



Design & Access Statement

Application Site:

161 Old Hall Lane
Manchester
M14 6HJ

Date:

January 2025

Produced by:

Arkiplan Architectural Ltd
Lytchett House, Freeland Park
Wareham Road
Poole
Dorset
BH16 6FA

Tel: 0845 852 0 852

Email: enquiries@arkiplan.co.uk

CONTENTS

9. Allocation of Materials.....	15
---------------------------------	----

1. Introduction.....	2
i. Introduction to Arkiplan	
ii. This Statement	
2. Planning Policy Context.....	3
i. Policy Assessment Statement	
ii. Relevant Planning History	
3. The Application Site.....	4
i. Location	
ii. Site Assessment	
iii. Existing Use	
iv. Site Planning Constraints	
4. The Proposal.....	9
i. The Proposal	
ii. Background	
5. Summary.....	11
6. Schedule of Proposed Materials.....	12
7. New Dwellings Schedule.....	13
8. Site Layout.....	14

1 INTRODUCTION

i. Introduction to Arkiplan Architectural Ltd

Arkiplan Architectural Ltd is a nationwide architectural practice that provides designs and advice to owners of residential and commercial properties throughout England and Wales. Working with Local Authorities on such a large scale on a daily basis we truly understand the considerable demands on the resources of the planning service which have taken place in recent years.

We have compiled this Statement to assist the decision-making process, demonstrating our commitment to making the planning system easier for all parties involved, and to relieve some of the recent pressures that some Local Authorities are still experiencing.

As Agents for the Applicant, we respectfully request the Decision Maker to review the full application documents as soon as possible after the consultation period has ended and engage in early conversation with us. We aim to work proactively with you and will in most cases be able to address any concerns or questions regarding the proposals within a short time period.

We are happy to provide site photos, additional information or further clarification on drawings that may be necessary to assist the Decision Maker. We hope that this approach will enable determination deadlines to be met in full and are normally happy to authorise a short time extension if required.

By addressing any concerns at an early stage, we can hopefully reach a mutual agreement for both parties and alleviate the requirement of further

application submissions that could in turn place further burden on the planning system.

We look forward to working with you.

ii. This Statement

This planning statement has been compiled on behalf of the Applicants and accompanies a planning application for a proposal for the above property. It is not a standalone document and should be read in conjunction with the accompanying documents and drawings as submitted.

Working with Local Authorities around the country on a daily basis, it is evident that there is a vast difference between councils for validation requirements for planning applications. As a result, we have revised our standard practice to provide a comprehensive statement demonstrating that we have assessed all requirements under the national and local planning policies. We have also included a Wildlife Trigger Report & Biodiversity Checklist, a Flood Risk Assessment Map and a CIL Form 1 as standard. We appreciate that some of this information may be irrelevant or superfluous to your requirements, and kindly request that you disregard any such information as required.

2 PLANNING POLICY CONTEXT

i. Policy Assessment Statement

The proposal has been assessed against the latest update of national and local policies, including:

- Town and Country Planning Act 1990
- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- The adopted Borough Local Development Plan
- The adopted Borough Supplementary Planning Documents
- The adopted Borough Neighbourhood Plan
- The adopted Borough Design Code and Design Quality Guidance

The application is considered to have been positively prepared in accordance with the national and local requirements to assist the Decision Maker and improve efficiency and effectiveness of the planning application system for all parties.

ii. Relevant Planning History

Historic planning applications that are considered to be relevant to the proposal are listed below.

130095/FO/2021 – Erection of two storey detached dwellinghouse with living accommodation in roof space following demolition of existing property

APPROVED – May 2021

140828/JO/2024 – VOC withdrawn under advice

- **Pre-Application Discussions**

No pre-application discussions have been undertaken.

