



67 CHEETHAM HILL

Design & Access Statement
September 2024

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1.0 INTRODUCTION

INTRODUCTION

INTRODUCTION

This Design and Access Statement has been prepared by Create It Studio Architects on behalf of our client to support a proposal for a site located on **Land adjacent to 67 Cheetham Hill Road, M4 4ES**

Grid Reference: SJ841995

This proposal seeks to attain full planning consent to build, in the existing vacant site, three storey building.

Mixed-use development to include retail use on the ground floor, and residential use on the first floor and second level.

The proposal aims to provide a high-quality mix-use development that provides retail and residential use on Cheetham Hill Road.

The existing site is situated North of Manchester City Centre. Cheetham Hill Rd provides a mixture of retail, commercial and residential use with good local amenities and transport links.

The site does not fall within a conservation area and is in flood zone 1.

This report is to be read in conjunction with all submitted reports and architect's drawings that accompany this planning application



2.0 SITE CONTEXT

PLANNING POLICIES

The National Planning Policy Framework (NPPF) provides guidance to Local Planning Authorities by which applications should be assessed and determined.

LOCAL POLICIES

The Development Plan in Manchester consists of the following:

- Core Strategy Unitary Development Plan
- Supplementary Planning Document
- Planning Guidance

The following are relevant Local Planning Policies:

Policy SP1 – Spatial Principles

Policy H1 – Overall Housing Provision

Policy T1 – Sustainable Transport

Policy EN1 – Design Principles and Strategic Character Areas

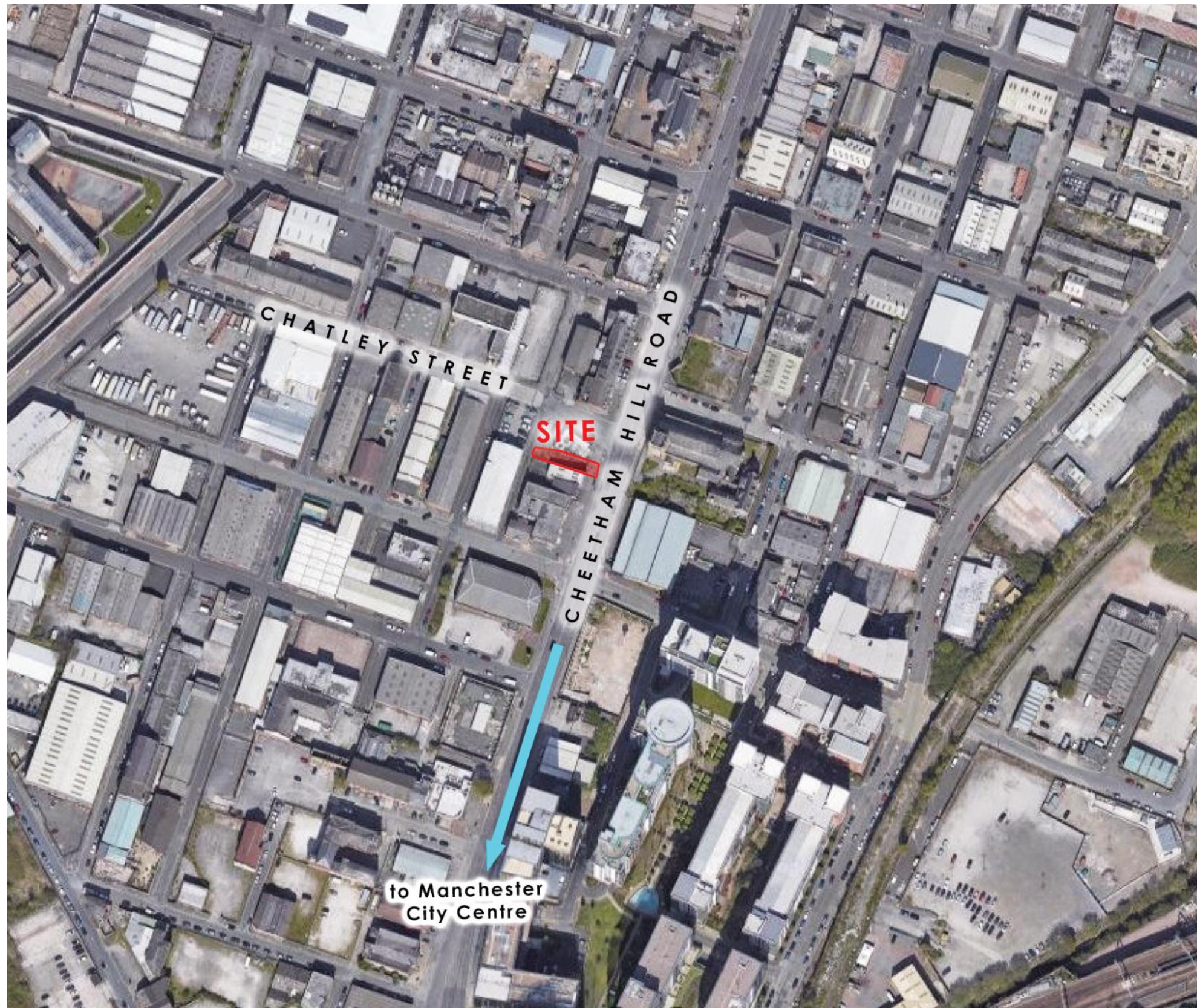
Policy EN19 - Waste

Policy DM1 – Development Management

PLANNING HISTORY

There are no applications on the planning history of this site.

SITE CONTEXT



SITE CONTEXT

The existing site is situated on North of Manchester City Centre.

Manchester town centre is approximately 0.8 miles from the site with excellent local amenities such as a wide variety of shops, public transport, schools and health facilities.

The wider area is largely residential with commercial and retail use.

A range of different building types exists in the area including large detached family houses, semi-detached properties, apartments,

offices, retail, hot food, and supermarkets which make up the fabric of the local vicinity.

The site is located along Cheetham Hill Road that contains

mainly commercial units on the ground floor with flats on the first and second floor levels.

The site has excellent transport providing links to Central Manchester.

The train station Victoria is located approximately 0.4 miles from the site, linked with a bus line along Cheetham Hill Road.

Local amenity exists within walking distance including shops,

supermarkets, takeaways, parks, churches, etc.

The existing site is empty and it is been used for advertisement.

The existing site currently has been blocked on the front with a timber fence. A wide footpath area provides an area for parking to the front.

The site is also accessible from the rear, along Back Elsworth Street.

