

Site:  
Church Lane,  
Moston  
M9 4JW

# Design and Access Statement



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# Contents

The proposed development is in Moston, Manchester

Site Address - Church Lane, Moston, Manchester M9 4JW

This Design & Access Statement (DAS) accompanies the Full Planning Application made on behalf of Built Developments Ltd

The proposal is to develop the site and create 39 dwellings in total



The map above shows the location of the site with a red line highlighting the site boundary.

# 1. Introduction

## 1.1 Introduction

This Design and Access Statement has been prepared by BTP Architects on behalf of Built Development for a full application for the development of the site known as Church Lane, Moston.

This document describes the design development and final design proposal, through an assessment of the existing conditions, site constraints and opportunities, for the redevelopment of the site, and should be read in conjunction with planning application forms, drawings and other supportive documentation.

### The Project

The planning application is for a residential development referred to as Church Lane consisting of 39 no 2B4P dwellings, 3B4P dwellings and 5 1B2P bungalows for affordable rent.

### The Process

The proposed development has followed a comprehensive design process. The scheme has been developed in close consultation with a number of specialist consultants and statutory consultees helping to refine the design narrative of the scheme.

## 1.2 Document Structure

This document has been structured in accordance with the 'Design & Access Statements: How to write, read and use them', prepared by CABE which identifies the four key stages of the design process to be described in the planning submission. The statement helps demonstrate how the proposal promotes the application of high quality design to engage with its context.

These four stages are; Assessment, Involvement, Evaluation and Design.

### Assessment

The Physical, social and economic characteristics of the site and surroundings have been explained and assessed in context of all current planning policy relevant to the subject site.

### Involvement

A number of parties have been involved in the development of the design proposal. The proposal has also been discussed at length with Manchester City Council planning department.

### Evaluation

Development options have been appraised against the assessment of the site and surroundings, planning context and consultation process and respond to the constraints and opportunities inherent to the site.

### Design

The knowledge gathered in the stages before has informed the approach and design rationale in developing the final proposal



## 1.3 Project Team

- Applicant & Client - Built Development
- Architect - BTP Architects
- Transport Consultant - Roberts Highway Consultants
- Ecologist - Ostara Ecological Services
- Landscaping - TPM Landscape
- Arboriculturalist - ACS Consulting
- Secure By Design - Dobson Owens
- Energy - Element Sustainability

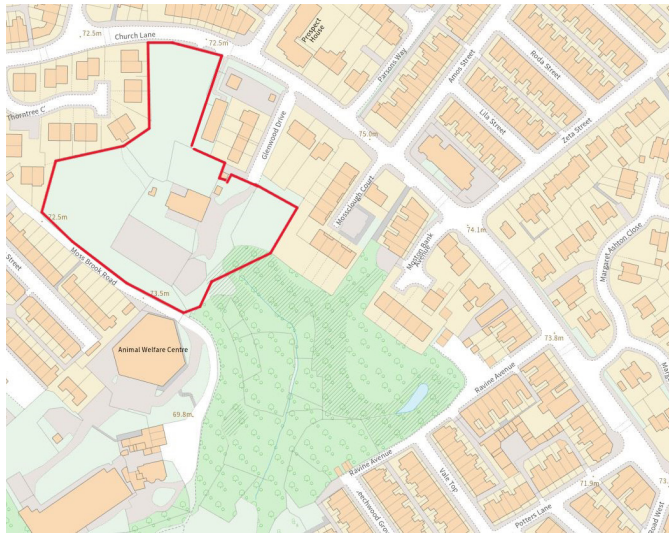


## 2. Context Assessment

## 2.1 Land Use and Community Facilities

The proposed site is located on Church Lane in Moston. This planning application is to utilise the plots of land and create 39 dwellings.

The site is located within a residential area and the design of the dwellings will be sympathetic to their surroundings.



The OS map above show the site and surrounding area. The site is highlighted by the red boundary line and you can see that there is an animal welfare centre to the south of the site. The map also shows the residential housing that surround the site.

## 2.2 Site and Surrounding Context



View No. 1 - This view is of the site from Church Lane. These images show the fencing around the site.



View No. 2 - This is a view of the site from Glenwood Drive. It also shows the property that borders the site.



View No. 3 - This image shows Moss Bank Road that runs along the bottom of the site. The site is fenced off. To the right of the image is the Animal Welfare Centre.



