

DESIGN & ACCESS STATEMENT

Land adjacent to Tamerton Drive,
Cheetham Hill, Manchester
M8 0TH

Proposed residential development of
70No. New Affordable Homes



Job No. 21-026
REV.A (07.01.25)

EXECUTIVE SUMMARY / INTRODUCTION

This statement accompanies and supports the proposal to re-develop a series of linked sites, broadly defined by Alderford Parade to the north and Heatherdale Drive to the south in Cheetham Hill, Manchester with a total of 70 new homes for Moss Care St. Vincent's Housing Group (MSVHG). The proposed homes will be 100% social rent and will comprise the following mix:

7no.	2 bed/ 3 person houses
4no.	2 bed/ 4 person houses
9no.	3 bed/ 4 person houses
7no.	3 bed/ 5 person houses
16no.	4 bed/ 6 person houses
1no.	4 bed/ 7 person houses
18no.	1 bed/ 2 person apartments
8no.	2 bed / 3 person apartments

Forming part of the full planning application package of information, this statement sets out the scope of the proposed works with appropriate illustrations to provide explanation and justification for the approach taken.

PROJECT TEAM

Applicant:	Moss Care St. Vincent's Housing Group
Address:	7th, Trafford House, Chester Rd, Old Trafford, Stretford, Manchester M32 0RS
Contact:	Paul Humphries
Agent:	Bowker Sadler Hatherlow House, Hatherlow Romiley Stockport SK6 3DY
Contact:	Stephen Williams
Telephone No.:	0161 406 7333

EXECUTIVE SUMMARY / INTRODUCTION (cont.)

Accompanying drawings/ reports:

80-924-R1-1 Preliminary Ecological Appraisal- Heatherdale Drive Cheetham Hill

80-924-R2-1 Statutory Biodiversity Metric Report - Heatherdale Drive Cheetham Hill

345-01A Landscape GA 1of 2-A1

345-02A Landscape GA 2of 2-A1

345-03 Boundary Treatment-A1

345-04A Detailed Planting Prps 1of2-A1

345-05A Detailed Planting Prps 2of2-A1

1000 Site Location Plan

1001 Existing Topographical Plan

1002 Proposed Site Plan

1003 Proposed Phasing Plan

1004 Proposed Site Roof Plan

1005 Street Elevations

1010 Block 1 Plans & Elevations

1012 Blocks 2, 3, 4 Plans & Elevations

1014 Block 5 Plans & Elevations

1018 Blocks 7, 14, 15 Plans & Elevations

1020 Block 8 Plans & Elevations

1022 Block 6, 9, 10, 11 Plans & Elevations

1024 Block 13 Plans & Elevations

1026 Block 16 Plans & Elevations

1028 Blocks 17 Plans & Elevations

1030 Blocks 18 Plans & Elevations

1032 Block 20 Plans & Elevations

1034 Block 21 Plans & Elevations

1036 Block 22 Plans & Elevations

1038 Block 23 Plans & Elevations

1040 Block 24 Plans & Elevations

1042 Blocks 19 Plans & Elevations

1051 Planning Statement

1044 Block 12 Plans & Elevations

33716-SUT-ZZ-00-DR-G-7251 (N)

33716-SUT-ZZ-00-DR-G-7252 (S)

33716-SUT-ZZ-00-HS-G-7001 RFS

EXECUTIVE SUMMARY / INTRODUCTION (cont.)

Accompanying drawings/ reports:

33716-SUT-ZZ-00-RP-G-7101

33716-SUT-ZZ-00-RP-G-7202

33716-SUT-ZZ-00-RP-S-0001

33716-SUT-ZZ-XX-DR-C-655-0001 P01 - Proposed Drainage
Layout sheet 1

33716-SUT-ZZ-XX-DR-C-655-0002 P01 - Proposed Drainage
Layout sheet 2

Broadband Connectivity Report

Cheetham Hill P500 - Affordable Housing Statement

LS5236 utilities surveys

RHC-24-024-TA

RHC-24-024-TP

Statutory Biodiversity Metric Calculation Tool - Heatherdale
Drive, Cheetham Hill

