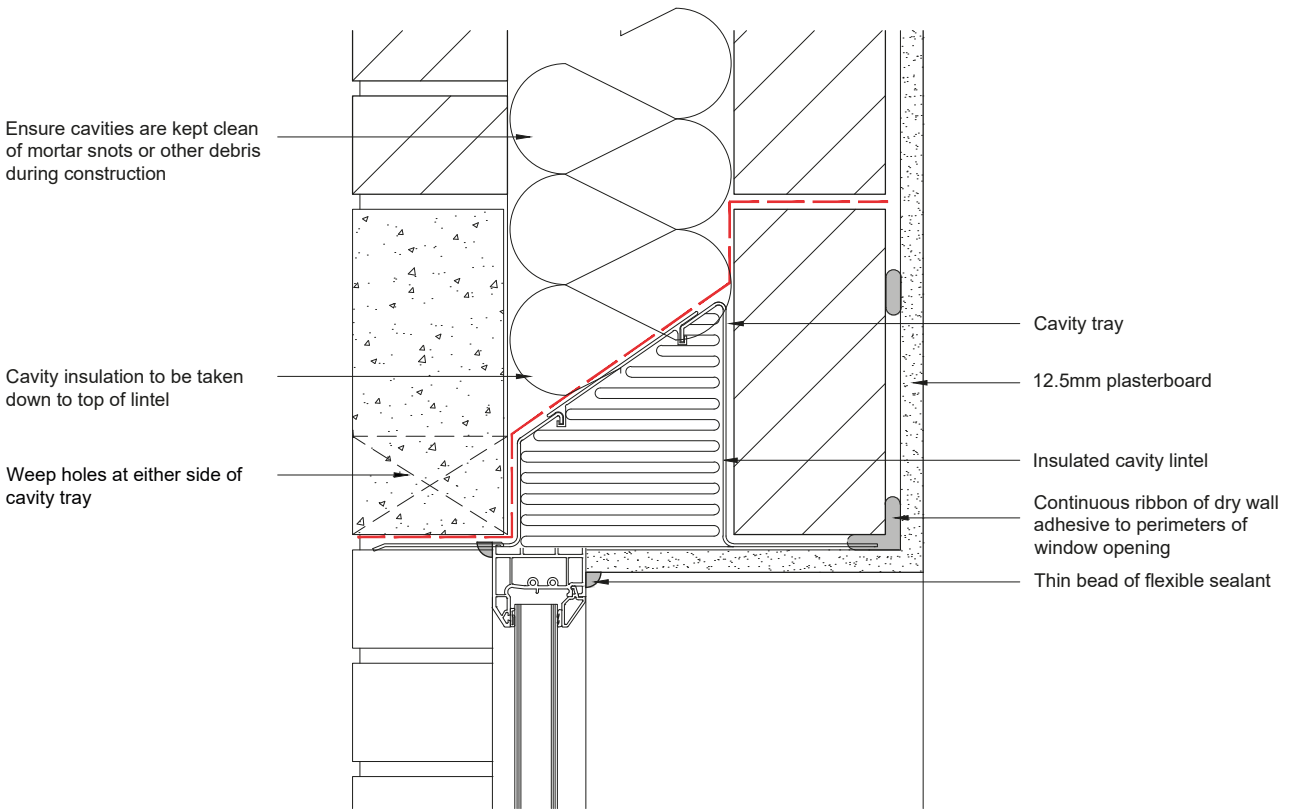
Comment:

Details with respect to depth of reveals, window and lintel materiality is generally lacking, these are considered important in order to create a high-quality design.