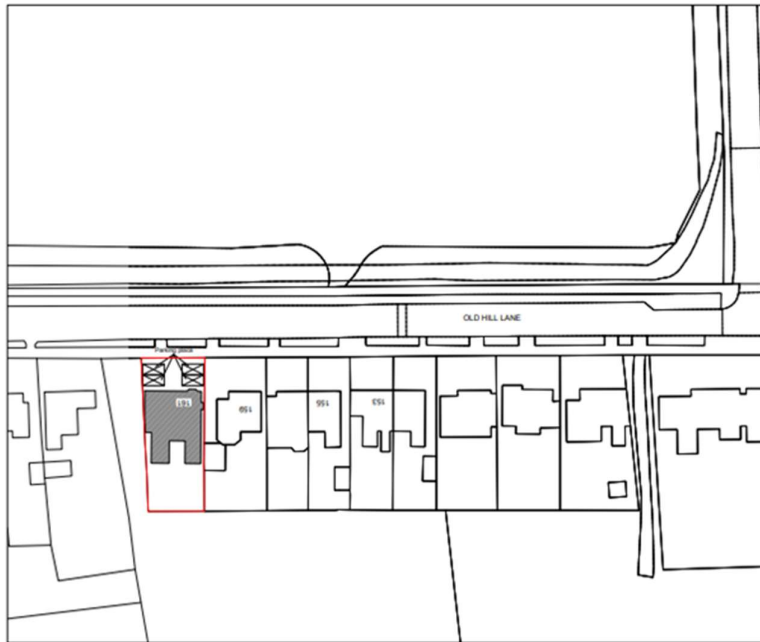
- **Relevant Local Planning Applications**

The following planning applications have been reviewed and are considered to be of similar nature and merit to the proposal:

NONE

3 THE APPLICATION SITE

i. Location



The application site is located on the southern side of Old Hall Lane, Manchester.



Image of original dwelling



Image of construction of new dwelling

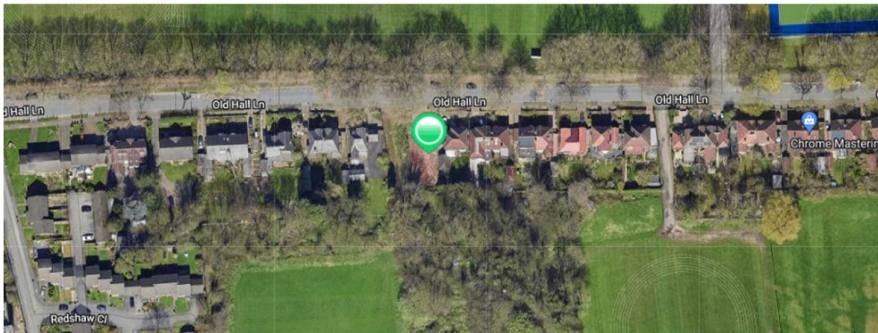
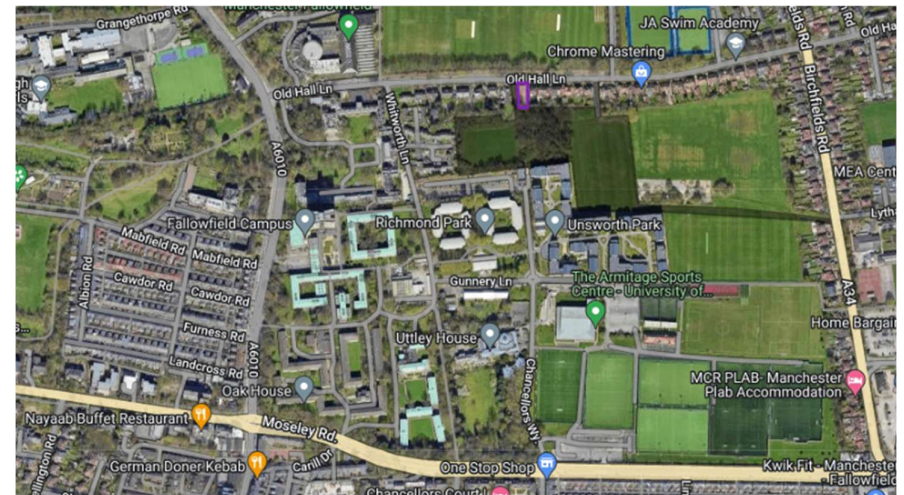


Images of existing streetscene

The application site is set in a ribbon of residential dwellings, predominantly of large detached dwellings, ranging in construction ages from mid to late 20th Century.

