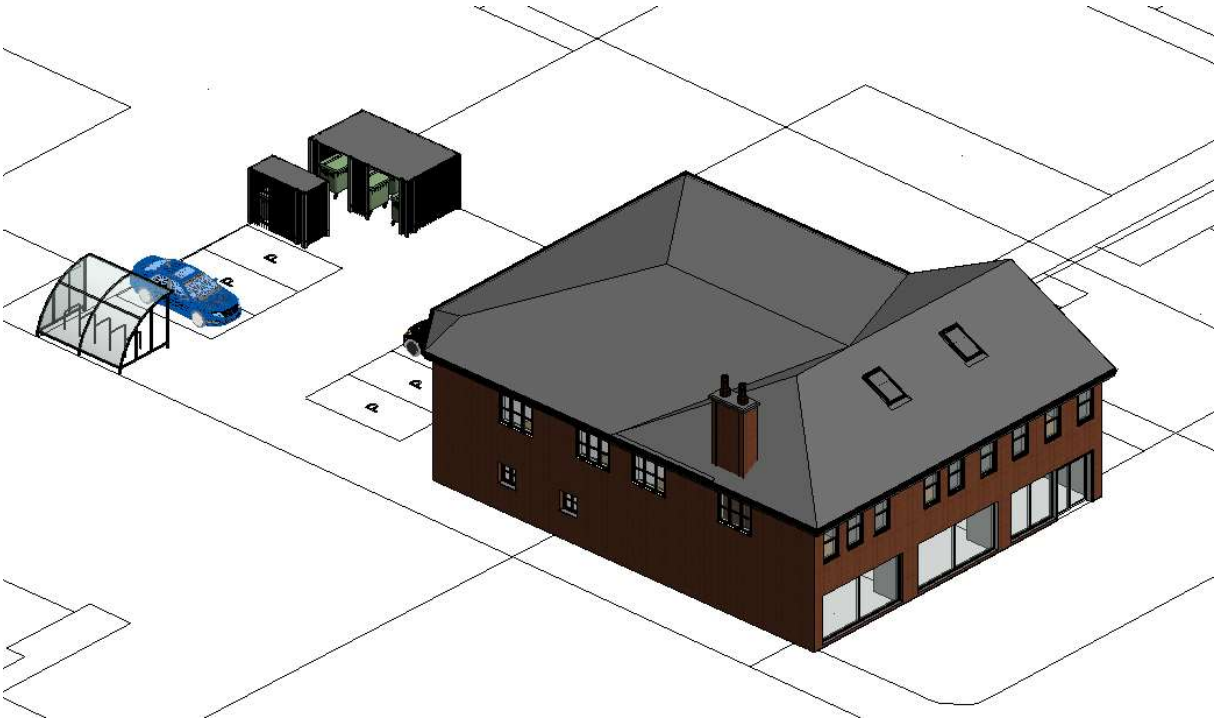
Design Access Statement.

In support of the full planning application for:
197-201 Mount Road, Gorton, Manchester M18 7GG

APPLICATION REFRENCE: PP-10308528

Proposed Double Storey Rear Extension to Accommodate 7 Self-contained Apartments.



On behalf of Mr. Teja Sahotta

Introduction

This design & access statement has been prepared in support of a planning application seeking permission for residential development above an existing property currently housing commercial on the ground floor and 3 self-contained apartments on the first floor on Mount Road Gorton. The statement focuses on the sustainable characteristics of the development which are also referred to in the Design & Access planning statement submitted with the application.

The statement comprises the following sections:

- Description of the application site and surrounding area
- Description of the proposed development
- Definition of the panning policy framework
- Demonstrating how the development complies with planning policy and design and access considerations

Conclusions

The statement has been prepared in accordance with guidance contained in DCLG Circular 01 2006 and considers the advice within paragraphs 80–96 in relation to the content of design and access statements. The following report also comprises a planning statement in support of the application.

2.0 The application site & surrounding area

The application site is surrounded by a predominately residential area, characterised by older two storey terraced dwellings within which pockets of more recent housing infill apartment development has occurred.

3.0 Proposed development

The planning application comprises the following:

- Application form
- Location plan
- Drawings
- Design & Access & Planning statement.
- General Sustainability Statement
- Contamination Report
- Refuse Access Strategy
- Parking Tracking plans

The application seeks permission for 7 self-contained apartments including a double storey rear extension above an existing commercial property and self-contained apartments. Planning approval is sought for amount of development, siting and means of access, with design and appearance and landscaping to be reserved matters.

The proposed units will be laid out alongside the site frontage onto Mount Road, reflecting the prevailing street scene characteristic of buildings in and around the vicinity. The development will be two storeys in scale and in keeping with the surrounding locality.

