

Planning Application Proposal For

Herbert Street: Masterplan Residential Development

DESIGN and ACCESS STATEMENT

INTRODUCTION

This statement has been prepared to support the planning application for **“Erection of 14 new dwelling houses”**

LOCATION

Elizabeth St & Herbert St
Manchester M8 0DG
Cheetham Hill



Image 1: Existing aerial view of site.



Image 2: Existing aerial view of site.

KEY: Red: Site ;Green: Open green areas ;Yellow: Educational facilities ;Blue: Wholesale units and commercial spaces



Image 3: Existing Google bird's-eye view of site.

SITE CONTEXT

The proposal is located in Cheetham Hill; an area with a population of approximately 22,500 people that lies on the west bank of the River Irk close to the boundary with the City of Salford.

As a long standing industrial and residential district and bounded by several neighbourhoods including Broughton, Crumpsall and Collyhurst, Cheetham Hill is the home of a multi-ethnic community, heavily urbanised following the Industrial Revolution, Cheetham Hill today is bisected by Cheetham Hill Road, which is lined with a diverse selection of building uses including places of worship, business premises, a mix of residential buildings and a variety of retail uses.

PLANNING POLICY CONTEXT

Based on the Local Development Framework Area of Manchester the site is within the following policy areas:

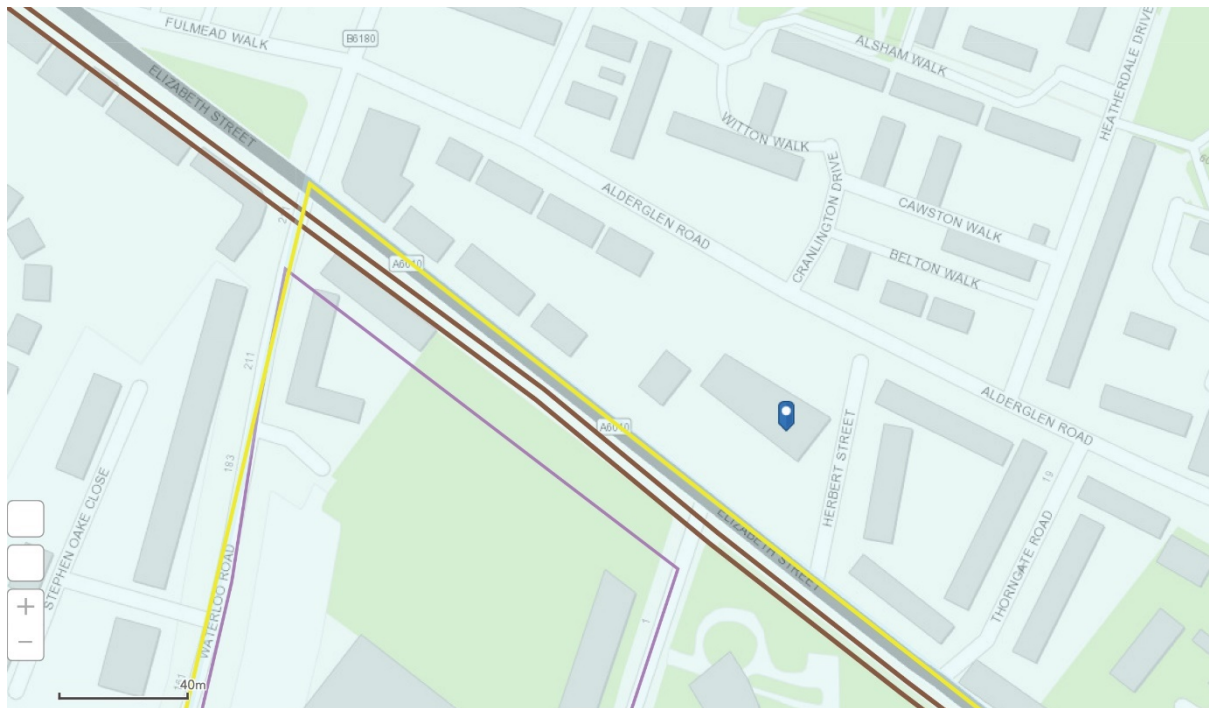


Image 4: Local Development Framework Area Map Browser. Developed by Manchester city council

Manchester City Boundary

Inner areas; **Core Strategy – SP1**

North Manchester (EC4,H3) – Economy and Housing.