Z62503 Rev A ESS - Heatherdale, Cheetham Hill 18-07-
2024ds

Z62503.2 Noise Impact Assessment - Heatherdale Drive,
Cheetham Hill

Z62503.3 Air Quality Assessment - Heatherdale Drive,
Manchester

RBS-Arbor survey Impact Assessment and Method Statement

RSB-BS-01 Arbor survey Root Protection areas

Crime Impact Statement

Affordable Housing Statement

Community Involvement Statement

Transport Statement

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

1. ASSESSMENT

Physical Context and Local Character

- Site Description & Surroundings

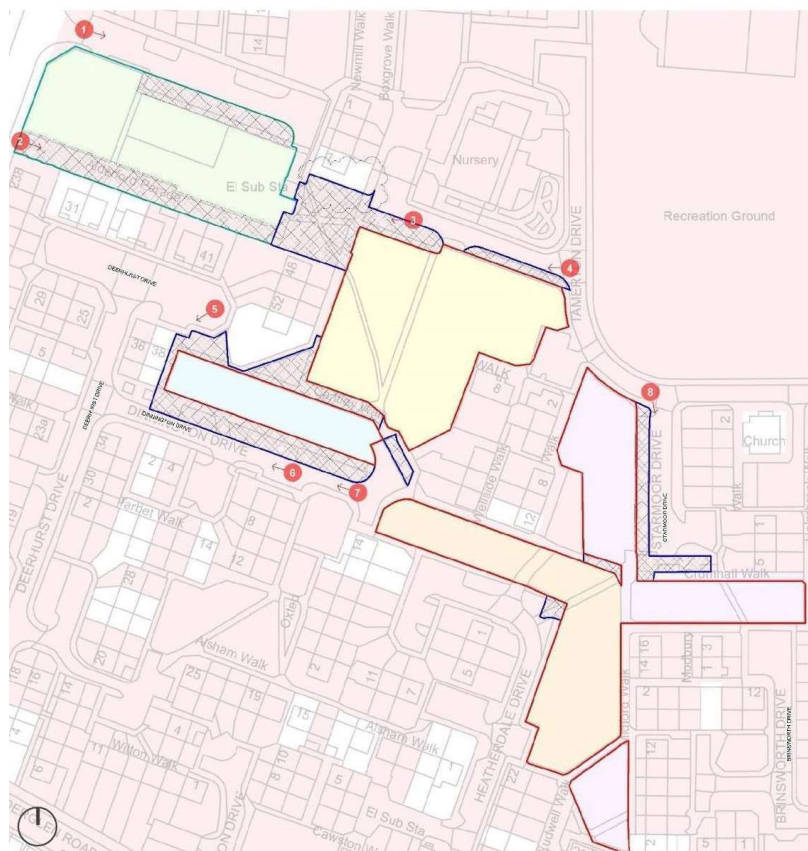
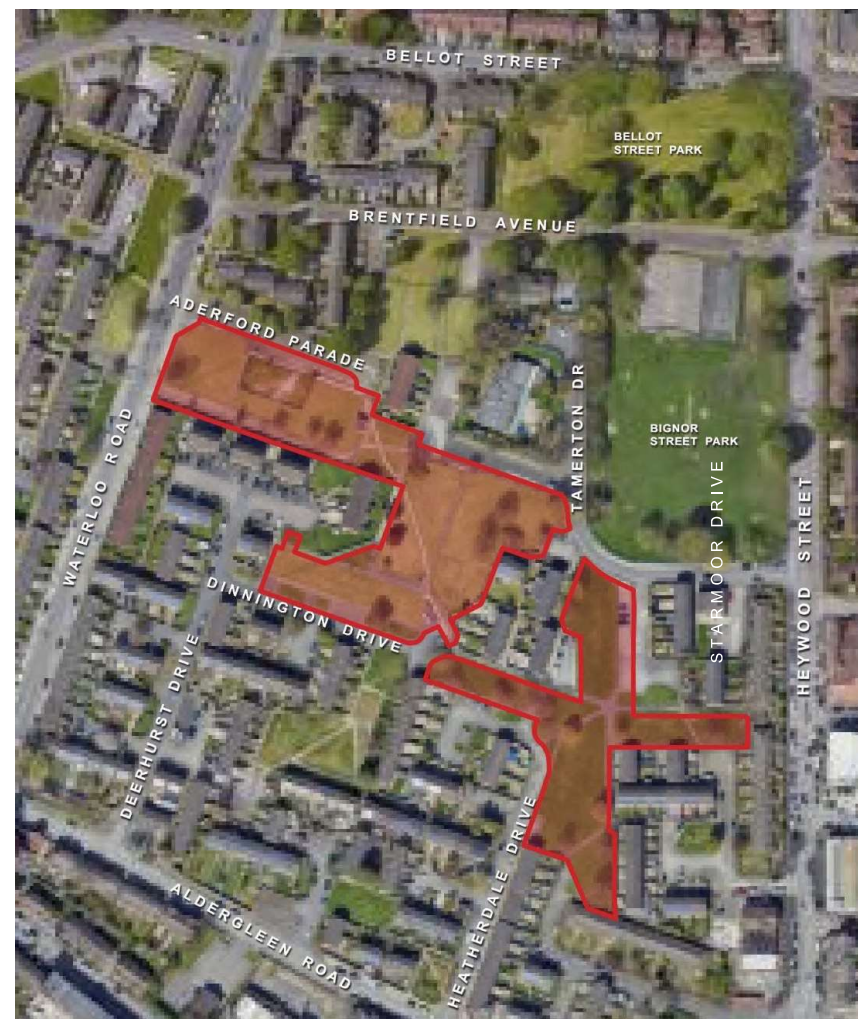


Diagram illustrating initial site boundaries (red line) with subsequent areas included (blue and green) as brief developed



Existing site with application (red line) boundary overlay

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

1. ASSESSMENT

Physical Context and Local Character

-Site Description & Surroundings

The site is located to the north of the city centre in the Cheetham Hill area of Manchester. It comprises of a series of linked spaces broadly defined by existing infrastructure and is split over two distinct areas. The site area to the northwest is accessed from Waterloo Road and is bounded by Alderford Parade to the north, Dinnington Drive to the south and Tammerton Drive to the northeast. The site area to the southeast is bounded by Heatherdale Drive to the southwest and by Starmoor Drive to the east.

The two sites sit within an immediate context of 2 storey houses of a uniform typology and character and rather piecemeal pockets of low-quality open landscape associated with a wider housing 'estate' built in the early 1970's. The development sites themselves are assembled from land resulting from site clearance of buildings from this era. The immediate context is somewhat monotonous, the wider context offers some greater variety in terms of architectural character and quality:

To the east, sitting between Cheetham Hill Road and Boyle Street is Temple Square, 1930's housing which successfully creates a sense of place and contributes a lively streetscape with elevations of considered scale and rhythm composed from expressed gables, generous fenestration, and projecting porches/ entrances.



View looking East along Alderford Parade



View looking East along Southern edge of Alderford Parade



View looking West along Tamerton Drive



Views of various elements of the development site..

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Aerial view of site in context.
Numbers indicate key existing
buildings/ views illustrated on
following pages

1. ASSESSMENT

Physical Context and Local Character

- Site Description & Surroundings

To the west side of Cheetham Hill Road, 3 storey houses provide character, a strong rhythm, and an active frontage with generous projecting bay windows, recessed front porches/ entrances and decorative brickwork modelling. Similarly, the 2-storey terraced housing of Galsworthy Street and Kelvin Grove create street presence, offering good passive surveillance with projecting bays and clearly identified front doors/ entrances, 'celebrated' with modest brick detailing. To the north of the site are Bellot Street and Bride Oak Street, where street frontages are composed of semi-detached 1930's and late Victorian houses- here, repeated pitched gables, bay windows, clearly defined front gardens and mature trees create a suburban character.



1 Temple Square



1 Temple Square



1 Temple Square



4 Kelvin Grove (east of site)



3 Galsworthy Ave



2 Cheetham Hill Road

1. ASSESSMENT

Physical Context and Local Character

- Site Description & Surroundings (cont.)

The western edge of the site has a frontage to Waterloo Road. For what is a significant route linking the site with the city to the south and Crumpsall to the north, there is little in the way of street presence with a combination of; ill-defined open space, rear garden fences, blank gables, bungalows and terraced housing with limited fenestration collectively detracting from any real 'sense of place'. St. Johns church and Waterloo Hotel (at the junction with Elizabeth Street) to the north and south of the site respectively are the exception and do offer some appropriate scale and presence.

Immediately west of Waterloo Road and the site, the context is one of two storey houses built in the early 1970's running in short terraces. Similar in configuration and type to those surrounding the site, front elevations tend to face the rear garden walls of the adjacent row creating an inherent lack of activity/ passive surveillance to the public realm and street.



7 Bride Oak Street



7 Bride Oak Street



5 Waterloo Hotel



6 St. John's church

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1. ASSESSMENT

Physical Context and Local Character

- Site Description & Surroundings (cont.)

The immediate context of the site is predominantly one of 2 storey houses built in the early 1970's which tend to present blank gables, rear garden walls/ fences or at best front elevations with minimal fenestration to the street, offering very limited active frontage. The houses are also of an extensively repeated typology, scale, form and palette, and consequently provide little variety or character to the streetscape.