The self-contained apartments will vary in size. The variation in size and the availability of a mix use class opportunities will add to and enhance the retail commercial offer within the locality. The provision of self-contained apartments above the existing commercial unit will deliver residential accommodation within a highly sustainable location and maximise use of a Brownfield site. The provision of access to the apartments onto the primary site frontage will enhance the street scene. This design detail will be subject to reserved matters consent.

Service access to the apartments will be via an existing vehicular entrance to the site from Mount Road. The entrance will be gated to provide security to the development. The servicing area will have sufficient manoeuvring space to enter and leave in forward gear. The security of the site will also be enhanced by the

provision fencing to the boundary with adjoining car park.

4.0 Planning policy framework

Government guidance is set out in the National Planning Policy Framework. The NPPF expresses a presumption in favour of sustainable development which is perceived as a golden thread within the planning system. As such sustainable development is viewed as performing economic, social and environmental roles.

Paragraphs 18 to 22 promote the development of a strong and competitive economy. The guidance encourages sustainable economic growth and advocates planning policies which identify and address barriers to investment.

Paragraphs 23 to 27 sets out guidance relating to the promotion of competitive and viable town centre environments recognising the role of such places at the heart of the community. This includes defining a network and hierarchy of centres to fulfil this role.

Paragraphs 47–55 of the NPPF relate to housing supply. The guidance advocates provision of a range of residential accommodation to meet market demand, with priority given to use of Brownfield sites within sustainable locations.

Paragraphs 56–68 of the NPPF advocate a requirement for good design. Paragraph 60 advises it is appropriate to promote or reinforce local distinctiveness whilst acknowledging the scope of innovation and originality in bringing forward scheme proposals.

The adopted Core strategy and Saved Unitary Development Plan Policies form the local plan framework for City of Manchester Council. The following polices are of relevance to the proposed development.

Policy H1: Overall Housing Provision – seeks delivery of 60,000 dwellings between 2009 and 2027, predominantly within the North, East, City Centre and Central Manchester. New development should respond to the housing needs of the locality and reflect the character of the surrounding area. Priority will be given o the sites which are near centres and high frequency public transport routes. Where high density development occurs amenity, space can be in the form of balconies, with design securing adequate privacy for occupiers of the development and existing residents.

Policy C1: Centre Hierarchy – prioritises development within the city centre, district and local centres to maintain their viability and vitality and to enable provision of services to the community.

Policy C2: District Centres – encourages development which supports the vitality and viability of district centres. The policy sets outs factors to be complied with, including:

- Prioritising delivery of key "visitor" services.
- Provision of employment opportunities for local people.
- Making efficient use of land.

- Promoting choice and competition.
- Remedying deficiencies in areas with poor access to facilities.

New development should also respect and enhance the character of the area.

Policy C4: East Manchester District Centres – identifies additional capacity for retail development within the centres. Within Gorton there is a requirement for schemes which improve the environment of the centre. Particularly in terms of access movement and the creation of a more diverse range of uses.

Policy C10: Leisure and Evening Economy – sets out criteria to be taken into consideration in determining proposals for this form of development, which includes cumulative impact on residential amenity.

Policy EN1: Design principles and strategic character areas – seeks good design which reinforces the qualities of identified strategic character areas.

Policy ENS: Adaption to climate change – design of development will be required to demonstrate adaptation to climate change.

Saved UDP Policy S1.2 – seeks enhancement of shopping provision, especially within the city centre and district centres. Gives priority to enhancement and increased economic viability of certain centres, which includes Gorton. The policy recognises district centres are highly accessible and comprise major social and economic assets which will benefit from investment and renewal.

Development Control Policies: General statement – Policies DC10.1 to 10.5 relate to food and drink uses and set out criteria to be considered regarding this form of development. Th policies conform this type of development is acceptable in principle within district centres.

5.0 Compliance with planning policy & design access consideration

The following assessment has considered the characteristics of the application site and surrounding area, the design of the proposed development and the planning policy framework and criteria relating to this form of development.

The characteristics of the site and surrounding area and the details of the proposed development are described in sections 2.0 and 3.0 of the statement. The planning policy framework is referred in section

6.0. Regarding design and access considerations and compliance with planning policy the significant issues are as follows

- The appropriateness of the development in principle and its benefit to Longsight District Centre.
- Impact of development on the character of the locality
- Impact of the development on the privacy and amenity of existing residents and future occupiers of the dwelling.
- Highway/Access considerations.