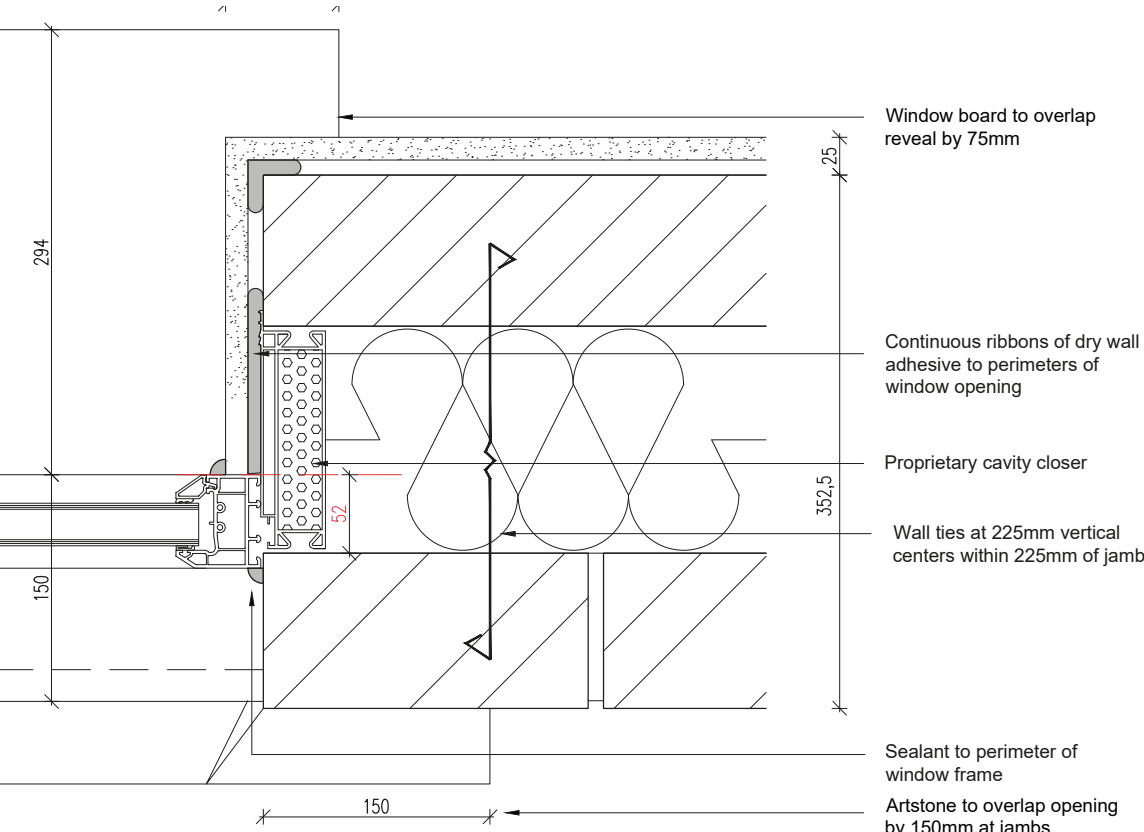
Response:

Window reveals have been clarified as circa 90mm to allow panels of brickwork to be inset from the main facade. Typical details are included on this page for information. This reveal depth will be consistent across houses and apartments

The lintel material will be GRC to provide a high-quality finish.



