

FORMER CRICKET CLUB BURNAGE

DESIGN & ACCESS STATEMENT

JANUARY 2025

OLLIER SMURTHWAITE ARCHITECTS

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INTRODUCTION

This Design and Access Statement has been prepared by Ollier Smurthwaite Architects on behalf of Views, with planning input from Asteer, for the redevelopment of a site on the former Burnage Cricket Club.

The proposed development comprises a total of 66 dwellings, with a mix of 13no. 1 bed apartments and 53no. 3 and 4 bed houses with 60no. parking spaces.

The purpose of this document is to set out the design principles, concepts and strategy behind the proposals and it should be read in conjunction with the planning statment produced by Asteer along with the supporting documents.

01 UNDERSTANDING THE CONTEXT

REGIONAL IDENTITY

The site is located on the former Burnage Community Sports and Social Club located south of Manchester city centre. The site borders the Kingsway to the west and Mauldeth Road to the south. Burnage ward is bordered by Levenshulme to the North, Heatons North to the east, Didsbury East to the South and Withington to the West.

For several decades Burnage was an area of common pasture until the 19th century when it began contributing to the cotton industry in the form of hand weaving. George Bernard Shaw reportedly described Burnage as the prettiest village in Manchester

Today, Burnage is known for its post war social housing and Manchester Corporation development.



CURRENT SITE ENTRANCE FROM THE KINGSWAY

01 UNDERSTANDING THE CONTEXT

LOCAL HISTORY

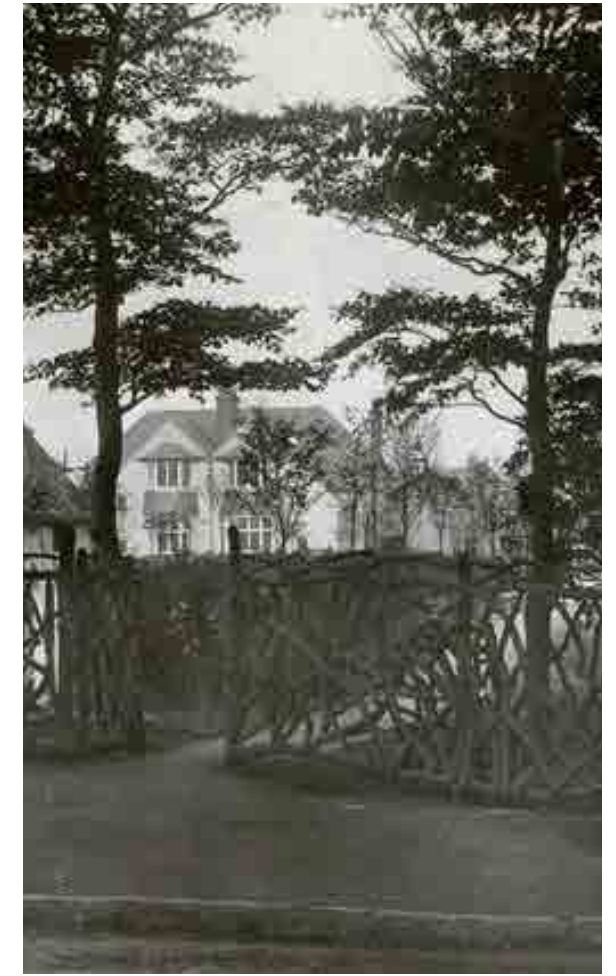
Mauldeth Road station is a short walk to the West of the site and is the first stop on the Styal commuter railway line when departing from Manchester Piccadilly. The line was completed in 1909 making Burnage a prominent area for suburban development.

Burnage Garden Village was completed in 1910 with houses inspired by Edwardian principles with elements of Arts and Crafts and designed to be a self sufficient community. The principles of the garden city provided a blueprint for a better way of life as opposed to the cramped poor quality industrial era housing which attracted families from the slums who could afford the higher rent. The area produced notable people with progressive views such as Tom Larrad, Dick Wallhead, Clara Doughty and Maud Dean.

Notable people from Burnage include Gallagher brothers who grew up on Ashby Avenue and Cranwell Drive and actor Max Beesley.



AERIAL VIEWS, BURNAGE, LIDO, CINEMA, KINGSWAY, AND GREEN END ROAD, 1932



ENTRANCE, BURNAGE GARDEN VILLAGE



KINGSWAY, BURNAGE, BETWEEN MAULDETH ROAD AND FOG LANE TOWN PLANNING ROAD, 1925

01 UNDERSTANDING THE CONTEXT

GARDEN VILLAGE

The Garden Village, a concept rooted in the late 19th and early 20th centuries, emerged as a response to the industrialization and urbanization with the aim of creating harmonious communities that integrated nature, architecture, and social well-being.

The principles of the English Garden Village were championed by urban planners and architects such as Ebenezer Howard, Raymond Unwin, and Barry Parker. In 1898, Howard's influential book, 'To-Morrow: A Peaceful Path to Real Reform,' outlined the concept of the garden city with the objective of countering the negative effects of rapid urban growth by promoting self-contained communities surrounded by green spaces.

Key principles of the English Garden Village included a balance between housing and greenery, careful planning to foster a sense of community, and an emphasis on local self-sufficiency. The architecture was often characterized by a mix of traditional and Arts and Crafts styles, with an emphasis on aesthetics and functionality.

Garden villages were designed to provide residents with a better quality of life, incorporating open spaces, communal gardens, and a strong connection to the natural environment. These villages often featured a central hub with essential amenities, promoting a sense of local identity and community cohesion.

While the Garden Village movement didn't see widespread adoption, its ideas influenced urban planning and community development in the 20th century. Today, the principles remain relevant to the pursuit of sustainable, aesthetically pleasing, and socially integrated living environments.



THREE MAGNETS FROM TO-MORROW: A PEACEFUL PATH TO REAL REFORM BY EBENEZER HOWARD



WESTHOLME GREEN, LETCHWORTH, DESIGNED BY BARRY PARKER AND RAYMOND UNWIN, 1906



AERIAL VIEW OF LETCHWORTH

01 UNDERSTANDING THE CONTEXT

BURNAGE GARDEN VILLAGE

Burnage Garden Village was designed by John Horner Hargreaves and opened in 1910. The development is comprised of 144 houses and some communal facilities.

Semi-detached houses are positioned on both sides of a hexagonally shaped road and a resident's recreation area sits in the centre of the developmen comprised of a club house, bowling green and tennis courts. Grass verges and trees run along all roads and property boundaries are delineated by hedges.¹

Residents buy shares in the co-operative and enjoy lower rent. The residents committee is run by Manchester Tennants Ltd and has its own rule book.²

¹ Burnage – Garden Village <https://modernmooch.com/2016/03/23/burnage-garden-village/>

² Burnage Garden Village is at war - and the stakes couldn't be lower <https://manchestermill.co.uk/p/burnage-garden-village-is-at-war>



1922 MAP WITH BURNAGE GARDEN VILLAGE INDICATED IN BLUE AND SITE INDICATED IN RED

01 UNDERSTANDING THE CONTEXT

HISTORICAL DEVELOPMENT PATTERN

Records show that before the Cricket Ground the land was part of Broad Hill Farm. Following the completion of the Styal railway line in 1909 the surrounding land saw rapid development of interwar housing.

Burnage Cricket Club was closed on 26/8/2022 following a raid on premises¹ by Greater Manchester Police to investigate alleged illegal activities.

¹ <https://www.manchestereveningnews.co.uk/news/greater-manchester-news/cricket-club-police-found-sword-24860837>



1842



1890



1900



1920



1930



1950

01 UNDERSTANDING THE CONTEXT

LOCAL CHARACTER

The majority of interwar housing remains in Burnage with varying quality.

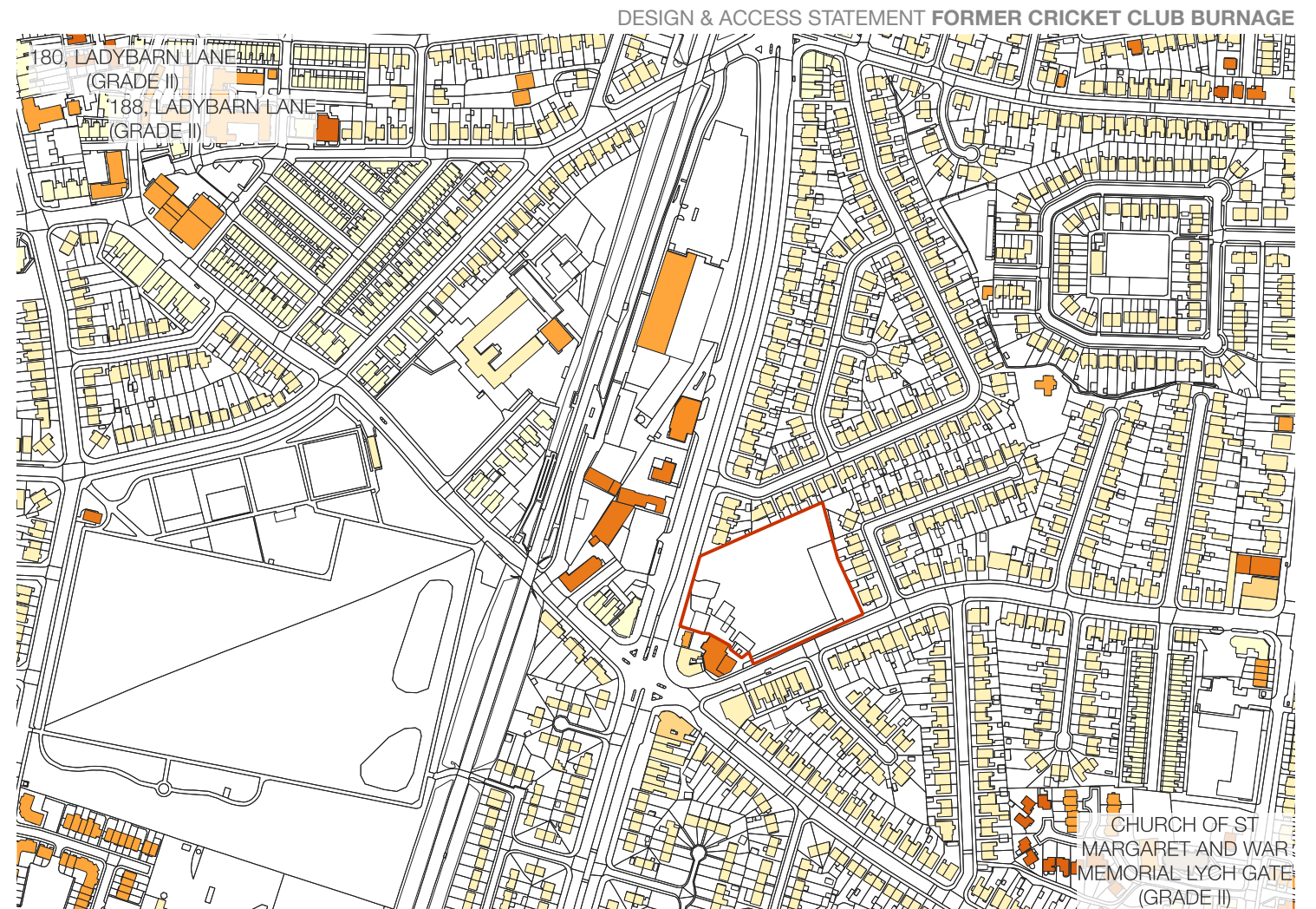
Opposite site on the Kingsway, The Mauldeth displays mock tudor first floor and deeply recessed brick arches at ground floor forming alcoves for the entrance and public benches. Following closure in 2016 the pub became Rainbow Nursery.

