

New Housing

Amberley Drive, Wythenshawe, M22 9TA

Design and Access Statement

PADDOCK
JOHNSON

Form 03.06b

APPLICATION

Type of Application

Full

Location of Proposed Development

Amberley Drive
Wythenshawe

Description of Proposed Development

New Housing

Date of Preparation

25.01.23

Date of Any Amendments

Rev A - 24.03.25

Applicant

Wythenshawe Community Housing Group
Parkway Green House
460 Palatine Road
Northenden
Wythenshawe
Manchester
M22 4DJ

Agent

Paddock Johnson



CONTENTS

1.0 INTRODUCTION

- 1.01 Executive Summary.
- 1.02 Description of Proposals.

2.0 PLANNING POLICY

- 2.01 Local Policy.
- 2.02 National Policy.

3.0 CONTEXT

- C1 Understand and relate well to the site, its local and wider context.

4.0 IDENTITY

- I1 Respond to existing local character and identity.
- I2 Well-designed, high quality and attractive places and buildings.
- I3 Create character and identity.

5.0 BUILT FORM

- B1 Compact form of development.
- B2 Appropriate building types and forms.
- B3 Destinations.

6.0 MOVEMENT

- M1 A connected network of routes for all modes of transport.
- M2 Active travel.
- M3 Well considered parking, servicing, and utilities infrastructure for all residents.

7.0 NATURE

- N1 Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play.
- N2 Improve and enhance water management.
- N3 Support rich and varied biodiversity.

8.0 PUBLIC SPACES

- P1 Create well-located, high quality and attractive public spaces.
- P2 Provide well-designed spaces that are safe.
- P3 Make sure public spaces support social interaction.

9.0 USES

- U1 Create well-located, high quality and attractive public spaces.
- U2 A mix of home, tenures, types, and sizes.
- U3 Socially inclusive.

10.0 HOMES AND BUILDINGS

- H1 Healthy, comfortable, and safe internal and external environment.
- H2 Well related to external amenity and public spaces.
- H3 Attention to detail, storage, waste, servicing, and utilities.

11.0 RESOURCES

- R1 Follow the energy hierarchy.
- R2 Careful selection of materials and construction techniques.
- R3 Maximise resilience.

12.0 LIFESPAN

- L1 Well managed and maintained.
- L2 Adaptable to changing needs and evolving techniques.
- L3 A sense of ownership.

INTRODUCTION**1.01 Executive Summary**

This Design and Access Statement has been produced on behalf of Wythenshawe Community Housing Group to support the full planning application for proposals to redevelop a parcel of land off Amberley Drive, Wythenshawe.

This document is to be read in conjunction with drawings prepared by Paddock Johnson, along with other reports which accompany this application.

There has been close consultation with the local Planning Authority during the design process and their guidance has been implemented throughout.

This statement has been prepared in accordance with the requirements set out in Planning Practice Guidance Paragraph: 031 (Reference ID: 14-031- 20140306) and paragraph 16 of the National Design Guide (NDG), Planning practice guidance for beautiful, enduring, and successful places.

This document details the choices made during the design process that have contributed towards achieving the ten characteristics set out in the NDG (Paragraph 37 - A well designed place and explains how the proposed development is a suitable response to the site and its setting.

1.02 Description of Proposals

The application seeks approval for the creation of 8 new homes comprising 4no. 2bed 3 person semi-detached and 4no. 3bed 5person semi-detached houses and all associated hard and soft landscaping.



Introduction

Manchester City Council adopted their Local Plan in 2012 and this has been used along with the National Planning Policy Framework (NPPF) to guide the decisions made in designing the scheme where relevant.

2.01 Local Policy**Primarily Residential Area (Policy H7)**

Looking at the Manchester City Council Core Strategy Development Plan and Local Plan Policies Map the site sits within a Primarily Residential Area. Policy H7 applies to this site, and it states: -

'The Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high-quality high-density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.'



The Housing Needs Assessment 2007 showed that Wythenshawe has a predominance of family housing. Despite this, the Housing Need and Demand study (2010) has identified a shortage of family housing in addition to that for single people and first-time buyers. However, Wythenshawe has only a small amount of land available for development (SHLAA 2010). This is likely to permit only a limited number of new family housing units.'

