

2. CONSULTATION AND EVOLUTION OF THE PROPOSALS

(cont.)

Following receipt of this feedback and further detailed services information, proposals were amended and resubmitted (20.06.24) (see Fig. 37) for further Planning pre- application comment.

Comments were received (07.07.24) from Case Officer Sue Wills and can be summarized as follows:

- I have previously noted that it is proposed that the cottage flats proposed on plot nos. 43-54 would have a shared secure community garden to the north of these cottage style apartments, with similar arrangements for plot nos.59-68, and continue to query whether the introduction of communal amenity space within the overall development would have any implications in the achievement of secure by design accreditation.*
- Regarding plot nos.39-42, I have previously advised that the garden areas proposed did not appear to be sufficient for the number of residential units shown and appeared to be a setting for the building and not adequate private usable amenity space. I remain of the view that it would appear this area should accommodate 2no, rather than 4no. cottage flats, and that the current arrangement would be unlikely to be supported.*
- Whilst noting that Plot nos. 59/60, and 61/62 have been slightly re-positioned on the site there is still very little space to the rear of those cottage flats which has the potential to adversely impact on elements of the existing estate.*
- Regarding plot nos. 57 and 58, the garden areas appear to be limited in depth. Are single aspect arrangements being incorporated to prevent overlooking and loss of privacy?*
- Plot nos.22 and 23 still have a very small rear garden area. Whilst acknowledging that plot no.22 will have a larger side garden (with the potential for habitable room windows to be located on the side rather than rear elevation) , I have concerns about overlooking from the rear of plot no.23 over the gardens of the existing property to the south. Furthermore, it is currently proposed to have a 4 bed 6 permission house on plot no.23. As such I would also have expected a larger area of private usable amenity space of the further occupiers, which would be a larger family. I would suggest that further consideration be given to this plot, as a dwelling with a smaller floorplate, and less habitable rooms may be able to address some of the concerns which have been expressed.*
- Similarly, Plot no.37 and 38 still have a very small rear garden area. Whilst acknowledging that plot no.38 will have a larger side garden (with the potential for habitable room windows to be located on the side rather than rear elevation), I have concerns about overlooking from the rear of plot no.23 over the gardens of the existing property to the east. The location of habitable room windows will be key, in consideration of whether this siting arrangement can be supported.*