The Church of St Margaret is the only listed building in Burnage and an example of Gothic Revival.

Further up Ladybarn road are some examples of mid 19C houses built when the area was mostly common pasture.

BUILDING AGE KEY

- HISTORIC
- INTERWAR
- MIXED AGE PART HISTORIC
- MIXED AGE PART INTERWAR
- MODERN
- NON BUILDING STRUCTURE
- POSTWAR
- SIXTIES SEVENTIES
- UNCLASSIFIED



188, LADYBARN LANE, GRADE II



CHURCH OF ST MARGARET, BURNAGE LANE, GRADE II



180, LADYBARN LANE, GRADE II



INNS, THE MAULDETH, KINGSWAY/MAULDETH ROAD, BURNAGE, 1970

01 UNDERSTANDING THE CONTEXT

LOCAL TYPOLOGIES

The majority of housing surrounding site are semi-detached properties built between 1910 and 1930 displaying Edwardian and Arts and Crafts characteristics such as mock tudor first floor and low set roofs that extend below the height of the eaves within. Many of these houses are set back from the street with lushious front gardens separated from the street with a hedge or low level brick wall.

Houses to the south of site on Mauldeth Road are in poorer condition. Whilst maintaining features such as the semicircular bay windows and timber porch the front gardens are much more sparse.



EAST AVENUE, BURNAGE GARDEN VILLAGE



MAIN AVENUE, BURNAGE GARDEN VILLAGE



KINGSWAY, NORTH OF SITE



BURNSIDE DRIVE, NORTH OF SITE



MAULDETH ROAD, SOUTH OF SITE



BROOKTHORPE AVENUE, EAST OF SITE



BURNAGE, MAULDETH ROAD/KINGSWAY, JUNCTION

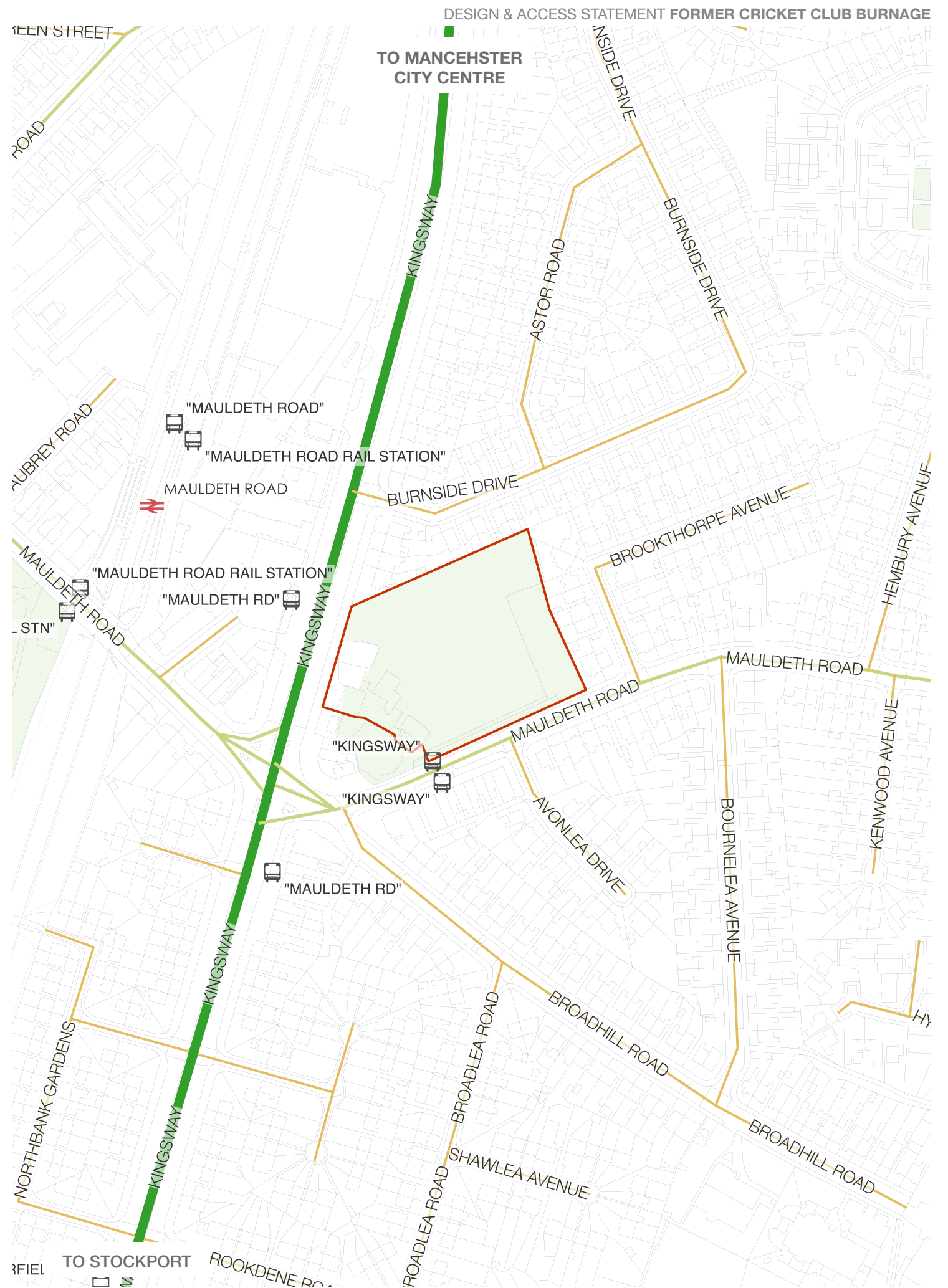
01 UNDERSTANDING THE CONTEXT

LINKAGES TO SURROUNDINGS & MOVEMENT PATTERNS

The Kingsway is a major arterial route into Manchester City Centre with buses running approximately every 10-15 minutes. Trains from Mauldeth Road station run every half an hour to Manchester City Centre with a journey time of approximately 7 minutes. Alternatively, a bike ride to the city centre would take approximately 20 minutes.

ROAD TYPE KEY

- A Road
- Local Road
- Minor Road
- ≡ Rail Station
- 🚌 Bus Stop



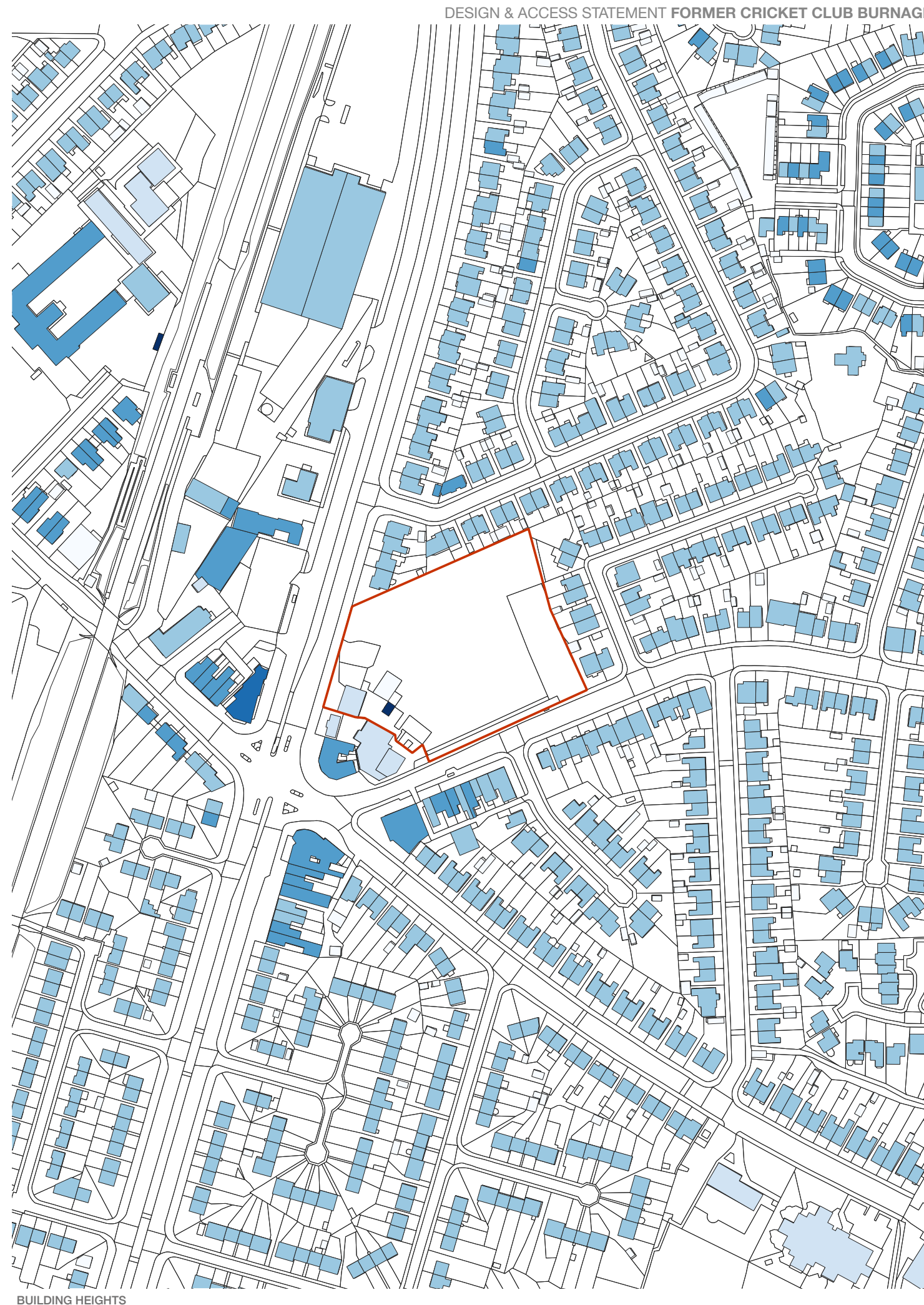
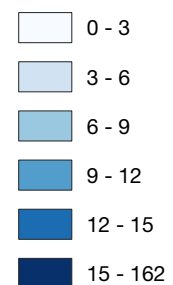
01 UNDERSTANDING THE CONTEXT