"There will be a general presumption in favour of residential development within PRA's, in these areas this policy ensures that the residential character and the living conditions of residents is protected."

We have ensured the new development fits within the existing character and scale of the surrounding residential properties along Amberley Drive, whilst ensuring we have minimal impact on the living conditions of existing and future residents within the surrounding area.

2.02 National Policy

The latest National Planning Policy Framework (NPPF) was published in July 2021. It is a key part of Government reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. Planning Law requires that applications for Planning Permission must be determined in accordance with the decision-making framework set out in the Planning Act 2008, this must be considered a material consideration in decisions on Planning Applications.

The heart of the NPPF is a presumption in favour of sustainable development i.e.. approving development proposals that accord with the development plan proposals – "this should be seen as a golden thread running through both plan-making and decision-taking". As a result, the opening chapter sets out the Government's priorities in terms of development – Achieving Sustainable Development is a statement which forms the over-riding principle of which all the subsequent Policies seek to deliver. Those which are relevant to this proposal have been highlighted at the beginning of each NDG chapter in the remainder of this document.

C1 Understand and relate well to the site, its local and wider context.

The proposal site is irregular in shape, approximately 0.16 hectares in size and relatively flat in topographical terms. It is an infill site comprising an extended grass verge located within a Primary Residential Area and is located alongside Amberley Drive in the Wythenshawe district of Manchester. The site is bounded to the north and east by Mill Brook and an area of wooded amenity space, to the south by post-war 2 storey semi-detached dwellings, to the south-west by refurbished 3 storey blocks of flats, and to the west by a small estate of detached and semi-detached dwellings.

The building context surrounding the site is predominantly 2 storey semi-detached or terraced dwellings except for the 3-storey blocks of flats on the opposite side of Amberley Drive. The materials used in the surrounding buildings are predominantly facing brick (with some small areas of render), with pitched tiled roofs of varying colours. There is no one predominant pattern to the surrounding buildings and streets as there is a general mixture of old established developments alongside newer developments.

The predominant adjacent feature(s) are to the north/east of the site where there is a partially wooded amenity space and Mill Brook which several of the surrounding properties back onto.

The newest nearby development consists of several semi-detached and detached dwellings on Boncarn and Chedlin Drive(s) to the southwest of the site. These dwellings predominantly front directly onto the adopted pavement/road with little or no private space to the front.

We have looked to bring in some of these aspects into our design - 2 Storeys, brick, and following the existing urban pattern.

Site Layout



I1 Respond to existing local character and identity.

The local vernacular is predominately semi-detached or small terrace blocks of houses. This is also the case in the neighbouring suburbs and many other areas of Manchester.

Most of the surrounding houses are two storeys. All these housing types use predominantly brick, with contrasting brick details or small areas of render for their facing materials.

I2 Well-designed, high quality and attractive places and buildings.

We are looking to create a contemporary take on the typical semi-detached house with this scheme. We have proposed wide-fronted narrow depth dwellings fronting onto Amberley Drive with rear aspect over the existing Mill Brook and wooded amenity area beyond. The proposal is to infill an area of grass verge which could easily become a dumping ground for fly-tippers or even an unauthorised traveller encampment overnight.

We are proposing high quality durable materials - facing brick walls and pitched concrete interlocking tiled roofs.

I3 Create character and identity.

We have looked to follow the character of several of the newest nearby properties by positioning the house with the main entrance door opening directly off the public pavement. The car parking has been provided off-road and located alongside the properties due to the reduced depth of the site. There is a small area of planting proposed as a buffer separating the house from the pavement. This will help to give all residents a sense of ownership and connection at street level.

Photos 1-4 on following page give a broad overview of the type of nearby development.





Photo 1 – looking North along Amberley Drive



Photo 2 – looking East along Amberley Drive



Photo 3 – Boncarr Drive



Photo 4 – Chedlin Drive

B1 Compact form of development.

The area has a relatively dense urban grain especially in the newer development(s), which we have looked to emulate with the use of two storey semi-detached properties.