TYPICAL WINDOW HEAD DETAIL



TYPICAL WINDOW JAMB DETAIL

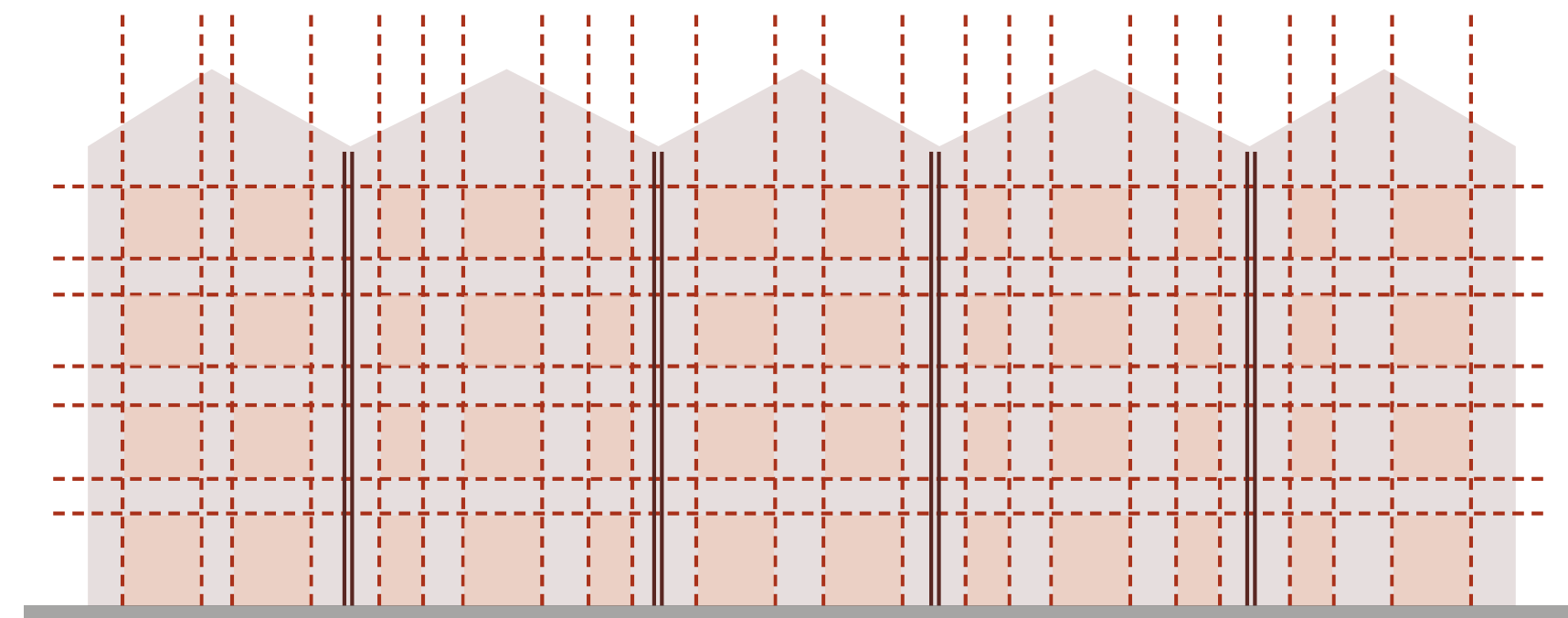
Facade Design

Comment:

Regular punctured grid of openings helps to create a legible distinctive façade. A detailed façade bay study should be submitted for the apartment blocks and consider this could be developed further and refined. This approach would also assist in the prevention of unauthorised access to the balconies from ground floor level.

Response:

Whilst a grid of inset balconies cannot be achieved the elevations have been updated to incorporate the principles of a gridded facade. This has been achieved through additional brick detailing, GRC lintels and inset brick panels that add to the quality of the buildings.



View of the apartments along the Ashton Canal



04.

Housing Amendments

Brick Detailing

Comment:

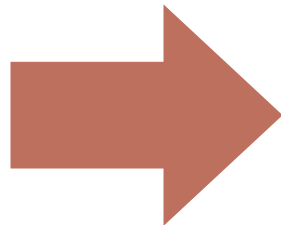
The rhythm of gables and arched entrances for the terraced and semi-detached housing is noted . The elevations however appear flat and plain and should incorporate more depth with clearly expressed reveals, brick decoration and high quality vertically proportioned windows.

Response:

The 3 storey townhouses have been updated to improve their verticality, reinforcing the rhythm along the street. This is achieved through grouping of windows with panels of hit-and-miss brick detailing, separating entrances and introducing a rainwater pipe to the front elevation which provides better definition to each plot.



Submitted elevation to the Devoke Housetype



Updated elevation to the Devoke Housetype

Entrances Porch Materiality

Comment:

The proposed arched porches are noted and have the potential to contribute to creating a distinctive development, but would require good detailing and materiality. Concerns are expressed in regard to the use of GRC, and it is requested that other materials are considered.

Response:

Glass Reinforced Concrete (GRC) has been selected as a high-quality durable material that can achieve the desired forms.

It is lighter material than precast concrete reducing health and safety risks during construction whilst much more robust and high-quality than alternatives such as GRP. It is also a more sustainable product with lower quantities of both energy and raw materials.