SITE CONTEXT PHOTOS



Cheetham Hill road looking South



Cheetham Hill road - Site View



Cheetham Hill road looking North



Back Elsworth Street looking North

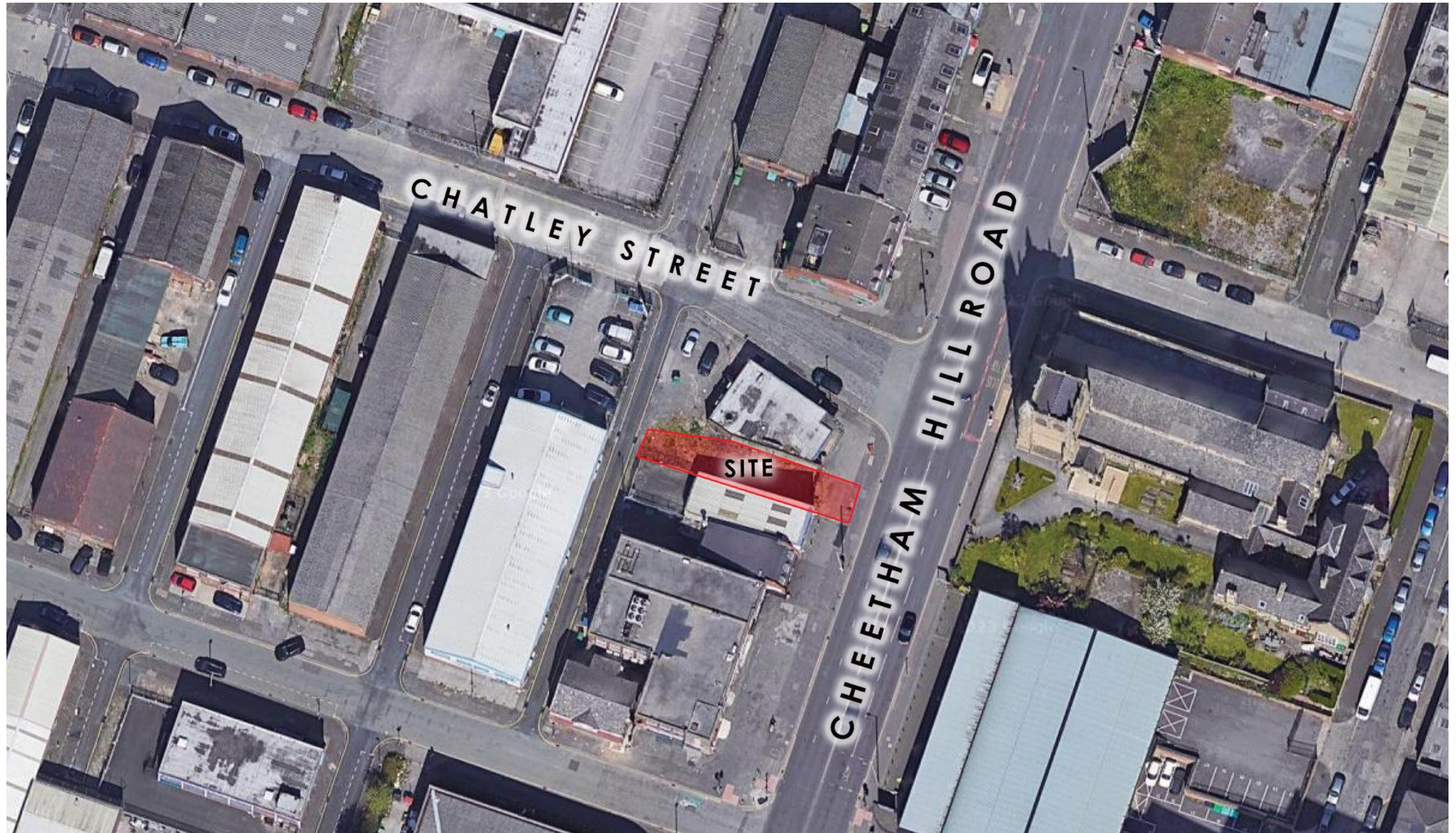


Back Elsworth Street - Rear Site View



Back Elsworth Street looking South

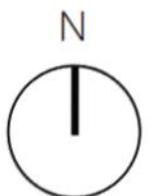
AERIAL VIEW



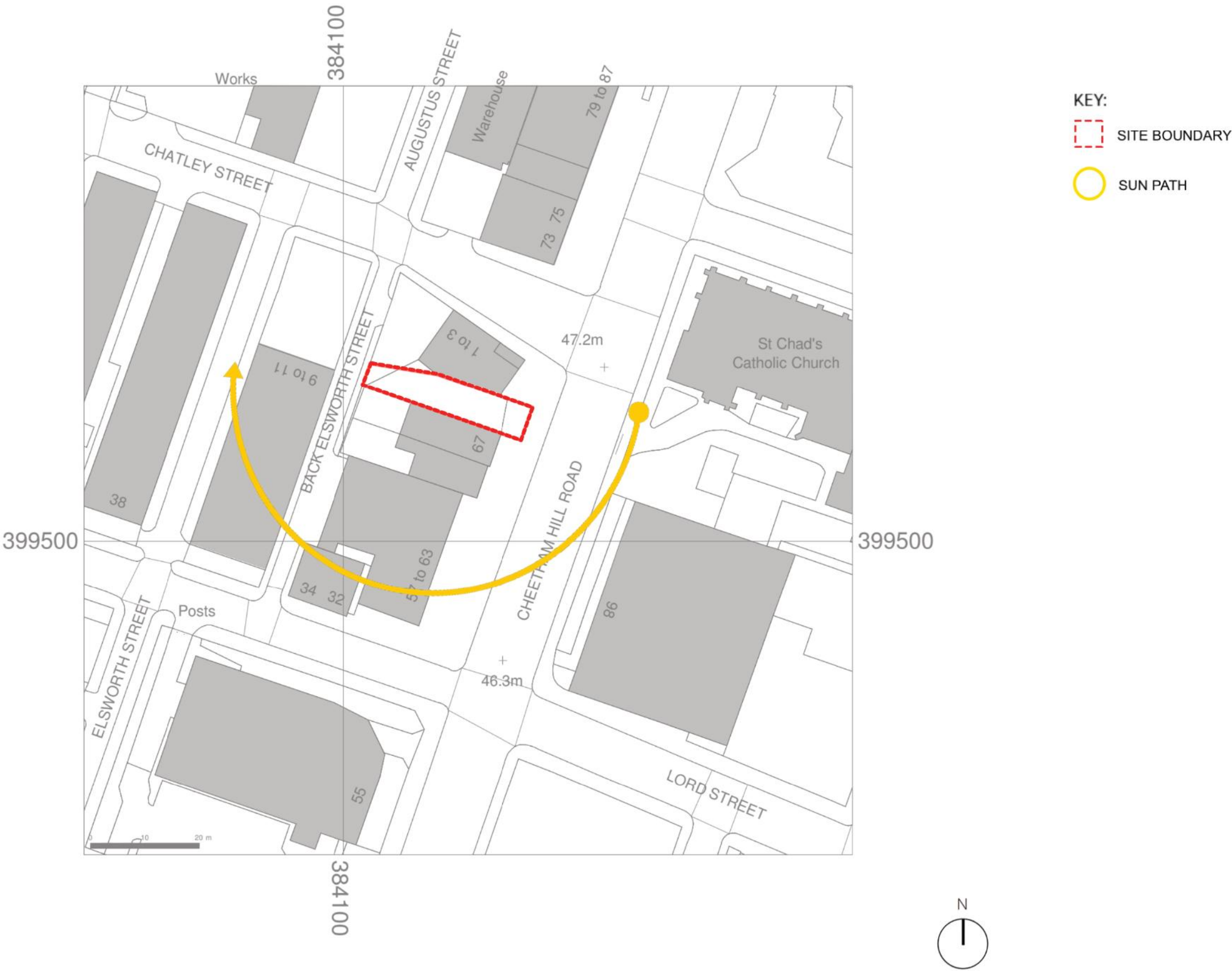
SITE ANALYSIS

KEY:

- SITE
- 5 MIN WALKING RADIUS
- PETROL STATION
- BUS STOP
- CHEETHAM HILL ROAD
- 1 RESIDENTIAL AREA
- 2 RESIDENTIAL AREA
- 3 RESIDENTIAL AREA
- 4 RESIDENTIAL AREA
- 5 RESIDENTIAL AREA
- 6 RESIDENTIAL AREA
- 7 RESIDENTIAL AREA
- 8 RESIDENTIAL AREA
- 9 CATHOLIC CHURCH
- 10 PIZZA 4 U
- 11 DERBY BREWERY ARMS
- 12 GREAT GUYS
- 13 ASHRAF & SONS LTD
- 14 RUBITEX LTD
- 15 W.E. TEXTILES
- 16 JEWELLERY WORLD
- 17 PERTEMPS RECRUITMENT
- 18 NORTH WESTERN FIRE & SECURITY
- 19 OPAL BOUTIQUE
- 20 TOPPS TILES - CLEARANCE OUTLET
- 21 LUCKY CASH & CARRY LTD
- 22 S. P. NAYAR & Co. LTD
- 23 FOREVER UNIQUE HQ
- 24 OUDH PERFUMES
- 25 K.J. FASHIONS LTD
- 26 CLEOPATRA TRADING LTD
- 27 RETAIL SENSING LTD