View No. 4 - This image shows Church Lane and the housing that faces the site.



## 2.3 Relevant Planning Policies

Full details regarding the proposals, planning history and planning policy, have been considered in the submitted planning application. Below is a summary of planning policies at local and national level considered particularly relevant to this application:

### 2.3.1 National Planning Policy

The National Planning Policy Framework (NPPF) came into force in 2012 and was last revised in December 2023. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration and its policies should be taken into account.

The NPPF places high importance on "a presumption in favour of sustainable development" (para 11) and confirms support for sustainable and accessible economic development that will meet the need of local communities.

Of particular relevance is "Section 5: Delivering a sufficient supply of homes" where the sustainable development is reinforced by supporting the Government's objective of significantly boosting the supply of homes and providing a provision of housing to be available for affordable home ownership. (Paragraph 61 & 66).

Also of relevance to this scheme is "Section 12: Achieving well-designed and beautiful places" whereby "good design is a key aspect of sustainable development, creating better place in which to live" (p. 131) and the development is sympathetic to the local character and history whilst establishing a strong sense of place, using the arrangement of street, spaces and building type and materials to create an attractive, welcoming and distinctive place to live (para.135).

The proposals for the development will provide high quality residential development in an accessible and sustainable location, integrated with its surroundings and in keeping with national planning policy.

### 2.3.2 Local Planning Policy

Manchester's Local Development Framework – Core Strategy Development

The Manchester Core Strategy looks ahead to 2027 and sets a shared direction of travel for the long-term future of the city, bringing together a number of strategic planning processes into one place. Key policies considered relevant to the application proposal are addressed in detail below:

Policy SP1 - Spatial Principle provides guidance on the key spatial principles which will guide the strategic development of Manchester to 2027. The policy states that the emphasis is on the creation of neighbourhoods of choice, providing high quality development around district centres which meet local needs, all in a distinct environment. The policy identifies regeneration areas across the city and states that all development should have regard to the character, issues, and strategy for each regeneration area.

The policy highlights the Core Development Principles including the need to make a positive contribution to neighbourhoods of choice by creating well designed places, contribute to the health, safety, and wellbeing of all residents, and to protect and enhance the natural environment. The policy also highlights the need for development to minimise emissions, reuse previously developed land wherever possible and improve access to jobs, services, education, and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN1 – Design Principles and Strategic Character Areas stresses the need for development to have regard to the strategic character area in which the development is located and requires Design and Access Statements to detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City.

Policy DM1 – Development Management lists the issues which all development should have regard to, the list includes the following:

- Siting, layout, scale and form.
- Impact on the surrounding areas in terms of design, scale and appearance.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicle access and car parking; and
- Flood risk and drainage



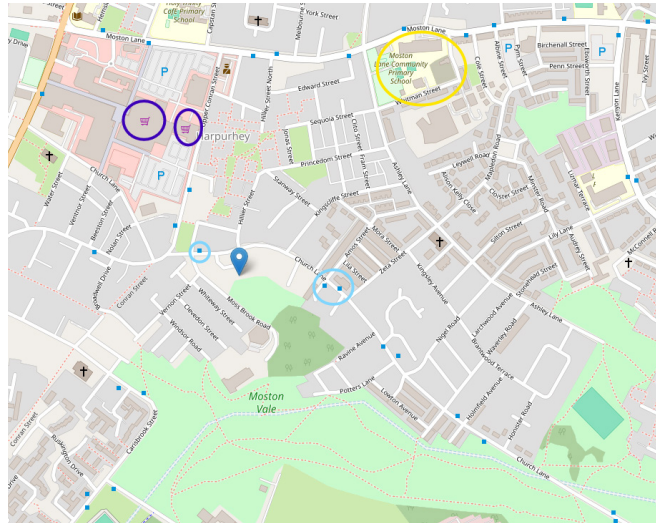
## 2.4 Transport, Access and Highway

The site is close to Moston Train Station and there are bus stops within walking distance from the site which connect to Manchester City Centre and Oldham.

**Car** - The site is 0.9 miles from Oldham Road which links onto the M60 to the South of the site. The M60 is 13 minutes drive away via Rochdale Road which is links onto Church Lane from the north of the site.

**Public Transport** - There are bus stops within walking distance from the sites which provide services to the local area. There is a local train station within 1,7 miles from the site which provide services to Manchester Victoria, Rochdale, Bolton, Blackburn and Clitheroe.

