KMA

Openshaw Club Street

RIBA Stage 3
Spatial Coordination

Design and Access Statement

17th May 2024
T1180_OCS-KMA-XX-XX-RP-A-0001-A3-P8_DAS

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1. Design Statement

1.1 Introduction

This Design and Access Statement has been prepared by Studio KMA on behalf of KMM Homes Ltd. to support a Full planning application for the redevelopment of the land at Openshaw A.E.U. Club, 14 Club Street, and land at Gransmoor Avenue, Manchester, M11 1NF.

The development site has previously been subject to an Outline planning approval (reference no. 133036/OO/2022), for means of access for the demolition of existing buildings and construction of up to 25no. residential dwellings (Use Class C3), access, car parking, associated landscaping and infrastructure.

At the time of submission in February, KMM Homes secured legal control of the Outline site land and approached other adjoining landowners to seek to bring forward a coordinated masterplan for the vacant land in this area. Responses were not received from all adjoining landowners at the time and thus a planning application could only be submitted on land that they had an interest in.

Since that time, KMM Homes have engaged with the additional adjoining landowners and as a result, is now able to bring forward a comprehensive masterplan and a Full planning application, which this Design and Access Statement is provided in support of.

Additional land has since been identified for further residential development, and this Full planning application for the redevelopment includes for all necessary matters to be considered.

1.2 Objectives

The requirement for the Design and Access Statement has arisen in response to the need to promote better quality and more sustainable design in development.

We are aware that our proposals represent a significant development within this area. As such, we recognise the need for the preparation of this design statement to set out in a clear and concise manner:

Spatial Context - analysis of the physical characteristics of the application site and its surroundings.
Design Philosophy - description of the proposed use and the design principles upon which the concept and approach has been based.
Consultation - relating the evolution of the design in response to consultation.
The Proposal - illustrating the key elements of the scheme in terms of layout, form, external appearance and material choice.
Access - identify details of service vehicle, car, cycle and pedestrian accessibility.
Summary - providing a brief overview of the proposal.

This Statement is intended as a positive tool for Manchester City Council and all other relevant third parties.

1.3 Application for Planning Submission

This Full planning application seeks approval for 27no. dwellings and 24no. apartments.

The proposal is supported by a total 73no. car parking spaces, secure cycle and refuse and recycling storage, landscaping to the public realm and private amenity space.

This application includes for a new adopted highway infrastructure, supported by private driveway and courtyard parking areas.

1.4 Planning History

The most recent and relevant planning history relating to the application site is as follows:

Reference:	133036/OO/2022
Address:	Land at Openshaw A.E.U. Club, 14 Club Street, Manchester, M11 1NF.
Proposal:	Access for the demolition of existing buildings and construction of up to 25no. residential dwellings (Use Class C3), access, car parking, associated landscaping and infrastructure.
Status:	Approved.

1.5 Document Schedule

This Design and Access Statement is to be read in conjunction with the following submitted drawings prepared by Studio KMA:

- Location Plan (OCS-KMA-XX-XX-DR-A-7000-A3-P4)
- Existing Site Plan (OCS-KMA-XX-XX-DR-A-7001-A3-P4)
- Proposed Site Plan (OCS-KMA-XX-XX-DR-A-7002-A3-P8)
- Proposed Block Plan (OCS-KMA-XX-XX-DR-A-7003-A3-P8)
- Proposed Structured Landscape Plan (OCS-KMA-XX-XX-DR-A-7004-A3-P9)
- Proposed Principal Boundary Treatments Plan (OCS-KMA-XX-XX-DR-A-7004-A3-P8)

- Proposed House Type A.03 (OCS-KMA-XX-XX-DR-A-7100-A3-P1)
- Proposed House Type B.03 (OCS-KMA-XX-XX-DR-A-7102-A3-P1)
- Proposed House Type B.03 (alt) (OCS-KMA-XX-XX-DR-A-7103-A3-P1)
- Proposed House Type C.03 (OCS-KMA-XX-XX-DR-A-7104-A3-P2)
- Proposed House Type D.03 (OCS-KMA-XX-XX-DR-A-7105-A3-P1)
- Proposed House Type D.03 (alt) (OCS-KMA-XX-XX-DR-A-7106-A3-P1)
- Proposed House Type C.03 (alt) (OCS-KMA-XX-XX-DR-A-7107-A3-P1)

- Proposed Block A (Ground Floor Plan) (OCS-KMA-XX-XX-DR-A-7200-A3-P2)
- Proposed Block A (First Floor Plan) (OCS-KMA-XX-XX-DR-A-7201-A3-P2)
- Proposed Block A (Second Floor Plan) (OCS-KMA-XX-XX-DR-A-7202-A3-P2)
- Proposed Block A (Elevations - West & North) (OCS-KMA-XX-XX-DR-A-7203-A3-P3)
- Proposed Block A (Elevations - East & South) (OCS-KMA-XX-XX-DR-A-7204-A3-P3)

- Proposed Block B (Ground Floor Plan) (OCS-KMA-XX-XX-DR-A-7300-A3-P2)
- Proposed Block B (First Floor Plan) (OCS-KMA-XX-XX-DR-A-7301-A3-P2)
- Proposed Block B (Second Floor Plan) (OCS-KMA-XX-XX-DR-A-7302-A3-P2)
- Proposed Block B (Elevations) (OCS-KMA-XX-XX-DR-A-7303-A3-P3)

- Proposed Streetscene Elevations (OCS-KMA-XX-XX-DR-A-7400-A3-P6)

The following supporting documents have been prepared and are to be read in conjunction with the submitted drawings prepared by Studio KMA:

- Planning Statement
- Topographical Survey
- Arboricultural Impact Assessment (inc. Tree Survey)
- Transport Statement
- Phase 1 Site Investigation
- Flood Risk Assessment
- Drainage Strategy
- Phase 1 Preliminary Ecological Appraisal
- Open Space Assessment
- S106 Heads of Terms

2. Spatial Context

2.1 Location and Context

The application site is located within the Openshaw Ward located approximately three miles east of Manchester City Centre and sits within an existing residential area with local facilities, services and schools within easy reach.

The site is currently an unmanaged, vacant, brownfield site surrounded by historic homes and more recent, modern housing developments.

The site is located in a highly sustainable location with regards to travel links to/from the city centre and the wider area.

The local area has benefitted from a much wider clearance and regeneration, and the application site represents the next phase and continuation of this established urban renewal strategy.

Location Plan

2.2 Character

Urban character, like its cousins (place, home, community, neighbourhood) is not easily defined. Character is often described as a 'general atmosphere' or 'ambience' that is seen to be manifest in both the 'physical' environment and the 'social' environment. Notwithstanding this, architects and local planning authorities tend to clarify character as a set of formal elements that are embedded in built fabric.

With the exception of the Lime Square shopping precinct, the area is dominated by dwellings and apartment buildings. There is little variation in height with most buildings either two and three storey tall, but the housing is mixed.

Some of the older terraced houses fronting Ashton Old Road have retail ground floor use and frontages. Others, once large family homes, have been split into apartments or HMO's. The more modern houses have been planned as semi-detached, or in a townhouse arrangement.

The visual amenity of the area is further characterised by instances of poorly maintained facades and blank gable ends, examples of which can be seen within the following photographic survey.