At present, 43% of housing in North Manchester consist of 2 bedroom houses or apartments. The housing need and demand assessment 2010 (Arc4) shows a need for 3-4 Bedroom family housing, a need to retain graduates and highly skilled employed. The council also promotes employment and affordable housing and complimenting the residential development with some retail/ commercial,

encouraging the bike scheme and the use of public transport to encourage the use of the A6010 as key part of the transport infrastructure.

PRE-APPLICATION ADVICE

Pre-application advice was requested on the 28/11/2019 to *Steve McCoombe* and the proposal has been amended accordingly; emphasizing the use of dwelling houses and incorporating a curtilage parking with front and rear garden areas.

PROPOSAL

The present planning application aims to demolish the existing derelict building and develop the site into a new high-quality residential masterplan.

FEATURES ON THE EXISTING SITE

Historic environment

The first development of the area dates between 1850 – 1890.

By the early 20th century, the southern end of Cheetham increased the population notably with a large Jewish community.



Image 5: Historic map from 1890.

During the first half of the century, a building to host the public baths and the washhouse was erected.



Image 6: Historic map from 1949.

Between the 50's and the 70's the area surrounding the property received bigger modifications as a new road, Alderglen Road was created. The actual site perimeter become clear since that time as that road is the one that forms the actual boundary.



Image 7: Historic map from 1973-1989.

Landscaping and open areas

The proposed development will include front and rear garden on each property, the front green area will be separated from the pavement by a dwarf wall of 600mm height.

Existing and proposed trees

In the past there were some existing trees on the site that were chopped down and new trees have been planted.

A tree survey will be provided in order to analyse the condition as the proposal aims to replace them like for like if they are not in optimal condition. The number of existing trees will remain and will be placed in an area with better maintenance.

Boundaries

Boundaries will be delimited by a brickwork wall and a high timber fence of 2.1 meter height.

Adjoining buildings

The proposed site is bounded by Alderglen Road housing estate to the North and East, Elizabeth Street to the South containing a new 3/4 storey development and a driving test centre to the west



Image 8: Google Street view from Alderglen Rd.



Image 9: Google Street view from Elizabeth St and Herbert st.



Image 10: Google Street view from Elizabeth St and Cheetwood Rd.

DETAILS OF HOW ACCESS ISSUES WILL BE ADDRESSED

The scheme follows the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007

The proposed development is located at 1.2 miles away from Victoria station.
Main Bus lines are 0.2 miles away (3 minutes walking from the site) and the service works every 10 minutes to the city centre.

One of the main cycle paths is located in Cheetham Hill (0.3 miles).

Following Pre-application advice, the proposal includes in curtilage parking for 15 cars in addition to the existing on-street parking facilities that are in the secondary streets near to the site.

The entrance to the car park will be with an automatic gate accessible through Herbert St with enough space to manoeuvre within the site and exit through Herbert St.

There is a proposed pedestrian access by Herbert St. to the curtilage.

Each House will have access to one of the main roads, Elizabeth St or Alderglen Rd via the front gardens.

The rear gardens will be independently accessible and will have a gate to the communal car parking space.

BIN STRATEGY

The bin strategy will follow the collection route of the adjacent residential properties; There are 2 different main routes for collection, 8 dwellings houses will use the route at Elizabeth Street whilst the other 6 properties will be collected at Alderglen Road.