The site is particularly shallow due to the location of Mill Brook therefore the properties have a wide frontage and a shallower depth. This has facilitated the provision of dual aspect main living spaces.

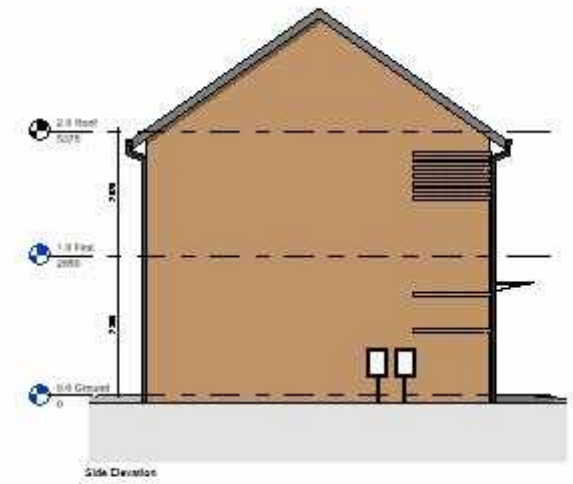
B2 Appropriate building types and forms.

As previously noted, the surrounding properties are predominantly 2 storeys with a mix of semi-detached houses and small terrace blocks. The proposed development looks to emulate this by the provision of 4no pairs of semi-detached properties.

B3 Destinations.

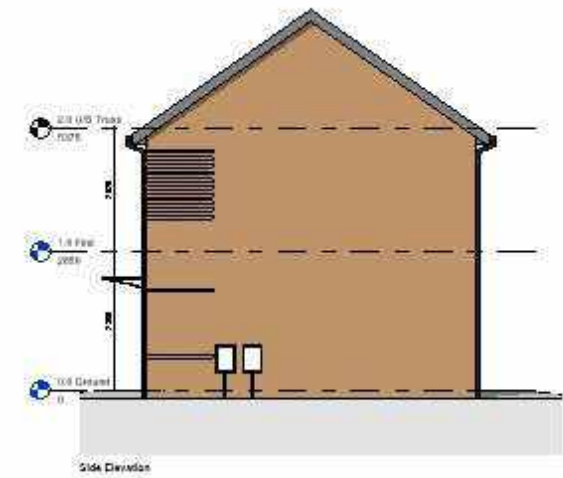
The site is a short distance from Wythenshawe Town Centre which contains many important local amenities, including a supermarket, shopping centre, library, etc. and very close to Wythenshawe Hospital with its medical/wellbeing facilities and pharmacy, etc. There are several local schools covering all ages and sports facilities all within easy walking distance.

3B/5P - Elevations



PADDOCK
JOHNSON

2B/4P - Elevations



PADDOCK
JOHNSON

M1 A connected network of routes for all modes of transport.

There are excellent transport links via the bus and tram network within close proximity with frequent services throughout the day into the surrounding suburbs, Manchester City centre, and the wider surrounding districts. Manchester Airport is only a 5 min car/taxi ride away providing links both nationally and internationally.

M2 Active travel.

Secure cycle storage will be provided to each property within the scheme to promote cycling to local destinations. Walking will also be encouraged as there are several local amenities within reasonable walking distance.

M3 Well considered parking, servicing, and utilities infrastructure for all residents.

The dwellings are provided with 1no carpark space per unit positioned away from the windows to the dwelling but still in a position that can be clearly viewed from the public roadway/pavement thereby giving good passive security. Each unit will have a private area in their rear garden for secure storage of refuse bins with paved access leading to the front of the property to enable bins to be easily put out by residents on collection days.

N1 Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play.

There is an existing partially wooded amenity area directly to the northwest of the site which forms part of a green corridor linking Wythenshawe Hospital to west of site to Milky Button Park and playground, and Newall Green Nature Area beyond to the south. A short walk to the west of the site is Rodger's Park.

N2 Improve and enhance water management.

Surface water attenuation will be considered and implemented if deemed necessary to slow the release of surface water into the drainage system and reduce the likelihood of future flooding all in accordance with the flood risk assessment/report and requirements of the local flood authority. Low volume flush sanitary facilities will be provided to each dwelling.

