

Planning Statement

Full Planning Application for Demolition of Existing Semi Detached Dwelling and Replacement with 7no Apartments at 2B – 2C Minehad Av, Withington.

Introduction.

This application is submitted by Grant Erskine Architects Ltd on behalf on Nichols Estates and seeks approval for the demolition of existing semi detached dwelling and erection of newbuild 7no apartments and associated site works..

The existing dwellings on the site are an example of 1950s “modern” construction methods and after approx. 80 years are coming to the end of their viable life with general age related issues.

They also have an exceptionally low sustainability value in that they are hard to keep warm in winter, hard to cool in summer and generally have issues with water ingress and damp.

Along with this, there is believed to be high quantities of asbestos throughout the dwellings which whilst not an issue in current state, make any remediation works exceptionally difficult. (Howard House Schematic included in submission)

Finally – visually, the dwellings sit uncomfortably in the streetscape in several ways (scale, style, aesthetic, massing, siting)

Submitted.

(-9)A001 EXISTING LOCATION PLAN AND BLOCK PLAN
(20)A001 PROPOSED BLOCK PLAN
(20)A002 EXISTING AND PROPOSED STREETSCAPES
(20)A003 PROPOSED PLANS AND ELEVATIONS
HOWARD HOUSE SCHEMATIC

Relevant Planning History

No planning History listed on LPA website.

From site inspection, it would appear that no development requiring planning has been carried out on the site since dwellings originally built.

A Design Lead Approach

The existing dwellings sit uncomfortably in the streetscape for many reasons –

- Scale
- Siting
- Materiality
- Height
- Finish
- Fenestration

The proposed building has been heavily influenced by the locale and will be in keeping of local aesthetic with regards to style, scale and massing.

The Cills, Heads, Eaves and Ridge have all been set to similar the existing dwelling (to the right looking from front) along with similar materiality and fenestration scale.

To the right hand side of the proposed, the roof forms a gable to match neighbouring property, to the left hand side, the roof drops in a hip to match the language and scale of the neighbouring property on opposite side.

The front elevation to the main body of the proposed is set to match the building line, with the gable part of the elevation projecting slightly to enhance visual appeal on approach to and from bend on Minehead avenue.

The massing as a whole has been set more centred to the void between the two neighbouring properties to better respect the general rhythm of the street. This also improves natural daylight to obscure windows to side of existing neighbouring dwelling.

Layout

The proposed dwelling has been designed to comply with NDSS and to give a good mix of housing stock as follows –

- Apt 1 – 1b1p – 38.2 sqm
- Apt 2 – 1b1p – 37.0 sqm
- Apt 3 – 1b1p – 37.2 sqm
- Apt 4 – 3b4p – 83.4 sqm
- Apt 5 – 3b4p – 77.4sqm
- Apt 6 – 2b3p – 67.9sqm
- Apt 7 – 2b3p – 62.9sqm

The proposed dwelling has been sited taking into account windows on neighbouring houses also and meets separation distances protecting natural light and outlook to neighbours along with privacy to new existing gardens. The effect of pushing the rear elevation further back than what is currently onsite reduces overlooking to the rear gardens of Nos 2&4

Access

The new apartments has been designed with a “whole life” and “inclusivity” approach to comply with all relevant standards (e.g. level threshold, minimum level change between pavement and internals etc etc).

The provision of in curtilage unassigned parking spaces to the rear, accessed via a shared private driveway for vehicles and pedestrians has been included. There is provisions for a EVCP on the new dwelling.

There is also notable lengths of unrestricted parking on the local streets (on Minehead Av and Moorgate Av)

Secure covered cycle storage has been provided in cycle store.

Bin Storage has been shown to the rear of the property.

Generally the site is in a highly sustainable location in a residential area, with close proximity to several local amenities and open spaces, parks and gyms.

There is also several public transport links in the form of various bus routes connecting the site to Greater Manchester.

Environmental Approach / SUDS / Developer Contributions for Open Space / BNG

A SUDs hierarchy table has been included in the drawing pack. The general approach will be to notably reduce the rainwater run off from the site through the removal of the large area of impermeable hardstand and replacement of the existing drainage to local soakaways.

The applicant is aware that a BNG report and allowance will be required (most likely off site) and if acceptable to LPA, would like to submit this by way of condition discharge should application be successful.

Housing Supply

The following extract has been taken from the:

“Five-year Housing Land Supply Statement: Analysis of Strategic Housing Land Availability Assessment Data Base date 1 April 2024 “

2.0 Five-year housing requirement

2.1. Manchester adopted the Joint Development Plan, Places for Everyone, in March 2024 which set housing delivery in Manchester to 2039.

2.2. Places for Everyone Policy JP-H1: Scale, Distribution and Phasing of New Housing Development sets out in Table 7.2 the minimum delivery rate for Manchester as 3,533 units per year. The first year of Places for Everyone is 2022/23 when 1,891 net units were completed in Manchester and Year 2 is 2023/24 when 2,962 net units were completed. The undersupply since 2022, is 2,213 units.

2.3. Manchester’s housing requirement, therefore, from 1st April 2024 to 31 March 2029 is 17,665 units plus the undersupply of 2,213 units. Total requirement for the next 5 years is 19,878.

Conclusion

It is our belief that the proposal submitted, through good design and understanding of the area, does not impose any adverse impact on neighbours, on the character of the area, or on the greater area as a whole and in fact goes a long way to improving the overall visual aesthetic of the area.

It is the opportunity to create a much needed mixed tenure dwellings on an “infill” brownfield site that complies with all local policies.

It is for the reasons stated that we respectfully request approval.