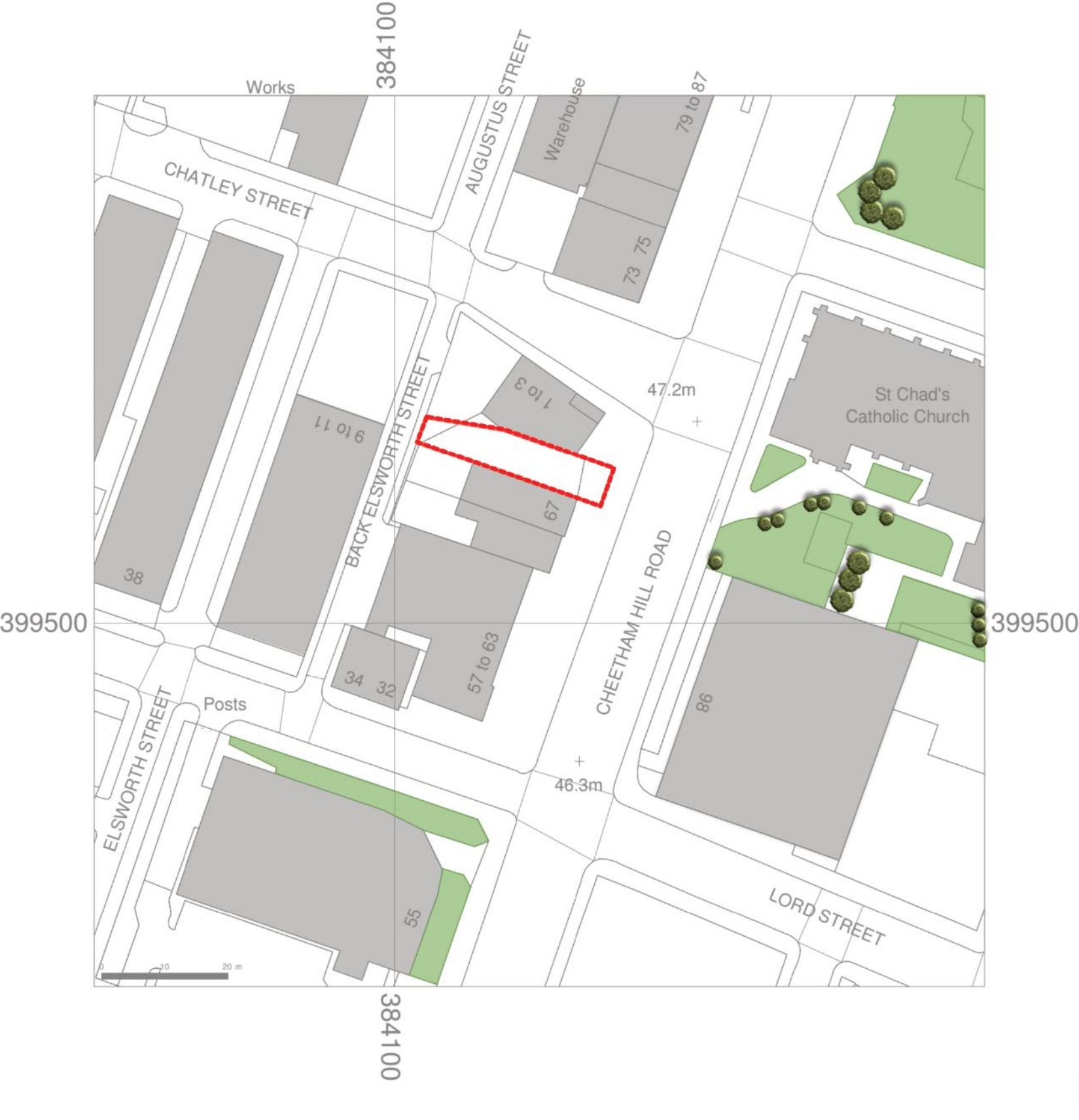
SUN PATH DIAGRAM



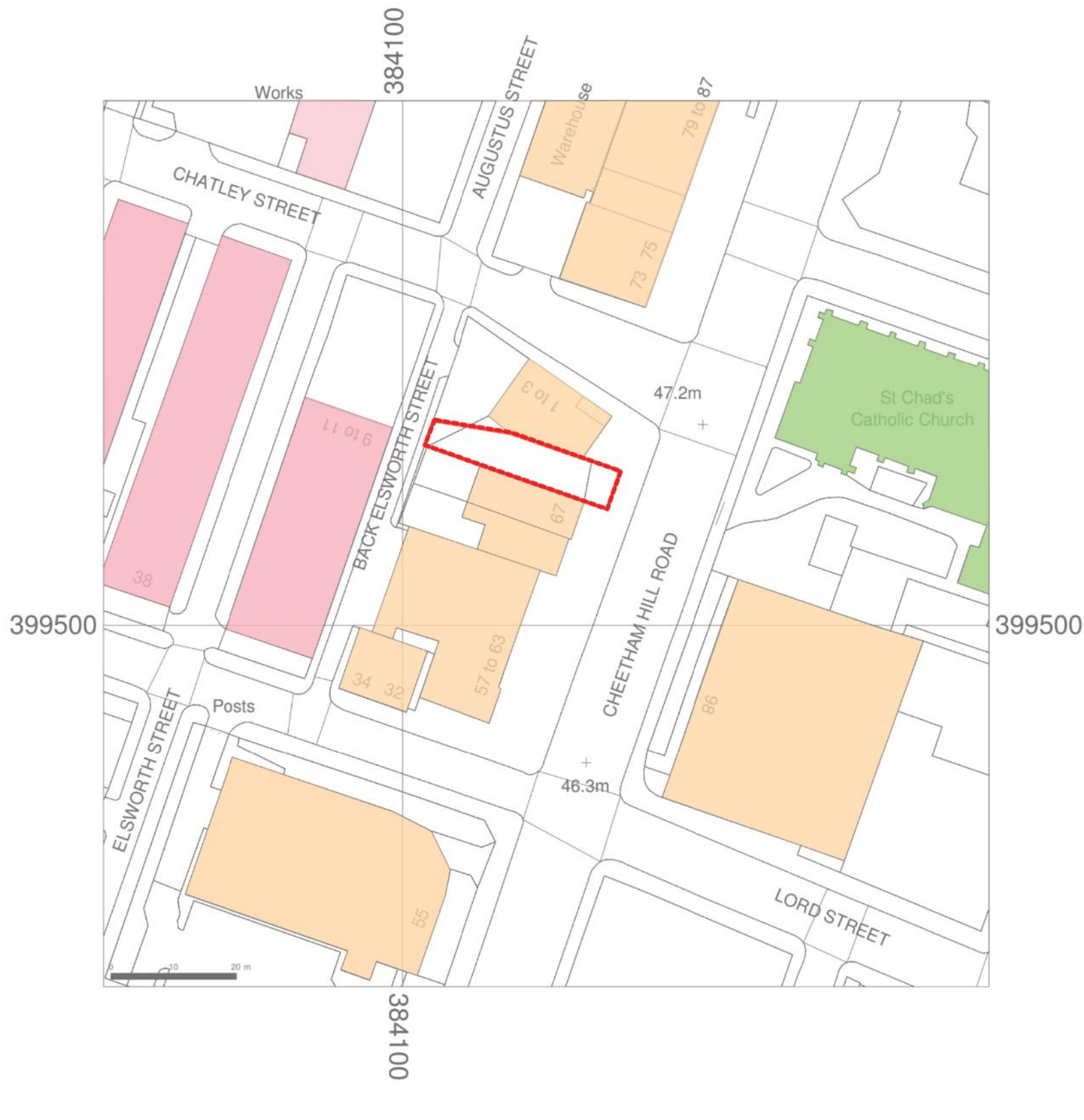
ROAD HEIRARCHY DIAGRAM



GREEN SPACES



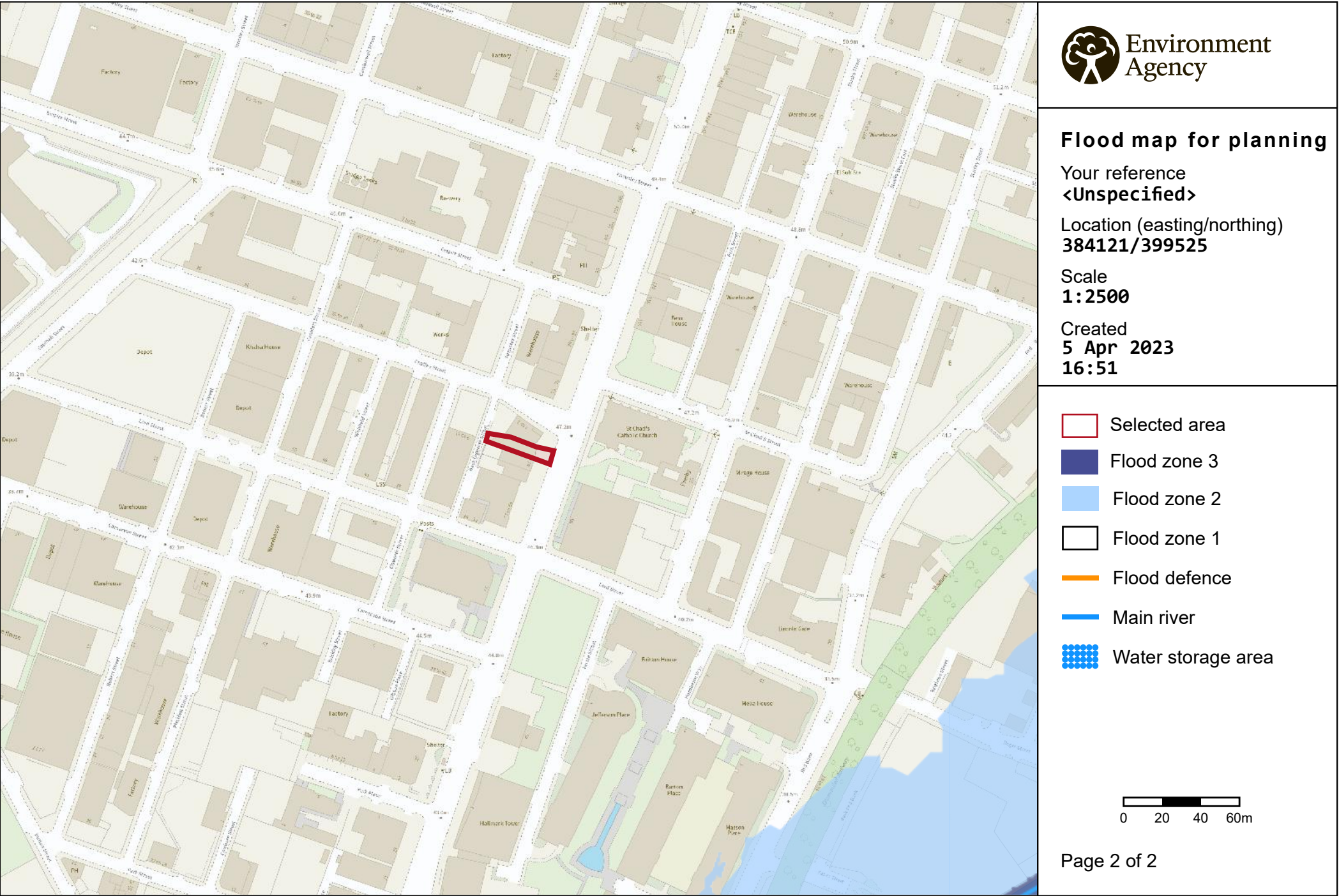
BUILDING TYPES



BUILDING HEIGHTS



FLOOD RISK



FLOOD RISK

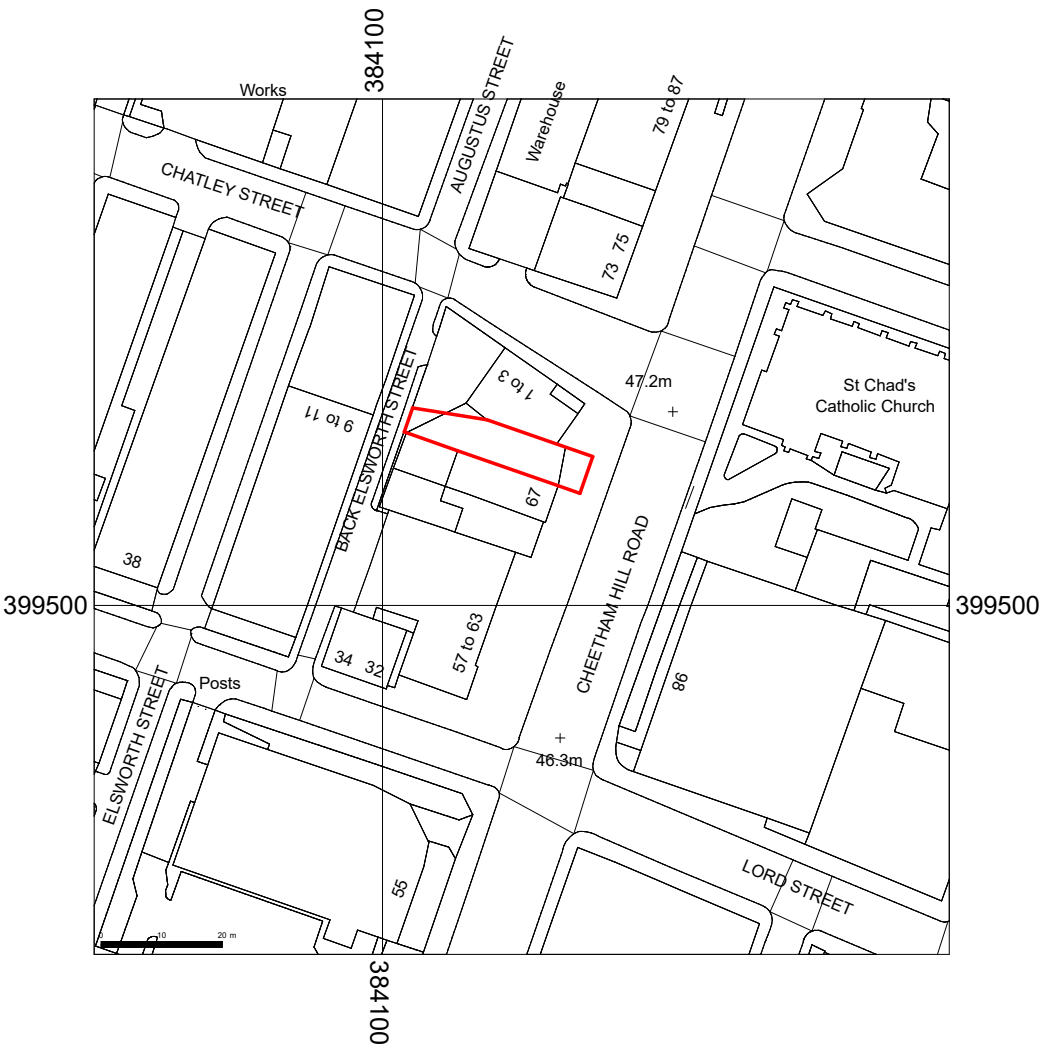
The nearest watercourse to the site is the River Irk, located approximately 1miles South East of the site.