The above images show that the majority of dwellings have rendered frontages with some brickwork and mock cladding, and prominent front gables.

Roofing is in a variety of colours from grey to red palettes as demonstrated through aerial images:



The enclave provides an eclectic and varied range of styles that is set within close proximity of educational and commercial areas which further provides diversity within the immediate vicinity:

v. Site Planning Constraints

The application site is subject to the following Planning constraints:

Yes	No	
☐	☒	Agricultural Land Classification
☐	☒	World Heritage Site
☐	☒	Listed Buildings
☐	☒	Scheduled Monuments
☐	☒	Area of Outstanding Natural Beauty (AONB)
☐	☒	National Park
☐	☒	Site of Importance for Nature Conservation (SINC)
☐	☒	Site of Specific Scientific Interest (SSSI)
☐	☒	Site of Archaeological Importance
☐	☒	Conservation Area (CA)
☐	☒	Green Belt (GB)
☐	☒	Sensitive Landscape Area
☐	☒	Contaminated Land
☐	☒	Tree Preservation Orders (TPOs)
☐	☒	Article 3 Restrictions
☐	☒	Article 4 Directions
☐	☒	Assets of Community Value
☐	☒	Building of Township Merit
☐	☒	Hazardous Sites
☐	☒	Environmental Impact Assessment Regulations
☐	☒	Flood Risk Zones
☐	☒	Nutrient Neutrality Zone
☐	☒	Air Quality Management Area

The application site is not subject to restrictions or planning considerations.

vi. Summary of Pre-commencement Conditions

- 1) 3 year expiration date – condition met
- 2) Drawings – minor alterations as detailed below
- 3) Materials – small alterations as detailed below
- 4) a) Preliminary Risk Assessment – attached
b) Remediation Strategy and Completion/Verification – attached
- 5) Accoustic Insulation – See attached SIPs Technical Data Sheet
- 6) Pre occupation Acoustic Report – to follow
- 7) Cycle storage – confirmed and condition met
- 9) Parking and EV Charging – confirmed and condition met
- 10) Use Class C3 – confirmed and condition met
- 11) Boundary treatments – as detailed below (existing to be retained and matched)

4 THE PROPOSAL

i. The Proposal

As detailed within the accompanying drawings, permission is sought for alterations to an approved application for a replacement dwelling dwellinghouse under the Town and Country Planning Act 1990 (as amended).

The application site is located within an established urban residential area that has been subject to alterations in recent years by homeowners, providing a baseline for appropriate development and modifications within the locality.

As noted above, the application site is not located within a designated Conservation Area or subject to planning constraints.

The proposal seeks planning consent to make retrospective alterations to the approved details under application number 130095/FO/2021 for a replacement dwelling by virtue of amendments to the face materials, rear roofing design and removal of the proposed chimney.

The application site is currently under construction following a series of lengthy delays with demolition of the original dwelling, changes to the construction personnel and changes to construction materials following supply chain problems. Construction began in early 2024 and has continued to experience difficulties and complications from all aspects of the project.

As a result of these setbacks, the applicants have had to make consistent alterations to enable the construction to continue. As a consequence of these difficulties, it is regrettable that the pre-commencement conditions were not discharged as required by the approval.

ii. The Background

Certified Passivhaus

Having obtained planning permission, the applicants proposed to create a fully certified Passivhaus where the dwelling was to be one of the first certifications in the area and to set a benchmark for local developments, helping to raise the standards of the wider area.

Modern Methods of Construction

The initial proposal sought to move away from traditional UK construction methods and use an Insulated Concrete Formwork (ICF) for the walls with Structural Insulated Panel (SIPs) to form the roof. In accordance with Passivhaus Standards, the house would be entirely powered by solar PV panels set on the flat dormer roof where they would be unobtrusive and out of view from the public domain.

Following liquidation of the ICF supply company in mid 2024 after installation of the ICF foundations, the dwelling has now been constructed using SIPs panels entirely, to create a fully insulated structural envelope. Changes to the Structural Engineering personnel together with the new construction method has seen the overall dimensions reduce slightly in terms of the built form. The change in construction method together with the altered timetable placed some restrictions on the availability of the originally proposed materials to finish.