Aerial photographs of application site and context

There is little exception to the external material palette in the area, which is red brick with dark grey slate roof.

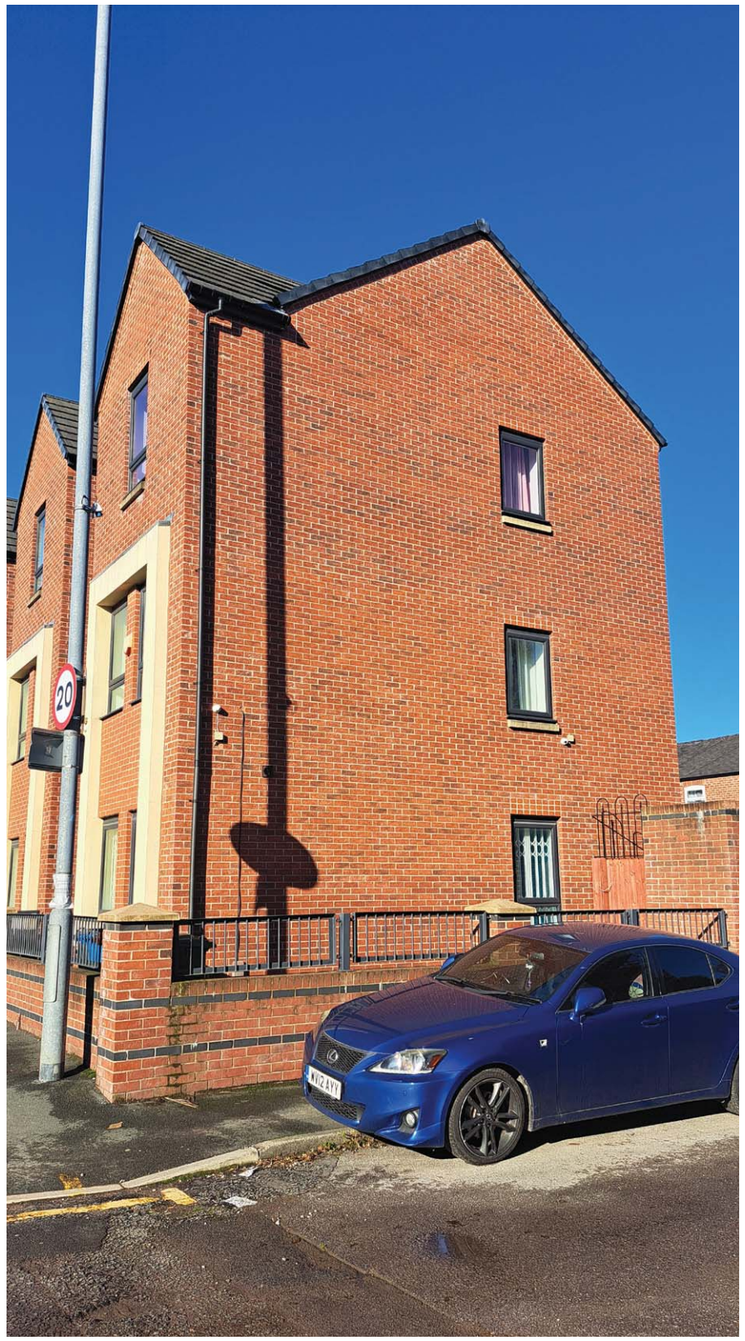
Whilst the unmanaged site undermines the quality of the area, a band of mature trees running along the northern border adjoining Fairfield High School for Girls, provides an attractive green edge to the application site.

Delamere Park is a short walking distance to the south, with attractive housing sited to strengthen the edges and linear routes. Strong and active building frontages define these routes, with the historic development taking the form of perimeter blocks.

Aerial photographs of application site and context

The visual amenity of the area along Ashton Old Road is further characterised by instances of poorly maintained facades and roofs, as well as blank gable ends addressing the street, examples of which can be seen in the photos shown opposite.

Photographic survey of application site context



Photographic survey of application site and context

Photographic survey of application site and context

Photographic survey of application site and context

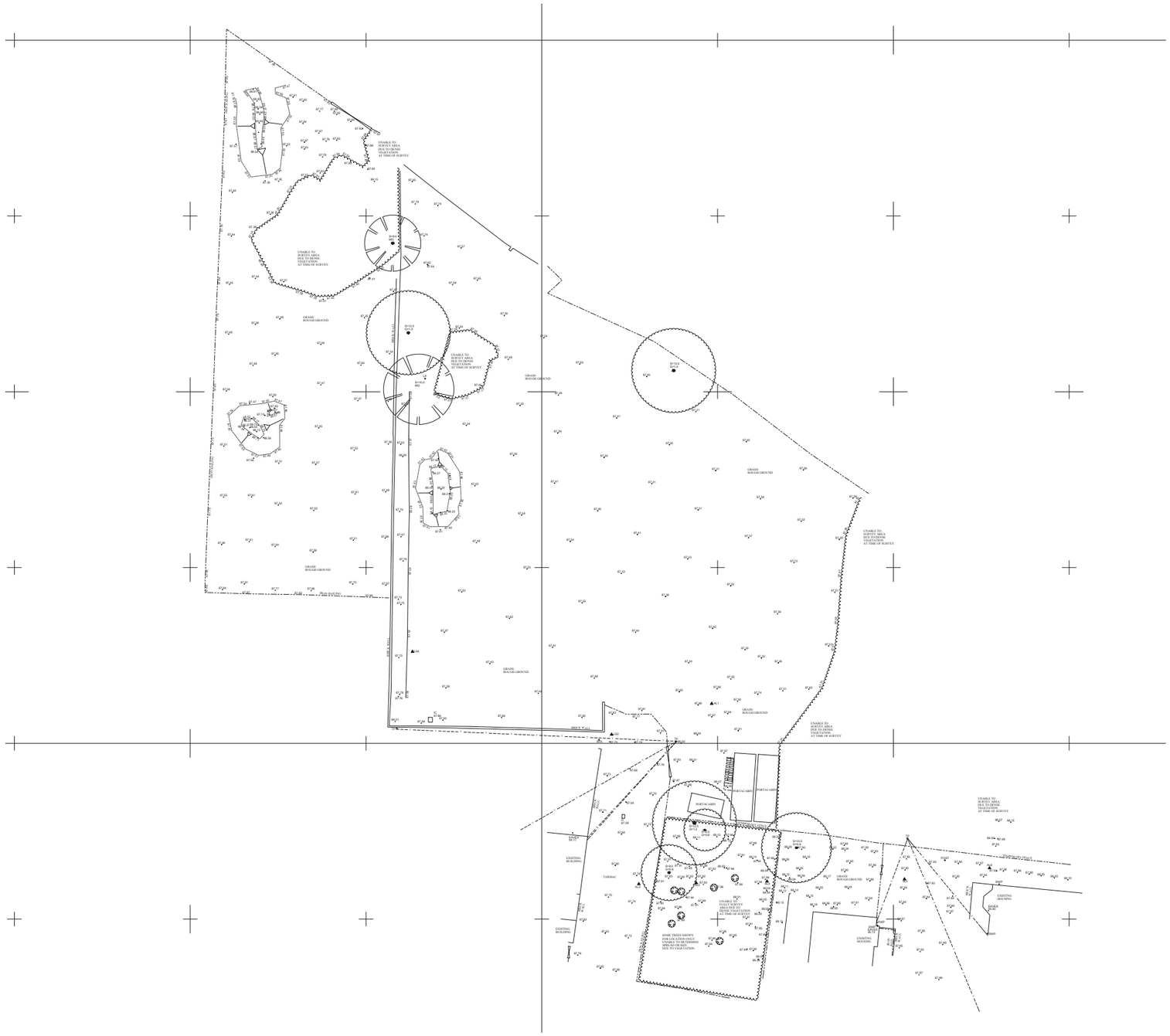
Photographic survey of application site and context

2.3 Topography

KMM Homes have commissioned a topographical survey of the development site and its immediate environs.