2. CONSULTATION AND EVOLUTION OF THE PROPOSALS

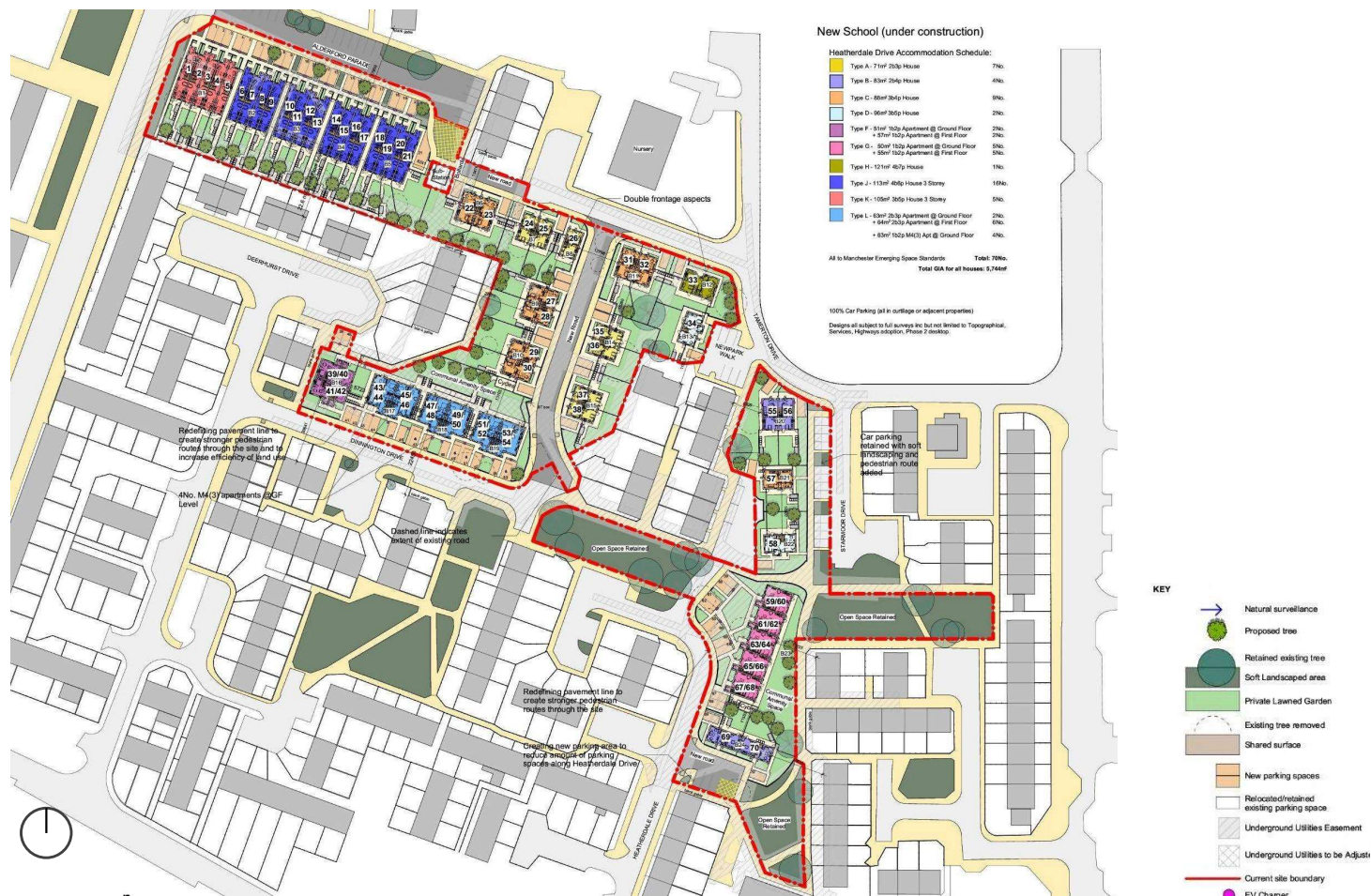
(cont.)

In response to these comments, revisions were made to the masterplan which are summarized below:

1. Separating distances addressed
2. Plots 39-042 – Shared amenity space added for most easterly Cottage apartments (4No 2bed/3per apartments changed to 4No 1bed apartments)
3. Plots 22-23 changed to smaller 3bed houses, increasing distance from adjoining house to the south
4. Plot 33 now a detached 4bed house
5. Defensible space to plots 59-60 increased on north and east boundaries.
6. 1st floor habitable rooms to plots 63-68 have oblique view bay windows to protect privacy of existing housing to the east.
7. House types – all units are to Manchester Space Standards with the majority being M4(2) with 4No (6%) 1bed ground floor apartments to M4(3) Accessibility standards.

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester Proposed Residential Development

2. CONSULTATION AND EVOLUTION OF THE PROPOSALS (cont.)



Proposed Site Plan (Application proposals)

2. CONSULTATION AND EVOLUTION OF THE PROPOSALS (cont.)

Consultation event (01.08.24)

A public consultation event was held at on Thursday 1st August 4-7pm following an advanced leaflet notification of the surrounding community inviting residents to attend.

Representative from MCC (landowner) , MSV (applicant/HA) and Bowker Sadler (Architect/Agent) were in attendance as well as local councillors.

The event was well attended by local residents over the course of the afternoon.

A summary of the feedback received is as follows:

- Recognised need for new housing in the area
- A mix of housing types is good
- New housing will contribute to reduction / perceived fear of crime in the area
- Privacy, access and car parking for existing residents is protected
- New housing outweigh loss of open space
- In curtilage car parking was good
- Safer pedestrian routes with good street lighting and no cut throughs
- Routes across the area are protected
- Construction work to ensure safety of residents

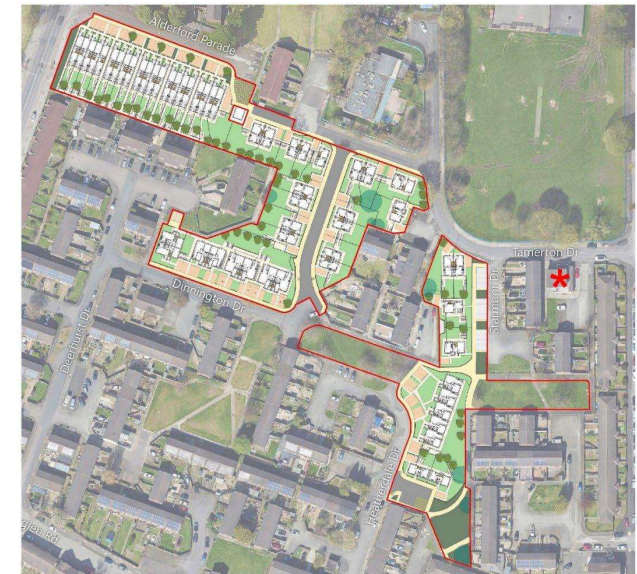
The overall impression from residents was very positive.

Further comments were invited by the MSV email address provided on the notification leaflet.

Drop In Event



An opportunity to view proposals by MSV Housing for the development of 70 new affordable homes at Alderford Parade, Dinnington Drive and Tamerton Drive



When

Thursday 1st August 4pm-7pm

Where

New Testament Church of God, Tamerton Drive

*Location of Drop In Event

For those who can't attend the event please contact:
paul.humphries@msvhousing.co.uk

Consultation/ 'Drop In' event leaflet

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

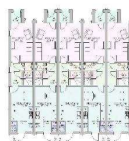
Heatherdale Drive Consultation

70 affordable homes at Alderford Parade, Dinnington Drive and Tamerton Drive

Typical terrace of 3 bedroom / 5 person 'townhouses' (Type 1)



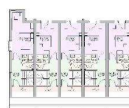
Front Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

Typical terrace of 3 bedroom / 5 person 'townhouses' (Type 2)



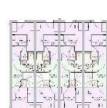
Front Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

Typical terrace of 1 bedroom / 2 person apartments



Front Elevation



Ground Floor Plan



First Floor Plan

Typical 2 bedroom / 4 person house (semi-detached)



Front Elevation



Ground Floor Plan



First Floor Plan

4 bedroom / 7 person house (detached)



Front Elevation



Ground Floor Plan



First Floor Plan

House Type Examples

Presentation board on display at 'Drop In' event

August 2024

Heatherdale Drive Consultation

70 affordable homes at Alderford Parade, Dinnington Drive and Tamerton Drive



Aerial view of proposals looking south



Aerial view of proposals looking north

Presentation board on display at 'Drop In' event

3. EVALUATION

It is proposed to construct 70 new homes comprising of the following types:

- 16no. 4bed/ 6-person house 3st houses –floor area 113m²
- 1no. 4bed/ 7-person house 2st house –floor area 121m²
- 5no. 3bed/ 5-person 3st houses –floor area 105m²
- 2no. 3bed/ 5-person 2st houses –floor area 96m²
- 9no. 3 bed / 4-person houses – floor area 88m²
- 4no. 2bed/ 4-person houses – floor area 83m²
- 7no. 2bed/ 3-person houses – floor area 71m²
- 8no. 2bed/ 3-person apartments –floor area 63-64m²
- 14no. 1bed/8no. 2bed/ 3-person apartments –floor area 51-57m²
- 4no. 1bed/ 2-person M4 (3) apartments –floor area 63m²
- **70no. TOTAL**

All the above floor areas are Gross internal areas and are to Manchester City Council Space Standards

Parking will be provided at a ratio of 1no. per property for the houses and a 1no. per property for the apartments.

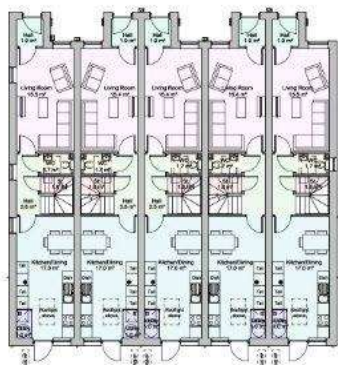
Secure cycle storage will be provided to Manchester City Councils recommended standards.

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

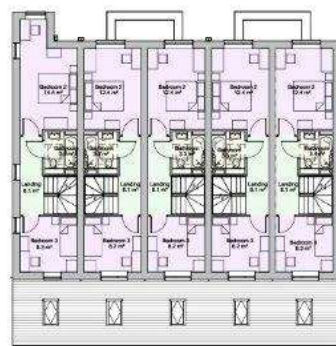
3. EVALUATION (cont)

Typical house types

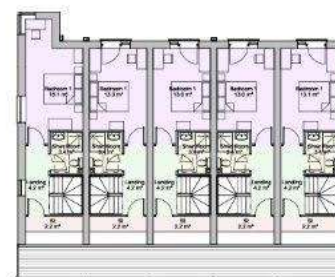


Ground Floor Plan

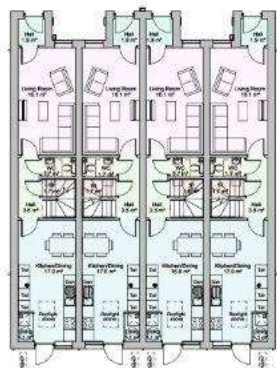
Typical terrace of 3 bed / 5-person 'townhouses'.



First Floor Plan

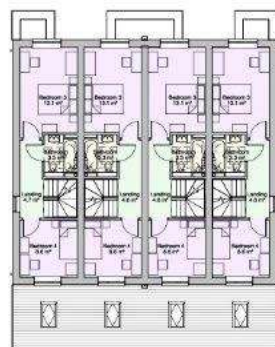


Second Floor Plan

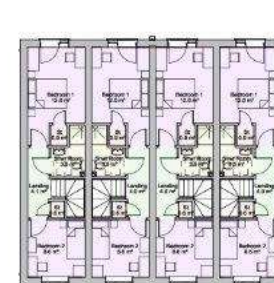


Ground Floor Plan

Typical terrace of 4 bed / 6-person 'townhouses'.



First Floor Plan



Second Floor Plan

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester Proposed Residential Development

3. EVALUATION (cont)

Typical house types



Ground Floor Plan



First Floor Plan

Typical terrace of 1 bed / 2-person apartments



Ground Floor Plan



First Floor Plan

Typical 2 bed / 4-person house
(semi-detached)



Ground Floor Plan



First Floor Plan

Typical 2 bed / 4-person house
(semi-detached)

4. DESIGN CHARACTER AND MATERIALS

The design adopts a restrained contemporary approach, with a controlled pallet of materials, principally comprising of brick walls and tiled pitched roofs.

Taking cues from the wider context- Temple Square, Cheetham Hill Road, Bride Oak Street for example, where elements such as expressed gables, projecting bay windows, prominent entrances and front doors all help to give expression to the home and create an active, friendly, and characterful streetscape. The proposals take these references and reinterpret them in a contemporary way- the key elements of this strategy can be summarised as follows:

- The use of clearly expressed gables to create a strong rhythm to the street.
- Recessed or protecting porches to express front entrances.
- A vertical emphasis to fenestration and proportions to reinforce the rhythm of the street elevations.
- Use of projecting bay windows in limited areas to reinforce significant corners and elevations.
- Simple brick detailing and textures around windows, recessed elements to lift elevations and add a unifying character to the whole.



Images of local context that influenced designs

4. DESIGN CHARACTER AND MATERIALS (cont.)

Although, as identified earlier (context appraisal) the architectural character of the immediate context is somewhat bland, lacking character and variety, one characteristics of note is the relationship of brick 'garden' boundary walls with the simple pitched gable end of the house. This feature creates a strong profile and offers definition to the streetscape. Picking up on this, the proposed architecture will look to establish strong boundary definition in the form of masonry walls which are continuous with and will read as part of the elevations. The diagram illustrates the opportunities each 'cluster' of development presents to establish this architectural language.



Image of relationship of brick 'garden' walls with the simple pitched gable ends, which offer a strong profile and definition to the streetscape.



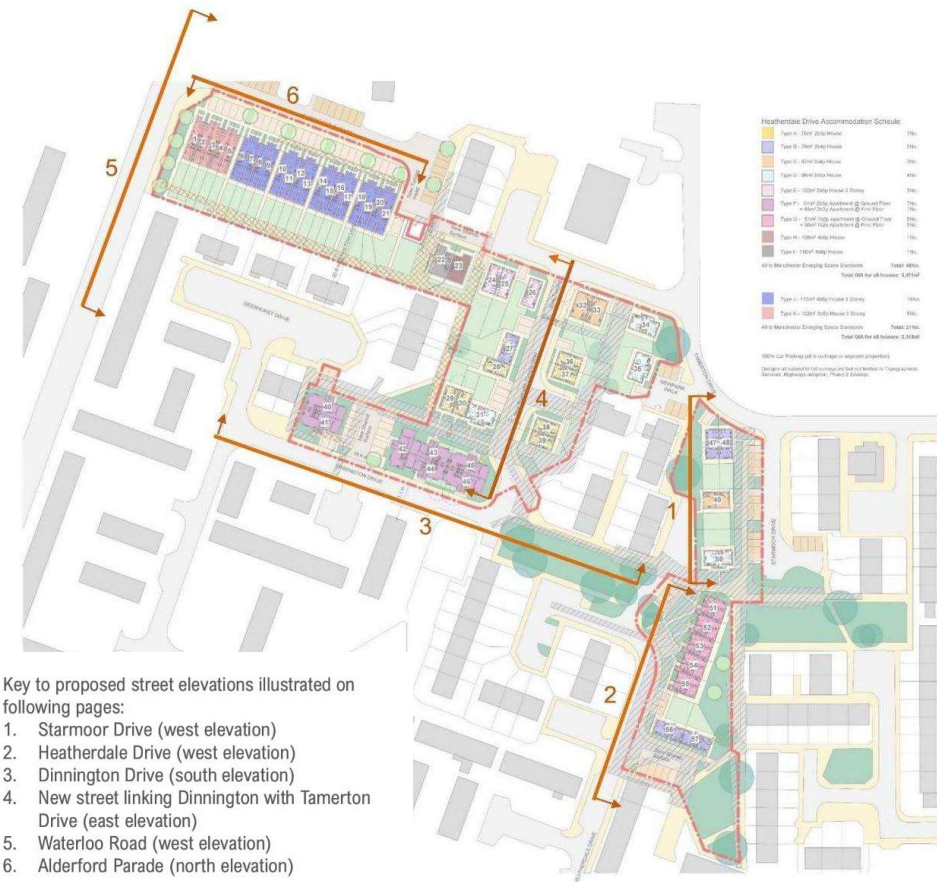
Site plan showing proposed development 'clusters' linked by boundary walls

4. DESIGN CHARACTER AND MATERIALS (cont.)

Working with this existing context and its inherent deficiencies, it is the role of the proposed architecture to add variety and activity, helping to create streets which are friendly, active 'places' helping to link the neighbourhood together. Picking upon the cues from near and wider context, the proposals will carefully use the following elements to achieve this:

- Projecting bay windows in key locations
- Expressed gables and a lively roof topography
- Clearly defined entrances and front doors
- Clearly defined boundaries to properties
- Garden walls linking elevations and 'clusters' together.
- Generous glazing and active uses overlooking the street

The strategy will be to use a common language throughout, but subtle changes in form, materials and details responding to the immediate context will create character and variety across the neighbourhood. Sketch street elevations presented at the pre-app meeting 26.03.24 were well received.



Site plan key for sketch street elevations

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

4. DESIGN CHARACTER AND MATERIALS

Elevations



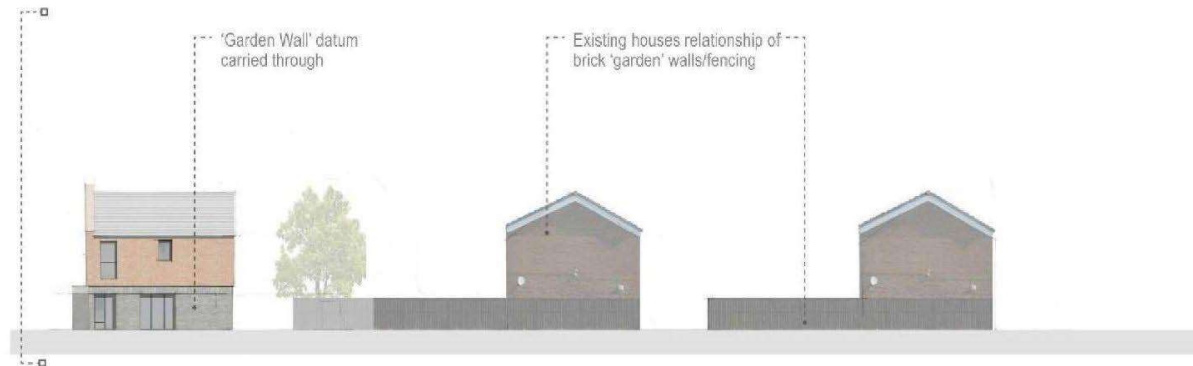
Sketch street elevations

4. DESIGN CHARACTER AND MATERIALS

Elevations (cont.)



Street Elevation 3—Dinnigton Drive



Street Elevation 3—Dinnigton Drive (cont.)

Sketch street elevations

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

4. DESIGN CHARACTER AND MATERIALS

Elevations (cont.)



Street Elevaion 5 - Waterloo Road



Street Elevation 6 - Alderford Parade

Sketch street elevations

4. DESIGN CHARACTER AND MATERIALS

Elevations (cont.)

Street Elevation 1- The west facing elevation onto Down Gate Walk. At its northern end active elevations provide passive surveillance and long views along Tammerton Drive. The overall composition of this elevation is of three elements 'sat' onto the linking 'garden wall'. The ground floor is articulated by either projecting or recessed entrances and generous fenestration. The first floor is differentiated by a contrasting brick colour, helping to define the linking wall below, and a lively variety of window types.

Street Elevation 2- to Heatherdale Drive is characterised by a repeated gable form, generous glazing and projecting entrance porches, again offering articulation, rhythm and character to the streetscape. The southern end of this 'cluster' is marked with a generous projecting bay window within a gable end, adding variety, hierarchy and valued passive surveillance.

Street Elevation 5- to Waterloo Road presents a 3.5 storey gable end of scale and presence, recognising the significance of the Road and buildings of the intermediate context (St John's church and the former Waterloo Hotel noted earlier in this document). The gable form also references the 3 storey properties of Deerhurst Walk and reduces in height to respect the neighbouring single storey properties to the south, along Waterloo Road. A full height tower marks the significant corner of Alderford Parade and Waterloo Road and provides much needed passive surveillance.

Street Elevation 6 presents a 'terrace' of 3 storey 'town' houses, the ground floor of which is defined by projecting porches, clearly expressed entrances and generous fenestration and the upper floors by a repeated gable form.

At ground floor the houses are linked by a continuous boundary wall, differentiated in a contrasting brick and articulated by projecting entrance porches and generous fenestration. Above this, sits a 2 storey repeated gable form, creating a strong rhythm and character to the streetscape and again offering good passive surveillance. The western and eastern ends of the terrace are marked with projecting bay windows to add visual hierarchy and variety.

4. DESIGN CHARACTER AND MATERIALS

Elevations (cont.)

There will be a consistency of materials and detailing throughout the proposed collection of buildings with subtle variations within each type, offering variety and individuality. Brick is the proposed dominant material, selected to compliment contextual precedent, with brickwork detailing providing articulation and modelling to elevations. Pitched tile roofs will be consistent throughout the developments.

The proposal is to create a “community” of buildings which share a consistent architectural language at the same time allows for variety appropriate to type, aspect, and location.



Contemporary architectural precedents



Design development drawings of the elevations

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

4. DESIGN CHARACTER AND MATERIALS

Elevations (cont.)



Proposed street elevation - Tamerton Drive to Alderford Parade



Proposed street elevation - Dinington Drive

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

4. DESIGN CHARACTER AND MATERIALS

Elevations (cont.)



Street View 3 New Rd

1 : 200

Proposed street elevation -new road linking Dinnington Drive with Tammerton Drive



Street View 4 Tamerton Dr to Heatherdale Dr

1 : 200

Proposed street elevation - Tammerton Drive to Heatherdale Drive

4. DESIGN CHARACTER AND MATERIALS

Landscape

The overall landscape strategy is to positively integrate the development into the surrounding vernacular by providing clear definitions of public and private areas, enhance the pedestrian routes through the site, create a pleasant attractive area for users and improve the bio-diversity through tree, hedge, shrub and wildflower meadow planting.

To achieve these objectives the following proposals have been made:

Define public and private spaces by use of contrasting hard surfacing materials, soft landscaping such as hedges or ornamental planting beds and boundary treatments.

At the front of the properties a low wall and railings is proposed with a soft landscaping to the rear where the boundary is against the public footpath. A higher 2.1m wall is proposed to the borders of rear private gardens providing a secure boundary. The brick materials used for these structures will match the proposed buildings.

Metal railings are proposed at the front to demarcate property boundaries where space allows.

Private rear gardens will be delineated between gardens with timber close boarded fences with trellises that have hedgehog gaps incorporated into the base to link up the gardens in the neighbourhood and promote free roaming to the local wildlife.

The private footpaths and parking areas will be finished in concrete flags or block paving to contrast with the public highways and paths which will be finished in tarmac. The colours of the proposed hard surfacing are chosen to compliment the new buildings and provide clear delineation between pedestrian and vehicular areas.

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

4. DESIGN CHARACTER AND MATERIALS

Landscape (cont.)



KEY	
SOFT LANDSCAPING	
	Existing trees to be retained
	Tree Matured Standard Tree, 10-12m girth, 300-350cm high, set in soft landscaping with timber stake support
	Tree Extra Heavy Standard Tree, 14-16cm girth, 425-600cm high, set in soft landscaping with timber stake support
	High Ornamental hedge 0.8-1.2m high hedge planted @ 2.4 per lin m with 75mm ornamental bark mulch dressing. Mix of native & non-native species
	Low Ornamental hedge 0.4-0.5m high hedge planted @ 4 per lin m with 75mm ornamental bark mulch dressing
	Ornamental shrub planting Plants supplied in 3.5L pots planted @ 3-6 m2 in 600mm imported topsoil with 75mm ornamental bark mulch dressing
	Feature specimen shrub 10-30L containers planted in 600mm imported topsoil
	Grass Turf or grass seed laid on minimum 150mm imported topsoil (to be hard wearing severity quality)
	Wildflower Meadow / herb planting
BOUNDARY TREATMENT	
	2100mm high timber fence Comprising 1800mm close boarded panels, 300mm concrete gravel board & concrete support posts
	2100mm high timber fence Comprising 1500mm close boarded panels, 300mm rails, 300mm concrete gravel board & concrete support posts
	1800mm high timber fence Comprising 1200mm close boarded panels, 300mm rails, 300mm concrete gravel board & concrete support posts
	1200mm high vertical bar metal railings
	Retaining wall with 1.2m high metal railings fixed to top Materials to match proposed building
	1200mm high wall & railings 600mm high brick wall materials to match proposed buildings with 600mm high vertical bar railings
	2100mm high brick wall, materials to match proposed buildings
	2100mm high vertical bar metal railings
HARD LANDSCAPING	
	Vehicular concrete block surfacing - Private parking eg. Tolaram "Tegula concrete block paving, 175x175x60mm, Heather colour, laid in a stretcher bond pattern
	Pedestrian concrete flag surfacing - Private eg. Tolaram "Textured concrete flag paving, 600x300x20mm, Buff colour, laid in a stack bond pattern
NB: All footpaths & carriageways with no hatch to be tarmac wearing course with PCC edges to engineers specifications	
MISCELLANEOUS	
	Bulld
	Electric Vehicle Charging Point
	Air Source Heat Pump
	Bin box TBC by ecologist
	Bird box TBC by ecologist
	Helping gap

Proposed landscape plan

4. DESIGN CHARACTER AND MATERIALS

Landscape (cont.)

The proposed planting stock is a combination of ornamental low maintenance species chosen for texture, colour and seasonality, together with species that encourage wildlife into the area. A mix of native and non-native trees are proposed around the site to enhance bio-diversity, providing softer streetscapes and softening the views of adjacent existing residents into the site. Ornamental planting is proposed against buildings and garden walls to help define defensible space and soften the dwellings elevations.

To further increase bio-diversity wildflower meadows are to be sown within the existing POS areas that will create colourful interest at different times in the year and provide foraging habitats for local wildlife. Bat and bird boxes will be fixed to the new buildings providing connectivity for wildlife to the existing tree lines.



Proposed palette of hard and soft landscape materials

5.0 ACCESS, SERVICING AND REFUSE COLLECTION

Proposed access will be as follows:

Access to Alderford Parade (plots 1-21- see Fig. 59) will be via Waterloo Road. On street parking will be provided at a ratio of one per dwelling. All parking on Alderford Parade for the existing properties will be retained.

Access to plots 22 and 23 will be via new hardstanding, which extends westwards from Tammerton Drive, in curtilage parking is provided to each.

Plots 24-26 and 31- 33 will be accessed from Tammerton Drive. In curtilage parking is provided for each.

Plots 27-30 and 35-38 will be accessed via the new route linking Dinnington with Tammerton- in curtilage parking is provided for each.

Plot 34 is accessed via New Park Walk, with in curtilage parking provided.

Plots 55-56 are accessed via Tammerton Drive and have in curtilage parking.

Plots 57- 58 are accessed via Downgate Walk and have in curtilage parking.

Plots 59-69 are accessed via Heatherdale Drive and are provided with on- street parking to the front of the properties.

Plot 70 is accessed via proposed hardstanding off Heatherdale, which accommodates on street parking to the front of the property, with an additional 3no. spaces provided to assist with parking demand on Heatherdale Drive.

In summary – all new homes will be provided with car parking at a 100% ratio, the majority being in curtilage, with the remainder off street, located as close as possible to the front door of the property. Secure, lockable cycle storage will be provided to each home in accordance with MCC current guidelines.

Refuse collection will be from the highway, with bins wheeled to the front of the property as appropriate on collection days. For the houses, space is allocated in rear gardens for the refuse and recycling bins and for the apartments communal bin stores are located within the curtilage of the block discreet from the street. Bin capacity and storage will be in accordance with MCC's current requirements.

All the homes will be accessible in line with Approved Document M and the principles of Building for a Healthy Life 12. Houses will have an accessible WC at ground floor and will have wide doorways, fully compliant with Approved Document Part M. 4No (6%) 1bed ground floor apartments will be designed to M4(3) Accessibility standards.

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

5.0 ACCESS, SERVICING AND REFUSE COLLECTION (cont)



Proposed site roof plan

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

6.0 SECURED BY DESIGN

The development will endeavor to take on board the recommendations of Section 2 of the Secured by Design Standard (physical security).

The proposed development is to be constructed in line with best practice including:

- PAS 24 compliant windows and doors.
- Robust boundary treatments with 1.8m high walls/fences to garden enclosures where appropriate.
- Clear definition of public and private realm.
- Passive surveillance of both public and private spaces maximized.
- External Lighting- Well positioned, good quality external lighting will be provided to create a safe environment after dark.
- Secure cycle storage (locked enclosure) to each property.

7.0 SUSTAINABILITY

Homes will be designed adopting a fabric first approach including incorporating the recommendations contained within the “Future Homes Standard”. An all-electric solution to heating is being explored, which will be allied to heat pump technology. Photovoltaic panels may be required on the roof.

U-Values will be as a minimum in accordance with Building Regulations. Kitchens will incorporate separate waste and recycling bins to aid collection.

Secure cycle storage will be provided to each home.

A drainage strategy accompanies the application.

8.0 National Design Guide (2019) ‘Characteristics’

The proposal will take on board and be assessed under each of the criteria contained within the National Design Guide (2019), including Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources and Life Span



Proposed aerial view looking south

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

6.0 CONCLUSION

In summary, the proposed development is for 70no. new affordable homes (consisting of 100% affordable rent) within an enhanced streetscape and landscape.

The development seeks to provide the following:

70 much needed new, affordable homes appropriate to the needs of modern family living.

Develop a scheme that respects the scale, massing and design of neighbouring housing and which makes a positive contribution to the existing neighbourhood.

Develop a scheme that respects overlooking and amenity distances between the new buildings and their neighbours.

This statement demonstrates that the redevelopment of the site looks to produce a contextual design, appropriate in scale, form and massing, which we respectfully request is supported.



Proposed sketch view of Heatherdale Drive



Proposed sketch view of Alderford Parade at junction with Waterloo Road