N3 Support rich and varied biodiversity.

The wooded area to the northeast of the site provides a valuable habitat for many native species and it is intended to enhance that by introducing planting around the buildings to attract pollinating insects and bird species. Each dwelling will have its own private rear garden space providing residents with the opportunity to boost this biodiversity further by adding their own planting to support the wildlife.



Newall Green Nature Reserve



Milky Button Park & Playground



P1 Create well-located, high quality and attractive public spaces.

There is minimal public space on the site with properties fronting directly onto the public pavement, however there are planted areas adjacent to all main entrance doors and alongside the individual parking spaces which helps to soften the edges of the site adjacent to the public roadway and provide visual interest.

P2 Provide well-designed spaces that are safe.

The parking spaces and main entrance doors are overlooked by passers-by and the flats across Amberley Drive, both of which will provide passive security and increase safety and it is intended that the dwellings will likely be designed to secured by design principles as a minimum.

P3 Make sure public spaces support social interaction.

The dwellings front directly onto Amberley Drive allowing residents to speak with passers-by from their main entrance door if they wish.

U1 Create well-located, high quality and attractive public spaces.

This development only includes residential properties, however it is located in an area that includes a multitude of uses including, schools, health & wellbeing, and recreation.

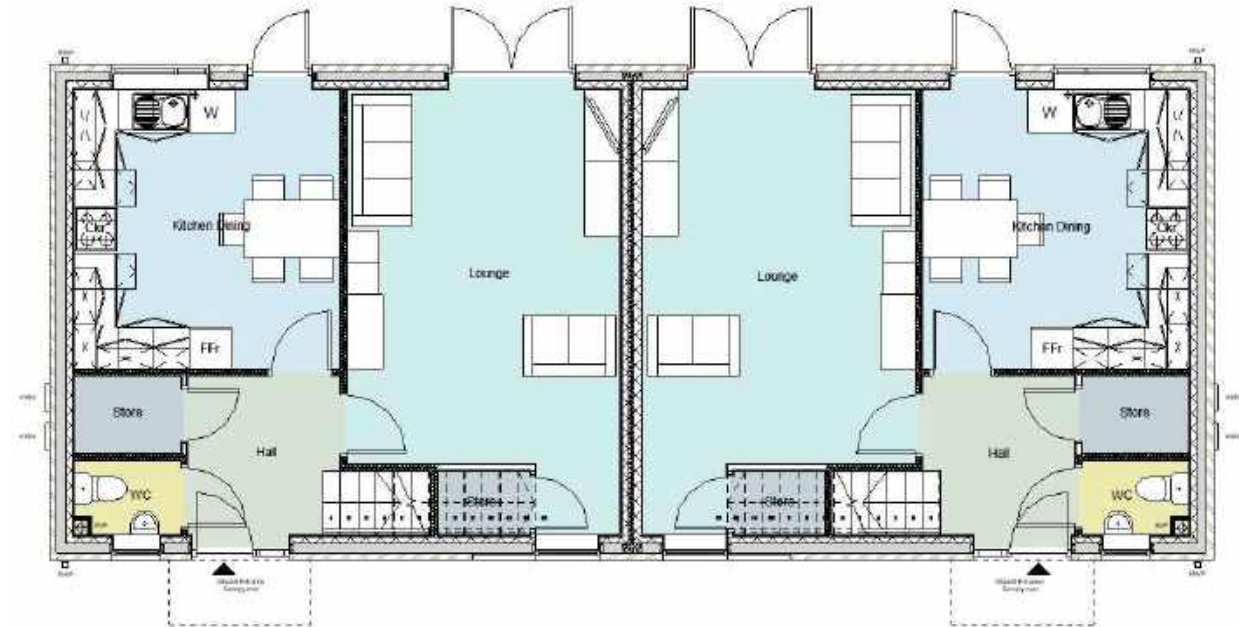
U2 A mix of home, tenures, types, and sizes.