View of arched entrances



Example of high quality architectural GRC features



Street elevation showing arched entrances

Entrance Porches

Comment:

Instances on the terraced units have been noted where there is a very narrow gap between porches which would make maintenance difficult (Ashburn T2) and should be omitted. On Fewston 1 WC window is squeezed between two porches resulting in an imbalance in the façade composition. Concerns are expressed that these units have very small, proportioned window openings. Decorative brick detailing and recessed windows can help increase the perceived size and depth of openings and should be considered.

Response:

The gap between porches has been increased as suggested to a minimum of 460mm.

The window to the WC on the Fewston house has been omitted. Additional brick detailing has also been added as suggested.



Submitted elevation to the Fewston Housetype

Updated elevation to the Fewston Housetype

Submitted elevation to the Fewston Housetype

Updated elevation to the Fewston Housetype

Additional Detailing

Comment:

The architectural style of the housing could in be more visually distinctive that contributes better to sense of place and should specify high quality materials and detailing. These aspects are considered important to creating a high-quality design that meets the tests set out in Paragraph 135 of the NPPF. Please can more consideration be given to the incorporation of additional brick detailing, in particular to the frontages of the three storey town houses.

Response:

Additional Brick detailing has been added as suggested. On the three storey town houses windows to upper floors are grouped to improve the vertical proportions and rhythm of houses when viewed along the street.

This motif is continued on smaller houses and on key side elevations to add texture and quality in key areas with a consistent detail of hit and miss projecting brickwork that ties the scheme together to create a coherent sense of place.



Updated street elevation H

Street elevation H as submitted

Materiality

Comment:

The use of brick is supported, but there are reservations as to the use of brown brick and a brick sample would be required for consideration.

Response:

Brown bricks have been removed from the material palette in favour of a darker red which will suitably contrast with the primary red bricks.

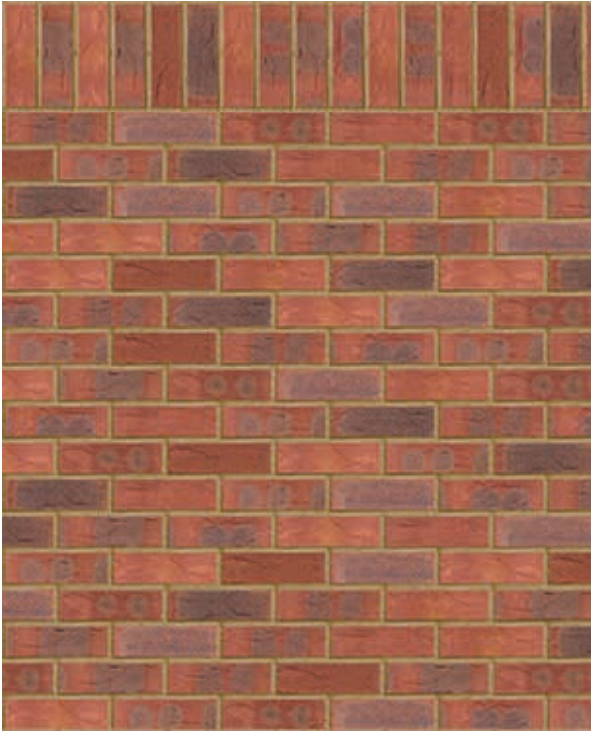
Comment:

References to brown roofs and grey windows does not adequately indicate materiality and should specify material type such as slate or equivalent for roofs and aluminium/timber windows. In view that brown brick and brown roof materials are not characteristic of this area, an alternative colouration should be further explored.