LAYOUT AND BUILDING FORM

The majority of buildings in the area are two storey structures. The adjacent map shows how buildings ramp up the junction between Kingsway and Mauldeth Road. The Mauldeth pub sits prominently opposite the site with a ridge height of 13.9m.

Several multi-storey residential developments have been proposed to replace the commercial and office space opposite the site on the Kingsway but to date one has been refused due to inappropriate scale and massing.

HEIGHT KEY (m)



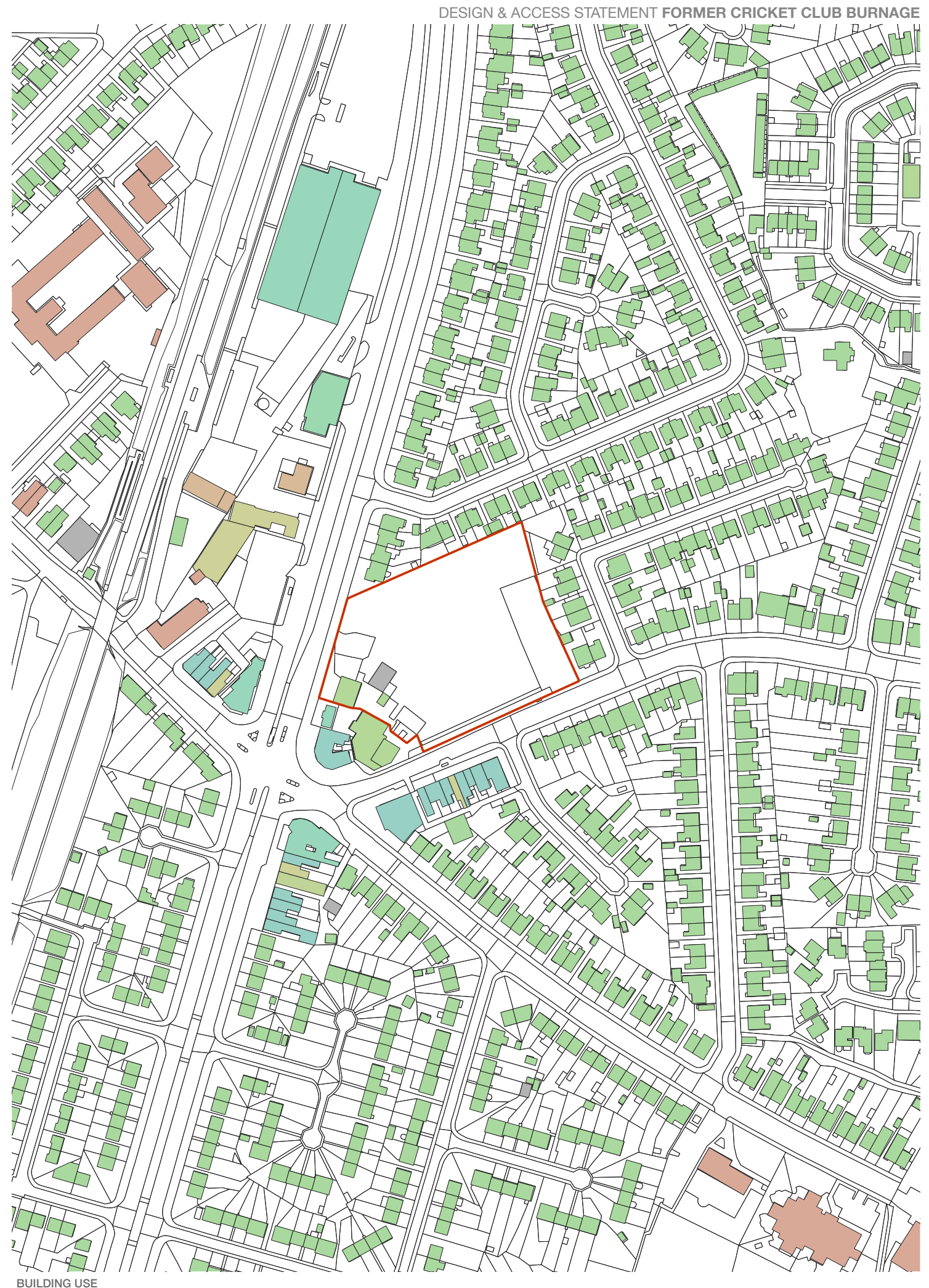
01 UNDERSTANDING THE CONTEXT

LAND USES

The site sits between a large residential area to the east and a crossroads with local shops and amenities to the west.

USE KEY

- COMMUNITY
- GENERAL COMMERCIAL
- OFFICE ONLY
- OFFICE WITH RETAIL ON GROUND FLOOR
- RECREATION AND LEISURE
- RESIDENTIAL ONLY
- RETAIL
- RETAIL ONLY
- RETAIL WITH OFFICE/RESIDENTIAL ABOVE
- UNCLASSIFIED



01 UNDERSTANDING THE CONTEXT

NATURAL FEATURES

A short walk from the site, Ladybarn Park is a large neighbourhood green space with generous provision for sports and recreation. These amenities include a bowling green, skatepark, tennis and basketball courts, and a children's playground, as well as open fields and woodland areas. The park provides local residents with an attractive space to meet, exercise, or spend leisure time in a pleasant green environment all year round.



01 UNDERSTANDING THE CONTEXT

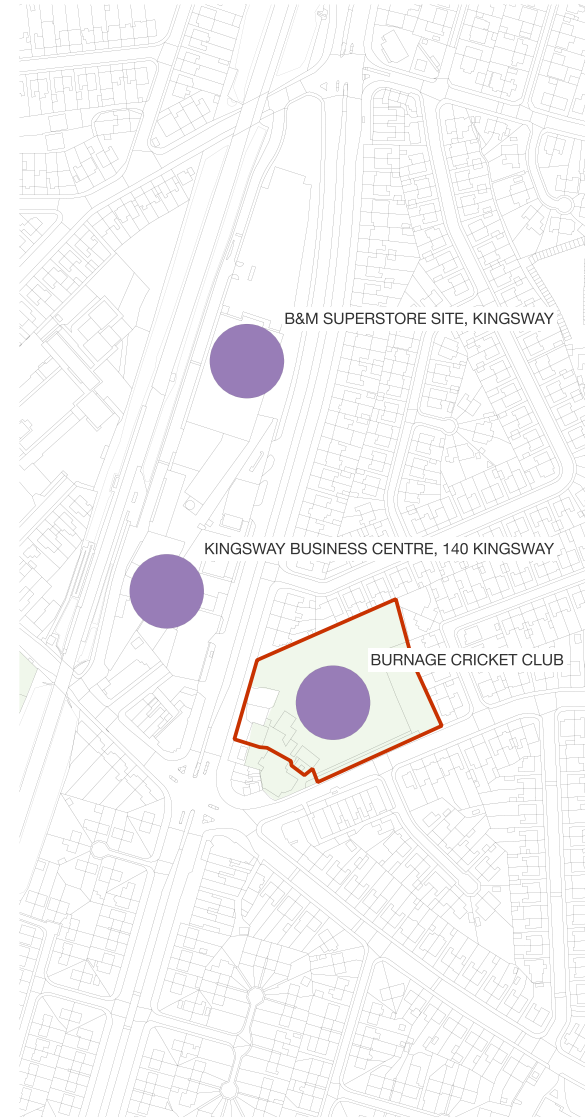
PLANNING CONSIDERATIONS

The former Burnage Cricket Club is on Mancehster City Council's brownfield land register so the site has already been recognised as land suitable for the development of 5 or more dwellings. The site has had several planning applications in the last 5 years. Proposals for three dwellinghouses on the Kingsway and two applications for a 2G & 3G artificial sports pitch and car park have all been decided as 'finally disposed of.'

Planning applications for an apartment scheme on the brownfield site of Kingsway Business Centre opposite Burnage Cricket Club have all been refused. The most recent of which (application reference 130098/OO/2021) has been refused due to inappropriate scale, massing and overdevelopment of the site is detrimental to the character of the area as well as insufficient off-street parking spaces. A proposal for a 112 home apartment scheme on the brownfield B&M superstore site has recently been submitted and is currently under consideration.

To the east of site on Burnage lane an extra care apartment scheme of 56 dwellings has recently been completed.