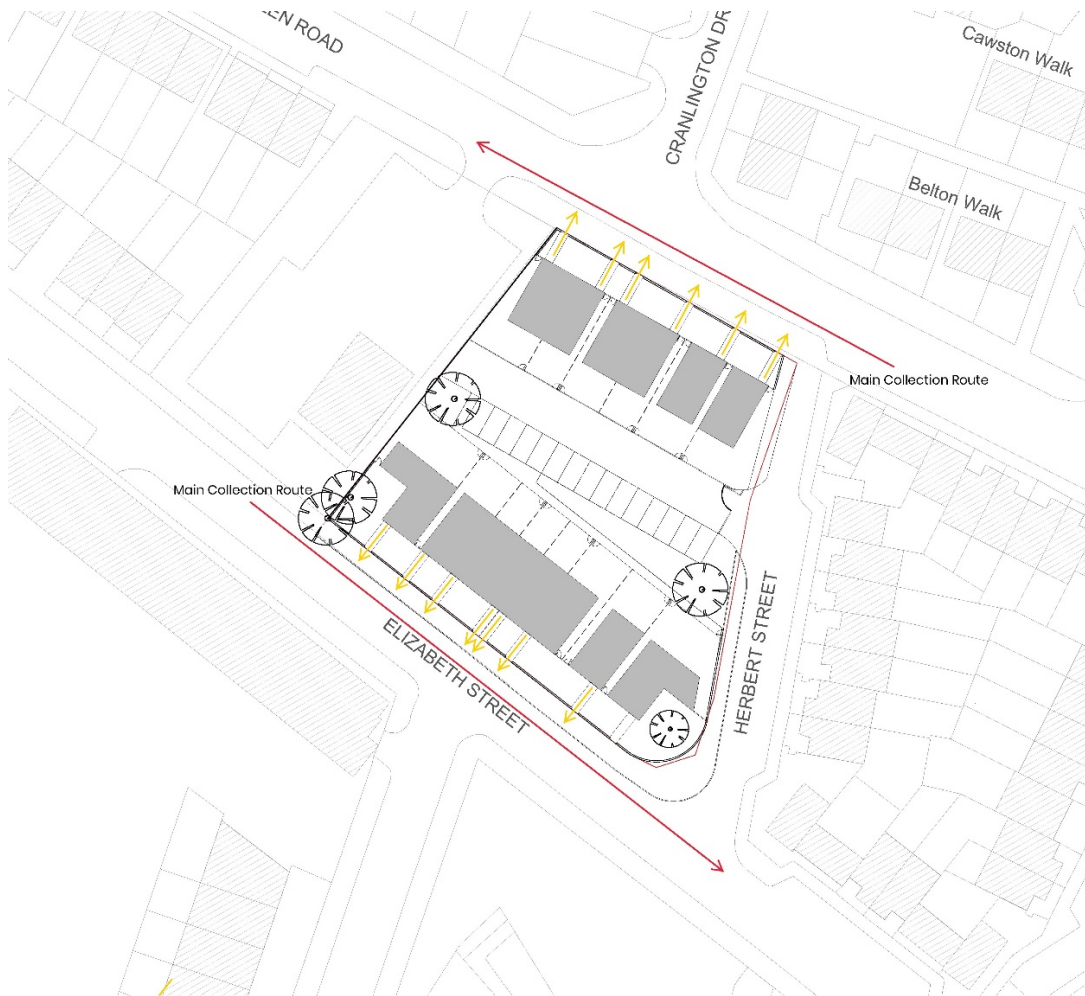


Image 11a: GA Masterplan bin Strategy

LAYOUT OF PROPOSED DEVELOPMENT



Image 11b: GA Masterplan

DETAILS OF THE SCALE/APPEARANCE OF THE PROPOSED DEVELOPMENT

The proposal follows the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007 and aims to enhance the following points of the guidance.

7.1 Under UDP Part 1 Policy R1.1 the City Council is looking to further regeneration by creating sustainable communities. Density of population is a key issue if this objective is to be delivered and the Council's aspiration is for a sufficient urban density to ensure vibrant neighbourhoods and efficient services. Different character areas will, however, have different densities of buildings and different building forms; our aim will be to ensure that there is a sufficient mix of people and activities to support and sustain strong local communities.

7.2 New housing development should not be viewed in isolation and proposals must be designed having regard to not only the immediately adjoining buildings but also the townscape of the wider area. Developments should be informed, both in terms of design and layout, by the wider context. It is the character and identity of an area that will determine appropriate densities and form, and clearly this will vary across the City.