Given the financial impact on the two-year delay on site, it was not considered to be viable to construct a full face brick exterior which would then have required further planning permission to enlarge the approved dimensions. A brick slip system was discounted due to the budget constraints and

consequently the approved render has been extended to the entire front façade. This is considered to be in line with the properties of the enclave where the use of render is widely applied. Furthermore, it is considered to be in accordance with “standard” alterations for existing dwellings where an External Wall Insulation system is applied in response to the 2050 Net Zero Retrofit requirements.

The approved drawings included for two rear outriggers at single storey level both with a flat parapet roof. With the alterations in construction method, the roof style has been changed to provide a pitched roof with rear facing gable to both outriggers, where the ridge and eaves heights have been kept within the acceptable limits that would be covered by typical Permitted Development extensions. They are solely contained to the rear of the property and not considered to have any detrimental impact by virtue of scale and massing or visual impact.

The rear (South) elevation was originally approved to have brick, render and stone cladding and again, following budget constraints with the original proposal for brickwork, the rear façade has been clad with Western Cedar in a natural finish. This is again considered of similar merit to retrofitting existing dwellings where EWI systems are installed and finished with either render or cladding. It is contained solely to the rear of the property and considered to be of limited visual impact.

The eastern elevation originally included a projecting chimneybreast to house a log burner. Internal fireplaces are not required under a Passivhaus design as they carry a risk of the property overheating and subsequently the chimneybreast has been omitted from the construction.

Good Design

It is commonplace that our perception of “good design” has altered through the past decades, and that our global interconnectivity has introduced more diverse vernacular styles setting new trends to meet our modern living requirements. Furthermore, it is now commonplace that homeowners wish to introduce more vernacular interest to their properties through use of several materials, larger fenestration and contemporary detailing to otherwise conventional dwellings.

It is highly documented that communities follow current design trends, particularly within our urban areas. This progression is at the heart of the NPPF aiming to raise the standards of each neighbourhood but can often be misconstrued as being out of character.

At a finer scale, residential design must fully understand the implications of design choices to make a house a home, and to ensure it contributes to creating or improving the immediate block and street network. Reducing the overall carbon emissions of a property through proposed extensions and alterations is of vital importance at a global level, as well as providing for the individual changing circumstances of the occupants and their current needs.

The proposal is considered to reflect both local design policies and government guidance on design to achieve better places in which to live and work. It is considered to assist in raising the standard of design within the general neighbourhood and to fit with the overall built form and layout of its immediate and wider surroundings.

The proposal has been designed to reflect the character and grain of the locality, to provide continuity with the existing developed environment. The proposal is not considered to have a detrimental impact on the overall design and character of the area or its local identity.

5 SUMMARY

The project has been faced with difficulties and setbacks from the outset and it is regrettable that the required discharging of conditions were not met in a timely manner. Supplier liquidation at the start of construction generated a host of complications which in turn created a succession of alterations to enable the project to continue, and in particular with the Passivhaus Certification process.

These continuous alterations required a variety of companies to redraft and recalculate all aspects of the build, and on numerous occasions, in order to provide a finalised set of documents that could be submitted to the Planning Department. It is well documented that a SIPs construction method is exceptionally quick where it is manufactured off-site and constructed on-site in a matter of days. This speed allows following construction elements to be undertaken immediately thus further reducing the build time but also reducing the time for the design professionals to finalise documents. With a variety of personnel involved, this became a lengthy exercise.

An initial application was submitted in August 2024 to request the alterations to the approved drawings however the SIPs structure was manufactured and installed to fit in with the specialised contractors' schedule thus breaching the above ground condition.

Following advice from the Planning Department, this application is for a retrospective permission given that the house is substantially constructed.