Key policies from Manchester Core Strategy include SP1 and DM1 for making a positive contribution to the existing neighbourhood.



MCC BROWNFIELD LAND REGISTER SITES

DESIGN & ACCESS STATEMENT FORMER CRICKET CLUB BURNAGE



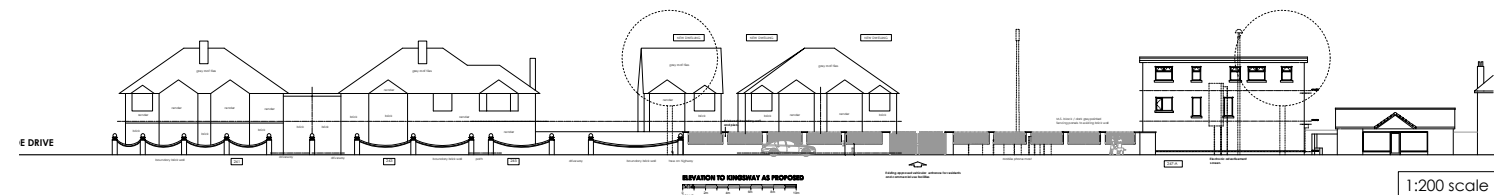
138712/FO/2023 - 112 HOME SCHEME, STEN ARCHITECTURE - UNDER CONSIDERATION



130098/OO/2021 - 142 FLATS, LEE ARCHITECTS - PLANNING REFUSED



DAHLIA HOUSE - 56 EXTRA CARE APARTMENTS, POZZONI ARCHITECTURE



124798/OO/2019 APPLICATION FOR ONE DETACHED, AND TWO SEMI-DETACHED, CORE DESIGN

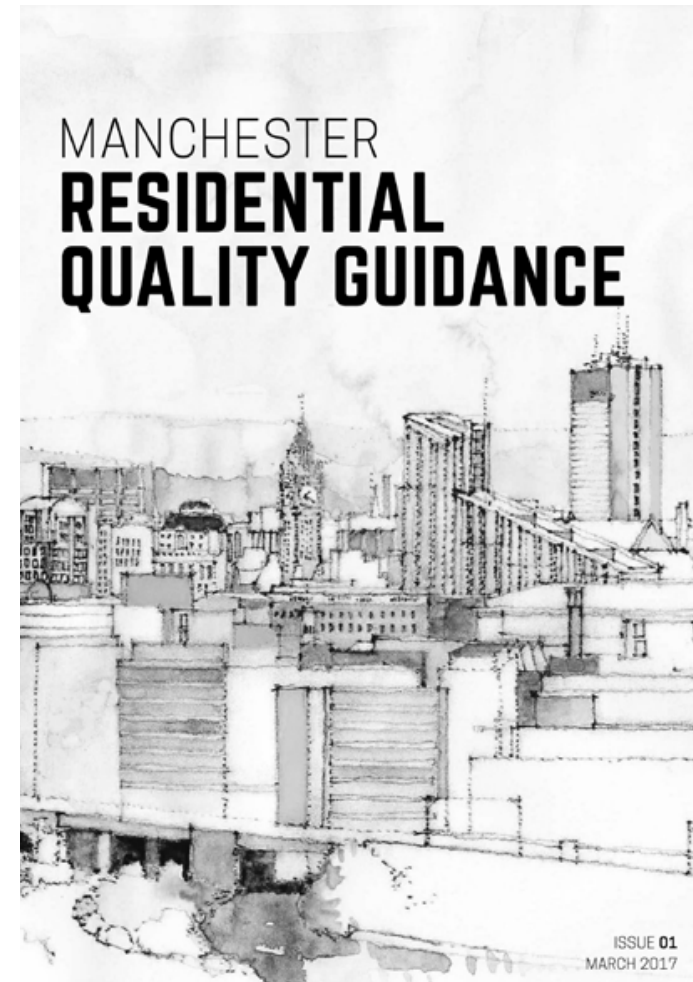
01 UNDERSTANDING THE CONTEXT

DESIGN GUIDES

In accordance with the Manchester Places For Everyone Joint Development Plan, the scheme aims to provide an appropriate mix of dwelling types and sizes, including apartments as well as 3 and 4 bed houses, to enhance the diversity of the homes on offer in Burnage. The proposal benefits from the site's proximity to Mauldeth Road railway station and key bus routes on Kingsway to accomodate higher densities. The character and scale of dwellings is designed in keeping with the surrounding residential context.

Following the Manchester Residential Quality guidance and the Manchester SPD section 'Achieving Well Designed Places', the scheme aims to create through good design a 'high-quality, beautiful and sustainable' place to live. Featuring tree-lined streets, attractive vistas, and Secured by Design strategies, the architecture and landscaping of the site is designed to promote a safe, secure and accessible community which sensitively enhances the wider Burnage neighbourhood.

The prominent location of the development on Kingsway assists MCC's Core Strategy ambition to use good design to enhance the city's image along key road routes into Manchester.



MANCHESTER RESIDENTIAL QUALITY GUIDANCE DOCUMENT

PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN DOCUMENT FOR BOLTON, BURY, MANCHESTER, OLDHAM, ROCHDALE, SALFORD, TAMESIDE, TRAFFORD AND WIGAN

2022 to 2039

ADOPTED 21 MARCH 2024



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01 UNDERSTANDING THE CONTEXT

PRE-APPLICATION

The pre-application brochure for the scheme was submitted on 3rd April 2024. We took onboard comments from Manchester City Council following this submission which primarily focused on the access to the site by both road and foot.

Our revisions following the comments focused on the vehicular access to the site from Mauldeth Road and pedestrian access from Kingsway, and pedestrian connectivity through the site between the two roads. These enhancements ensured the scheme would fit into its surroundings with minimal impact on road traffic whilst making improvements to pedestrian movement around the area.



PRE-APPLICATION DESIGN AND ACCESS STATEMENT, OCTOBER 2024.



PROPOSED SITE VIEWS INCLUDED IN THE DOCUMENT.



INITIAL SITE PLAN FROM THE PRE-APPLICATION.

01 UNDERSTANDING THE CONTEXT

PUBLIC CONSULTATION

A public consultation event for the local community was held on 1st June 2024, taking place at the former cricket club site.

Thoughts and concerns from the community were taken into consideration, with residents supportive of the proposed scheme. The consultation process has helped enable a thorough and sensitive proposal grounded in its local context.



FORMER BURNAGE CRICKET GROUND PUBLIC CONSULTATION EVENT SATURDAY 1ST JUNE 11AM TO 4PM

VISUALS FROM THE PUBLIC CONSULTATION EVENT, 1ST JUNE 2024.

THE SITE

Maximum Broad spectrum is a green site to the West of the site and is the first step in the City's transition to a green site. The site was completed in 1900 and is a green site. Burnage is a green site for future development.

Any use of the site and is the first step in the City's transition to a green site. The site was completed in 1900 and is a green site. Burnage is a green site for future development.

Any use of the site and is the first step in the City's transition to a green site. The site was completed in 1900 and is a green site. Burnage is a green site for future development.



VISUALISATIONS



PROPOSALS



DESIGN STRATEGY



A STROLL THROUGH BURNAGE

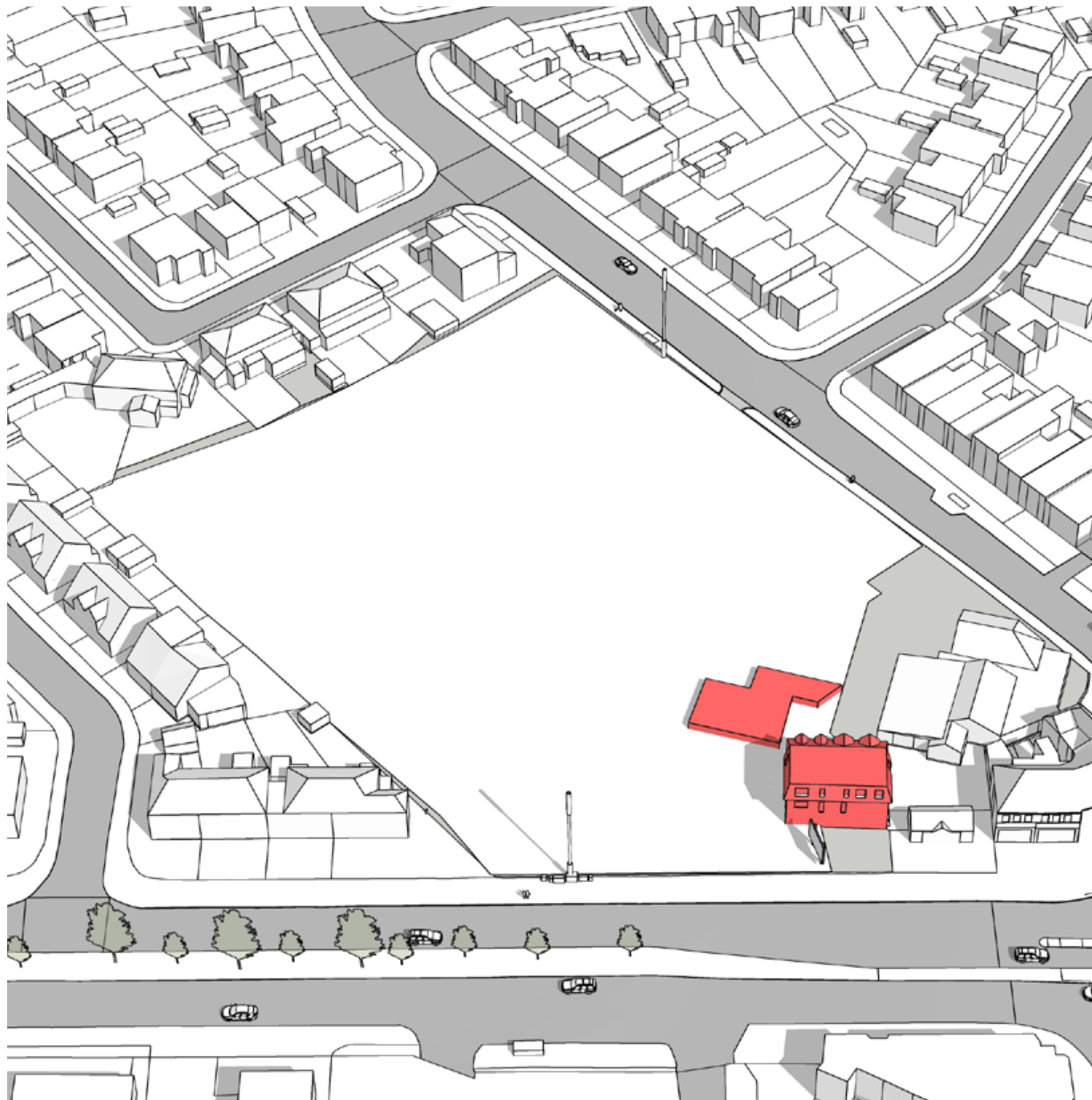


SITE INFORMATION BOARD FROM THE PUBLIC CONSULTATION EVENT, 1ST JUNE 2024.