The site is relatively flat with a change in level of 0.2m north south and 0.3m east-west.

The part-structured, part-natural landscape boundary provides a natural screening to the application site.



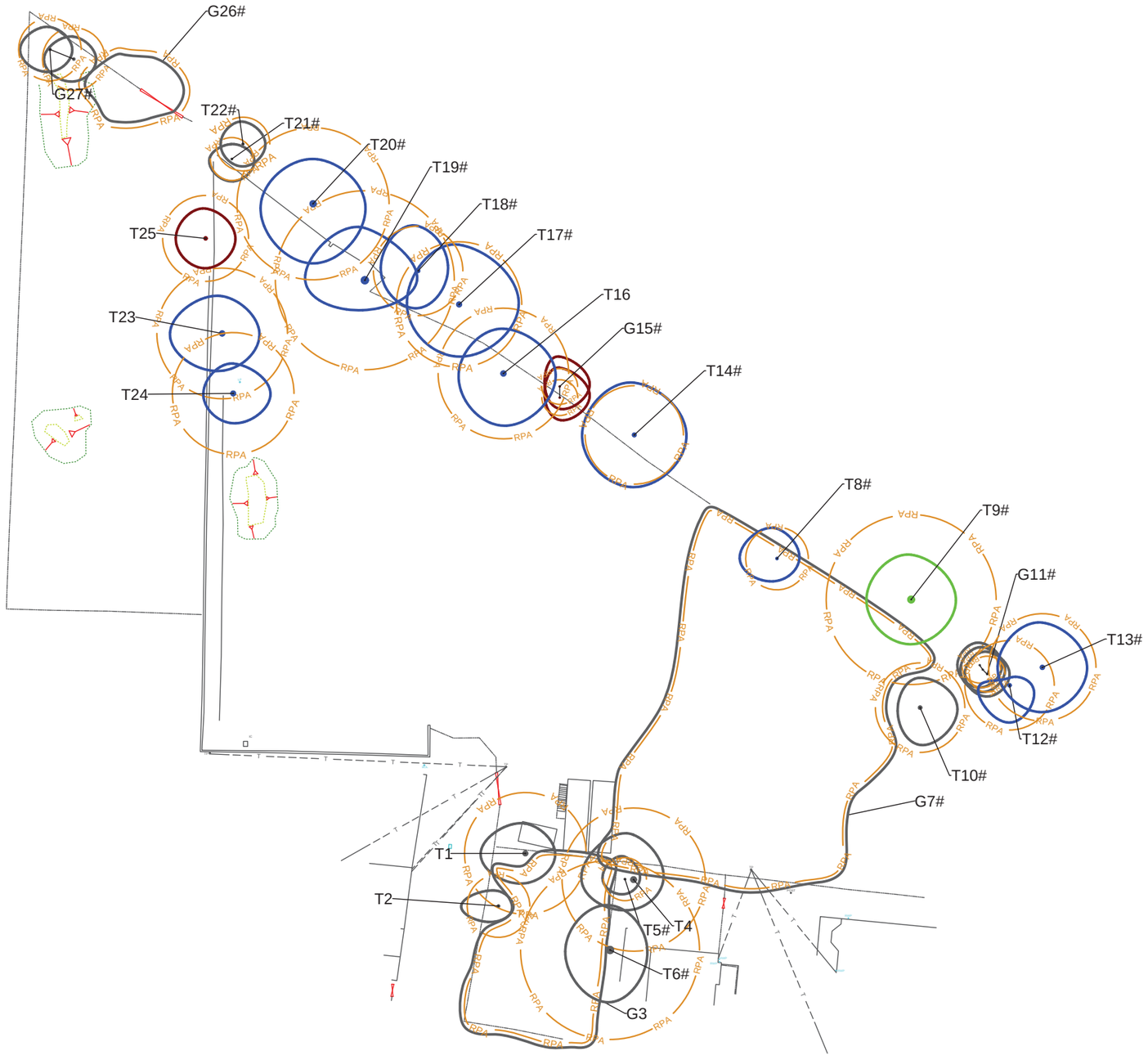
Topographic Survey (excerpt)

2.4 Trees and Landscape

In order to assess and mitigate any potential adverse impact upon the existing trees and landscape within the application site and to its perimeter, the applicant appointed an arboriculturalist at the outset of the design process to assist in the development of the proposed site layout.

A full Tree Survey and Arboricultural Impact Assessment both accompany this Full planning application. An excerpt of the AIA is shown opposite highlighting the proposed root protection area extents.

A structured landscape proposal has been submitted alongside the architectural drawings to demonstrate new tree planting, alongside hard and soft landscaping areas.



Arboricultural Impact Assessment (excerpt)

2.5 Ecology

The applicant appointed an ecologist early in the design process to assist with assessing and mitigating against any potential adverse impact from the proposed development upon the site's ecology.

A Phase 1 Preliminary Ecological Assessment of the site accompanies this Full planning application.

2.6 Flood Risk

The application site sits within a Flood Zone 1 as identified on the GOV.UK Flood Map for planning website.

Areas deemed to be in Flood Zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000-year chance.

Environment Agency Flood Zone Map (excerpt)

2.7 Analysis

The site is currently vacant however it is gifted with clear and precise attributes.

The key opportunities of the application site (developable boundary) as a location for a new residential development are:

- Its recognition as an 'infill' site.
- Redevelopment of vacant, unmanaged brownfield land.
- Remove local anti-social behaviour and existing security risks.
- The opportunity to create high quality, affordable housing that will enhance and contribute to the continuation of regeneration in east Manchester.
- To provide choice, with a varied mix of 1, 2, 3, and 4 bedroom homes.
- Contribute to the local housing need.
- The potential to promote and strengthen pedestrian and cycle links to the surrounding area.
- The option to integrate with the existing infrastructure, unlocking much needed brownfield land.
- The chance to visually connect the new with the old.
- The opportunity to replace poor quality trees, with new trees and hedges to promote biodiversity within the development site.
- To increase natural surveillance in the area.
- Remove opportunities for fly tipping.
- Represents the 'final piece of the jigsaw' of the comprehensive masterplanning of the local area.

The key constraints to the development of this application site are:

- Vehicular access is fixed at Club Street, with no thru routes available at Backwell Street or Gransmoor Avenue.

3. Design Philosophy

3.1 Concept and Approach

Our ambition as designers has been to ensure;

- That the proposed development successfully links with the existing, strong urban character of the area, resulting in the old and the new sitting comfortably side by side.
- Create an appropriate, high density of development whilst retaining a high quality, affordable housing scheme.
- An appropriate mix of tenure and choice of accommodation to bring people together, and strengthen the sense of community.
- A residential development with high levels of glazing to all ground floor accommodation to improve opportunities for observation and self-policing to the public realm.
- Positive physical connections with the surrounding urban context to promote safe pedestrian movement and cycle use.
- Appropriate levels of landscaping to enhance the in-curtilage, surface car parking areas.
- Maximise natural daylight to reduce the demand for artificial lighting thereby cutting the carbon footprint.
- No adverse overlooking or overbearing to and from neighbouring properties via the use of oriel windows, obscure glazing, and privacy screens where necessary.

Our concept considers the key recommendations highlighted within the Manchester Residential Quality Guidance document, including:

- Locations of key, taller buildings.
- Visual links to the distinctive character of the location via material palette.
- Retention of existing building lines and linear routes.
- Satisfactorily softening the 'gateway' into the application site to integrate and not dominate.
- The importance of material choice, detailing and external appearance.

Place-making has been prioritised within our approach. Aware of the context, our proposal for the new development will enhance the local area.

4. Consultation

4.1 Consultation Process

The applicant has undertaken a community consultation exercise prior to the submission of this Full planning application. This included for a leaflet drop to 130no. residential properties and businesses surrounding the application site, as well as a letter to the ward councillors outlining the development proposals.

A summary of the consultation is provided within the Planning Statement prepared and submitted in support of this Full planning application.

5. The Proposal

5.1 Use and Content

This Full planning application seeks consent for:

- 3 x 1-bed cottage flats
- 3 x 2-bed cottage flats
- 10 x 1-bed apartments
- 8 x 2-bed apartments
- 6 x 2-bed family homes
- 16 x 3-bed family homes
- 5 x 4-bed family homes

A total of 51no. dwellings are proposed.

A minimum total of 1no. car parking space per apartment and 2-bed family home, and 2no. cars per dwelling for the 3-bed and 4-bed family homes are included for within the proposals.

The accommodation is split between 7no. proposed house types and 2no. apartment blocks as follows:

- **House Type A.03** (2 bedroom, semi-detached/townhouse)
- **House Type B.03** (3 bedroom, semi-detached/townhouse)
- **House Type B.03 (alt)** (3 bedroom, semi-detached/townhouse)
- **House Type C.03** (4 bedroom, semi-detached/townhouse)
- **House Type C.03 (alt)** (4 bedroom, detached)
- **House Type D.03** (1 bedroom and 2 bedroom, cottage flats)
- **House Type D.03 (alt)** (1 bedroom and 2 bedroom, cottage flats)
- **Apartment Block A** (1 bedroom and 2 bedroom apartments)
- **Apartment Block B** (2 bedroom apartments)

All internal floor areas meet the requirements set out in the Manchester Emerging Space Standards. These standards combine the technical requirements of the NDSS (Nationally Described Space Standards) and the LHDG (London Housing Design Guide) space standards.

The scheme will be delivered subject to Homes England grant funding. Under the capital funding guide, Homes England approve all bids for funding for RSL's (Registered Social Landlords) operating accommodation with floor areas providing 85% and over of the NDSS technical guidance.

Proposed Site Plan

House Type A.03

Ground Floor

- Entrance hallway
- Cloak/Store
- WC
- Living room
- Open-plan kitchen/dining area (with access to rear garden)

First Floor

- Master Bedroom
- Bedroom 2
- Bathroom
- Store

House Type A.03 Proposed 3D View

House Type B.03

Ground Floor

- Entrance hallway
- Cloak/Store
- WC
- Living room (with access to rear garden)
- Open-plan kitchen/dining area

First Floor

- Master Bedroom (with en-suite)
- Bedroom 2
- Bedroom 3
- Bathroom
- Store

House Type B.03 Proposed 3D View

House Type B.03 (alt)

Ground Floor

- Entrance hallway
- Cloak/Store
- WC
- Living room (with access to rear garden)
- Open-plan kitchen/dining area

First Floor

- Master Bedroom (with en-suite)
- Bedroom 2
- Bedroom 3
- Bathroom
- Store

House Type B.03 (alt) Proposed 3D View

House Type C.03

Ground Floor

- Entrance hallway
- Cloak/Store
- WC
- Living room (with access to rear garden)
- Open-plan kitchen/dining area

First Floor

- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Store

Second Floor

- Master Bedroom (with en-suite)
- Store

House Type C.03 Proposed 3D View

House Type C.03 (alt)

Ground Floor

- Entrance hallway
- Cloak/Store
- WC
- Living room (with access to rear garden)
- Open-plan kitchen/dining area

First Floor

- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Store

Second Floor

- Master Bedroom (with en-suite)
- Store

House Type D.03

Ground Floor

- Entrance hallway
- Cloak/Store
- Bathroom
- Bedroom
- Open-plan kitchen/dining/living room (with access to rear garden)

First Floor

- Entrance hallway
- Cloak/Store
- Bedroom 1
- Bedroom 2
- Bathroom
- Open-plan kitchen/dining/living room

House Type C.03 (alt) Proposed 3D View

House Type D.03 Proposed 3D View

House Type D.03 (alt)

Ground Floor

- Entrance hallway
- Cloak/Store
- Bathroom
- Bedroom
- Open-plan kitchen/dining/living room (with access to rear garden)

First Floor

- Entrance hallway
- Cloak/Store
- Bedroom 1
- Bedroom 2
- Bathroom
- Open-plan kitchen/dining/living room

House Type D.03 (alt) Proposed 3D View

Block A

Ground Floor

- Entrance lobby (with post)
- Meter room / store
- Plant room
- Refuse/recycling store
- Bicycle store (for 18no. bicycles)
- 4 x 1-bed apartments
- 1 x 2-bed apartment

First Floor

- 4 x 1-bed apartments
- 2 x 2-bed apartments

Second Floor

- 2 x 1-bed apartments
- 2 x 2-bed apartments

Block B

Ground Floor

- Entrance lobby
- Meter room / store
- External refuse/recycling store
- External bicycle store (for 6no. bicycles)
- 1 x 2-bed apartment

First Floor

- 1 x 2-bed apartment

Second Floor

- 1 x 2-bed apartment

Block A Proposed 3D View

Block B Proposed 3D View

5.2 Amount

The proposals meet the Manchester Emerging Space Standards.

2 bedroom townhouse @ 72.0 m²/ 775 ft² (2 storey)
(100% NDSS & LHDGSS 3-person occupancy)

3 bedroom townhouse @ 87.0 m² / 936 ft² (2 storey)
(100% NDSS & LHDGSS 4-person occupancy)

4 bedroom townhouse @ 113.0 m² / 1,216 ft² (2.5 storey)
(100% NDSS & LHDGSS 6-person occupancy)

1 bedroom cottage flat @ 55.5 m² / 597 ft² (ground floor)
(100% NDSS & LHDGSS 2-person occupancy)
2 bedroom cottage flat @ 61.0 m² / 657 ft² (first floor)
(100% NDSS & LHDGSS 3-person occupancy)

2 bedroom apartment @ 61.0 m² / 657 ft²
(100% NDSS & LHDGSS 3-person occupancy)

1 bedroom apartment @ 42.5 m² / 457 ft²
(100% NDSS & LHDGSS 1-person occupancy)
1 bedroom apartment @ 43.0 m² / 463 ft²
(100% NDSS & LHDGSS 1-person occupancy)
1 bedroom apartment @ 46.0 m² / 495 ft²
(100% NDSS & LHDGSS 1-person occupancy)
1 bedroom apartment @ 46.5 m² / 500 ft²
(100% NDSS & LHDGSS 1-person occupancy)
1 bedroom apartment @ 47.5 m² / 511 ft²
(100% NDSS & LHDGSS 1-person occupancy)
2 bedroom apartment @ 61.0 m² / 657 ft²
(100% NDSS & LHDGSS 3-person occupancy)
2 bedroom apartment @ 66.5 m² / 715 ft²
(100% NDSS & LHDGSS 3-person occupancy)

Development Totals

- 3 x 1-bedroom cottage flats (6%)
- 3 x 2-bedroom cottage flats (6%)
- 10 x 1-bedroom apartments (20%)
- 8 x 2-bedroom apartments (15%)
- 6 x 2-bedroom dwellings (12%)
- 16 x 3-bedroom dwellings (31%)
- 5 x 4-bedroom dwellings (10%)
- **51no. units**

- **Total GIA of Accommodation = 3,686.0 m² / 39,664 ft² (approx.)**

Proposed Block Plan (showing house types)

5.3 Layout and Form

The proposals have been drafted with an understanding of the immediate area, its character and identity. Having carried out an extensive site visit, we have taken on board various aspects of the local distinctiveness experienced through its buildings and spaces.

Our urban design analysis has helped develop the layout, it's function and identity. How we have dealt with site constraints and taken advantage of development opportunities.

Key considerations to ensure an appropriate architectural and landscape layout are:

Continuity and Enclosure - clear definition of private and public space.
Ease of Movement - a layout that is easy to get to and move through.
Legibility - a proposal that has a clear image, easy to understand and navigate.
Quality of Public Realm - a development with attractive and successful external space.
Orientation - to ensure interesting views, dynamic building forms, assist with energy efficient design, and respect the existing urban grain.

Proposed Site Plan (shopwing structured landscape)

Continuity and Enclosure

The development site is set back from Ashton Old Road which helps minimise the visual impact when viewed from the main highway. However, the proposal has been integrated physically and visually with the existing urban context.

Consideration has been given to access to the development via Club Street, by car, foot and bicycle, and via Backwell Street and Gransmoor Avenue, by foot and bicycle.

Ease of Movement

The proposed development is easy to get to and move through.

The layout demonstrates a clear and well-considered strategy for vehicular and pedestrian movement in and around the site and, connections to the public transport network along Ashton Old Road

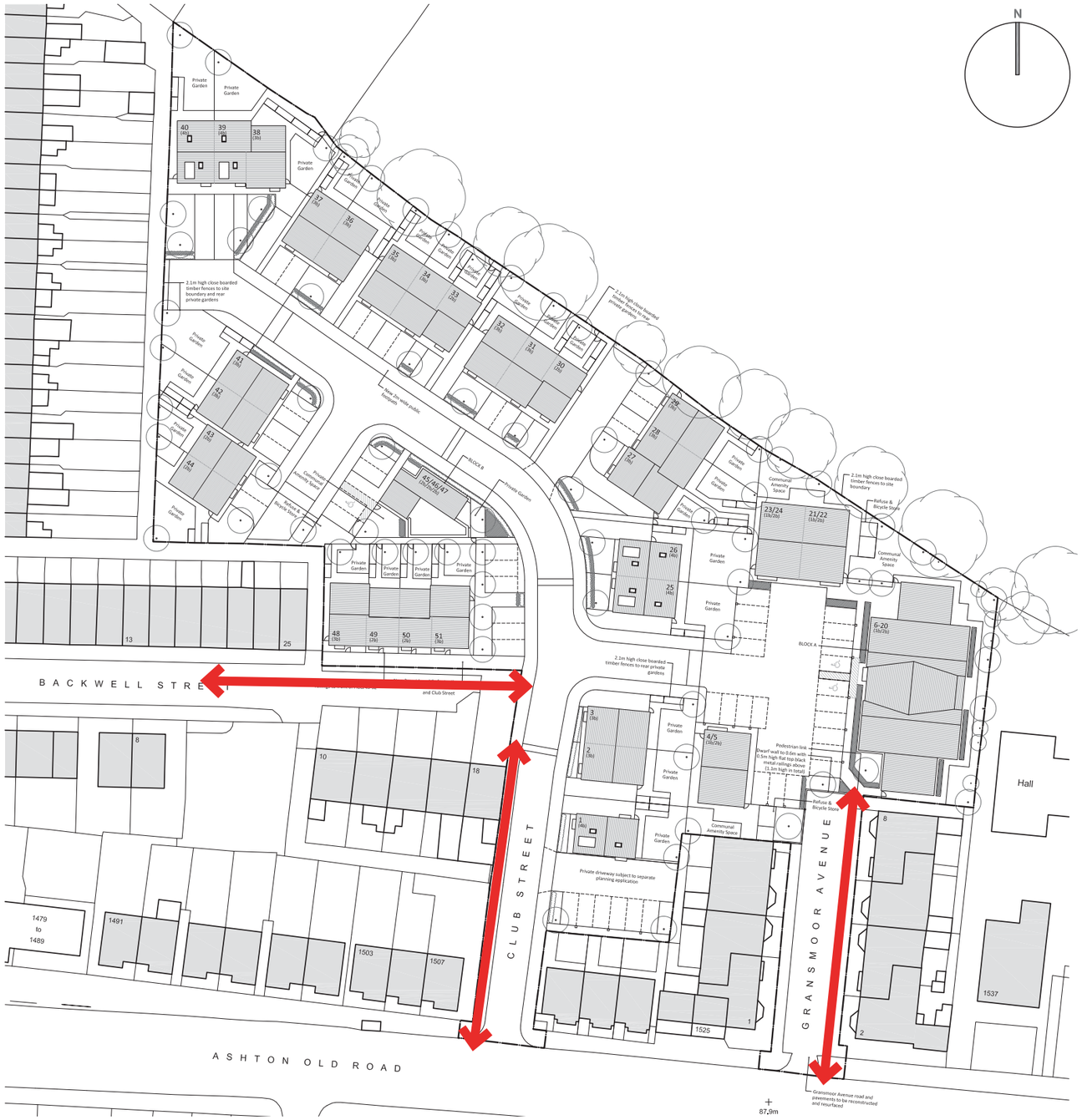
Emphasis is given to the accommodation of pedestrian and bicycle circulation through the conception of new footpaths and cycleways linking the development to the wider area.

Legibility

The proposed development has a clear image through the building designs and material palette.

The layout and form of the proposal reinforces the sense of legibility with a clear and understandable environment via recognisable routes, intersections and landmarks to aid navigation.

The individually designed 3-storey apartment block ensures a landmark development, a 'gateway' building sited and articulated in an appropriate manner.



Proposed Site Plan (showing new connectivity)

Quality of Public Realm

The proposed layout ensures a place with attractive and successful outdoor space. Formal hedges and trees within the curtilage of each dwelling helps to frame the public highway and pedestrianised routes.

The creation of a new linkages via the extended footpath along Backwell Street, a continuation of the pavement line from Gransmoor Avenue and the new adopted highway to Club Street coherently link the proposed development with the surrounding context and improves upon the sites views, vistas, junctions and activity nodes.