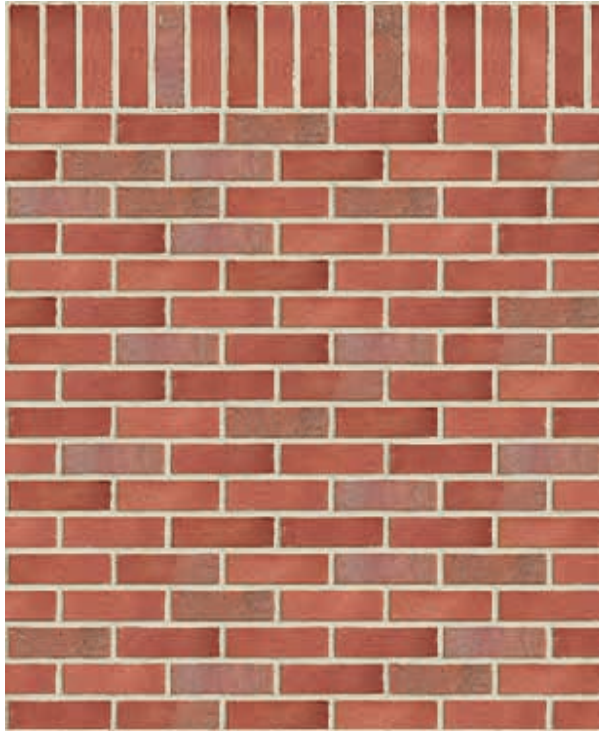
Response:

Brown roofs have been removed from the designs in favour of grey tiles throughout. Materials have been clarified as grey fibre cement tiles and UPVC windows.

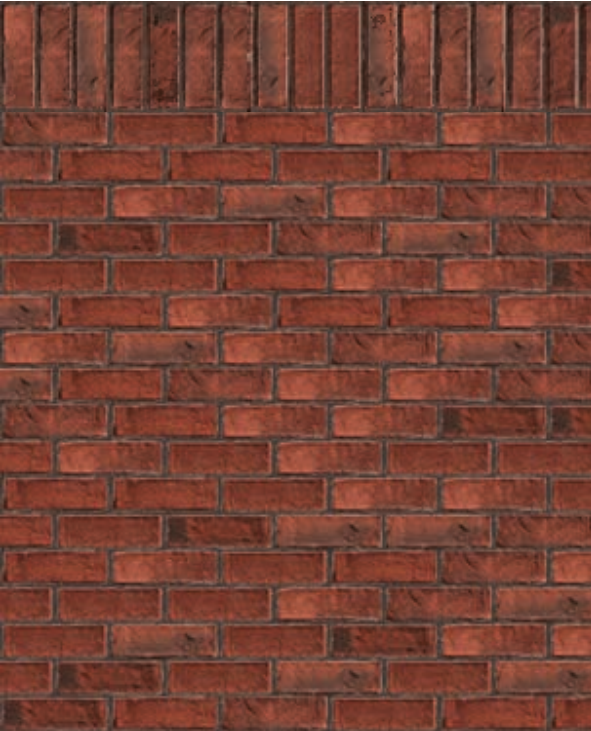
Walls



Red Brick



Light Red Brick



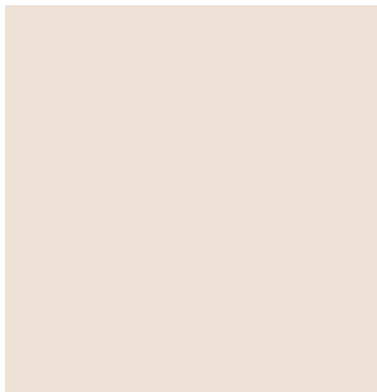
Dark Red/Purple Brick

Roof



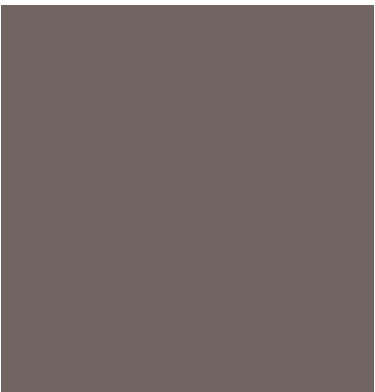
Grey Tiles

Detailing



Glass Reinforced Concrete

Fenestration



UPVC Dark Grey Windows

View looking East along the Northern Street



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Land At Crabtree Lane