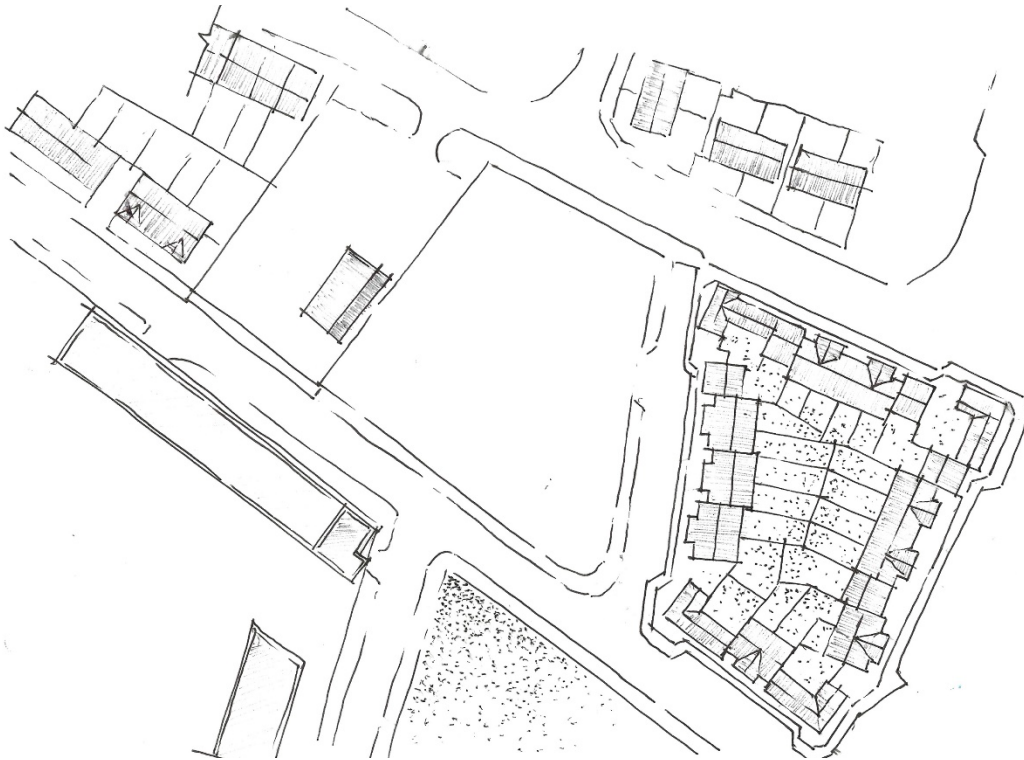
7.3 As set out in UDP Part 1 Policy H1.2 the emphasis is on seeking a range and diversity in terms of type and size of new housing to provide a quality range of housing. This will enhance the character of parts of the City, from high density flats, where appropriate, to lower density detached dwellings.

7.4 Parts of the City have seen the loss of family housing in favour of flats to such an extent that the character and sustainability of these areas is jeopardised. We believe that the balance of development in such areas should now revert to the provision of a range of family housing more traditionally characteristic of these parts of the City, which can offer choice to local people and assist the sustainability of these neighbourhoods.

The site is located in a prominent area as is in the perimeter of Cheetham park, this is an area that is being regenerate step by step as the new complex of flats of 3 and 4 storeys opposite to Elisabeth Street enhances.

The proposal will be a transition for this new development, from the 4 storeys building to the exiting traditional houses.

SCALE MASSING SKETCHES



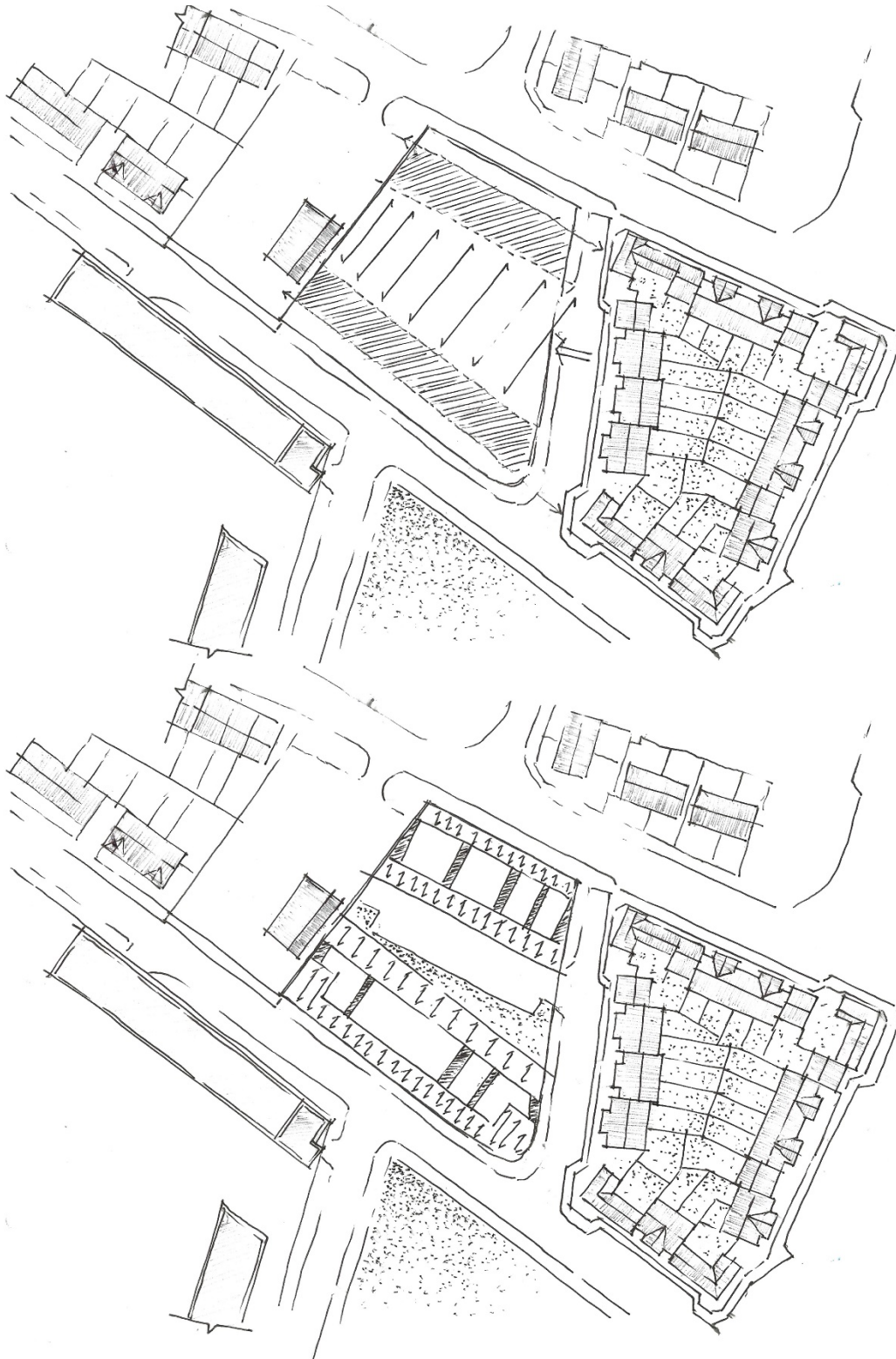


Image 12: Artists' illustration showing the proposal and its integration with the existing building whilst being understated to neighbouring properties

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Cheetham Hill is a mix of cultures and the proposal tries to break the uniformity, breaking the front mass of the dwellings including small terraces and creating comfortable houses that will increase the quality of the neighbour.

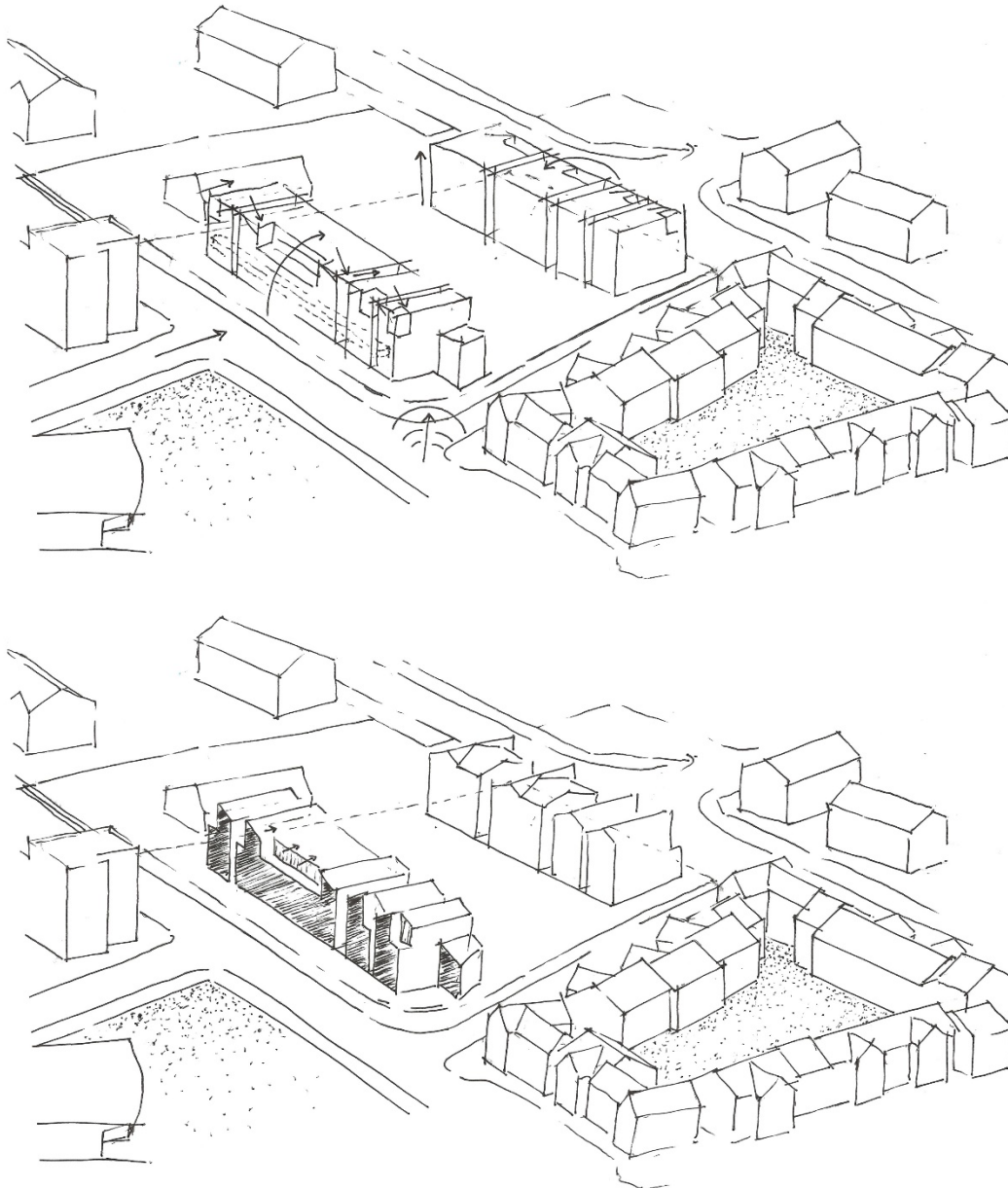


Image 13: Artists' illustration showing the proposal and its integration with the existing building whilst being understated to neighbouring properties

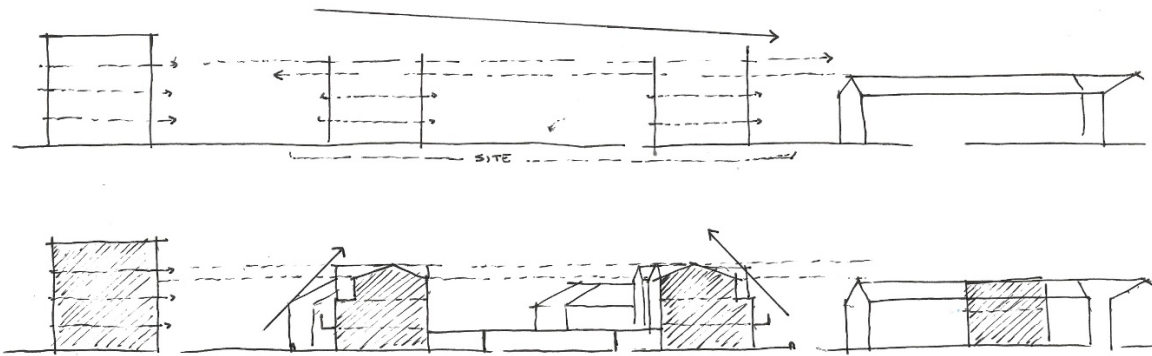


Image 14: Artists' illustration showing the section through the proposal and its integration with the existing buildings.

This hue of bricks will mix with the different materials of the neighbour, some of the main materials around the area are:

Traditional dwellings that are a vestige of a bygone era.

Cheetham park facility (currently a nursery) with a Flat roof and timber cladding.

New flats in front of the proposed scheme with Flat roof and a beige colour brickwork

Wholesale units to the South with metal cladding

Dwelling houses that have been rendered in white to the West.

Based on the history of the surrounding the area, the proposal aims to create a mix between the traditional housing scheme however with high quality finishes and a contemporary appearance using a light grey brickwork along with dark grey frames.



Image 15: Front elevation from Elizabeth St and rear elevation from the internal curtilage,



Image 16: Elevation from The adjacent property and elevation from Herbert St



Image 17: Artists' illustration showing the corner between Elizabeth St and Herbert St.



Image 18: Artists' illustration showing an aerial view of the proposal and its integration with the existing buildings

DETAILS OF HOW HERITAGE ASSETS ISSUES HAVE BEEN ADDRESSED

N/A

PREVIOUS PLANNING APPLICATION

Reference 038295

CITY COUNCIL DEVELOPMENT Change of use of vacant laundry and baths to a storage depot and the creation of a new loading bay

Decision: Approved

Reference 062593/FU/NORTH1/01

Change of use from former depot to motor vehicle repairs.

Decision: Approved

CONCLUSION

The proposal aims to be part of the regeneration process of the district by proposing a high quality residential scheme that will proportionate houses for families in the vicinity of several educational centres.