Furthermore, the proposals include for the full reconstruction of the carriageway and public footpaths along Gransmoor Avenue, alongside new street lighting and the restoration of the existing feature pillars at the junction with Ashton Old Road.

The materials replicate the colour palette found within the area, and high quality hard and soft landscaping corresponds with the quality of the proposed dwellings.

The planting scheme will offer diversity and interest whilst providing coherent structure through rhythmic tree planting and formal hedging. This, combined with carefully selected street furniture and lighting, will ensure a high quality public realm.

Orientation

Existing building lines have been carefully considered, and the entrance(s) to the development have been sited to ensure that cars do not dominate views into the site and/or undermine the landscape character of the proposal.

Trees and hedges positioned to create a clear distinction between public and private space. The hard and soft landscaped areas help to create a good level of high quality, spatial enclosure.

Proposed streetscene view (north towards Plots 26-33)

Proposed streetscene view (east along Backwell Street)

Proposed streetscene view (north along Gransmoor Avenue)

By demonstrating this appropriately considered layout, we ensure that the proposed development contributes to the wider character of the area whilst also creating an attractiveness of its own.

The pattern of the site layout responds sensitively to its context with careful attention being given to how the building responds to the site-specific features such as the landscape boundary to the north, and the strong built form to the south and west.

Proposed overhead views (showing proposed site layout)

5.4 Height, Scale and Mass

Studio KMA acknowledge that scale is defined as: the height, width and length of each building proposed in relation to its surroundings and the scale of the proposal is considered entirely appropriate when compared to the immediate built form and urban context.

The mass of the proposed development is a direct result of the building footprints and height, and we would note that special care has been taken to generate visual interest by allowing the urban grain to follow the landscaped boundary to the north.

Proposed streetscene view (east towards Apartment Block A)

Proposed streetscene view (east towards Apartment Block B)

Proposed streetscene view (west towards Plots 42-43)

5.5 External Appearance and Materials

By careful design of the form of each dwelling and apartment block, material palette, colour and detailing, the external appearance aims to create a synergetic relationship with the surrounding context to ensure that the development and surrounding landscape are expressions within the same design language.

The architectural (external) skin of the buildings are a combination of facing brickwork with large windows that demonstrate a regular window pattern and rhythm.

These ensure individual identity and distinctiveness, but also meets a key design objective in that the character of proposed development has a fundamental relationship with its surroundings.

The proposal creates an appropriately rich and diverse character within the development site and facilitates the creation of a high-quality place with a strong identity that positively enhances the overall character and image of the area.

Our thoughts have been specifically to select high quality materials that subtly blend contemporary, innovative architecture into the context of the adjoining residential character and ensure robust, durable and easily maintained buildings.

The proposed palette of materials across all house types and apartment blocks includes for:

- **Walls** 2no. contrasting high quality facing bricks (colour: red).
- **Windows** High quality uPVC double-glazed window system (colour: black frames).
  Composite cladding weatherboard to dormers and oriel windows (colour: dark grey).
- **Doors** GRP double-glazed composite doors to main entrances (colour: black).
- **Roofs** High-quality artificial slate (colour: dark grey).
  uPVC fascia boards, soffit boards and rainwater goods (colour: black).

Proposed streetscene view (north towards Plots 32-37)

Proposed streetscene view (south towards Apartment Block B)

Proposed streetscene view (west towards Plot 52)

5.6 Amenity

Private amenity space is provided for each dwelling, and communal amenity space has been provided for the apartment buildings.

The creation of a new footpaths and cycleways to and from the development site allow easy access to the nearby Delamere Park.

Our overall approach has been to enhance the public realm with a high-quality strategic landscape scheme including for first-rate materials and planting.

5.7 Landscape

Site planning has been carefully considered to ensure that landscape design has been an integral part of the design process.

The arrangement of internal roads, pedestrian and cycle movements are lined by landscaped hedges and trees.

As well as tying the buildings to the surrounding townscape, the proposed landscape enhances the existing landscape character of the area.

Proposed overhead view (showing amenity spaces and landscape)

5.8 Car Parking

The proposed site plan demonstrates:

- 1no. car parking space per apartment and 2-bed family home.
- 2no. cars per dwelling for the 3-bed and 4-bed family homes.
- Resident's vehicles are secure and overlooked.

5.9 Cycle Parking

The proposed site plan identifies:

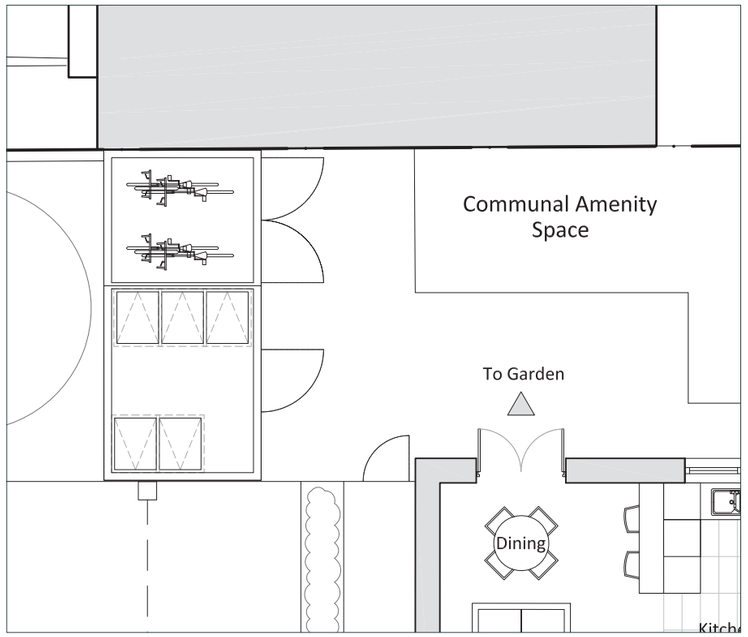
- Lockable bicycle storage units within the (secure) rear private gardens to each dwelling.
- Secure internal bicycle store within Apartment Block A.
- Lockable bicycle storage unit within the (secure) rear communal garden to Apartment Block B.

5.10 Lighting

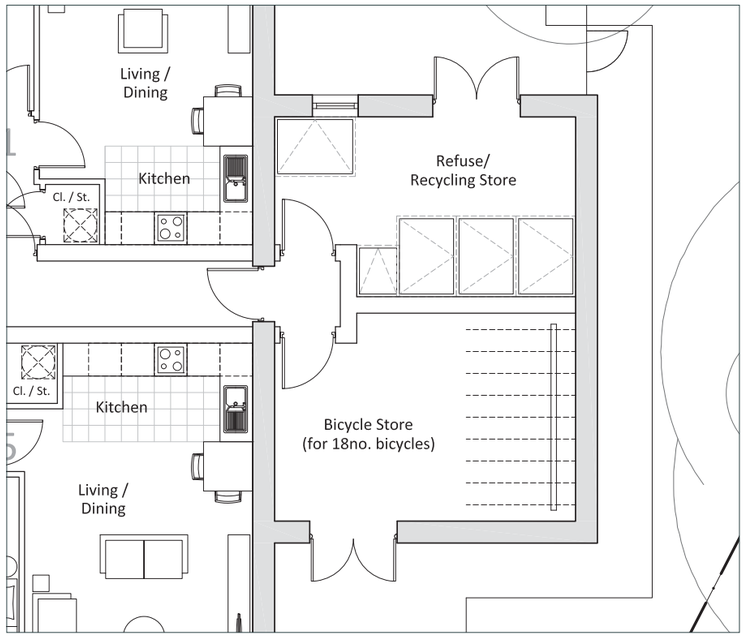
A detail lighting scheme should be conditioned as part of any future planning approval however, at this stage, consideration to the appropriate choice of external lighting has already been given.