Another defining characteristic of the area is the presence of informal open space- created, predominantly by housing clearance, these spaces are poor quality grassed areas, intersected by a network of footpaths and desire lines, lacking clear boundary definition or adequate passive surveillance. They harbour the opportunity for anti- social behaviour. It is these spaces which form the application sites and provide the potential to add much needed new homes, appropriately increasing density, activity and an enhanced streetscape which will benefit the neighbourhood as a whole.



Waterloo Road, looking north



Heatherdale Drive



Deerhurst Drive



Deerhurst Drive



Tammerton Drive

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1. ASSESSMENT (cont.)

Site Area

The application sites are two distinct areas bounded by the existing streets as defined earlier.

The area to the northwest (Site 1) is 9,656m²/0.9656 Hectares.

The area to the southeast (Site 2) is 5,665m²/0.5665 Hectares

Total site area is 15,321m²/1.5321 Hectares

Density

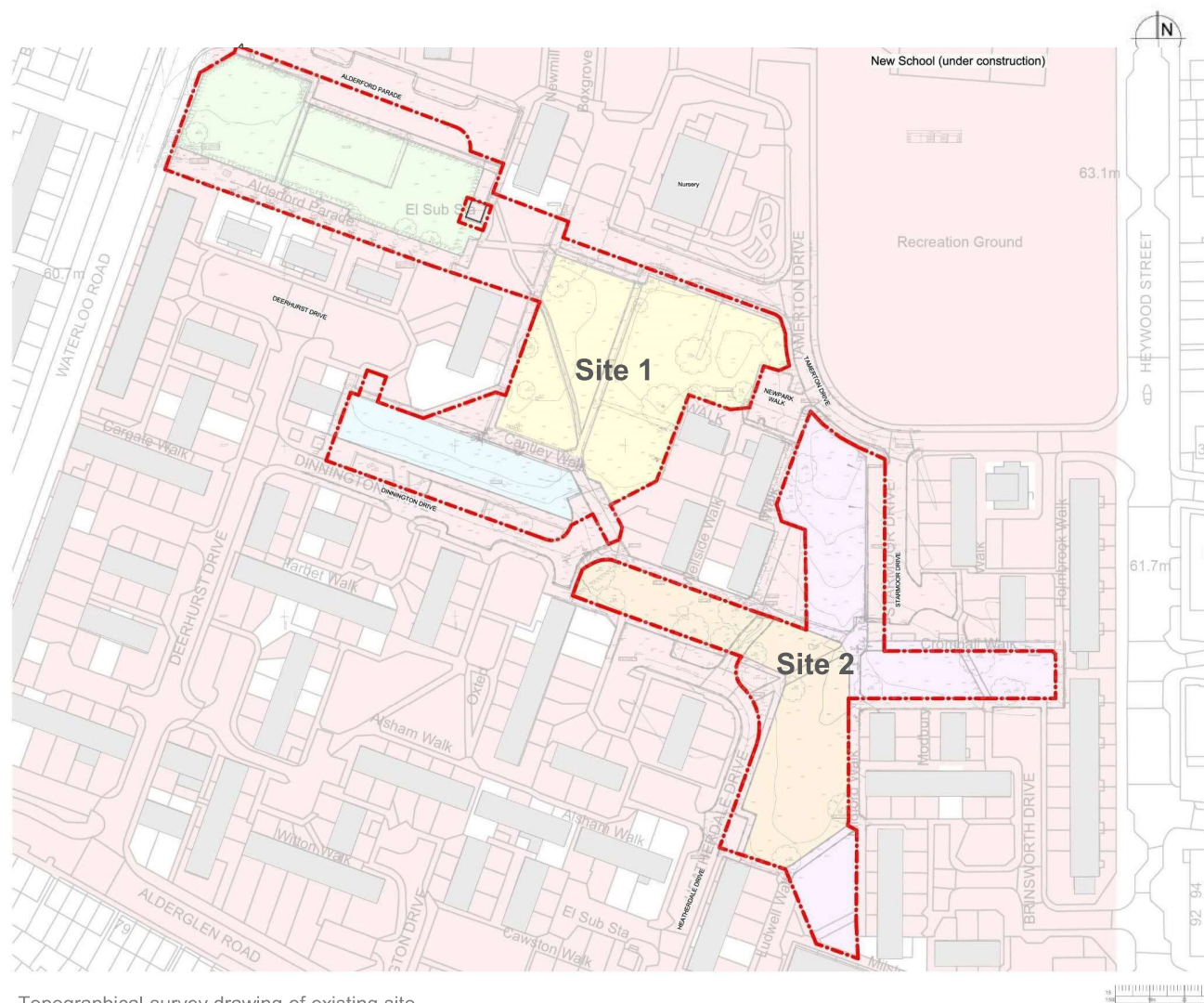
44.7No. Units / Ha (70 Units in 1.53Ha)

Ownership

The sites are currently owned by Manchester City Council however upon a favourable planning decision the ownership will transfer to Mosscares St Vincent's Housing Group.

Levels:

Both sites are predominantly flat with localised mounds assumed spoil of previous demolitions.

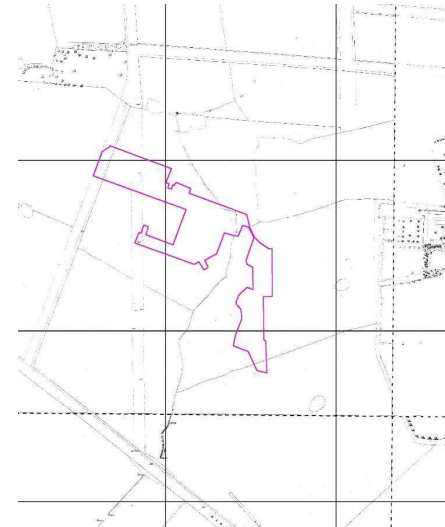


Topographical survey drawing of existing site

1. ASSESSMENT

Brief Area History and Context

The earliest available historical map (1848) shows the site to be located within field land and segmented by fencing. A route runs north/ south along the western edge in the current line of Waterloo Road. By 1890 terraced houses and roads are noted in the western section of the site and partially in the eastern section of the site, and by 1908 the entire site is occupied by terraced houses as well as several roads. In the 1949 – 1952 mapping, a Clothing Factory is noted to encroach onto the northern boundary of the site. By 1975, the terraced housing of the earlier period has been removed and replaced by the housing, the majority of which remains today. Notably, a pub occupies the western site fronting Waterloo Road. By 2000, selective clearance has taken place creating the mix of houses and open space which forms the present-day context.