02 DESIGN STRATEGY

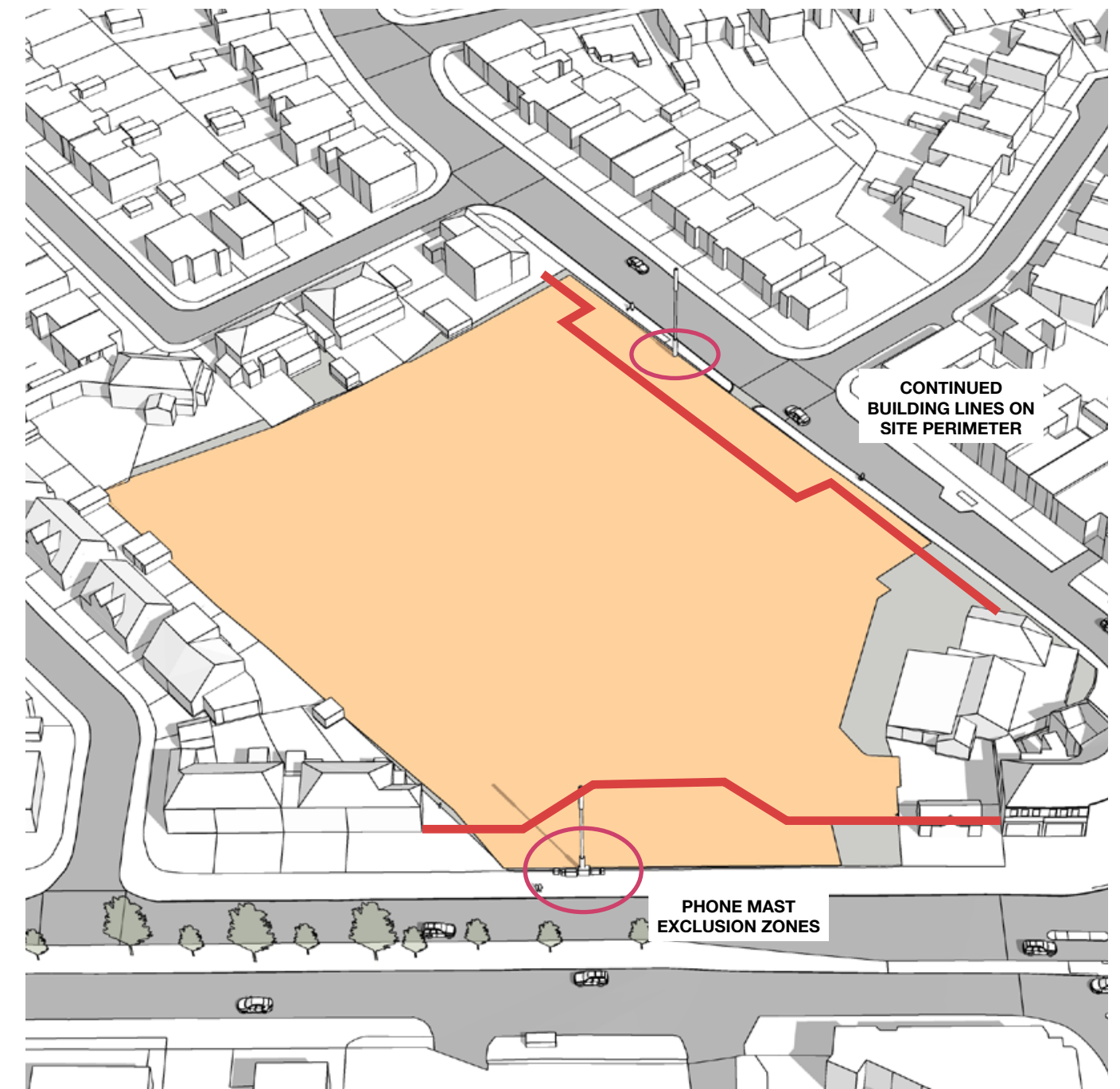
DEMOLITION

Existing cricket club and caretakers house to be demolished, and advertising board retained.



LAYOUT: PERIMETER

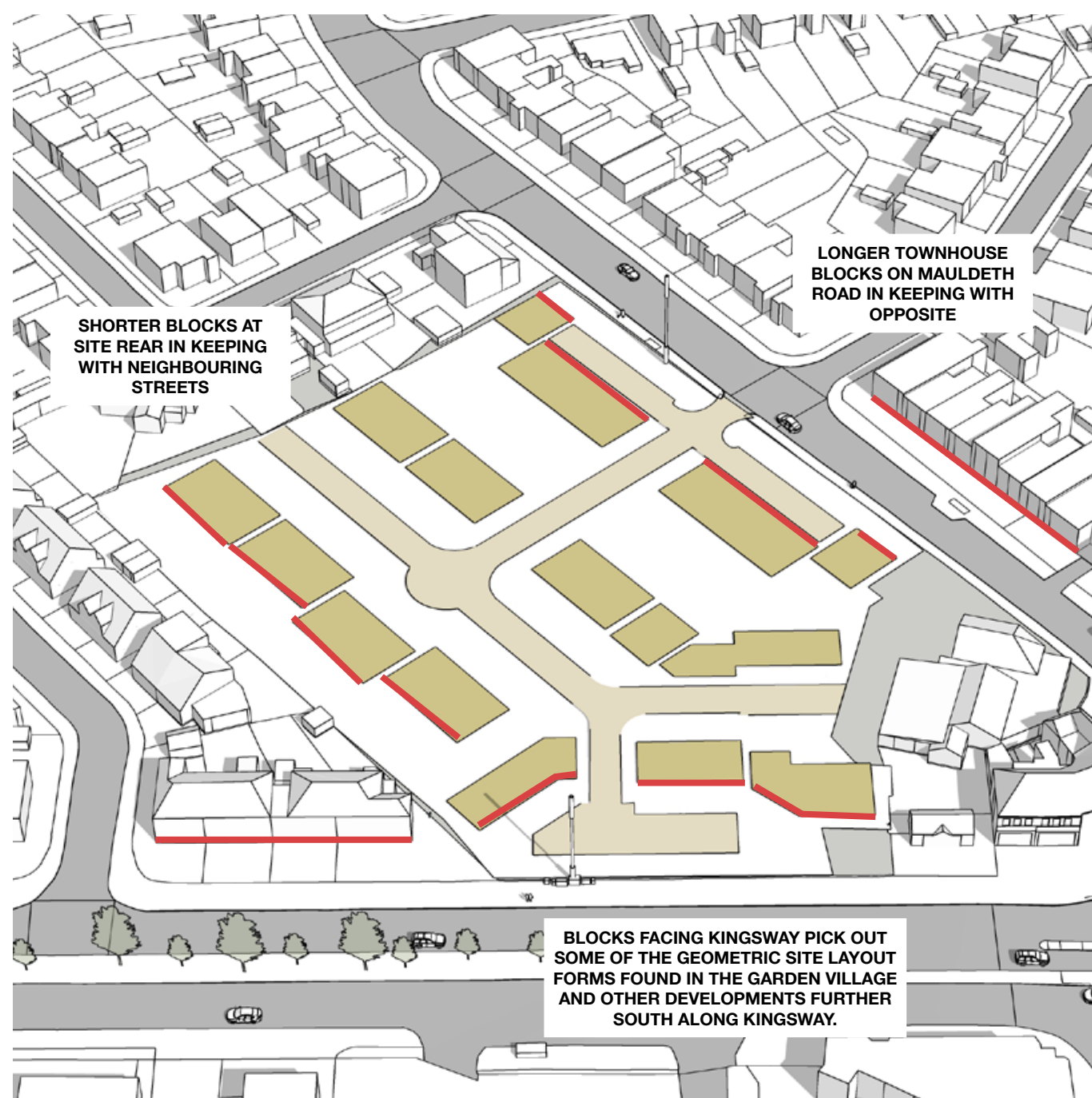
The layout continues the street building lines around the perimeter of the site. The building line takes into account exclusion zones around the phone masts on site.