As well as the aesthetic quality, the choice of light source and its positioning will take into account:

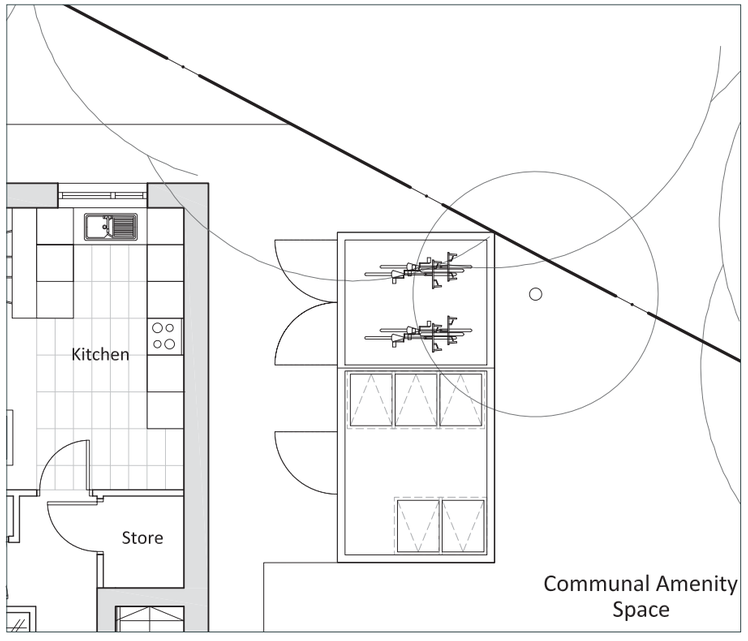
- Colour and reflectivity of the building surface and adjoining surfaces.
- Security.
- Light pollution.
- Maintenance.



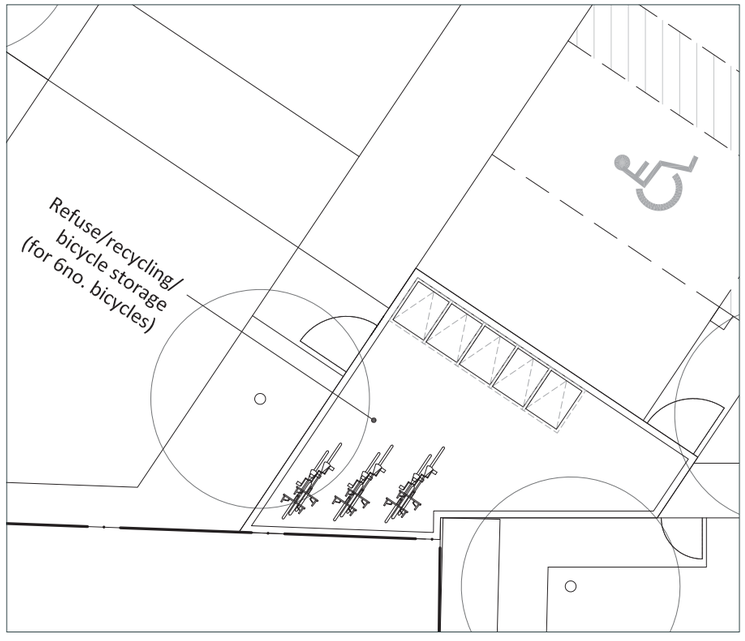
Excerpt of Plots 5/6 cycle/refuse/recycling storage



Excerpt of Block A cycle/refuse/recycling storage



Excerpt of Plots 22-25 cycle/refuse/recycling storage



Excerpt of Block B cycle/refuse/recycling storage

5.11 Crime Impact Statement

Our aim has been to develop the design to deter crime and provide a safe and secure environment for all future residents and visitors. High standard, physical security measures are to be incorporated at the technical design stage however, at the spatial coordination stage, Studio KMA have approached the detail of the proposal to include:

- Low level landscaping.
- All proposed dwellings fronting onto Club Street, Backwell Street, and the continuation of Gransmoor Avenue to have 'active frontages' to maximize surveillance over visitors and the public realm.
- Proposed dwellings with habitable room windows to their front elevations at ground floor level.
- All front doors to the proposed houses clearly visible to the street and in sight of neighbouring properties.
- The main entrance to the apartment blocks located in a prominent position, to ensure surveillance opportunities over each entrance.
- Secure boundary treatments to the houses and apartment blocks with the rear of both defined as private space and adequately secured with a 2100mm high boundaries/gate.
- The front elevations of houses and the apartment blocks protected by a clear separation of private and public space creating a sense of ownership and an important contribution to community safety and crime prevention.
- Car parking areas overlooked, with in-curtilage car parking arrangements for the houses, and courtyard parking for the apartments. Courtyard parking has been designed to be well-overlooked from habitable room windows of adjacent properties.
- All shared/communal side access alleyways serving the dwellings are gated with 2100mm high gates.
- All rear access alleyways only accessible to the residents of the properties they serve and the number of access points limited in number.
- Secured by Design compliant doors, windows, and glazing to all properties.
- A lighting scheme to deters and reveal potential intruders, with appropriate lighting levels to all roads/footpaths, parking areas and to the front/rear of all properties.
- Low level landscaping features (hard or soft) in front of the proposed dwellings and apartment buildings to ensure natural surveillance.

Proposed Site Plan (showing primary surveillance)

In addition to these principles, the apartment buildings will incorporate discreet digital CCTV and a secure system for the delivery of post.

A Crime Impact Statement has been requested from Greater Manchester Police by the applicant and will be submitted in due course in support of this Full planning application.

5.12 Window Cleaning Strategy

The window cleaning strategy envisaged will be a reach and wash system.

The Registered Provider will select the most appropriate approach to maintaining and the cleaning of glass and façades.

5.13 Waste Management, Recycling and Servicing Strategy

The proposed ground floor plans identify areas for the storage of refuse and recycling material.

All dwellings include for secure refuse/recycling stores within their private rear gardens. All cottage flats and Apartment Block B includes for a secure external communal refuse/recycling store, whilst Apartment Block A includes for a secure internal communal refuse/recycling store.

As a result, the proposals reduce the potential of street cluttering and will not detract from the character of the area.

Service vehicles have been considered and swept path analysis work supports the proposed site layout.

Proposed Site Plan showing vehicle tracking (provided by Mode Transport Planning)

6. Carbon Reduction Statement

The applicant is aware that the proposals play an important role in the future sustainability of Manchester.

This section of the report will outline how the proposals have considered the steps necessary to reduce energy demand and carbon reduction.

6.1 Land Use

The use of land that has been previously developed should be the priority for new development as opposed to Greenfield sites. This sequential approach promotes the regeneration of areas that lie derelict or vacant and gives greater protection to environmental assets.

6.2 Orientation

The siting and layout of the buildings, including private gardens, consider the solar path.