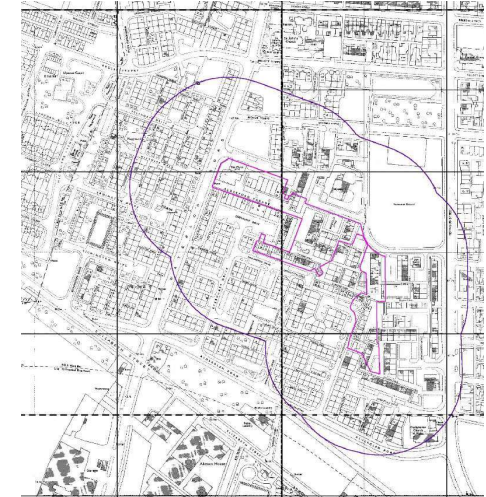
Historical map 1848



Historical map 1890



Historical map 1951



Historical map 1968-75

1. ASSESSMENT (cont.)

Site Constraints and Opportunities:

Constraints

- Existing trees have been retained where possible, in particular the established mature trees which contribute to the proposed landscape strategy.
- A considerable network of existing service easements have been respected and have been accommodated and integrated into the site layout
- The existing public footpaths have been retained and integrated into the proposals where possible.
- The need to respect the “aspect” and amenity of existing houses surrounding the site and the need to provide active frontages and passive surveillance wherever possible.
- Respect the scale, massing and form of the neighbouring houses.
- The requirement to work with the geometry and dimensions of the existing site.
- Existing site access points have been considered and retained where possible.

Opportunities

- Utilise vacant, cleared sites with new, accessible homes, built to Nationally Described Space Standards and of appropriate scale, form typology and amenity, suitable for modern family living.

- Create a strong active frontages to the existing streets, working with the level changes and enlivening the contextual rhythm of the existing street frontages.
- Create a strong corner at the junction of Alderford Parade and Waterloo Road with a building of appropriate scale and character.
- Respect existing aspect and provide active frontage and passive surveillance wherever possible to encourage neighbourliness and social interaction.
- Respect existing views and vistas through the site.
- Create a landscape with clearly defined public and private realm using appropriate hard and soft landscape which provides an appropriate setting to this “community” of modern homes.

Key Policy documents referred to:

- The following key policies, documents and design guides have informed the proposals:
- National Planning Policy Framework
- Places for Everyone Adopted March 2024
- The National Design Guide 2019
- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007
- Providing for Housing Choice - Supplementary Planning Document and Planning Guidance Adopted 2nd September 2008
- Manchester Residential Quality Guide

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

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1. ASSESSMENT (cont.)

Location

The site is located within 300m of local shops and amenities on Cheetham Hill Road.

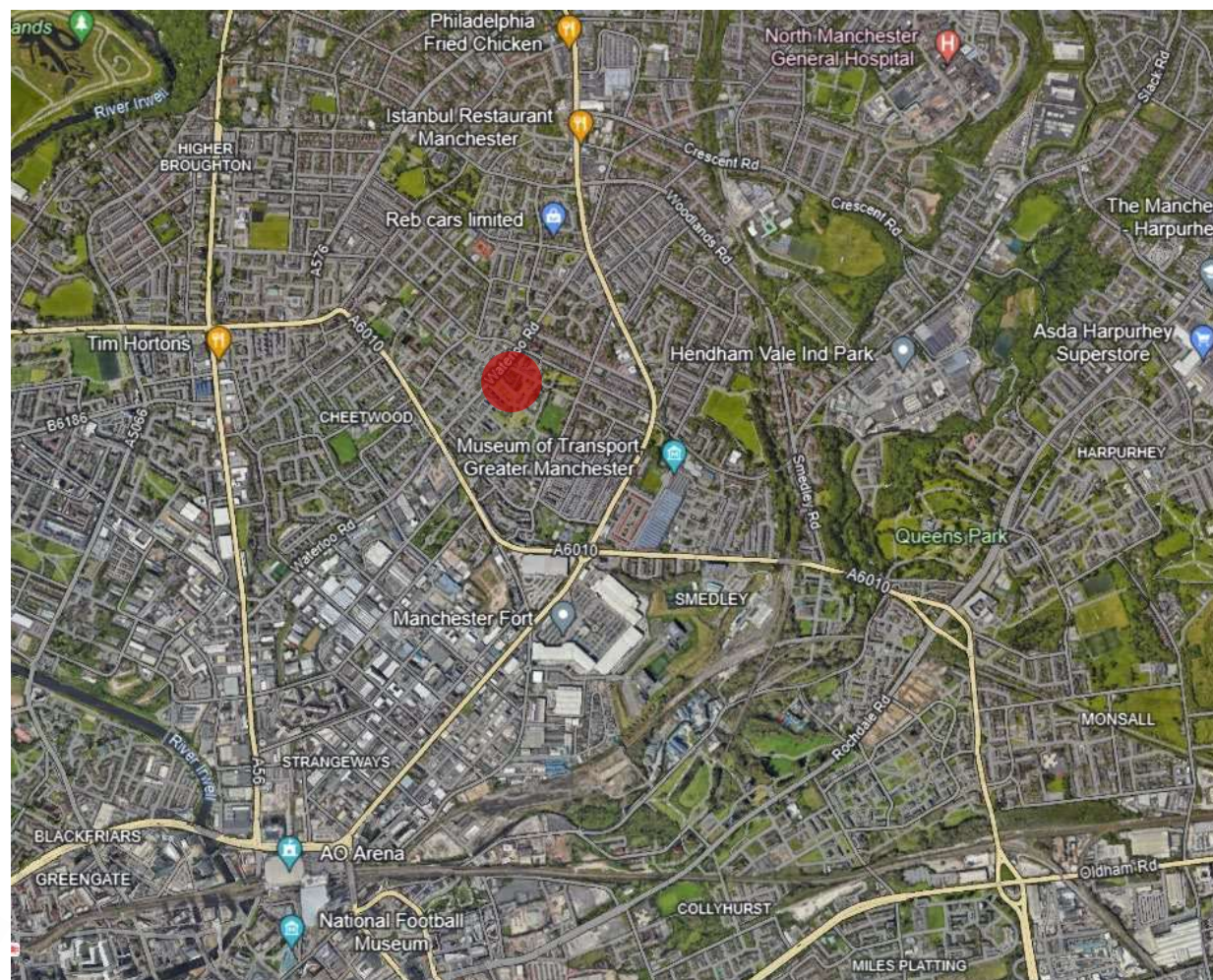
A new primary school on Haywood Street/ Tammerton Drive is due to be completed for the 2024/25 academic year.

Bus stops with links to Manchester town centre, which is approximately 2km to the south and Crumpsall, to the north are located along Waterloo Road.

Cheetham Park is located approximately 150m to the south of the site.

Cycle Routes run along Cheetham Hill Road, approximately 300m east of the site, linking to the city centre.

The Unity Community Primary School, St Chad's, St Thomas of Canterbury, and Marlborough Road Academy primary Schools are located approximately 500m from the site.



Aerial view of site in context

Image courtesy of Google Earth

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development

1. ASSESSMENT (cont.)

Economic and Social Benefit

The provision of 70 new homes will contribute significantly to the required housing supply, will supplement the economic and social activity of the area, supporting the local shops and amenities. All the new homes will be available for social rent.