The scheme will be wholly owned by Wythenshawe Community Housing Group (WCHG) and the tenure will be 100% affordable rent. The units are a mixture of 2 bed 4 person (88sqm) and 3 bed 5 person (96sqm) homes and are designed to the DCLG nationally described space standards in terms of area(s).

U3 Socially inclusive.

The dwellings have been designed and front directly onto the street so that the units maximise social interaction within the surrounding neighbourhood. The units will be designed and built to the highest quality regardless of tenure to ensure all residents have the best possible living environments and WCHG have minimal ongoing maintenance costs.

Ground Floor – 3B/5P

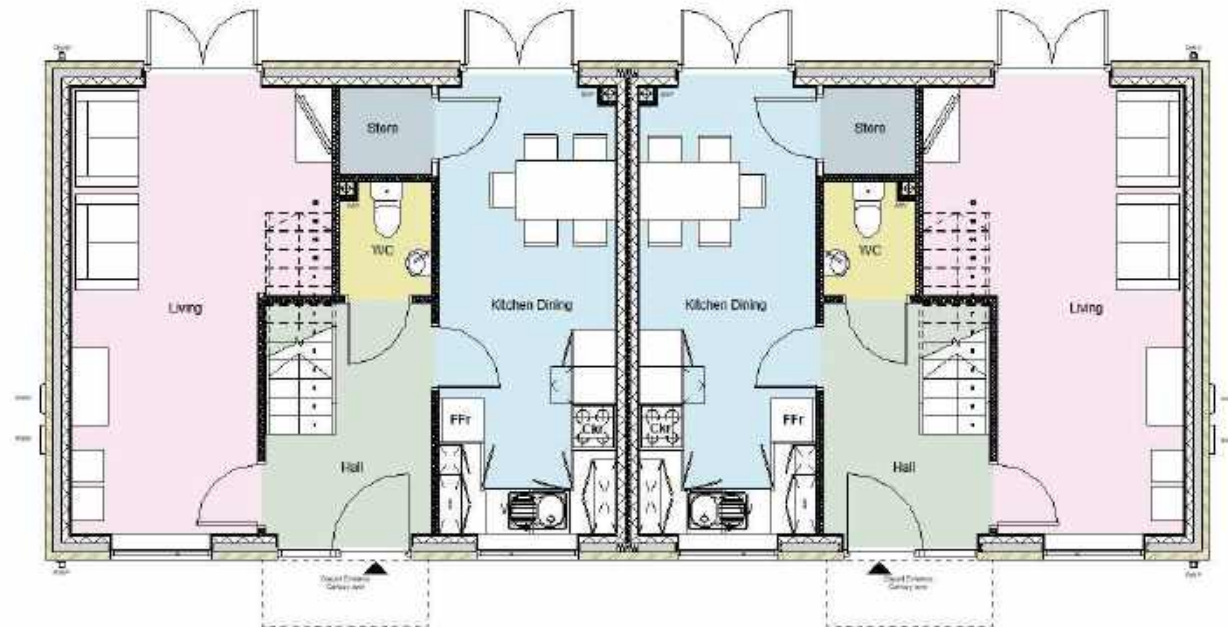


First Floor – 3B/5P

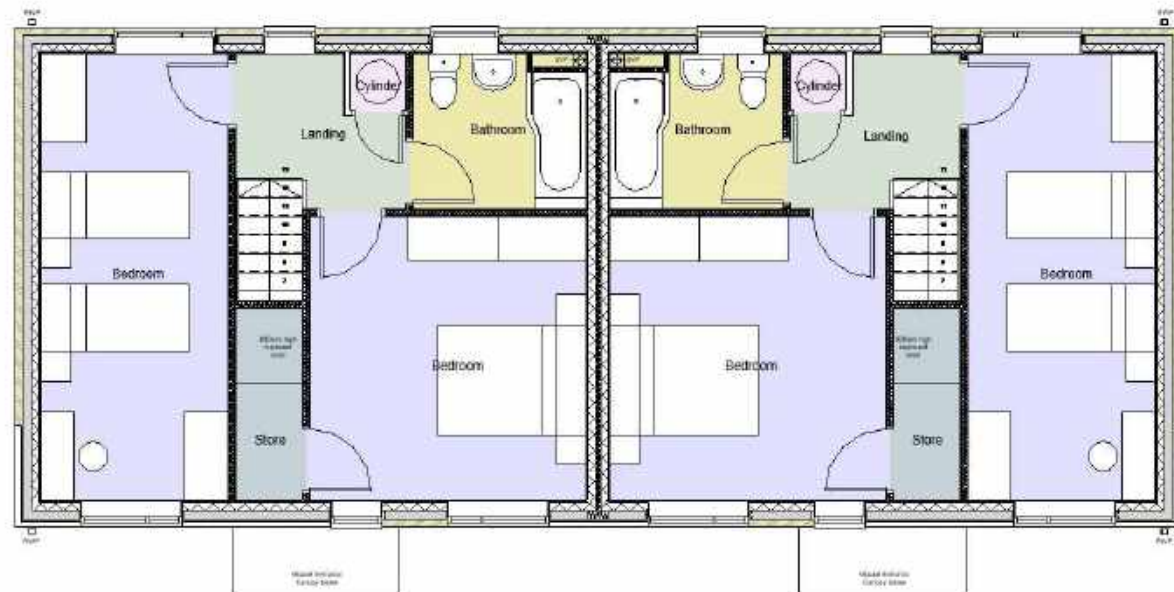


PADDOCK
JOHNSON

Ground Floor – 2B/4P



First Floor – 2B/4P



PADDOCK
JOHNSON

H1 Healthy, comfortable, and safe internal and external environment.

The dwellings have been designed with efficiency in mind, ensuring all rooms have adequate natural lighting and ventilation, whilst minimising any risk of overheating. They will be detailed to comply with the 2022 update to the Building Regulations Approved Document Part L, which will ensure a thermally comfortable dwelling with low utility bills.

H2 Well related to external amenity and public spaces.

The parking spaces and main entrances to the individual properties are overlooked by all units and surrounding properties, providing passive security for both residents and their vehicles. The small, planted areas also provide a buffer to properties, again increasing security and safety. Individual rear amenity spaces (back gardens) are provided to each unit and are fenced off for security/privacy. As previously described to the rear of the properties is a wooded amenity area which forms part of a green corridor linking Wythenshawe Hospital to west of site to Milky Button Park and playground, and Newall Green Nature Area beyond to the south. A short walk to the west of the site is Rodger's Park

H3 Attention to detail, storage, waste, servicing and utilities.