The site is at **LOW** risk of flooding from surface water and **LOW** risk of flooding from rivers and seas.

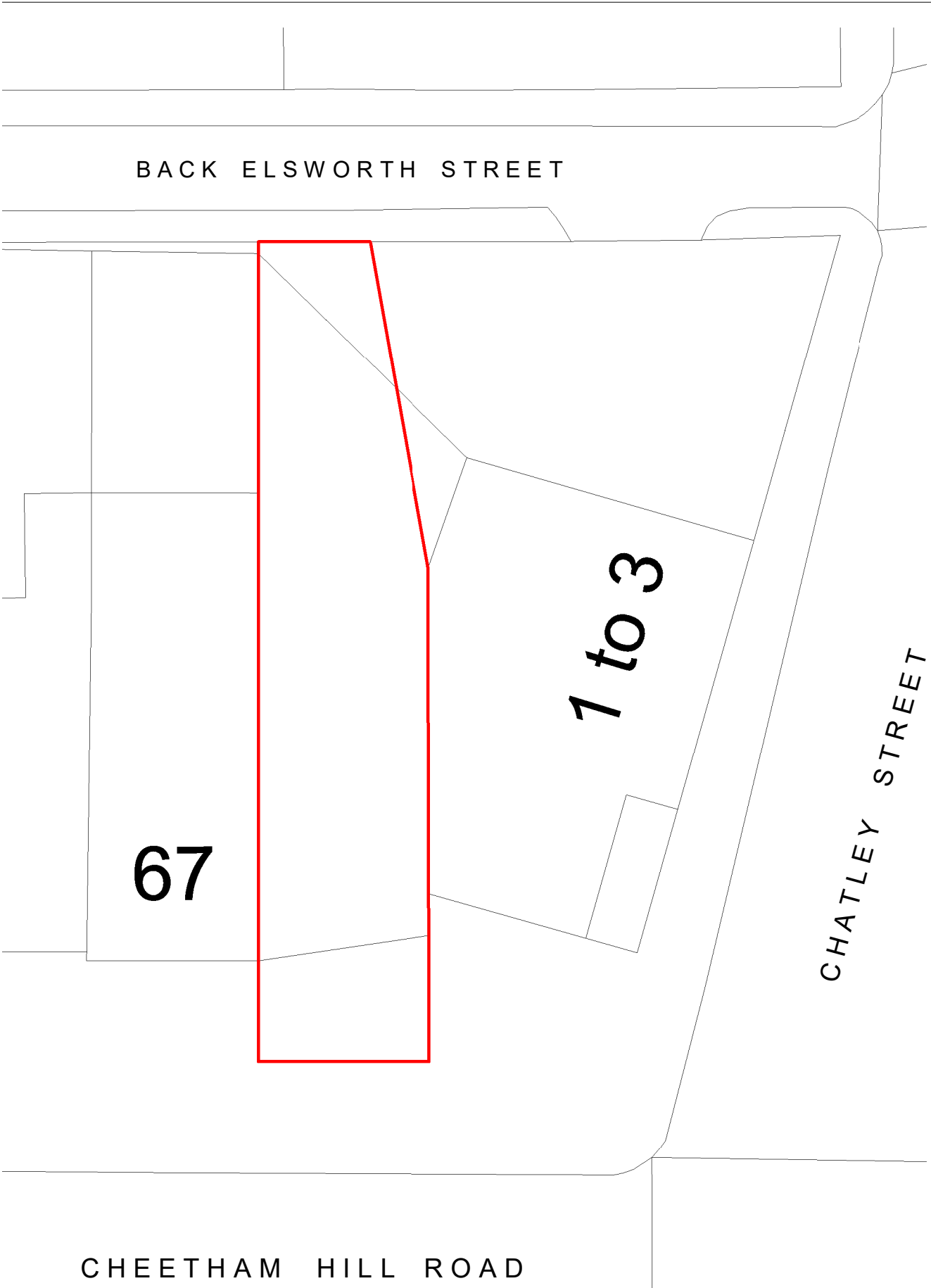
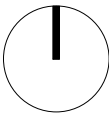
The site falls within **Flood Zone 1**, an area with low probability of flooding.

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LOCATION PLAN & EXISTING SITE PLAN

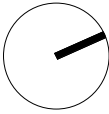


LOCATION PLAN



EXISTING SITE PLAN

LEGEND
 Site Boundary



3.0 PRECEDENTS

PRECEDENTS



4.0 PROPOSED DESIGN

DESIGN PROPOSAL

USE

The proposal aims to redevelop this vacant site into mixed-use development to include retail use on the ground floor, residential use on the first floor and second floor levels.

The proposal will provide employment and economic benefit during construction and once completed, provide high-quality mix-use development that provides retail and residential use for the local area contributing to the housing target set out in the local development plan.

The ground floor will consist of 1no. large retail unit with shopfronts and access from the front elevation. The unit will have rear service access for bins and deliveries.

The first and second floor levels consists of 2no. 1 bedroom apartments per floor, with a total of 4no. 1 bedroom apartments.

Access is from the main road along Cheetham Hill Road.

Bins will be separated into two areas. The resident's bins will be located internally with access from the rear of the building.

The retail bin store will be adjacent to the residential with access from inside of the retail and external access to collect

SITE LAYOUT

The proposed building footprint will be identical to the neighbors.

The front and rear street lines will respect the existing neighbor's line.

The remaining site will be dedicated to parking, servicing, and waste management.

Site access and egress will be made from Back Elsworth Street.

DESIGN & SCALE

The proposal aims to propose a modern brick and floor-to-ceiling glass windows, building in line with City Centre Residential Buildings

The building will be 3-storey height in line with the existing buildings located on the same street

The proposed scale, massing and design has been designed to sit well within the site and the local area.

APPEARANCE

Construction features will be limited to a simple palette of materials detailing that reflects materials that match the existing building, through the use of brickwork, roof tiles and double-glazed windows.

Facing brickwork is proposed to be in blue/grey brick with a textured quality.

Dark grey aluminum frame floor-to-ceiling glass windows on the front of the building with a shopfront on the ground floor, back-illuminated signage with concealed grey perforated security roller shutter.