Assessment Summary

The proposal will provide the required mix of 1-4 Bedroom dwellings to suit local housing needs, and will be of an appropriate scale, massing and density which respects the neighbouring houses.



Sketch study of proposed street elevation to new street linking Dinnington with Tamerton Drive

2. CONSULTATION AND EVOLUTION OF THE PROPOSALS

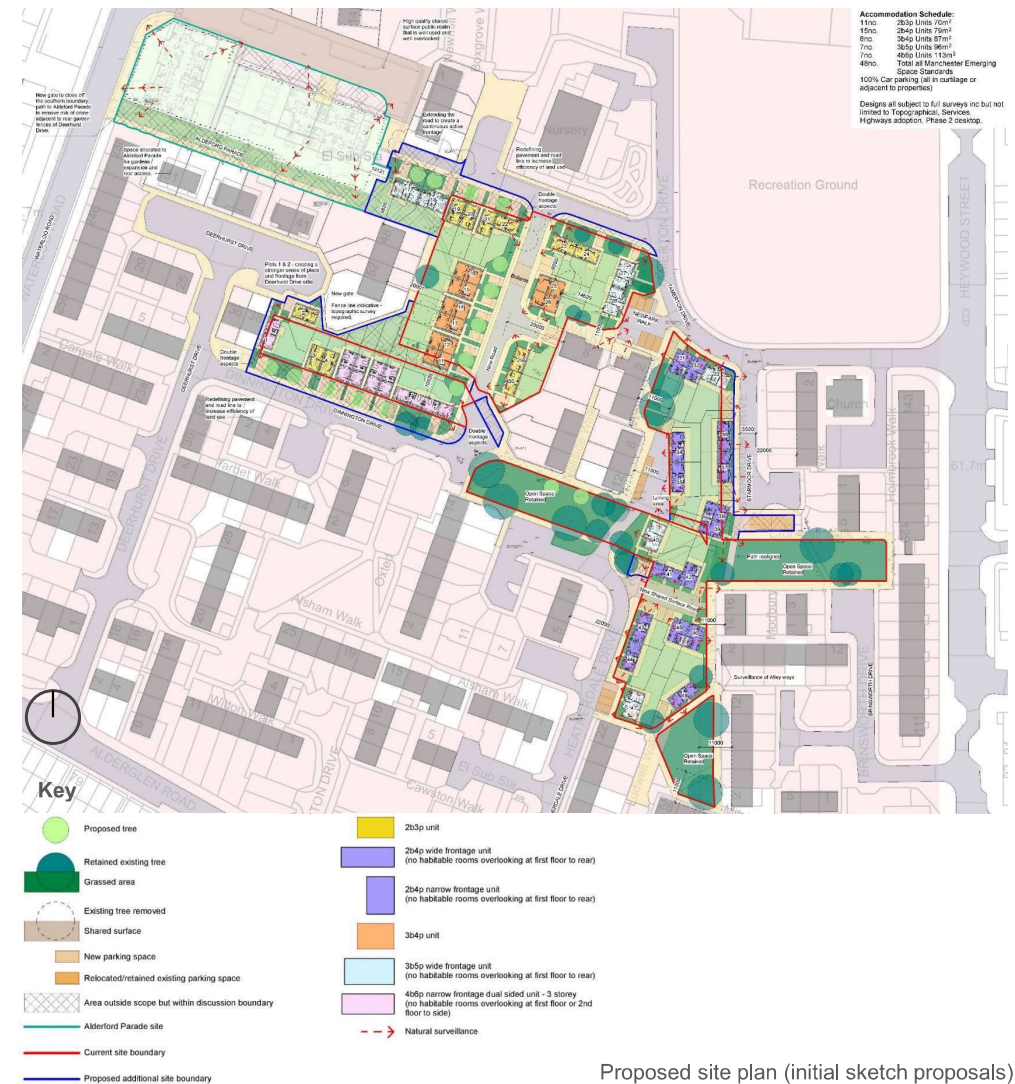
Meeting with MCC 03.11.21

An initial presentation was made to Planning officers and consultees on the 3rd November 2021. At this stage the potential development sites consisted of the pockets of open space defined by the existing 1970's masterplan laid out in a 'Radburn' style and subsequent selective clearance. As discussions developed, additional parcels of land were added to assist the regenerative intent, eventually forming the two application sites edged red. The primary drivers for this initial set of proposals were;

- Provision of a clear definition between public realm and 'private' space belonging to new and existing homes.
- The creation of streets with friendly, active frontages, following the guidance of 'Secure by Design' principles.
- Rationalisation of the access and parking arrangements to new and existing homes.

These objectives are illustrated by the series of diagrams and can be summarized as follows:

- New semi-detached homes in the form of a terrace front the southern edge of Tammerton Drive.
- A new, tree lined road is proposed, running north/south, linking Tammerton with Dinnington Drive, fronted by new homes with active frontages.
- A terrace of new homes is proposed to the north of Dinnington Drive, offering much needed activity and passive surveillance to the street, currently edged by the blank, north facing gables of Harriet Walk.