6.3 Ventilation

Each dwelling house and apartment will incorporate openable windows to all habitable rooms to ensure fresh air is available. Some bathrooms and kitchen areas will require artificial/ mechanical ventilation, however, only the most energy efficient systems will be used.

6.4 Lighting

Natural daylight will be available in all habitable rooms, and this will reduce the need for artificial lighting thus reducing CO_2 emissions. The use of energy efficient lighting, daylight dimming, and occupancy detection will be employed within all communal circulation areas of the apartment buildings.

6.5 Insulation

Whilst this is dealt with at the Building Regulations stage, the applicant is committed to maximise insulation levels within the proposed dwelling. This will include for increasing the U-values through the wall and roof above and beyond current building legislation.

Furthermore, all new windows and doors will provide the highest standard of double-glazed low-E glazing to prevent heat loss and heat gain, helping to keep the internal temperature of the new apartments relatively stable.

6.6 Heating

Renewable technologies will be reviewed for the effectiveness and capital cost. An energy efficient heating system will form a significant part of the client's brief, including for a requirement to ensure control on a room-by-room basis. This will guarantee energy is not expended when rooms within each apartment are vacant.

6.7 Materials

At this stage, consideration will be given to Life Cycle design, with internal finishes designed to last for 30 years. As such the use of paints and other products requiring maintenance will be minimised.

6.8 Water Management

Externally, all hard landscaping will be permeable where possible. Soft landscaping provision where possible will aid surface water run-off.

Internally, intelligent eco-friendly water saving devices will be employed within the kitchens and all bathroom areas of each dwelling and apartment to save hot and cold water to reduce energy and water demand by up to 60%.

6.9 Waste Management

The proposals demonstrate the provision of refuse and recycling storage areas. These dedicated storage hubs will cater for general waste, plastics, bottles, cardboard and paper.

6.10 Biodiversity

The client wishes to promote, enhance and encourage wildlife. Local biodiversity will be actively encouraged by the introduction of landscaped private garden areas within the application site. Additionally, a complement of bug, bee, bat and bird boxes located where appropriate.

Providing these habitats for wildlife will boost ecosystem productivity where each species, no matter how small, have an important role to play.

6.11 Transport and Travel

Minimal car parking provision will result in a benefit of air quality within the site, to all neighbouring properties and to the area of Openshaw as a whole.

7. The National Design Guide

7.1 The Ten Characteristics

The National Design Guide has influenced our approach to the proposed development and this section of the document aims to set out how Studio KMA have approached the ten characteristics necessary for creating a well-designed place.

1. Context. Relating well to the local and wider context and the values that the character of the area has by ensuring that the principles of the development recognise and are sympathetic to the historic and traditional patterns of built form.

2. Identity. Responding well and improving the quality of the area by designing attractive, modern, high quality new living accommodation.

3. Built form. Designing an appropriate density, with a compact form of development to make efficient use of the land and application site.

4. Movement. Enhancing pedestrian and cycle routes to, from and around the proposed development.

5. Nature. To maintain protection to high quality trees, plant new trees and hedges, and include permeable hard and soft landscape surfaces.

6. Public Space. To ensure the proposal supports social interaction between all future occupiers and their visitors of the newly created residential environment.

7. Uses. Including for a mix of tenure, dwelling and apartment sizes with layouts to provide choice of living accommodation that reflects the local housing need and current market demand.

8. Homes and Buildings. Designing a healthy, comfortable and safe internal and external environment for all future occupiers and their visitors of the proposed development.

9. Resources. Addressing carbon reduction via energy hierarchy, selection of materials and construction techniques.

10. Lifespan. Considering the management and future maintenance of the development.

7.2 Wellbeing

The proposal identifies the importance we have placed upon the development to deliver thoughtful and inclusive wellbeing principles that meet the needs of a diverse range of future residents.

Each of the ten characteristics identified demonstrate our approach which has included:

- The creation of a positive sense of place that people can identify.
- The promotion of activity and social interaction.
- The provision of attractive external space.
- The provision of a high quality internal and external environments.

7.3 Environmental Focus

As we move towards the Government's strategy of Net Zero Carbon by 2050, there has been a significant focus on how we can deliver a reduction of energy usage and the carbon footprint of the buildings at this planning application stage.

8. Access Statement

8.1 Introduction

Studio KMA are committed to a policy of equality, inclusion and accessibility in the delivery of all our design and architecture.

We fully recognise the diversity of cultural, religious and individual abilities of future residents and visitors, and are active in ensuring that any potential sources of discrimination are addressed.

Against that background, this section of the document will set out the measures that have been employed in order to ensure inclusive access throughout the proposed development.

Access for disabled people to the built environment, services, employment, transport and education is playing an ever-increasing role in the development of new buildings. Legislation, regulation and planning requirements are continually changing and expanding.

Studio KMA have adopted an approach which will incorporate measures to facilitate access and use by all people who will live, visit and move around the proposal development including disabled people with mobility, sensory and cognitive impairments.

Key concerns in developing these proposals have been:

- To ensure that all buildings are able to be accessed by all potential visitors, regardless of age, gender or any disabilities which they might have.
- To ensure that the external building environment, including the location and orientation of entrances, will be legible and not act as an impediment to any potential users.
- To ensure that the internal building environment can be successfully and safely used by all potential users of the building.
- To ensure that, where possible, opportunities are taken to utilise colours, materials, textures and the treatment of space to assist in the legibility and aesthetic value of the buildings and to improve design standards overall.

8.2 National Guidance

Statutory Regulations at the national level on the provision of disabled access are set out in;

- Building Regulations Approved Document M - Access to and use of buildings: Volume 1 - Dwellings, March 2015.
- BS 8300-2:2018: Design of an accessible and inclusive built environment. Buildings. Code of practice.
- The Equality Act 2010.

8.3 The Social Model

The model requires that instead of grouping disabled people into categories such as deaf, blind or wheelchair users, solutions should be sought for individuals to the common barriers which exclude disabled people from mainstream activities and services – which can generally be grouped under three main headings:

Physical	steps, stairs, inadequate signs.
Organisational	the systems and processes that exclude disabled people.
Attitudinal	the traditional view of disabled people as passive and dependant.

8.4 Vehicular Access

All vehicular access and car parking provision proposed as part of this development has been designed to meet the needs for all.

Service vehicles have been considered and swept path analysis work supports the proposed site layout.

8.5 Pedestrian Access

All dwellings will be accessed at grade at the main entrance locations.

Access for the disabled has been considered as an integral element of the design process, with all ground floor apartment accommodation fully accessible.

Detailed measures, such as services, introduction of wall colours, floor surfaces, height of door handles etc will be introduced specifically to meet the requirements of blind, deaf and ambulant disabled occupants and will be set out in a Building Regulations Application, particularly for the ground floor to each dwelling and each apartment building.

Proposed view of Apartment Block A entrance

Proposed view of Apartment Block B entrance

9. Summary

The proposed development has been designed to respect the existing street pattern and urban grain of development in Openshaw's historic core, and to integrate well with the dense concentration of buildings within the immediate area.

We have acknowledged the ambition of Manchester City Council, reviewing as necessary the Manchester Residential Quality Guidance document to ensure the delivery of 51 high-quality, flexible affordable homes.

To achieve the City's target of carbon neutrality by 2050, this Design and Access Statement includes for a Carbon Reduction Statement to demonstrate the incorporation of up to date technology to help reduce emissions.

KMA

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