02 DESIGN STRATEGY

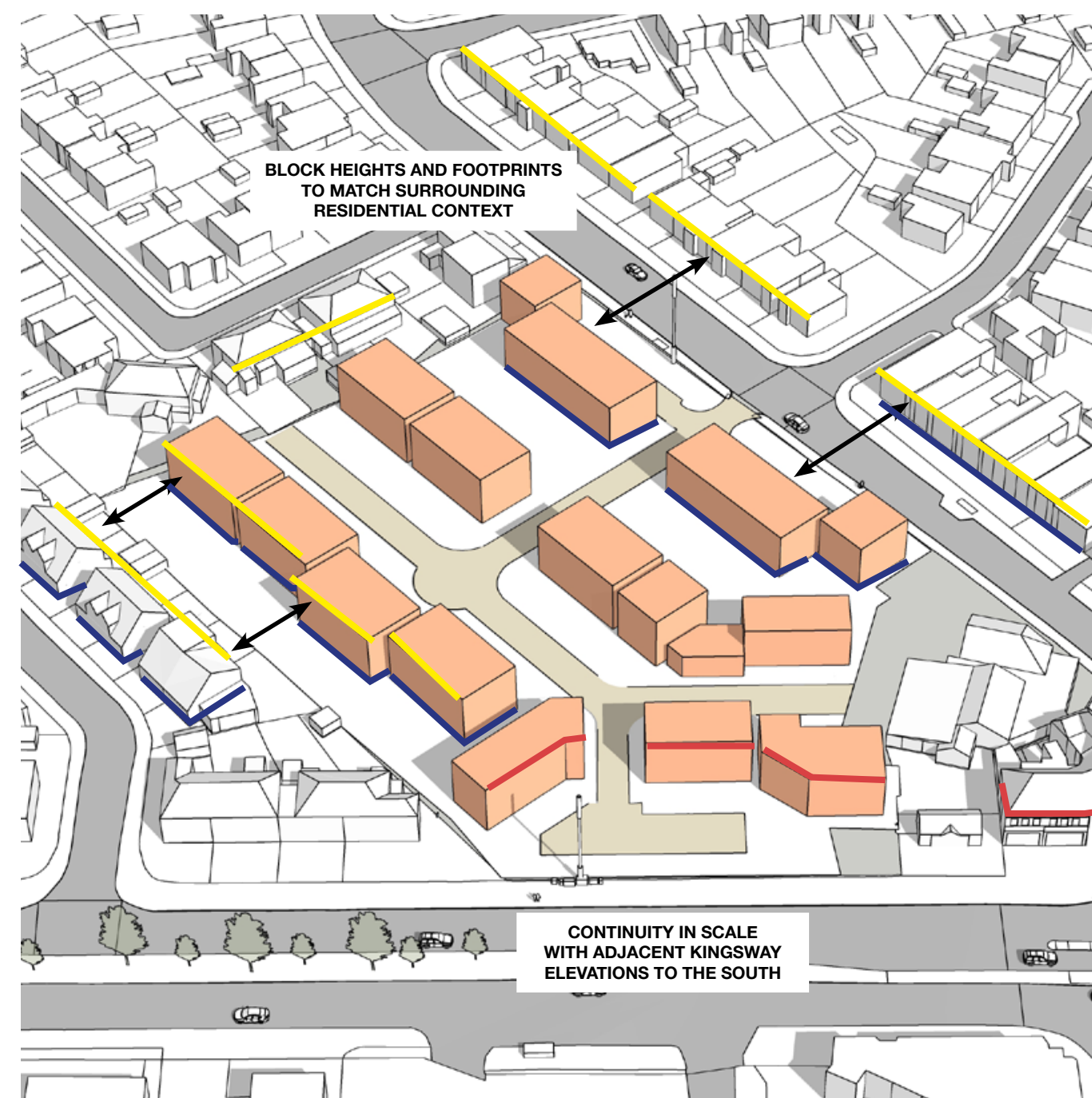
LAYOUT: STREET

Houses are street facing and have been provided with one in curtilage parking space per dwelling.



SCALE

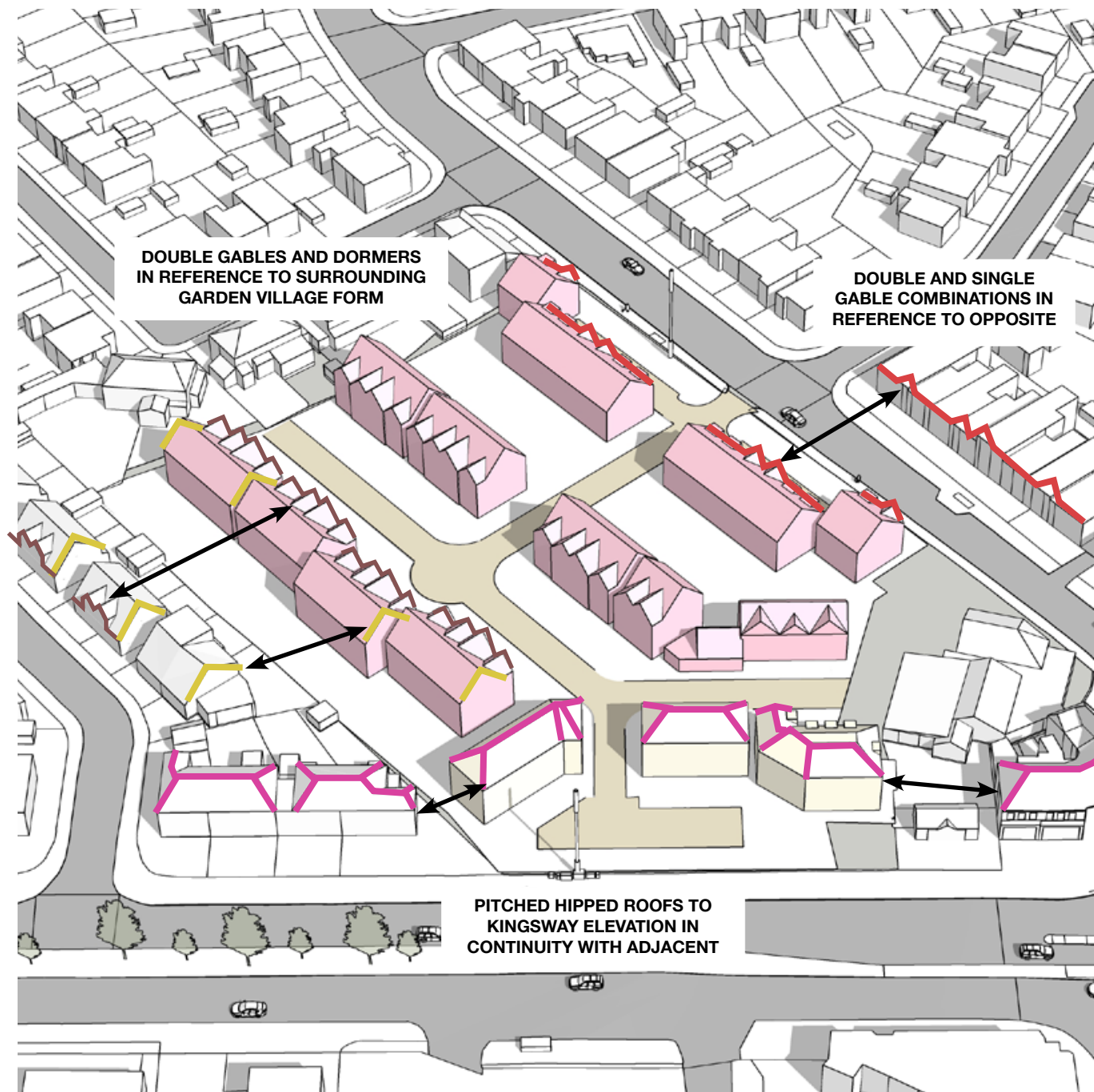
The scale matches the surrounding context.



02 DESIGN STRATEGY

FORM

Roof designs match the surrounding context.



USE

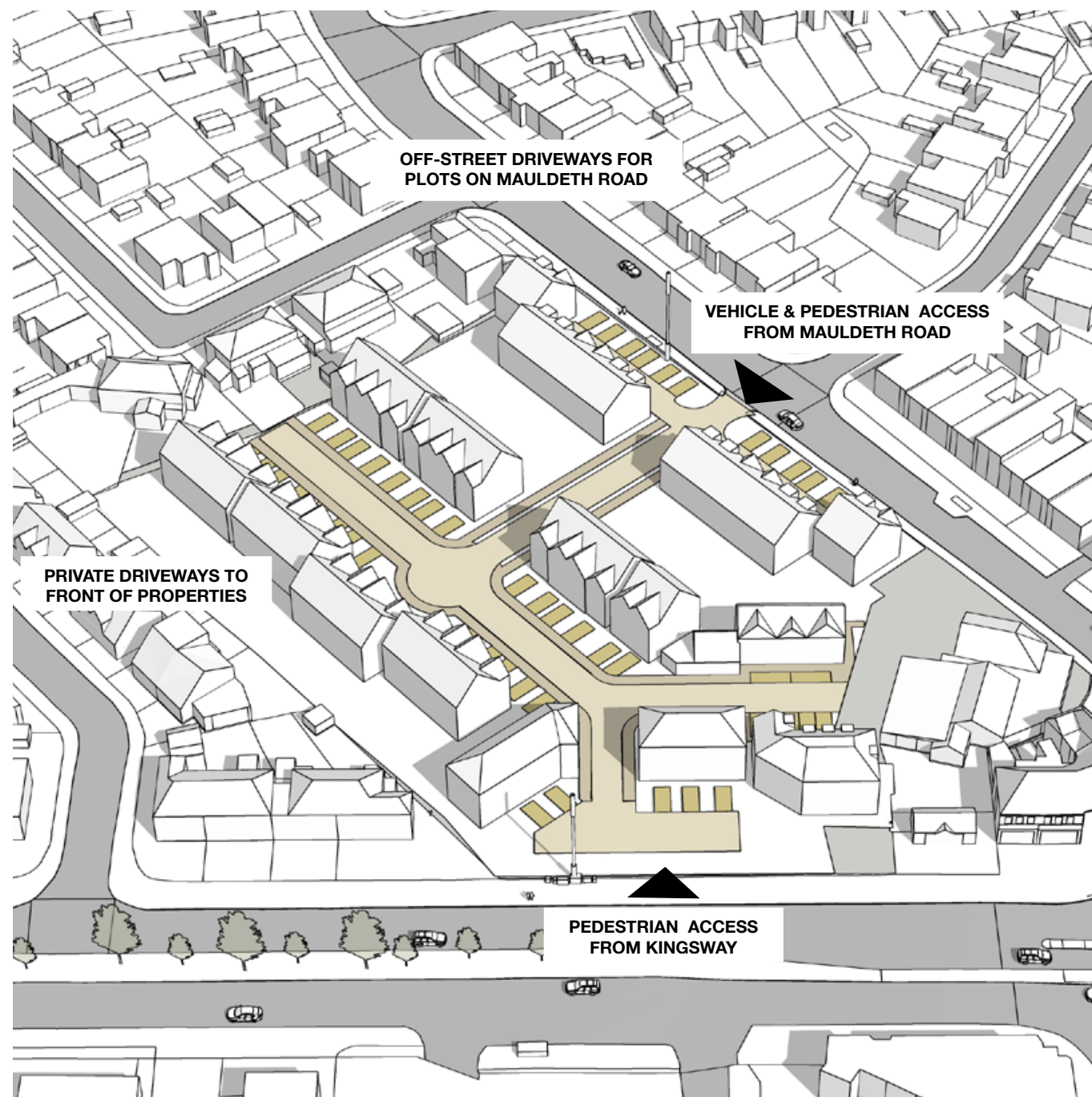
- 4 BED TOWNHOUSES
- 1 BED APARTMENTS
- 3 BED HOUSES



02 DESIGN STRATEGY

PARKING AND ACCESS

Provision for one parking space per house, with private driveways to the front of properties.



LANDSCAPING

Landscaping takes inspiration from the garden village and includes grass verges, boundary hedging, and tree lined streets.



KEY



KINGSWAY A34

PHONE MAST

2M HEIGHT RESTRICTION

Stop

PHONE MAST

03 PROPOSALS

SITE ELEVATIONS

DESIGN & ACCESS STATEMENT FORMER CRICKET CLUB BURNAGE



KINGSWAY CONTEXT ELEVATION

03 PROPOSALS



NEW ACCESS ROAD CONTEXT ELEVATION

03 PROPOSALS



MAULDETH ROAD CONTEXT ELEVATION



MAULDETH ROAD CONTEXT ELEVATION CONTINUED

03 PROPOSALS



SITE SECTION BB

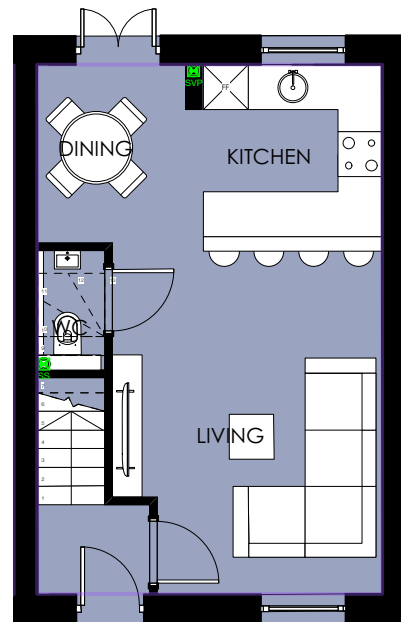


SITE SECTION BB CONTINUED

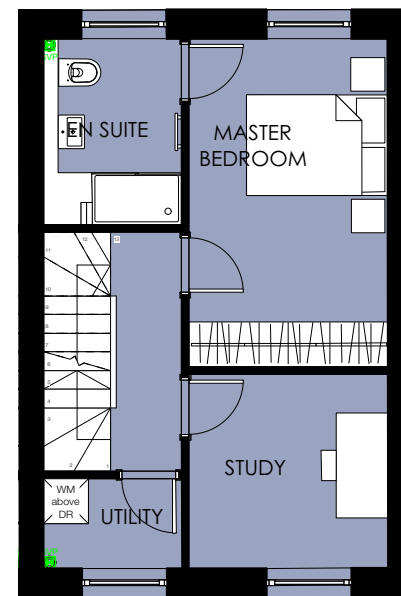
03 PROPOSALS

HOUSE TYPE 3A

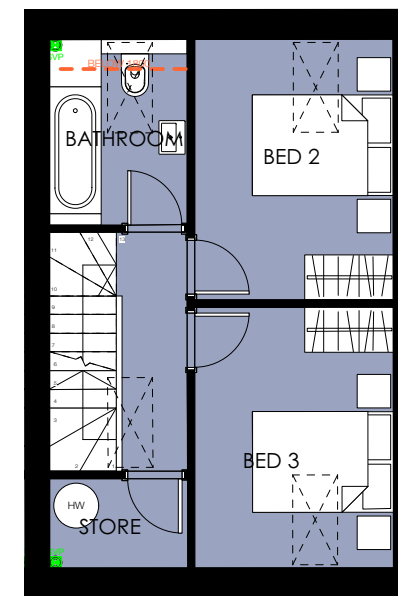
DESIGN & ACCESS STATEMENT FORMER CRICKET CLUB BURNAGE



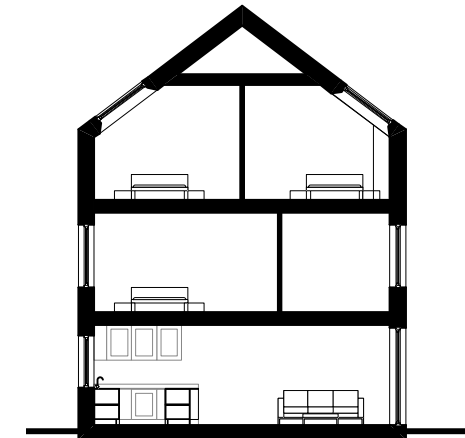
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



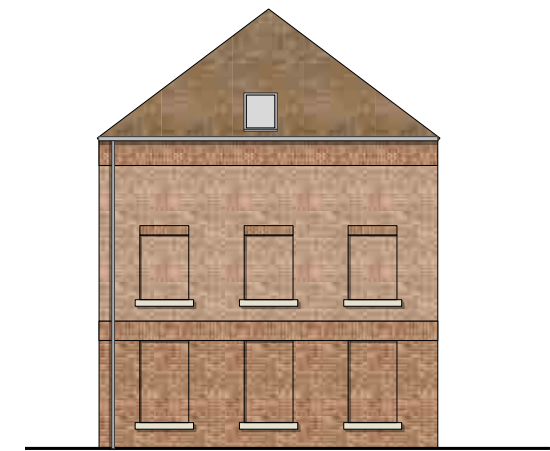
SECTION



FRONT ELEVATION



REAR ELEVATION



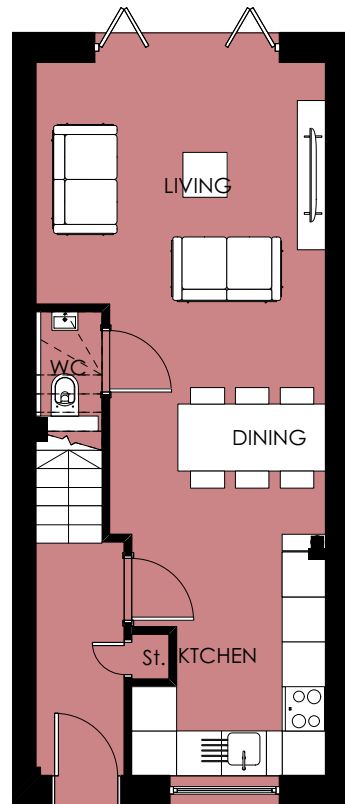
SIDE ELEVATION

NATIONAL SPACE STANDARDS:
3 BED, 5 PERSON
AREA 99SQM

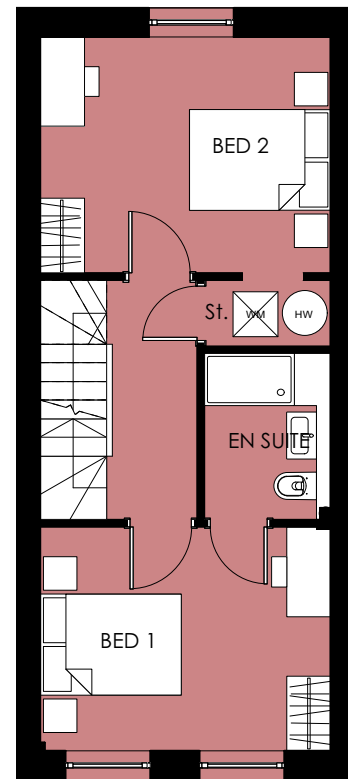
03 PROPOSALS

HOUSE TYPE 4A

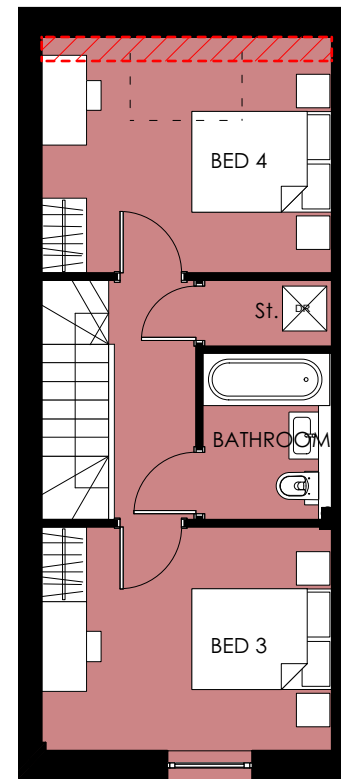
DESIGN & ACCESS STATEMENT FORMER CRICKET CLUB BURNAGE



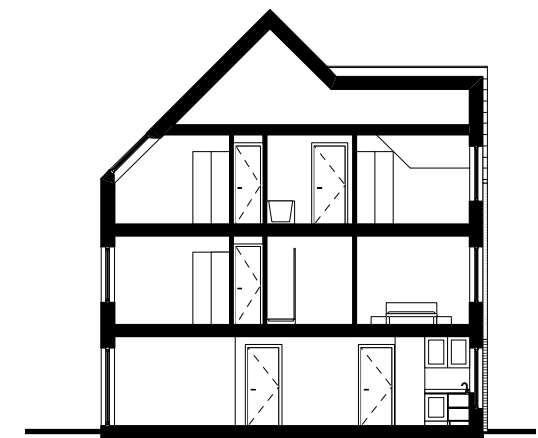
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



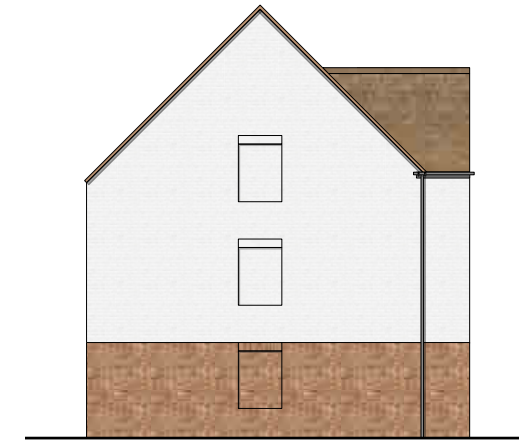
SECTION



FRONT ELEVATION



REAR ELEVATION

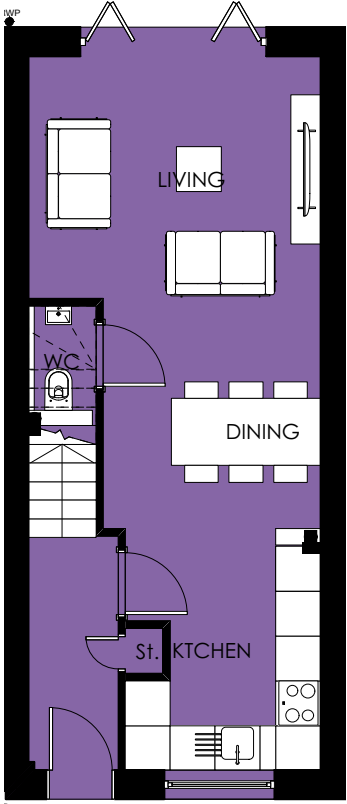


SIDE ELEVATION

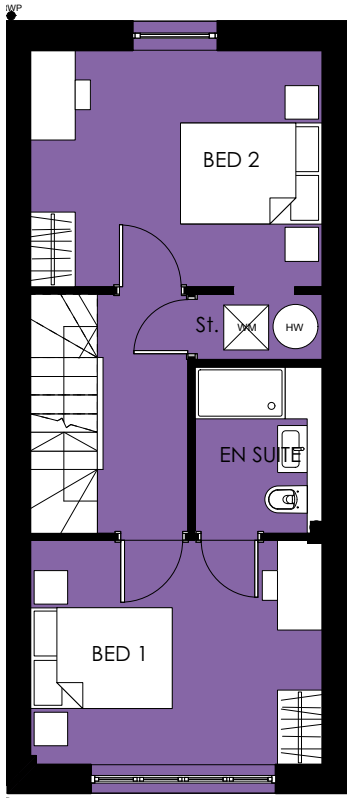
NATIONAL SPACE STANDARDS:
4 BED, 6 PERSON
AREA = 112.8SQM

03
PROPOSALS

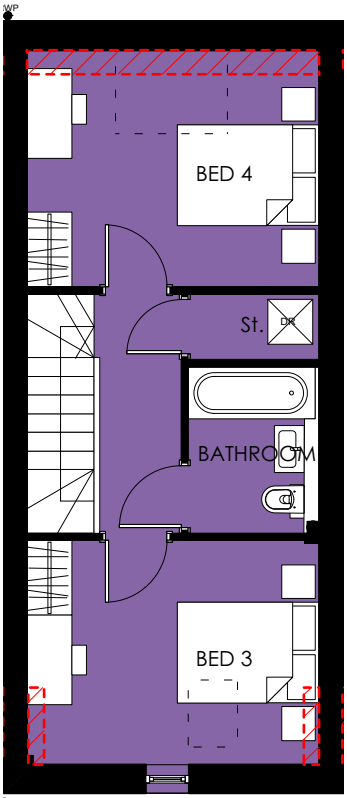
HOUSE TYPE 4B



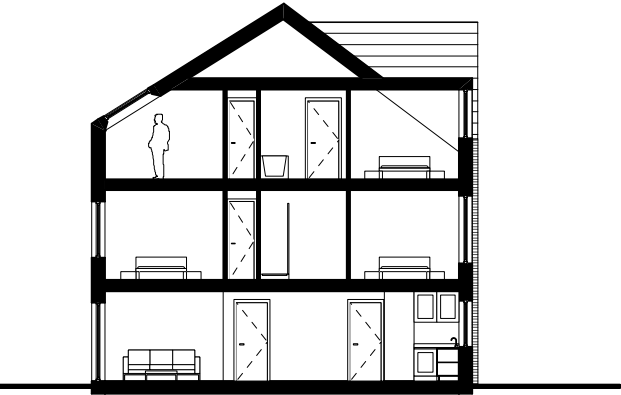
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECTION



FRONT ELEVATION



REAR ELEVATION



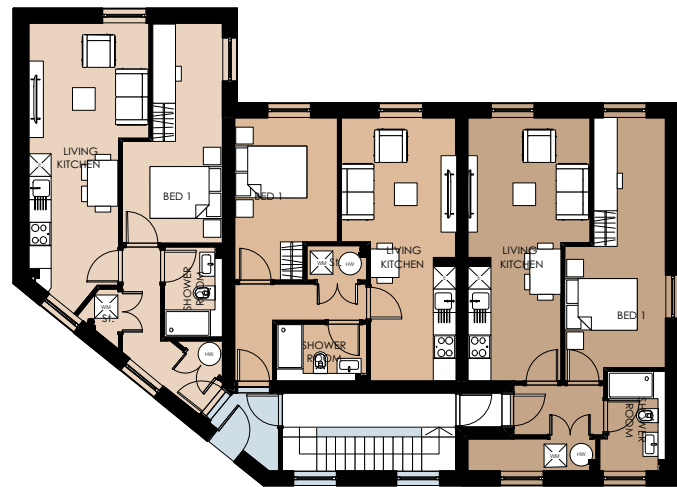
SIDE ELEVATION

NATIONAL SPACE STANDARDS:
4 BED, 6 PERSON
AREA = 112.9SQM

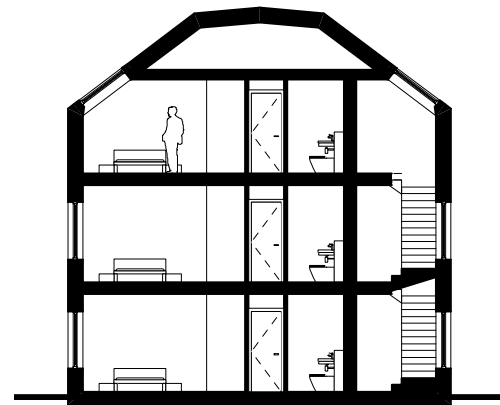
03 PROPOSALS

APARTMENTS

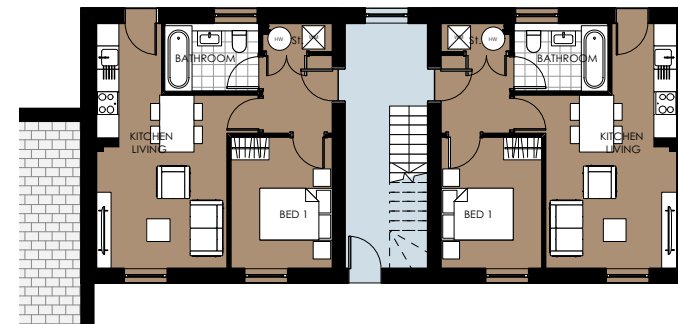
DESIGN & ACCESS STATEMENT FORMER CRICKET CLUB BURNAGE



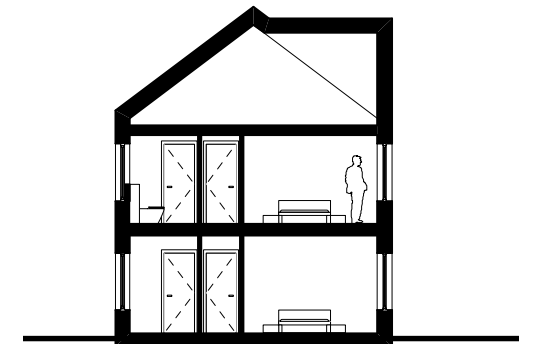
TYPICAL FLOOR PLAN



SECTION



TYPICAL FLOOR PLAN



SECTION



FRONT ELEVATION

NATIONAL SPACE STANDARDS:
1 BED, 1 PERSON
AVERAGE AREA: 43.664



FRONT ELEVATION

03 PROPOSALS

DESIGN EXPLANATION

Several elements of the design have been directly inspired by archetypes from Burnage Garden Village such as the roof pitch, and window proportions.

Grass verges to the road and hedges delineating property boundaries have also inspired the road layout and relationship of public to private.



Projecting double gables above red brick.



Grass verges and hedges to front boundaries.



Red brick and roof tiles, and horizontal windows.



Design features highlighted on aerial view of proposals.

03 PROPOSALS

MATERIALS: EXTERNAL WALLS

Combinations of red and white brick have been chosen to match the existing residential context of Burnage, in particular the character of the area's garden village homes.



WHITE PAINTED BRICK TOP HALF



RED BRICK



WHITE RUSTICA TUMBLED



03
PROPOSALS

MATERIALS: ROOF AND RAINWATER GOODS

Red roof tiles are chosen to reference the existing historic garden village homes in Burnage.



RED ROOF TILES



NORTHSTONE DUNLUCE BRICK RED CONCRETE ROOF TILE



GALVANISED STEEL GUTTERS AND DOWNPIPES

03 PROPOSALS

MATERIALS: EXTERNAL WORKS

Tree-lined avenues with generous pavements, verges, and landscaping are chosen to reference the green neighbourhood ambitions of the garden village.



TREE LINED STREETS, WIDE PAVEMENTS AND GREEN VERGES



CONCEALED PARKING WITHIN GREENERY



PICKET FENCE



BLOCK PAVING



GRAVEL DRIVEWAYS IN GOLD COLOUR

03 PROPOSALS

VIEWS



03 PROPOSALS

VIEWS



03 PROPOSALS

VIEWS



03 PROPOSALS

VIEWS



03 PROPOSALS

VIEWS



03 PROPOSALS

VIEWS



03 PROPOSALS

VIEWS



03 PROPOSALS

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03 PROPOSALS

CGI



03 PROPOSALS

CGI