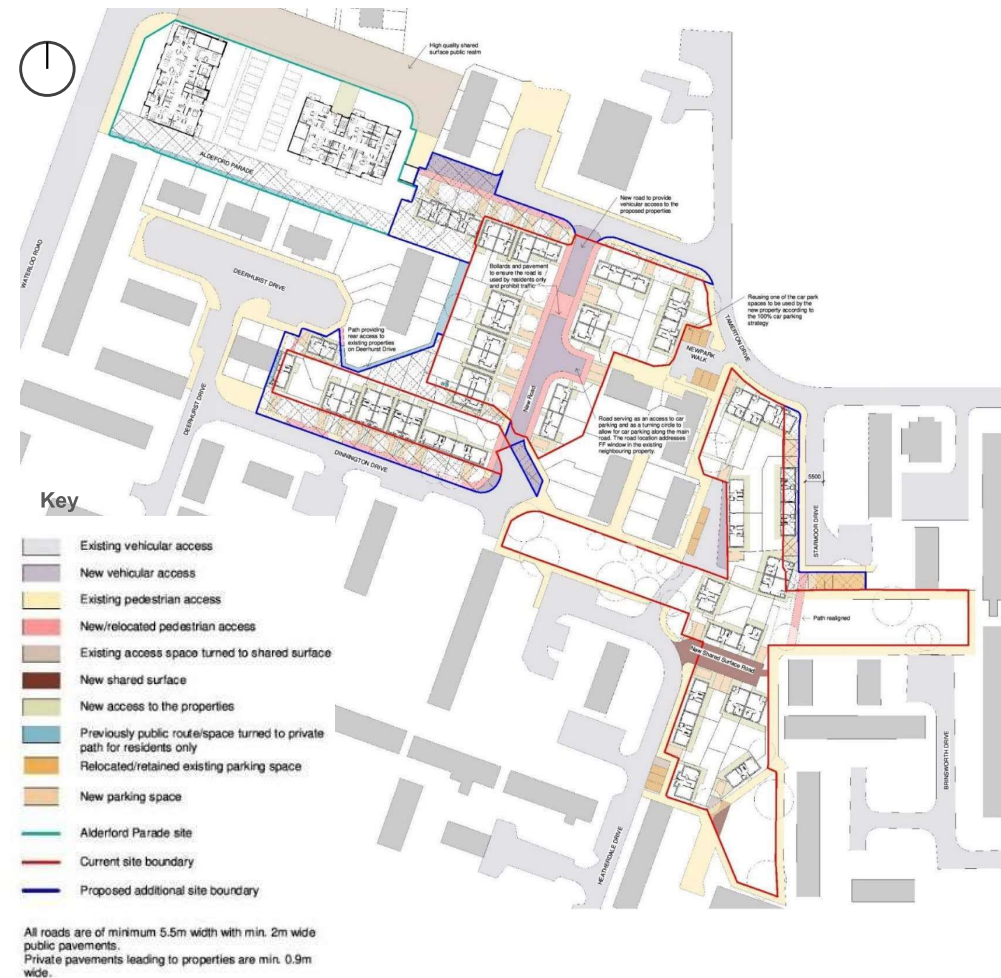


Proposed site plan (initial sketch proposals)

2. CONSULTATION AND EVOLUTION OF THE PROPOSALS

Meeting with MCC 03.11.21 (cont.)

- Further active frontages are created by the proposed addition of new homes to the eastern edge of Downgate Walk, the southern edge of Tammerton Drive at the junction with Starmoor Drive.
- New homes are also proposed to the eastern edge of Heatherdale Drive as a continuation of the existing terraced block, occupying this inadequately overlooked open space and compensating for the 'inactive' nature of the rear garden boundaries fronting the street along its western edge.
- At this stage proposals for Alderford Parade had been prepared by other parties for an earlier application and consisted of two blocks of apartments with a shared parking court accessed from Alderford Parade.
- Car parking is provided by a combination of in-curtilage and off-street parking courts, benefitting from appropriate passive surveillance.
- The introduction of a new road connecting Dinnington Drive with Tammerton Drive provides improved permeability linking Heatherdale Drive with Tammerton Drive via safe, overlooked route for vehicles, cycles, and pedestrians.
- Combined, the sites provided a total of 77 new homes, consisting of 48 houses and 29 apartments.
- It was noted that the proposals had been prepared using current topographical survey information only, detailed investigation of underground services was yet to be undertaken.



Access and vehicular parking strategy

2. CONSULTATION AND EVOLUTION OF THE PROPOSALS

Meeting with MCC 03.11.21 (cont.)

Feedback received on these initial proposals summarised as follows:

- Planning Dept.- proposals welcomed but further clarification sought regarding the definition of boundaries to the additional land parcels.
- Highways Dept.- no issues with the introduction of a new road (linking Tammerton with Dinnington) but encouraged further thought on the definition of adopted/ private spaces, access for emergency vehicles and consideration of MCC adoptable standards re. carriageways. Early consultation was also encouraged on the potential stopping up of existing Highways.
- Neighbourhood Team- welcomed proposals in principle and encouraged further Stakeholder consultation.
- General- further review of proposals were encouraged once survey of underground services complete and implications on masterplan assessed.



Green space/ soft landscape strategy

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Key

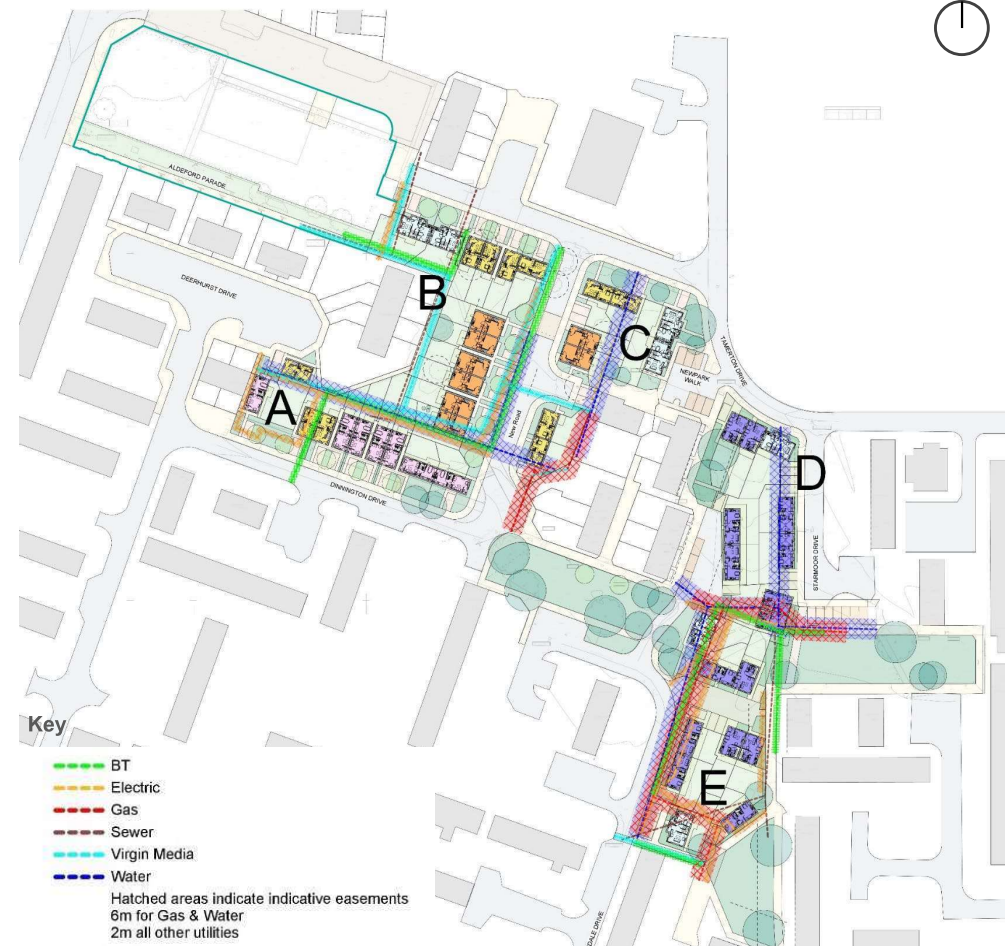
- Existing pedestrian access
- Existing footpath removed
- Primary pedestrian route
- Secondary pedestrian route
- Private access
- Alderford Parade site
- Current site boundary
- Proposed additional site boundary

BowkerSadler

2. CONSULTATION AND EVOLUTION OF THE PROPOSALS

(cont.)