**Cycle Paths/Pedestrian Routes** - There are a network of roads and pavements providing both pedestrian and bicycle access to the nearby amenities including doctor surgery, recreation grounds, schools and shops.



Above: The map above shows the site (highlighted with a blue pin) along with shops (highlighted by purple circles). The nearest bus stops are shown as blue circles on the map and are located near to the sites. To the top of the map is the nearest primary school.

## 2.5 Urban Context

The sites are located within a residential area. Please see examples of nearby housing



Above: Bungalows that are located on Thorntree Close which is located next to the site (North West)



Above: The properties that are on Glenwood Drive. The site borders onto these properties.



Above: The properties and shop opposite the site on Church Lane.



Above: Housing also located on Church Lane.

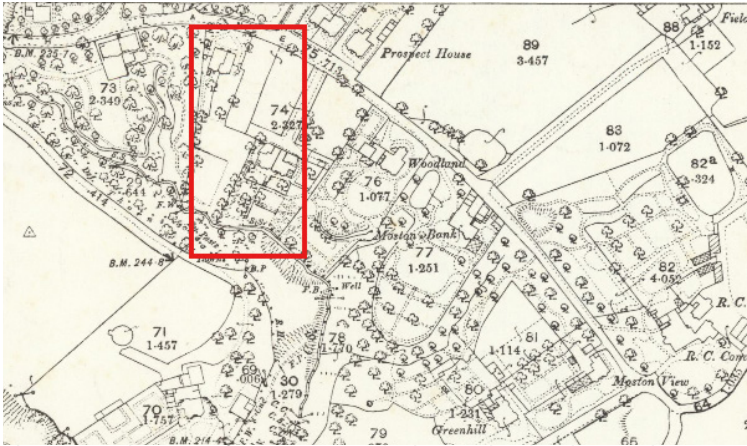


Above: The properties within the vicinity of the site on Church Lane.



## 2.6 History

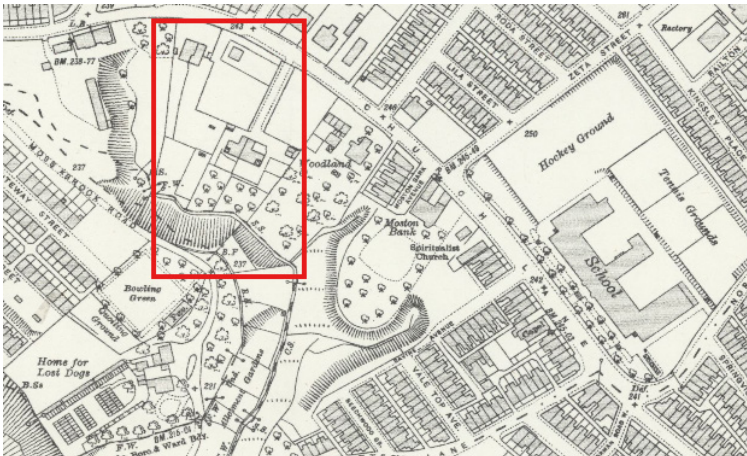
The site is located in Moston, Manchester. The maps date from 1888 to 1938 and show the increase in the development of the local area.



The map above is from 1899 and shows the local area. The site is highlighted by the red boundary.



The map above is dated 1915, the site is highlighted by the red boundary.



The map above is dated 1931, the site is highlighted by the red boundary, there has been an increase in the development of the area in the sixteen years since 1915.



The map above is dated 1938, development within the local area has grown. The site is highlighted in red and the animal welfare centre is noted on this map.

# 3. Proposals and Assessment

### 3.1 Design Process

#### The Brief

The initial brief was to explore residential dwellings on the site known as Church Lane. The proposal is to create much needed affordable housing. The proposed development will meet the need for the various requirements for housing such as families and individuals.

The aim of the study was to produce a development that would be of high quality, sit comfortably within its surroundings and be a desirable place to live, which would be viewed favourably by the council in terms of form, mass and materiality.

The use of sketches, diagrams and computer visualisations have been utilised to test, evaluate and develop the design in response to the site physical characteristics. This has allowed for a strong design narrative to be created, demonstrating the clear uses, amount, layout, scale, landscaping and appearance of the scheme.

#### The Site

As has been described above, the site presented opportunities and constraints on the configuration of development it would support. It was recognised that there are key important aspects to take into consideration; the existing housing along Church Lane, Glenwood Drive, Thorntree Close and the existing trees on and bordering the site. These created the boundary drivers for the site.

The site can be characterised as an uncultivated, unoccupied brownfield site. A element of green space should be maintained in the design proposal.

#### Concept Design

The concept design has been driven by the relationship between the existing buildings of the area. The mix of traditional and contemporary terraced houses and the industrial/commercial buildings adjacent have informed the plan geometry, the height and materiality of the proposed concept scheme.

### 3.2 Developed Design

Several design concepts were explored and tested before the emergence of the proposed scheme, in relation to the outline brief and existing context.

The initial development proposed dwellings consisting of 17no 2B4P, 17no 3B5P and 5no 1B2P bungalows on Church Lane.

The concept design for the development was driven strongly its context, with particular reference to the heights and materiality of the nearby existing buildings.



### 3.3 Site Layout

#### Organisation, Access and Movement

The development provides a strong, managed frontage, strengthening the passive control and pedestrian use through the site and clearly demarcating the public and private areas.

The proposed scheme is for a total of 39 no 2B4P, 3B5P dwellings and 5 1B2P bungalows for affordable rent with associated parking including soft and hard landscaping along with amenity space.

The dwellings are located on an access road from the main road to avoid being over-dominant on the street scape. The car parking has been located to the front of the dwellings to providing security for tenants cars.

The pedestrian access to the development is off Church Lane.

The development is sympathetic is scale and materiality and also relate in height to the existing buildings and heritage assets around the site. Best endeavours have been made to minimise impact on existing residents.

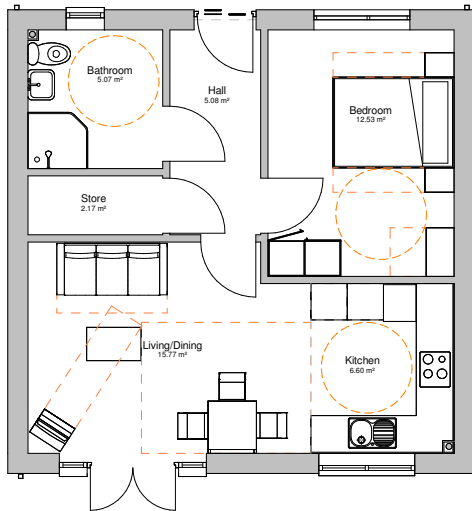
#### Key Objectives for the Development

1. Respect local character.
2. The site is surrounded by existing residential buildings, therefore overlooking distances must be maintained and trees and hedging to mitigate these overlooking distances to respect the privacy of neighbors and the future residents of the development buildings.
3. Deliver buildings that meets new part L regulations.

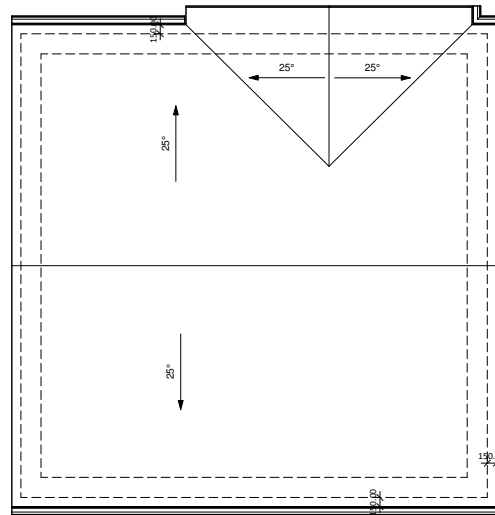
Above is the proposed site plan for the site



### 3.4 Internal Layouts - 1B2P Bungalow



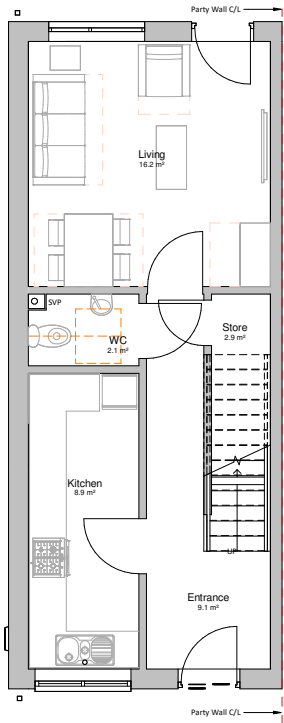
Ground Floor



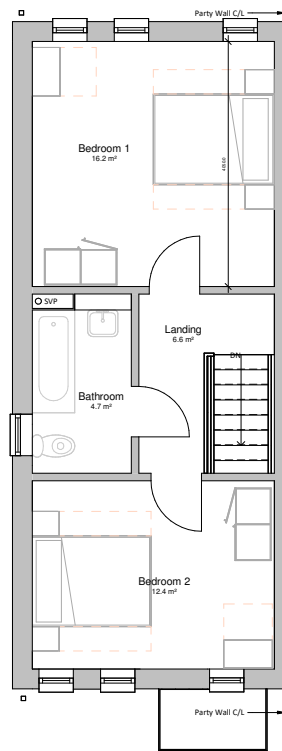
Roof Plan



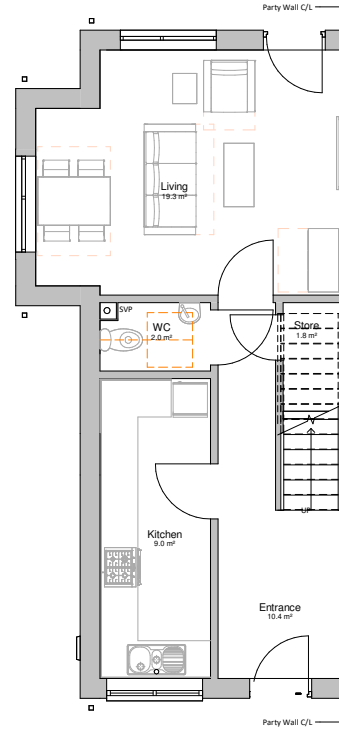
### 3.4 Internal Layouts - 2B4P House



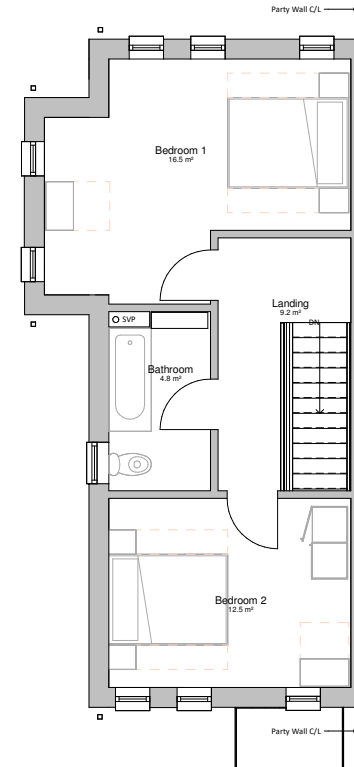
00 Ground Floor Plan



01 First Floor Plan

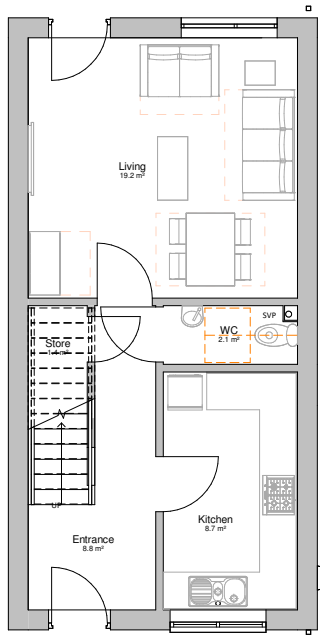


00 Ground Floor Plan

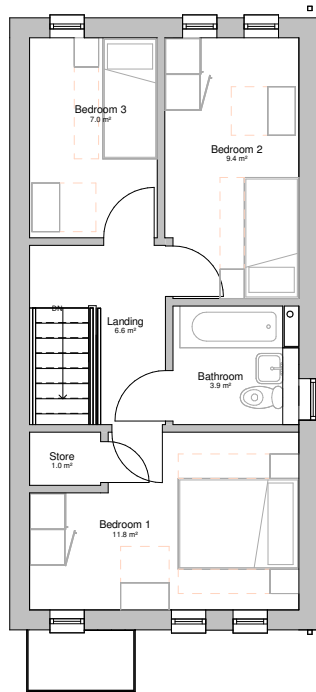


01 First Floor Plan

### 3.4 Internal Layouts - 3B4P House

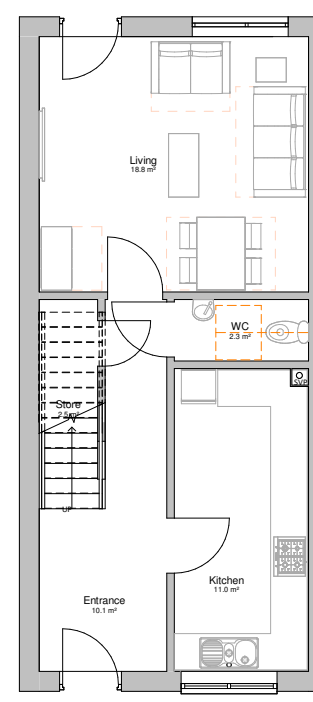


00 Ground Floor Plan

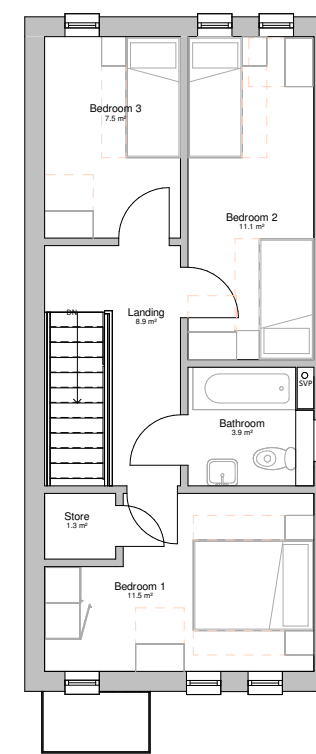


01 First Floor Plan

### 3.5 Internal Layouts - 3B5P House

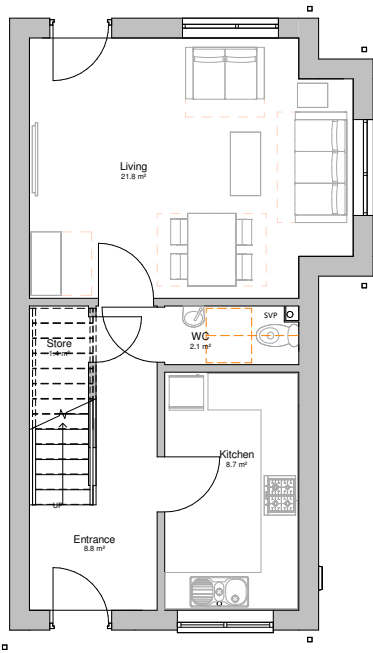


00 Ground Floor Plan

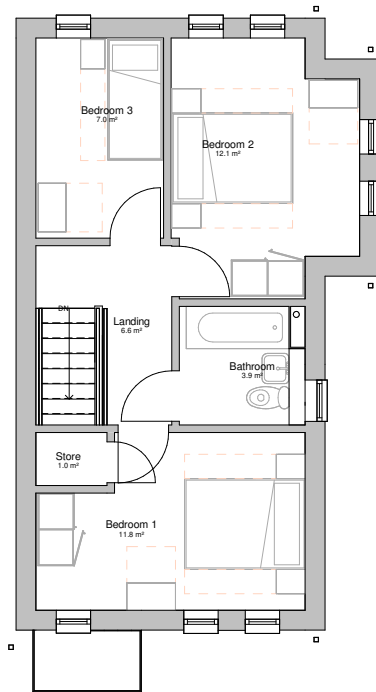


01 First Floor Plan

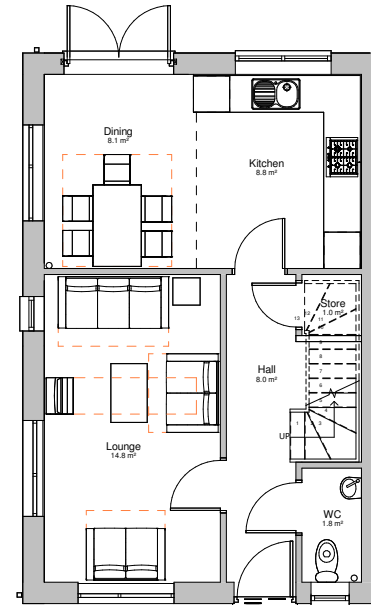
### 3.4 Internal Layouts - 3B5P House (continued)



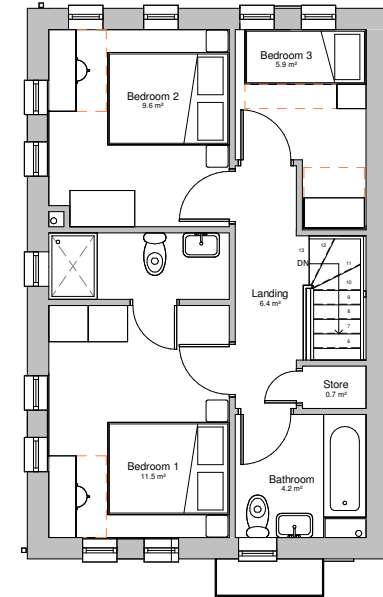
00 Ground Floor Plan



01 First Floor Plan



00 Ground Floor Plan



01 First Floor Plan



### 3.4 Rationalising The Form

The concept design for the development plot has been driven strongly by its context, with particular reference to its surroundings heritage assets and existing buildings.

The footprint of the dwellings have been developed to establish a clear relationship and respect with the existing local context.

The strong formal relationship between the buildings, echoes, aspects and reinforces the relationship between the existing local context.

The height of the dwellings were developed in keeping with the existing context of mainly two/three storey buildings.

### 3.5 Appearance & Materiality

Although the variety of building materials used in the local area , it tends to be red brick which is used extensively.

Brickwork has been chosen as the primary material because of its relationship to the surrounding materiality, with the use of large windows and brick detailing to create an interesting elevation and complement the existing housing and industrial stock within the vicinity of the site.

The utilisation of window openings to allow for maximum natural daylighting into the apartments and circulation spaces.

All entrance doors will be fitted with external lighting, and car parking close to the dwellings to assist with crime prevention and gain Secure by Design accreditation.

The palette of materials is low maintenance to give long-term durability and weathering performance.

### Elevations - Bungalow

Please see the proposed elevations for the bungalow.



### Elevations - 2 Bedroom House

Please see the proposed elevations for House Type 1



Please see the proposed elevations for House Type 2

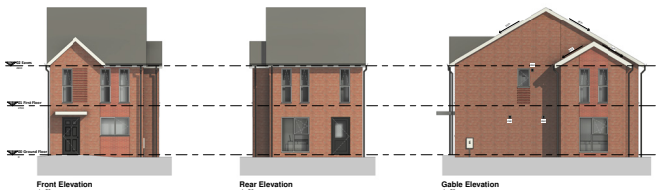


Elevations - 3B4P Bedroom House

Please see the proposed elevations for House Type 1



Please see the proposed elevations for 3B5P Bay



Indicative Visuals

Please see indicative visuals for the bungalows and house types.

Bungalow



Elevations - 3B5P Bedroom House

Please see the proposed elevations for House Type 1



Please see the proposed elevations for Detached House



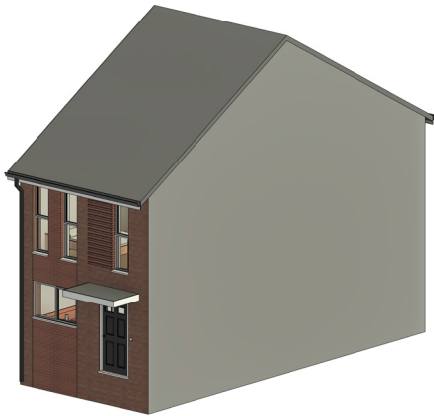
2B4P - T1



### Indicative Visuals

Please see indicative visuals for the house types.

2B4P - T2



3B5P - Bay



3B4P - T1



3B5P - Detached



### 3.6 Sustainability Policy

The preferred solution is to provide a fabric first approach through thermal elements and other parts of the building fabric, then adding renewable technologies to meet the current Part L energy standards.

The proposal will seek to follow the aspirations in line with the Building Regulations and Housing Review Standards in order to provide a high-quality environment.

Best Practice sustainability will be embraced, which will fully explore issues such as thermally efficient windows and buildings that are resource and energy efficient.

It is expected that the design will explore the following to promote a reduction in carbon emissions to help meet the 2038 carbon neutrality target:

- Double or triple glazing, and improved insulation for walls, roof and floors

Relevant local planning policy:

- Policy1A

#### 1A: Achieving sustainable development

| The presumption in favour of sustainable development and core planning principles (para 6-17)                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| What NPPF expects local plans to include to deliver its objectives                                                                                                 | Questions to help understand whether your local plan includes what NPPF expects                                                                                                                                                                                                                                                                                                                                                                                                                                        | Does your local plan address this issue and meet the NPPF's expectations?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | How significant are any differences? Do they affect your overall strategy? |
| <i>Policies in local plans should follow the approach of the presumption in favour of sustainable development and guide how it should be applied locally (15).</i> | <i>Does the plan positively seek opportunities to meet the development needs of the area?</i><br><i>Does the plan meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, (subject to the caveats set out in para14)?</i><br><i>Do you have a policy or policies which reflect the principles of the presumption in favour of sustainable development? A model policy is provided on the Planning Portal in the Local Plans section, as a suggestion (but this isn't prescriptive).</i> | The Core Strategy meets the development needs of the area as identified by the relevant evidence, including the Strategic Housing Market Assessment, the Employment Land Review (as updated by the Employment Land Study in 2010), and the Retail and Leisure Assessment. The Draft Allocations Plan also meets the needs of the area by identifying development sites and locations to implement the Core Strategy.<br><br>Core Strategy Chapter 3 considers risks to its strategic approach and contingencies. The Draft Allocations Plan reflects this approach.<br><br>Proposed changes to the Draft Allocations Plan specifically refer to the presumption in favour of sustainable development. | There are no significant differences that affect the overall strategy.     |



### 4.1 Pedestrian

Existing pedestrian routes around the site are maintained and enhanced by new lighting and surfacing.

All entrance doors will comply with Secure by Design/Part Q, and will be wide enough to allow for wheelchair use.

All spaces within the development have been design to allow for minimum turning circles where necessary, including the required clearance around fixed furniture.

The bathroom can be converted to a wet room if required, allowing for a 1500mm turning circle, along with all other appropriate spaces for adaptability outlined within Part M regulations. These include a 700mm x 1000mm obstruction free zone in front of the wash basins and W.C approach.

### 4.2 Vehicular Access

The site will be accessed from Church Lane for vehicles. Existing residents will not be impacted by the parking arrangement proposed for this development.

### 4.3 Waste Management

Please see the following guide of household bins for the development location as confirmed by Manchester City Council.

### 4.4 Access Statement

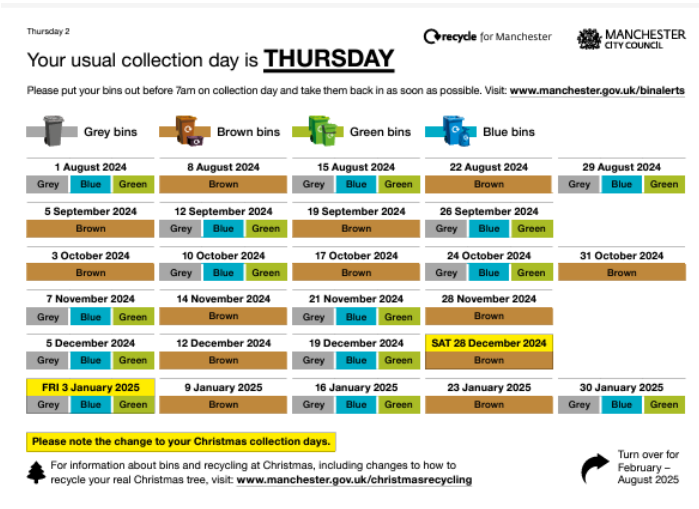
#### Philosophy

The submitted scheme reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the need of people with impairments is considered as an integral part of the development process. By developing an inclusive environment the scheme shall have positive effect on society by benefiting the increasing elderly population.

#### Guidance

The scheme has been designed based on the following publications:-

- (i) BS 8300-2 : 2018 Design of buildings and their approaches to meet the needs of disabled people.
- (ii) Design and Quality Standards 2007 (as guidance and good practice)
- (iii) Equality Act 2010
- (iv) Building Regulations Part M 2016 (2015 amendments)



The collection vehicle will be able to utilise the existing highway network to approach the new development in the same way that is done for existing residents.