LANDSCAPING

The proposed building occupies the site and there is no opportunity for any landscaping on this site.

PARKING

The rear of the site will be used for parking, a loading bay for a retail use

BUILDING LAYOUT

The main building will consist of 2No. one-bedroom apartments over 2No. floors. Providing a total of 4 number of flats.

Apartment sizes have been based on the National Housing Standards guide.

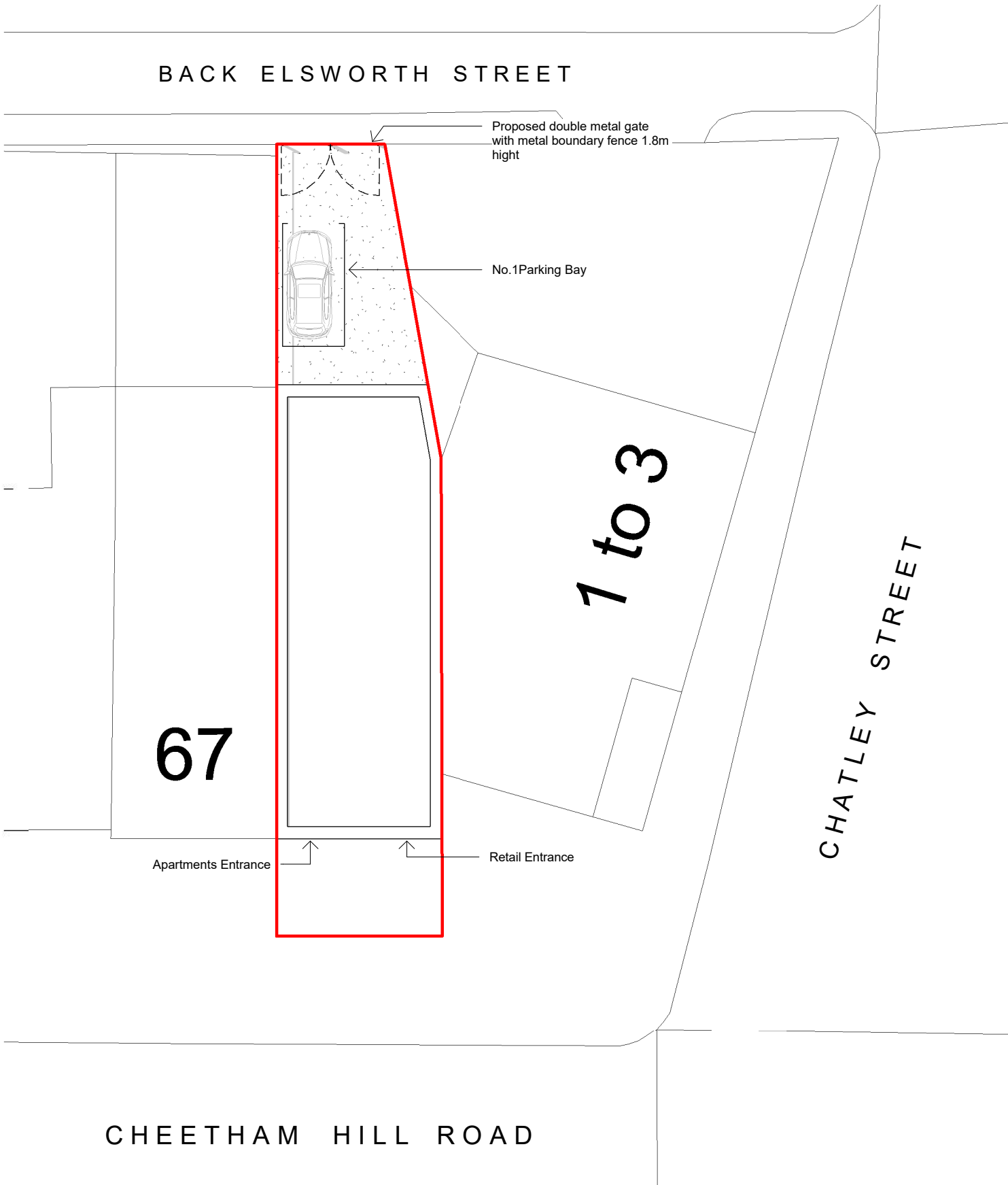
The ground floor will be subdivided between the retail, the residential entrance and the inclusion of the two bin stores.

The main entrance to the building is located to the front elevation on Cheetham Hill Road

Additional points of access/egress are to the rear of the building to the car park for the bin stores and retail. .

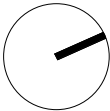
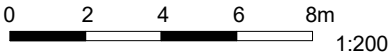
PROPOSED SITE PLAN

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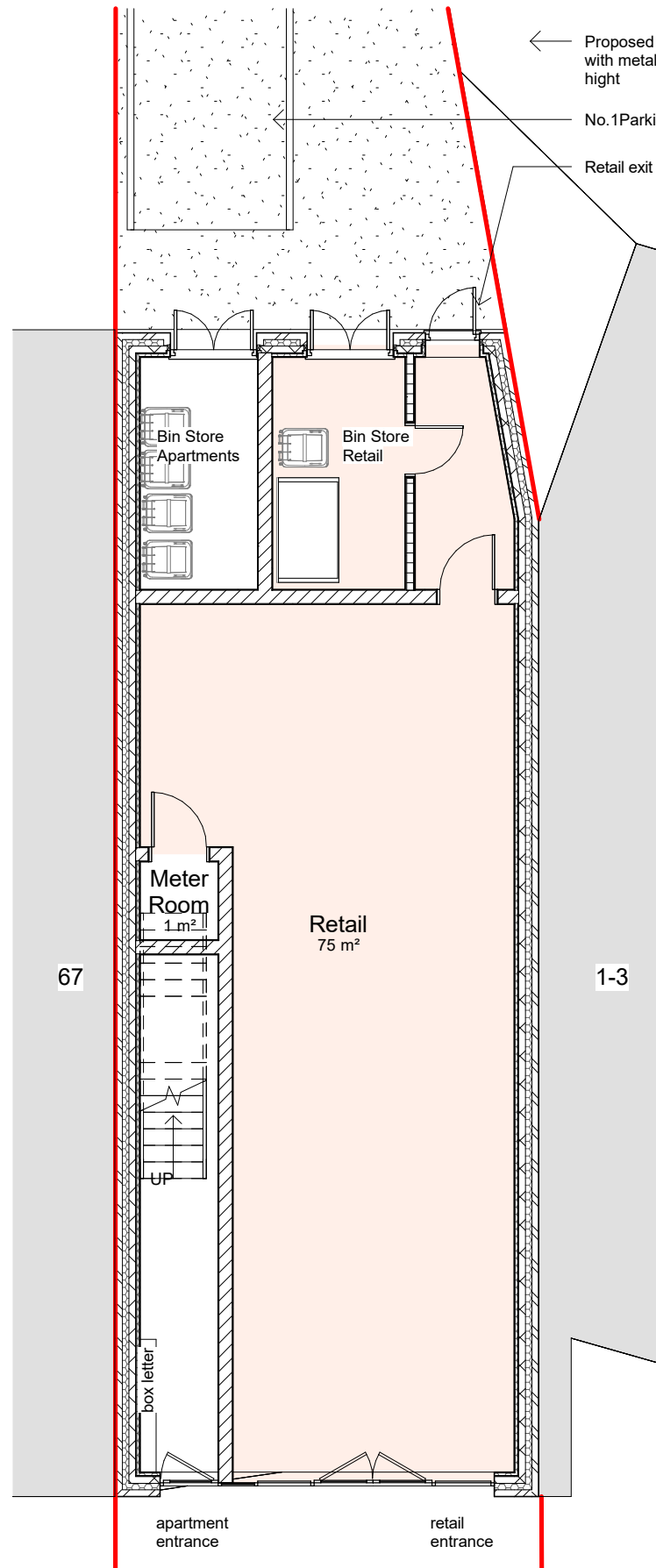
LEGEND

Site Boundary

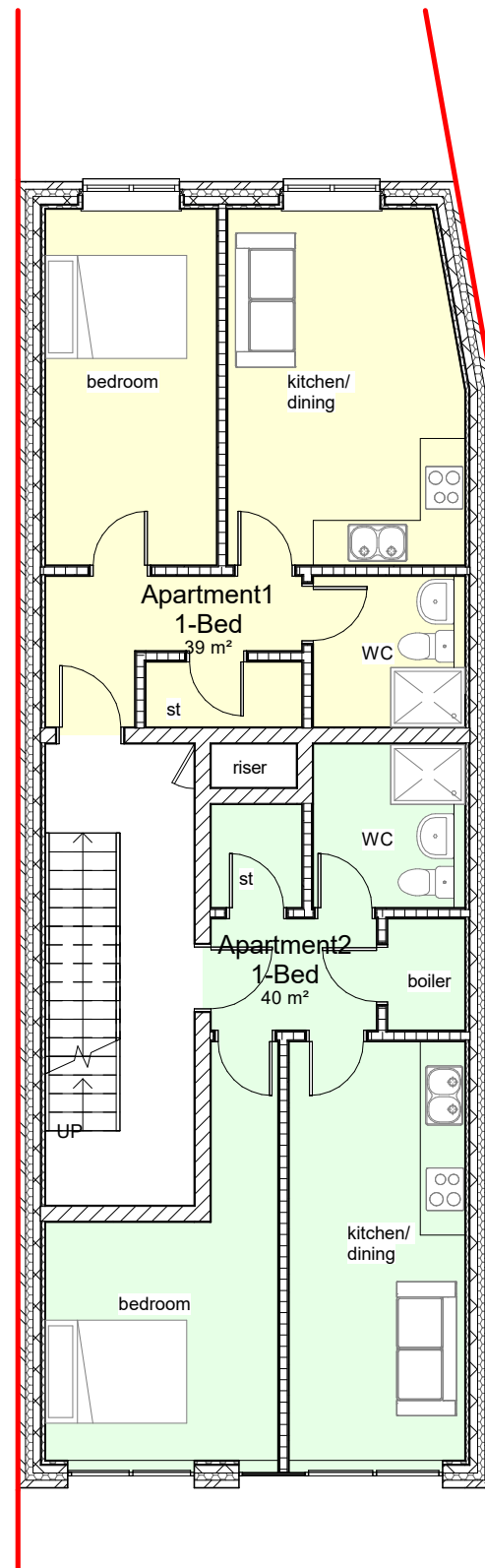


PROPOSED FLOOR PLANS

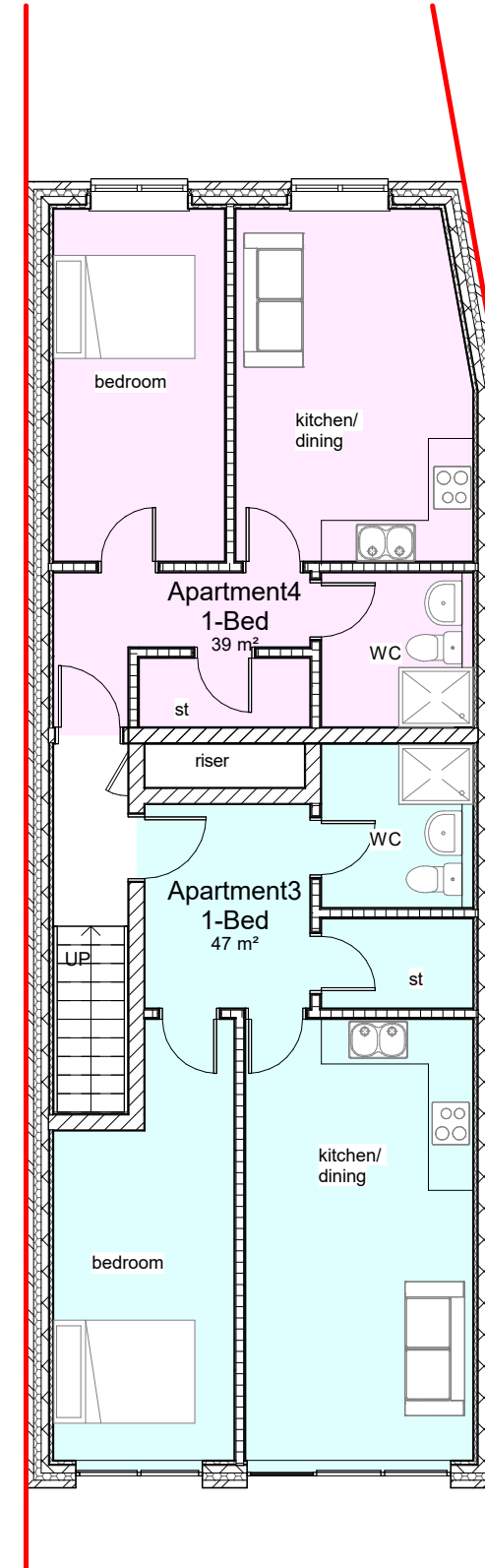
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PROPOSED GROUND FLOOR PLAN



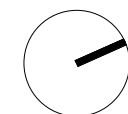
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

LEGEND

- Site Boundary
- Apartment 1
- Apartment 2
- Apartment 3
- Apartment 4
- Retail



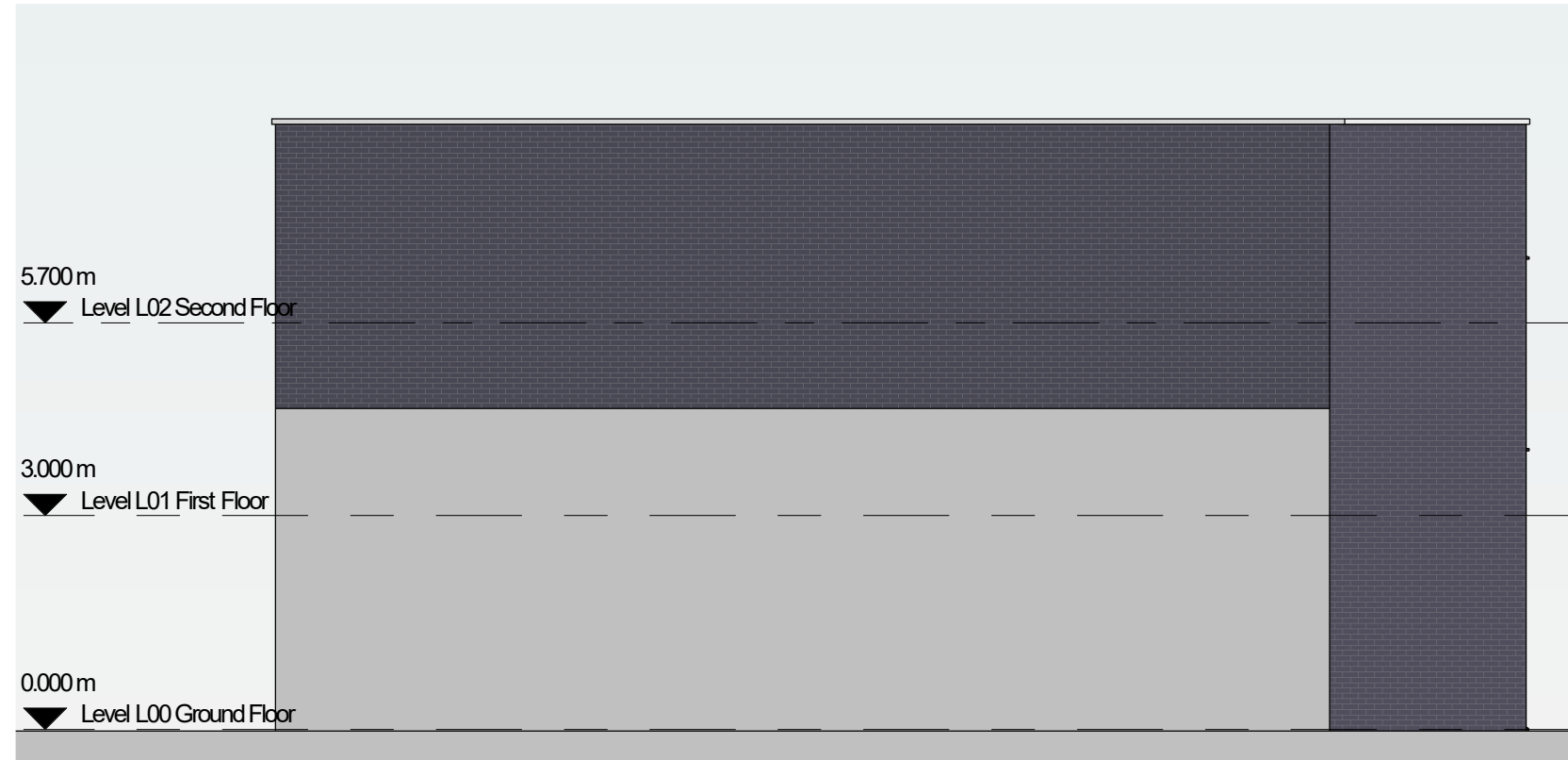
0 1 2 3 4m
1:100

PROPOSED ELEVATIONS

1:100



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

External Materials

- 1 - Staffordshire Blue Brickwork
- 2 - Shopfront back illuminated signage with concealed grey perforated security roller shutter
- 3 - Aluminium Cladding Panel
- 4 - Black aluminium framed windows
- 5 - Black uPVC framed windows
- 6 - Black metal door



STAFFORDSHIRE BLUE BRICK



PROPOSED WEST ELEVATION

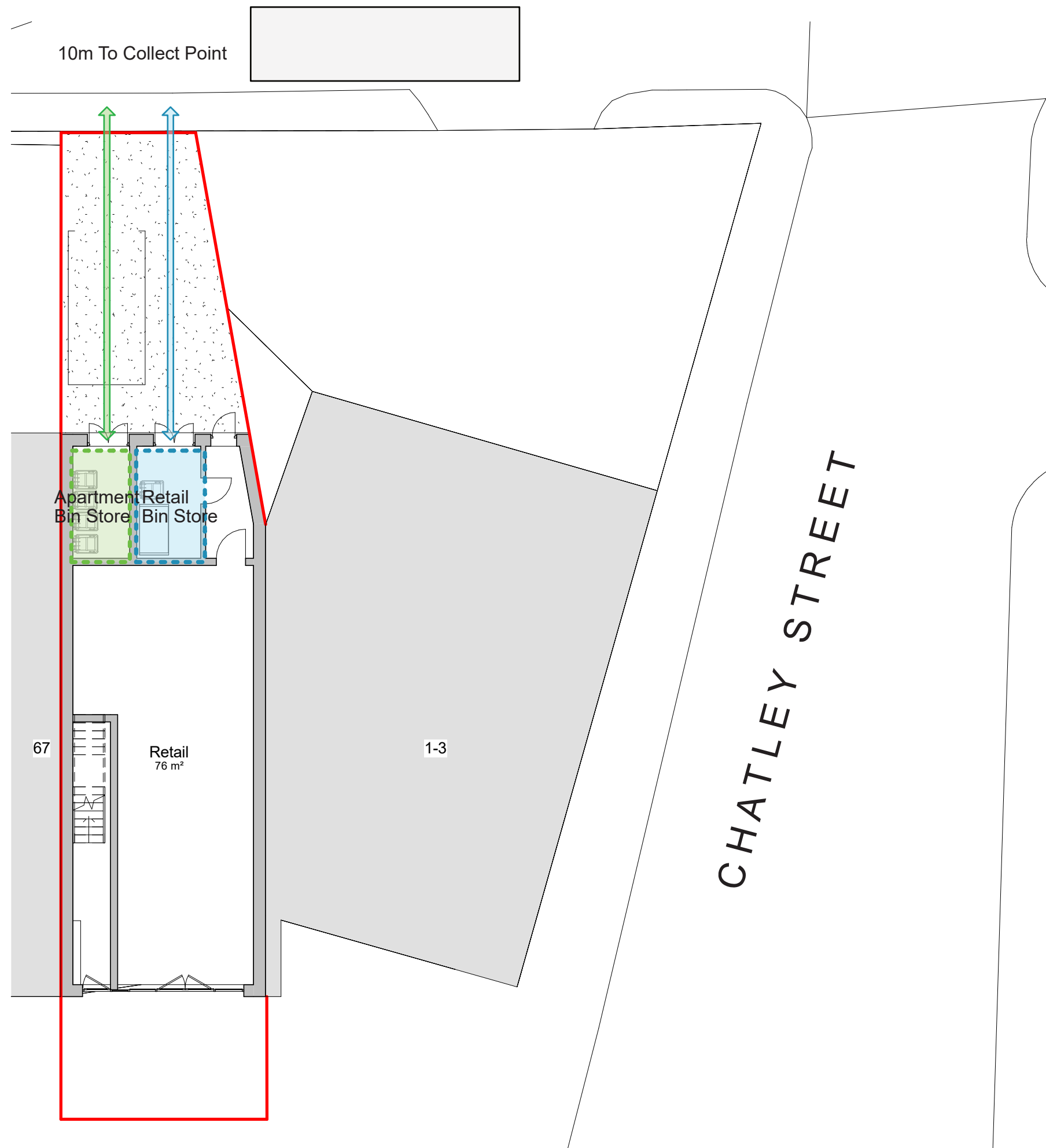


PROPOSED SOUTH ELEVATION



5.0 WASTE MANAGEMENT

WASTE MANAGEMENT



WASTE MANAGEMENT

A bin storage area will be provided internally, to the rear of the proposed building. To be proposed a bin store for the apartments and one separated for the Retail.

The access is located to the rear entry point, from Back Elsworth Street. This allows the bins to be accessed easily by both residents and the waste collection company.

Sufficient space will be provided for the appropriate number of bins and circulation, allowing each bin to be accessed and wheeled out individually.

The number of bins has been calculated based on local council guidance. Please refer to the waste management proforma for further details.

Each bin store will be provided with separate bins to separate different waste material types.

Residents will be responsible for taking out their bins and place them in the relevant recycled or waste bins in the bin store.

On collection day, the building caretaker will move the bins to the kerbside ready for collection and will place them back in the bin store following collection. Same for the retail owner.



Author	Checked	Revision	Date
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