Over the course of the following months, detailed information was gathered plotting the extent of underground utilities. This information was overlaid onto the proposals. Clearly the considerable network of services and associated easements present meant that the initial proposals needed to be reconsidered and adjusted in order to avoid unnecessary and potentially costly diversions.



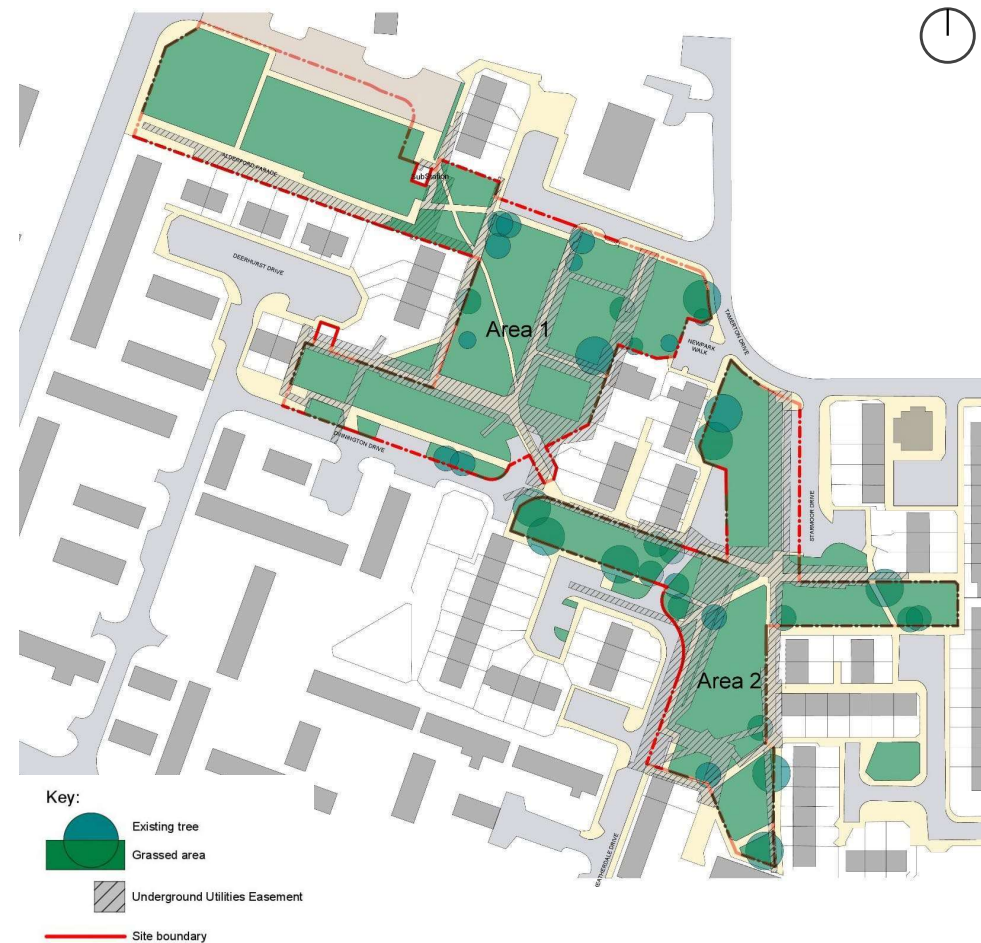
Initial site plan overlaid with existing services

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

Proposed Residential Development



Existing Topographical plan showing full extent of services/ underground utilities



Existing Site Plan illustrating extent of easements to existing underground services

2. CONSULTATION AND EVOLUTION OF THE PROPOSALS

(cont.)

Pre- App meeting with MCC 08.02.23

Discussions were held around revised sketch proposals which, with some adjustment in layout and minor reduction in overall numbers of proposed houses, maintained the primary intent of creating active street frontages, whilst minimizing the impact of underground services. Sketch proposals were well received but further detailed consideration of layout was encouraged.

As illustrated new active frontages are created to; the southern edge of Tammerton Drive, the northern edge of Dinnington Drive, the eastern edges of Heatherdale Drive and Starmoor and the western edge of Down Gate Walk. The earlier north/ south link between Tammerton Drive and Dinnington Drive is maintained whilst accommodating services easements. A further evolution of this masterplan took place with the inclusion of Alderford Parade and a proposed east/ west link between Alderford and Tammerton.



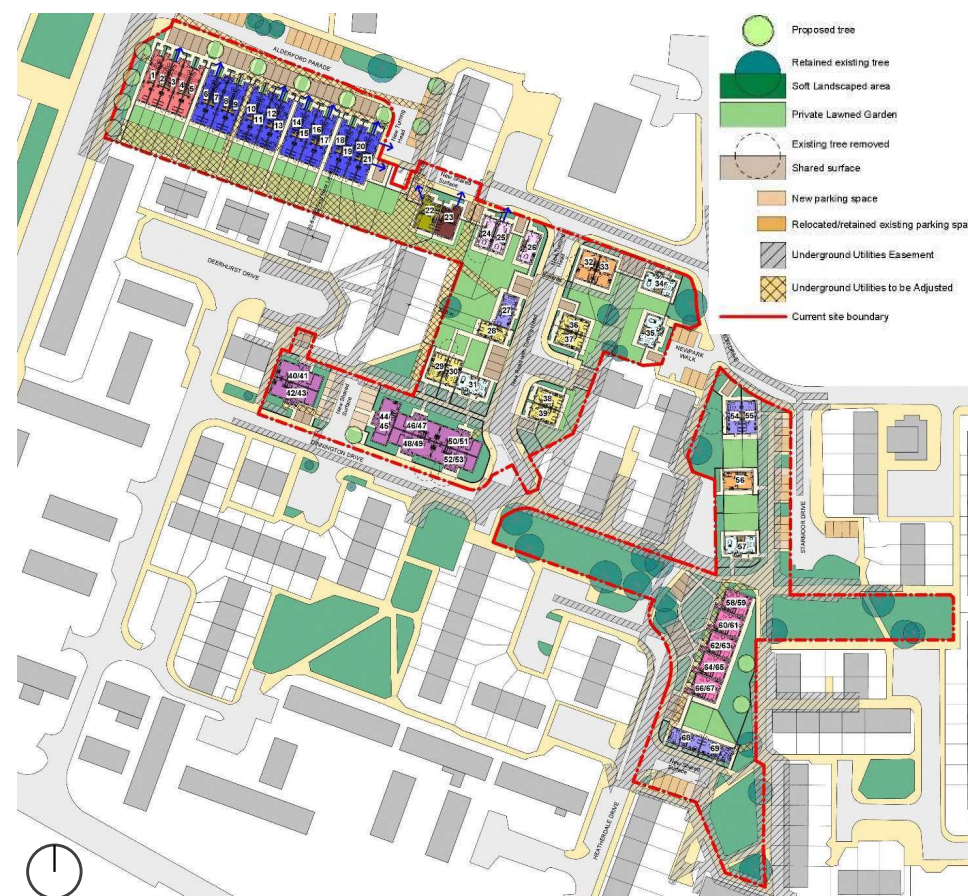
Sketch Site plan illustrating an adjusted site plan which looked to minimise the impact of the below ground services