Each unit has their own refuse bin storage area located within their individual rear garden with gated access to the front of the properties provided to facilitate refuse collection. Utility meters will be built into the side walls for security and to reduce their visual impact. Cycle storage will be provided to the rear of the dwellings, this makes them less visible to the public, giving extra security, whilst still being convenient for daily usage.

R1 Follow the energy hierarchy.

A fabric first approach will be taken to reducing energy usage for each dwelling. Windows are positioned to maximise daylight. The walls, roof, and floor will be well insulated to achieve consistent thermal comfort year-round. It is proposed that all the dwellings will be A rated for thermal performance.

R2 Careful selection of materials and construction techniques.

Externally, materials will be facing brick and concrete roof tiles to fit with the surrounding area. All timber used in the construction will be from sustainable sources only.

R3 Maximise resilience.

Surface water attenuation will be utilised if considered suitable to control/reduce the release of surface water into the drainage system reducing the risk of flooding further down the system.

L1 Well managed and maintained.

Brickwork and roof tiles require only nominal maintenance over their lifespan and do not suffer from UV damage or be adversely affected by weather and are naturally robust. All areas of planting will be similarly robust and low maintenance varieties of plants will be preferred. Hard landscaping materials will also be similarly robust.

L2 Adaptable to changing needs and evolving techniques.

All partitions within the dwellings are likely to be non-loadbearing thereby facilitating layout changes in the future without affecting the overall structural stability of the buildings. Each dwelling will have access to an electric car charging point and will have high speed digital connectivity, ensuring they are ready for the future - now.

L3 A sense of ownership.

Every dwelling has their own small defined space outside their front door/window(s) and fenced rear garden giving residents ample opportunity to personalise their property.