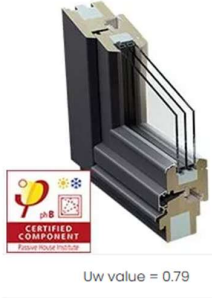
The overall construction is in accordance with the approved drawings with some minor alterations:

- The finished dimensions are slightly smaller than the original concept due to the change in construction method. This is not considered to have any impact on the material planning considerations
- The removal of the chimney from the East elevation is considered to have a minimal impact on the visual appearance of the approved design
- The alteration of the two outrigger roofs at the rear (South) are considered to have a minimal impact on the visual appearance being solely contained to the rear, and are of similar merit to a typical single storey rear extension that would be allowed under Permitted Development Rights
- The omission of brickwork as a facing material is not considered to have any detrimental impact on the streetscene where the enclave is largely of properties with a rendered finish. Furthermore, as the UK begins to retrofit its existing properties to meet global targets, it will be commonplace that EWI systems will be installed on the majority of homes and finished with either render or cladding
- The omission of stone cladding to the rear outrigger is considered to be of minimal impact and more consistent with the ecological approach

In conclusion the alterations are considered to have a minimal impact on the overall design that as approved and details of pre-commencement conditions are detailed below.

6 SCHEDULE OF PROPOSED MATERIALS

Exterior Walls	 Limestone White	Amaroc K Rend render colour Limestone White (similar to neighbouring properties)
Timber Cladding		Western Red Cedar
Roof Tiles		Spanish Slate (similar to neighbouring properties)
Flat Membrane Roof With Solar panels		

Rainwater Goods		PVC half round in white gutters and matching downpipes (similar to neighbouring properties)
Windows	 Uw value = 0.79	High Performance triple glazed windows in grey painted finish (dark colour similar to neighbouring properties)
Driveway		Resin bound permeable driveway in natural colourway
Boundary Treatments		Softwood timber fencing with concrete posts and gravel boards (as existing)

7 NEW DWELLINGS SCHEDULE

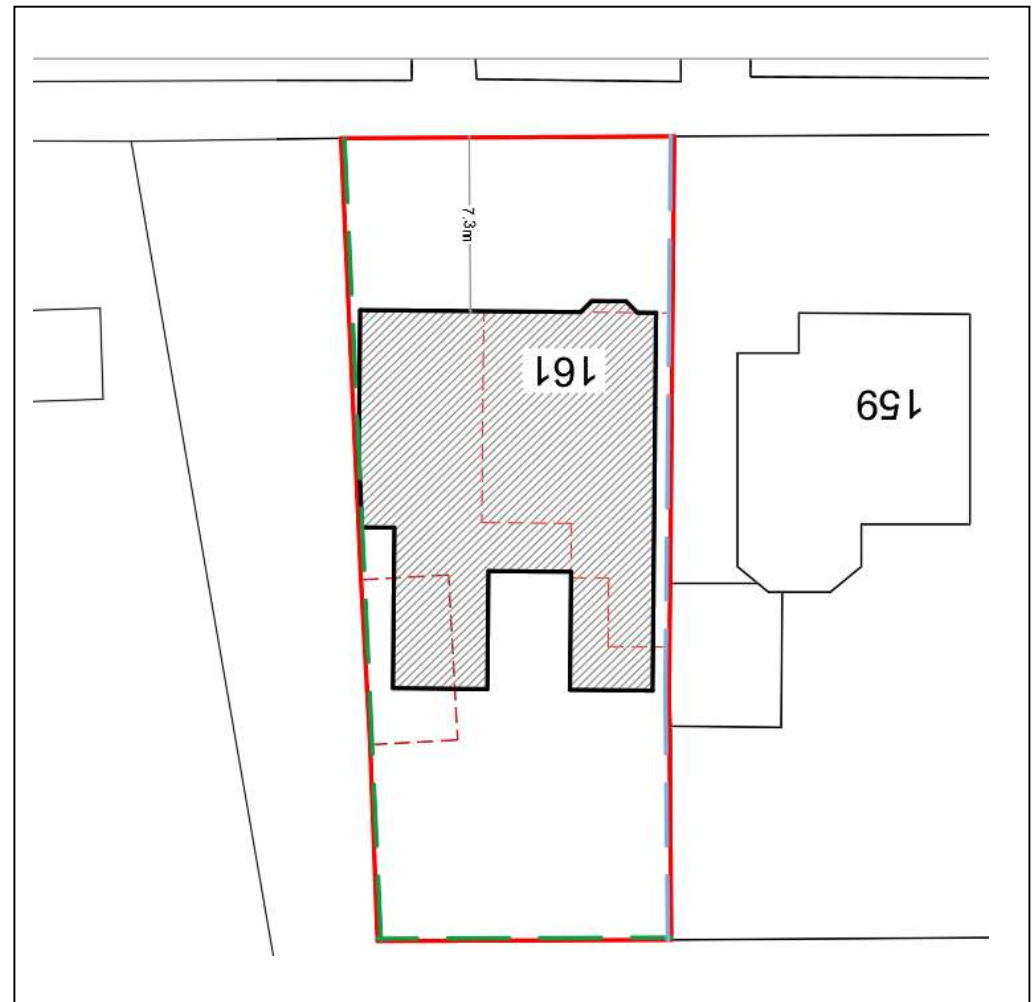
Existing 4 Bed Detached Dwelling	
Existing Gross Internal Area	
Ground Floor	79.30m ²
First Floor	65.99m ²
TOTAL GIA	145.29m²
Proposed New Dwellings Schedule - New 6 Bed House	
Gross Internal Area	
Ground Floor (Approved 157.17m ²)	149.54m ²
First Floor (Approved 115.63m ²)	110.27m ²
Second Floor/Loft (Approved 90.42m ²)	87.40m ²
TOTAL GIA (Approved 363.22m ²)	347.21m²