7.0 The appropriateness of the development in principle and its benefits to Gorton district centre.

The description of the site and surrounding area in section 2.0 demonstrates the proposed development will be situated within a highly sustainable location. The site lies within Gorton and possess excellent access to frequent bus services. In addition to range of retail and commercial services the district centre contains amenities such as a medical centre, dental surgery, library, and community centre, all of which are situated close to the application site. Other facilities, including public houses, church & school are present within the adjacent residential area. The site is therefore ideally placed for mixed use development which will benefit the regeneration and renewal of the district centre and provide sustainably located residential development within East Manchester.

The provision of sustainable located development is a key note objective which binds together national and local plan policy, particularly regarding mixed use schemes such as the proposed development. The proposed development will be entirely in accord with this aim. The range of retail and commercial uses will complement and enhance the vitality and viability of the district centre with development occurring on previously developed land. The proposed development therefore accords with the prioritisation given to re-cycling and efficient use of land such as the application site, particularly when occupying a sustainable location.

The site currently has a negative impact on the district centre and surrounding locality, comprising a rundown piece of property with an unprepossessing appearance. The negative aspect of the property is accentuated by the sites prominent location on a busy road. The proposed development represents the opportunity to enhance the appearance and setting of the locality by returning an unsightly disused brownfield site into full beneficial use.

Redevelopment of the site will in particular infill a gap to the rear of the property which has had all manners of various construction and refurbishment additions added to it which now looks totally unkempt and is currently crumbling under its own weight creating somewhat of an unsightly appearance. Other than bringing the property out of its dismal state the proposed development will also enhance access and movement and improve the legibility and functional purpose of the district centre.

The proposed development, in terms of its mixed-use content and location, represents highly sustainable and appropriate development which is fully compliant with national and local plan policy referred to in section 4.0 of the statement.

7.0 Impact of development on the character of the locality

The proposed mix of retail commercial uses are entirely appropriate within the district centre and will reinforce the vitality and viability of the centre. The proposed first & second floor residential accommodation is also appropriate at the site which has a high level of mixed use across the road and within the area and an established residential area.

The layout of the development responds to the characteristics of the site and surrounding area. The property will face 2.8m away from the main pavement, creating a continuous roadside frontage. Infilling the prominent location in this manner will deliver a strong functional connection with the district centre and will ink the commercial property on the ground floor with the other amenities of the area. Access and movement within the centre will thereby be improved in addition to the creation of greater legibility and purpose to this part of the centre.

Detailed design and appearance are to be subject to reserved matters approval. However, the intended two storey scale of the development and the varied size of the self-contained apartments will be compatible with this part of the vicinity.

8.0 Impact of development on the privacy and amenity of existing residents and future occupiers of the dwelling.

The proposed development is sufficiently separated from the nearest residential property to avoid adverse impact on the privacy and amenity of existing residents. Vehicles servicing the retail commercial units will use the existing site entrance from Mount Road, which also somewhat serves the existing commercial property on the ground floor. The additional use of the access will not have a significant impact on the amenity of residents on mount Road.

The proposed residential accommodation will comprise apartments, situated at first & second floor level. This form of accommodation is considered appropriate within a district centre location. The site layout demonstrates the apartments will be of sufficient size to provide satisfactory living conditions for future occupiers, with an adequate degree of privacy.

9.0 Highway/Access Considerations

Detailed design of the development will be subject to reserved matters approval and will consider the requirement to incorporate access to the retail commercial units for persons with impaired mobility.

The provision of servicing to the retail commercial units will be via the existing vehicular access to the site, situated off Mount Road. The entrance will be gated to provide a secure means of access to and from the site. The servicing yard will have sufficient space to enable vehicles to enter and leave in forward gear. These arrangements will ensure servicing vehicles can be stationed off the highway, avoiding congestion from on street parking at site frontage onto Mount Road.

The scheme proposal does not incorporate on-site parking provision for the proposed apartments. This is considered acceptable given the small number of residential units and the highly sustainable location of the site within a district centre near to public transport.

10.0 Conclusion

The planning application demonstrates the appropriateness of the development in terms of the characteristics of the site and the surrounding area and with regard to compliance with planning policy. In particular, the development will achieve the following benefits:

- Bring into beneficial use, as discussed previously, developed land occupying a highly sustainable location within the Longsight district centre.
- Provide a mix use development to enhance the vitality and viability of the district centre and contribute towards the regeneration and renewal of the centre.
- Provide development that will enhance the environment of the surrounding area.
- Provide development that will link the proposal with other existing amenities and improve access and movement within the local vicinity, increasing the legibility and functional purpose of the area.
- Provide residential accommodation within a highly sustainable location of East Manchester.
- Provide development that respects and accords with the character of the immediate & surrounding area.
- Provision of development that makes efficient use of available brownfield land whilst avoiding adverse impact on the privacy and amenity of existing residents.
- Provision of residential development that will provide satisfactory living arrangements for future occupiers.