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

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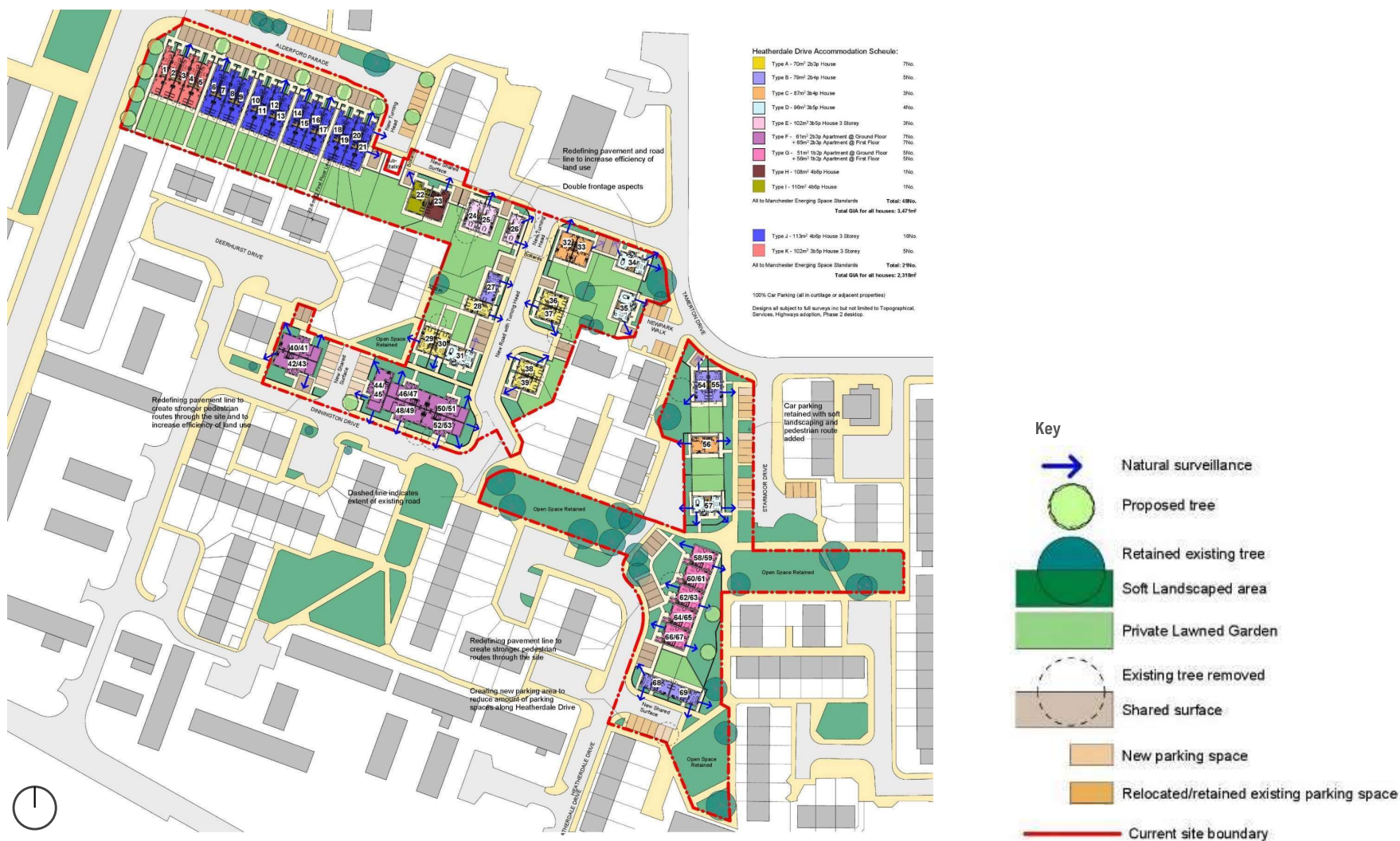
Evolution of the site plan-developing the urban design and placemaking strategies established by the site drivers/ initial proposals and respecting the presence of existing services easements.



Addition of Alderford Parade into the masterplan and the linking of Alderford Parade with Tamerton Drive

Land adjacent to Tamerton Drive, Cheetham Hill, Manchester

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2. CONSULTATION AND EVOLUTION OF THE PROPOSALS

(cont.)

Pre- App meeting with Sue Wills, planning case officer 26.02.24

An updated pre-application pack of information was sent to MCC in November 2023, followed up by a meeting on 26.02.24. The proposed masterplan, as presented can be summarised as follows:

- A terrace of 3 storey townhouses are proposed for the Alderford Parade site, presenting active frontages/ front doors to the street and active gables to both Waterloo Road and to the proposed link with Tammerton Drive. South facing gardens provide private amenity space whilst accommodating the east/ west service run.
- Tammerton Drive is extended westwards to link (pedestrians and cycles only) with Alderford Parade and is fronted by a series of semi-detached family homes
- The new north/south linking road is fronted on both sides by proposed houses and at its junction with Dinnington Drive, by a two storey apartment block, which turns the corner and offers active frontages to the north, south and west elevations. A repeat of this typology is also proposed at the western end of Dinnington Drive, where it meets Deerhurst Drive.
- Proposed 2 storey houses provide presence and passive surveillance to New Park Walk (off Tammerton Drive), the western edge of Down Gate Walk and the eastern edge of Starmoor Drive.

- A terrace of two storey apartments provides activity and presence to the eastern edge of Heatherdale Drive and to the retained open spaces to the east and west.
- A pair of semi-detached houses provide passive surveillance to proposed parking spaces and the retained open space at the southeast corner of the application site adjacent to Barnsdale Drive.
- In total 69 new homes are provided consisting of 24 no. apartments and 45 no. Houses. 100% parking is provided for all new properties.

Feedback received on the masterplan can be summarized as follows:

- Overall, the planning case officer was happy with the approach taken and how the masterplan had accommodated services whilst retaining passive surveillance and secure by design principles as key design drivers.
- Some further amenity space for the apartments to be considered.
- 100% carparking for the houses was accepted, however 80% for the apartments would be considered, if justified.
- In curtilage parking is preferred wherever possible.
- 100% affordable tenure is welcomed.
- The proposed north/south link is acceptable as a through route but will require traffic calming at both ends.
- The east/ west cycle & pedestrian link between the new road and Deerhurst should be closed, easements permitting, and frontages prioritized to this new route.

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Proposed Site Plan (18.06.24)