8 SITE LAYOUT

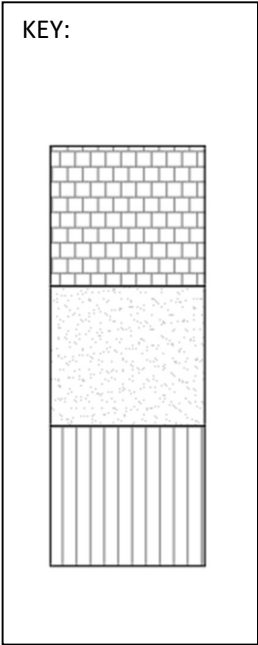
Site Curtilage	
Demolition of Existing	
New Building Location	
New Fencing	
Existing Fencing	

Notes

- The new construction is to be set out at a matching distance from the highway as the existing dwelling, at approximately 7.3m.
- New or replacement timber fencing with concrete posts and rails to be fitted to boundaries to height of 1.8m



9 ALLOCATION OF EXTERIOR MATERIALS



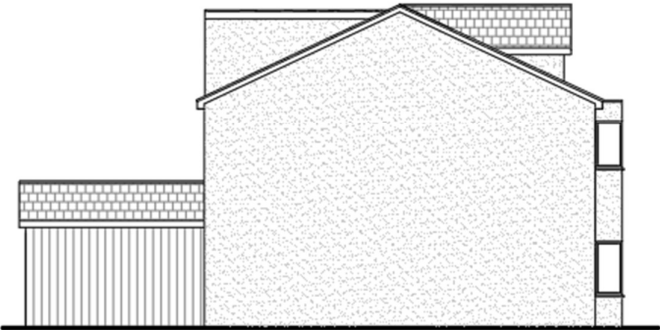
Slate Tiles

Render

Timber
Cladding



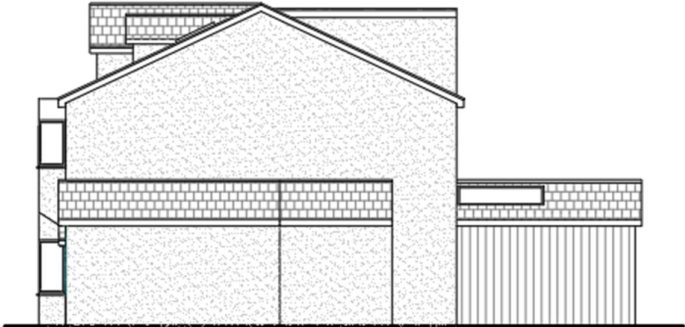
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation