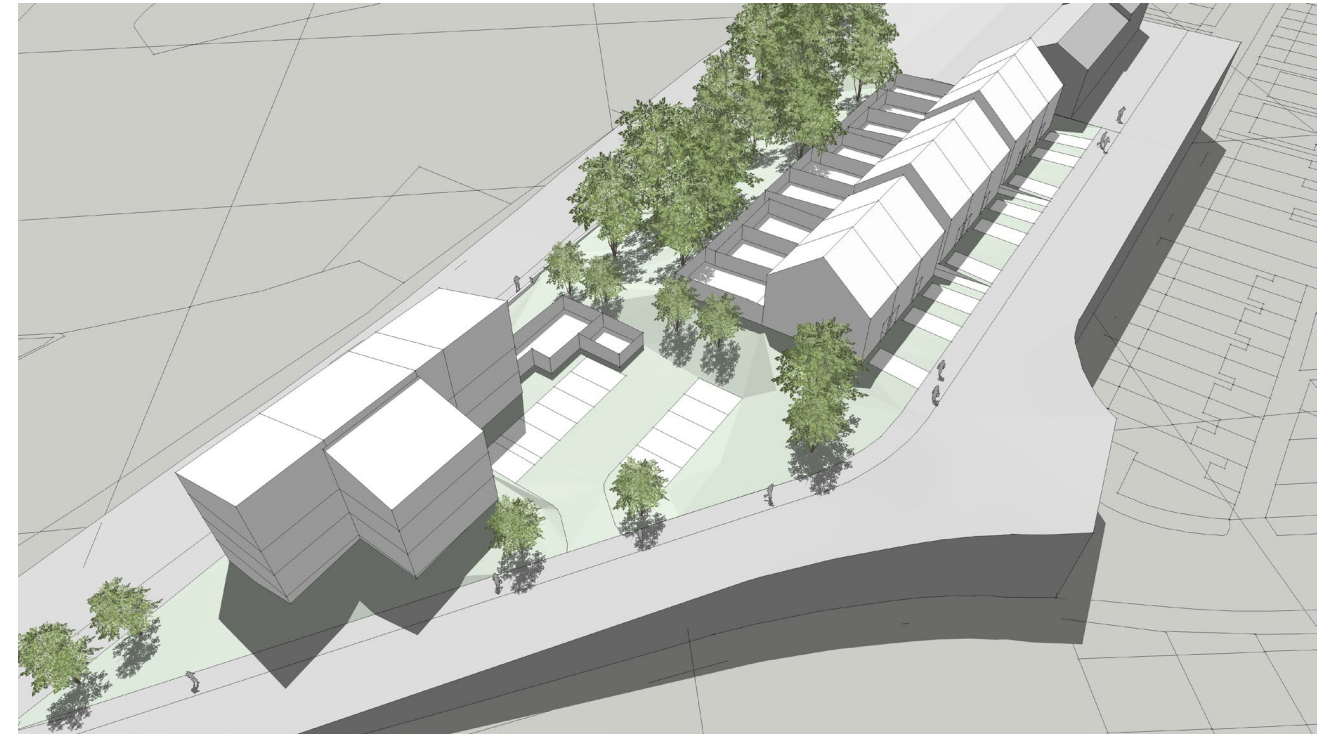




PARKHILL AVENUE DEVELOPMENT | CRUMPSALL

(PART OF MCC'S PROJECT500 PHASE1)

DESIGN AND ACCESS STATEMENT

Produced by Triangle Architects Ltd.
On behalf of Great Places Housing Group
April 2024

1.0 INTRODUCTION

SECTION 1: THE PROCESS

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1.1 PURPOSE OF DOCUMENT

This document is being submitted as part of a planning application for the erection of a new housing development consisting of 24 units with associated car parking and landscaping, on behalf of our client Great Places Housing Group. This document will explain and justify design and access principles that are intended to deliver a high-quality proposal. It should be read in conjunction with the other planning documents and the drawings submitted as part of this application.

In association with Triangle Architects, this scheme is being developed by Great Places Housing Group. Great Places Housing Group exists to improve lives through creating and maintaining sustainable communities where our residents can thrive. Providing quality homes for current and new residents is key to this, and Great Places has a proven track record in delivering ambitious development programmes.

The purpose of this design and access statement is to describe the key principles behind the evolving design proposals. The proposals have been developed within the context of the surrounding areas and this statement seeks to demonstrate how the scheme will be sympathetically located and relates to its existing context.



1.2 METHODOLOGY

This document covers each design issue in turn. Under each issue an appraisal is carried out, current planning policy and best practice are considered and the reasons for the current proposals are put forward. A number of different sources have been used to compile this report including 'Design and Assess Statements: How to write, read and use them' (2006) prepared by CABI and the 'National Design Guide: Planning Practice guidance for beautiful, enduring and successful places' (2019) prepared by MCHLG.

The National Design Guide sets out ten characteristics necessary for creating a well-designed place, which have influenced our approach to the proposed development as follows:

- 1. **Context** - Visually enhancing its context and responding positively to the existing urban grain and adjacent built form.
- 2. **Identity** - Responding to the existing local character and identity by producing well-designed and high-quality building that creates character and identity by an attractive material palette and detailing.
- 3. **Built form** - Designing a compact form of development, making efficient use of the application site with an appropriate amount of built form and open space that optimises development density.
- 4. **Movement** - Enhancing the vehicular access/egress route to the site and designing a much-improved, well-considered parking and service arrangement for the proposed development.
- 5. **Nature** - To provide enhanced landscaping to improve biodiversity.
- 6. **Public spaces** - Providing well-designed public realm areas to support social interaction between future residents.
- 7. **Uses** - Comprising a specific type of residential accommodation for a specific requirement within the local community.
- 8. **Homes & buildings** - Designing healthy, comfortable, and safe internal and external environments.
- 9. **Resources** - Addressing carbon reduction via energy hierarchy, selection of materials and modern construction techniques.
- 10. **Lifespan** - Considering the management and future maintenance of the development.

The role of the design and access statement is:

- To guide and shape the future use and redevelopment of the Parkhill Avenue Development, Crumpsall.
- To establish the parameters and principles for the new development.
- To act as a material consideration in the determinations for the development of the site.
- To create a sustainable and high-quality development that is appropriate to its context and that both preserves and enhances the character and appearance of the site.

1.3 DESCRIPTION OF THE DEVELOPMENT

The site is bounded to the South-East by Delaunays Road, to the North by Cleveland Road, to the North-West Parkhill Avenue and to the South-West by side elevations of existing terrace housing along Parkhill Avenue. The site is accessible from Parkhill Avenue and Cleveland Road, with a large existing brick retaining wall along Delaunays Road supporting the steeply sloping land behind. This site is part of the **Manchester City Council's Project 500 scheme**, which aims to deliver almost 600 new homes before 2024/25. These development opportunities mainly consist of smaller infill sites under 25 dwellings. The site boundary covers an area of 0.38Ha and is presently vacant and overgrown with vegetation/grass and a large amount of poor/fair quality trees.

The scheme includes 24 units with a mixture of 3-bed houses and 1-bed apartments (See 'The Amount' section later).

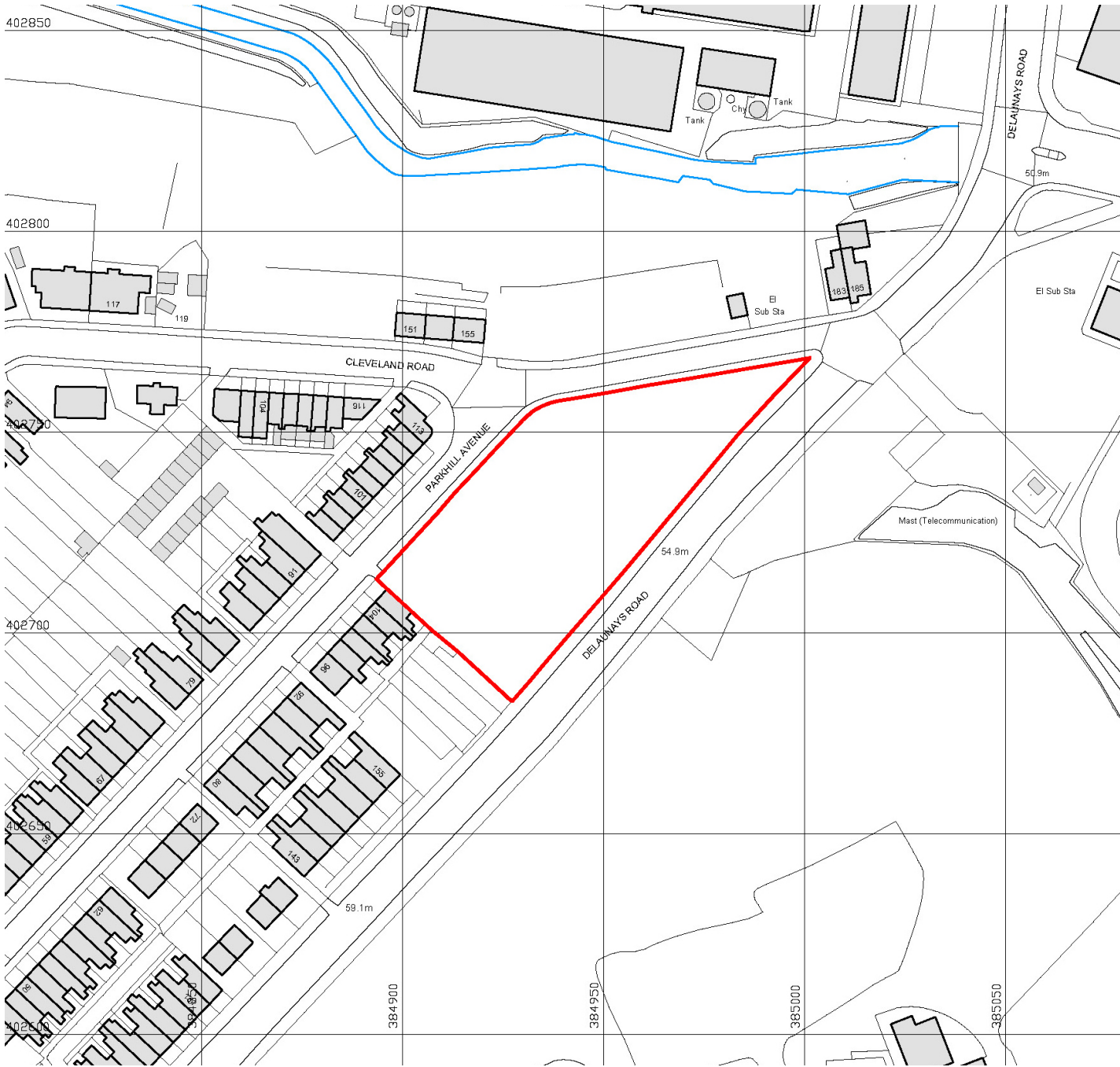
1.4 DESIGN OBJECTIVES

The application site is an important, prominent site within the local area. The intention is to create a high-quality sustainable development that addresses housing need and to meet the needs of the local community. This proposal has been developed in response to an identified local demand, helping to reduce anti-social behaviour issues and the various problems associated with the site and surrounding houses. By developing the Parkhill Avenue site, we plan on increasing the benefits of its regeneration by utilising vacant brownfield land and delivering affordable homes for local residents.

Great Places Housing Group's vision for this site is to create a secure outward looking scheme for Affordable and Social Rent. They want to provide housing for families and young professionals with the aim of creating a balanced community and to promote tenure diversification in the area.

The key important factors in developing the design, which have remained from the outset, are as follows:

- Reinforce the existing 'Sense of Place', adding further **identity** to the existing community as an extension of the neighbouring housing area.
- Respond to the need for a **mix** of home sizes.
- Relate to the existing street pattern, allowing ease of **movement** for pedestrians and vehicles.
- Strong presence along the existing pedestrian footpath and a clear building line with active street frontages reflecting the different edges of the site and provide natural surveillance.
- Utilise well-defined boundary treatments to ensure safe spaces and a create a clear distinction between public and **private** spaces.
- Creating a clear and coherent **identity** that respects the existing **context** within which it sits.
- Utilising traditional residential **built form** to create robust, secure family homes and modest contemporary details providing a strong identity.
- A **careful selection** of external materials with brick being the dominant material with brick feature areas.



1.5 PROJECT TEAM

Applicant/Client/Registered Provider	Great Places Housing Group
Architect	Triangle Architects Ltd
Employers Agent	Anderton Gables
Structural Engineer/Transport	Pell Frischmann
Ecology	Ascerta
Arboricultural	Ascerta
Acoustic/Energy/Overheating	JMA Acoustics

2.1 SITE CONTEXT

The 0.38ha (0.9 acres) site falls within the ownership of Manchester City Council and is part of the Project 500 group of sites, which will be passed on to Great Places Housing Group to re-develop.

The proposed development site is in Crumpsall, situated between Parkhill Avenue, Cleveland Road and Delaunays Road. The existing housing stock situated around the site is dominated by 2-storey terraced dwellings (mostly to the south-west of the site along Parkhill Avenue and Delaunays Road). Overlooking the site and providing some natural surveillance are the dwellings along Parkhill Avenue on the opposite side of the site.

See separate Phase 1 Desktop Study for details of historical data.

The site has a large level difference from Delaunays Road to Parkhill Avenue, converging at the corner of the site at the junction with Cleveland Road (see photograph below).

The site is within a highly sustainable location and meets the aspirations of the National Planning Policy Framework. It has excellent access to public transport. The site is served well by local buses with Delaunays Road being a major route for many buses in the area. Bus stops are located opposite the junction with Cleveland Road and further up near the junction of the Parkhill Avenue.



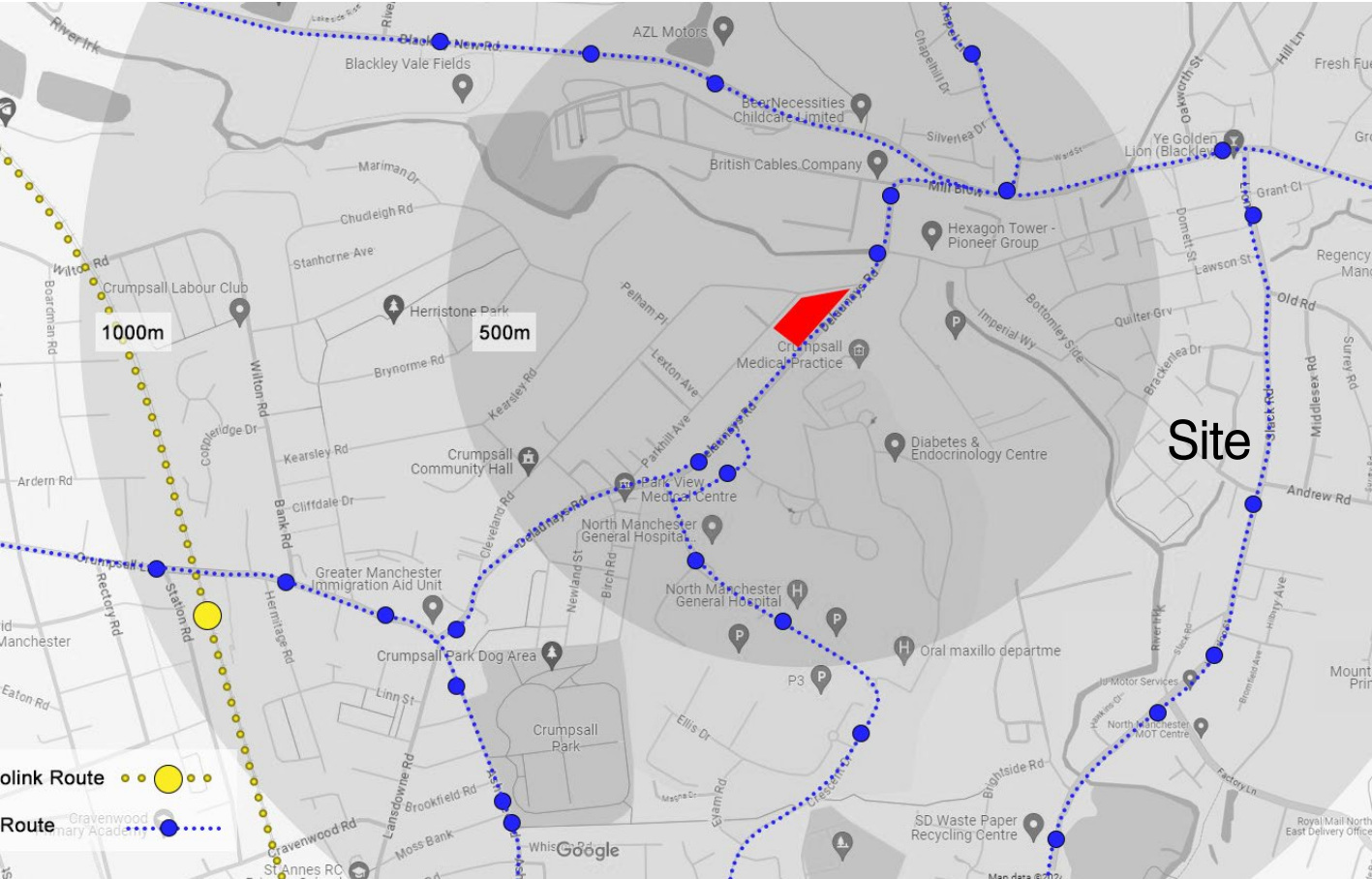
It is also within walking distance (0.5miles) of the Crumpsall Metrolink tram station with direct access into the centre of Manchester. To the south, within walking distance of the site, is Crumpsall Park offering a wide range of facilities and activities all year round and for all age groups.

See separate Transport Statement for further details of Sustainable Accessibility, and access to local amenities and services.

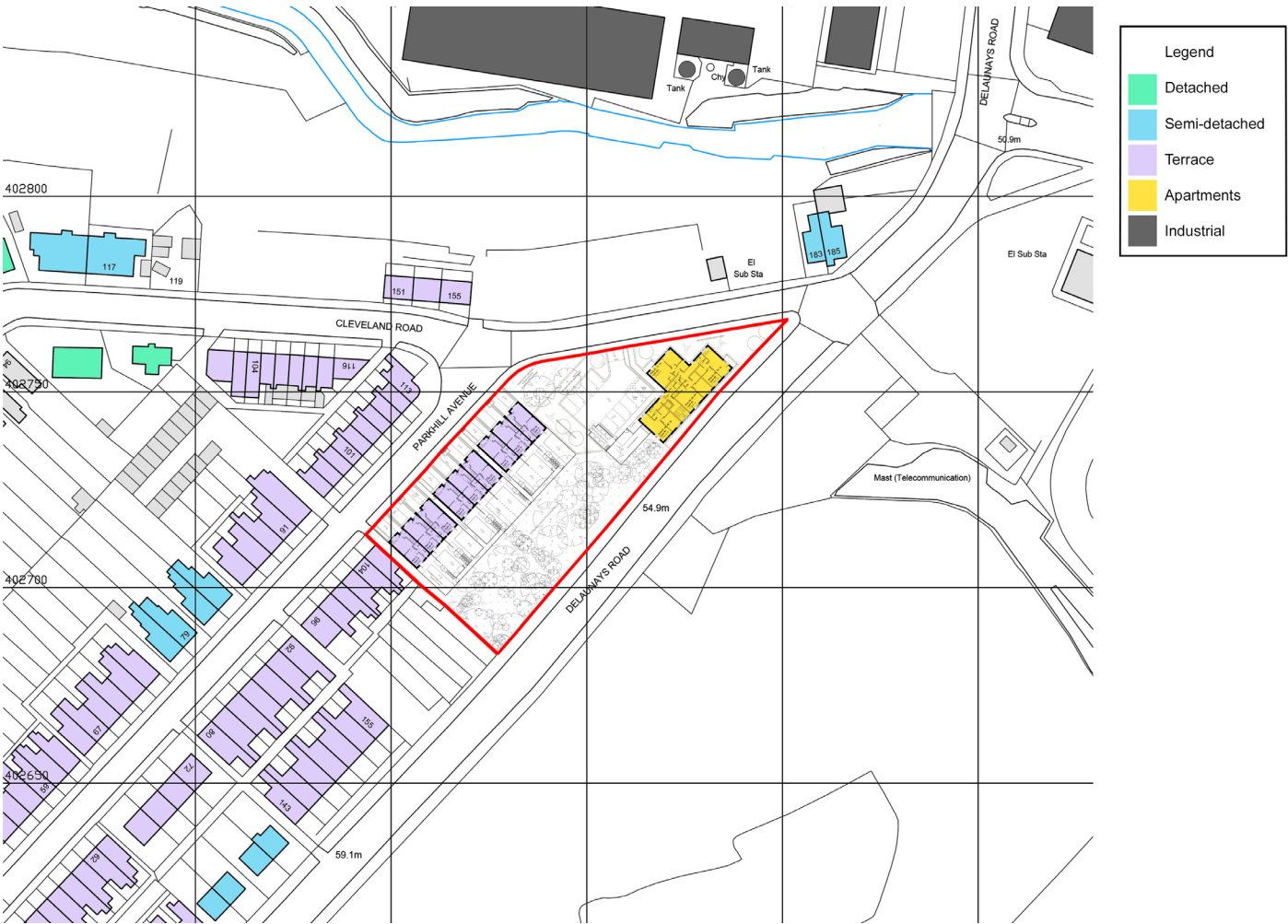
Due to the arrangement of the surrounding houses, there is very little natural surveillance over the site itself other than by the properties on Parkhill Avenue.

The aim of this development is to aid in the regeneration of this neighbourhood, helping to reactivate this area of Delaunays Road. The redevelopment will improve this section of the key pedestrian route and introduce much more natural surveillance of the route and surrounding area.

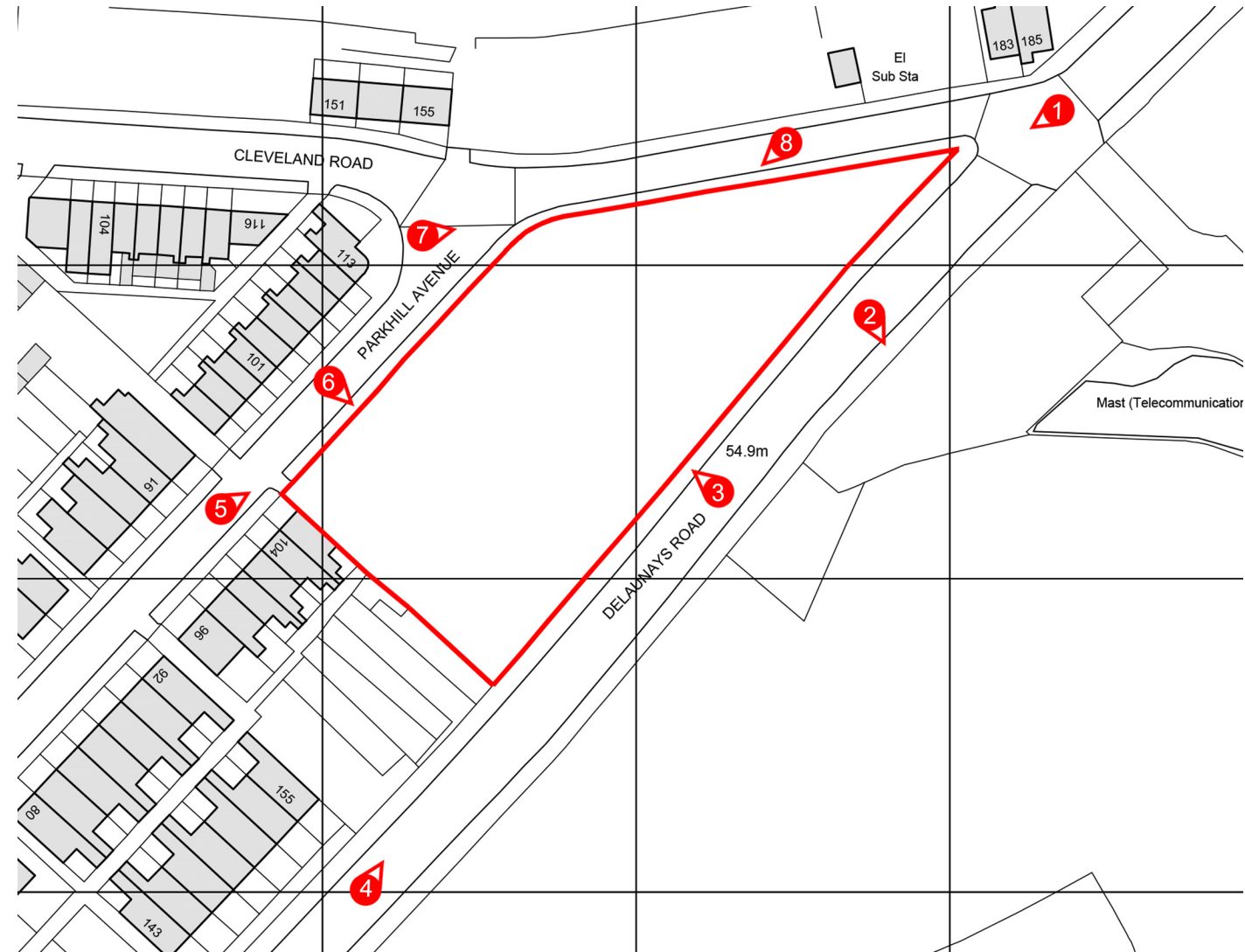
The proposed development site is an area of brownfield vacant land which has become overgrown with vegetation (with a large area of Japanese Knotweed), grass and a large amount of poor/fair quality trees. Due to constraints on the site, it is not envisaged that all the existing trees will be retained, and the site has been assessed by an ecologist together with tree removal and mitigation strategies. There is an existing high retaining wall along the back-of-pavement to the majority of Delaunays Road, retaining the steeply sloping ground behind.



2.2 SURROUNDING BUILDING TYPOLOGIES



2.3 SITE PHOTOGRAPHS



Photograph Locations



1 View of the Cleveland Road junction at the site low point



2 View from Delaunays Road towards the Crumpsall HC



3 View of Delaunays Road retaining wall



4 View down Delaunays Road



5 View looking north-east along Parkhill Avenue



6 View of site from Parkhill Avenue



7 View of site at Parkhill Avenue/Cleveland Road junction



8 View looking west up Cleveland Road

2.4 PLANNING POLICY AND GUIDANCE

This section will refer to the various national and local planning policies that are to be considered against this planning application. The site falls within the remit of the Manchester Core Strategy (2012-2027) Development Plan and the saved policies of the Manchester Unitary Development Plan.

Additional material considerations for this application are:

- The National Planning Policy Framework (NPPF)
- Extant Unitary Development Policies
- Supplementary Planning Documents (SPD)
- Places for Everyone Joint Development Plan (March 2024)
- Other relevant matters or evidence base documents.

THE NATIONAL DESIGN GUIDE

As detailed in the Introduction section, the Guide has influenced our methodology to the proposed development and has set out how we have approached the ten-characteristic necessary for creating a well-designed place.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

National planning policy for England is set out in the Government's **National Planning Policy Framework** (NPPF). Latest update as 19 December 2023. Relevant policies to this planning application comprise the following:

- The overarching aim of the NPPF is to proactively deliver sustainable development to support the Government's economic growth objectives and deliver the development the country needs. Paragraph 8 states that "Achieving sustainable development means that the planning system has three overarching objectives...:
 - An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."
- A core principle of the NPPF is to "...support the Government's objective of significantly boosting the supply of homes..." (Paragraph 60)
- Paragraph 38 sets out that "Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area."

- Paragraph 96 states that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.
- Paragraph 114 sets out that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
 - Appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - Safe and suitable access to the site can be achieved for all users; and
 - Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- In the context of highways safety, paragraph 116 sets out that development should (inter-alia) give priority to pedestrian and cycle movements, address the needs of people with disabilities, create places that are safe, secure and attractive, and be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
- Paragraph 131 highlights that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It continues that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Paragraph 135 promotes (inter-alia) development which:
 - Will function well and add to the quality of the area for the lifetime of the development;
 - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - Are sympathetic to local character;
 - Establish or maintain a strong sense of place;
 - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and
 - Create places that are safe, inclusive and accessible and which promote health and wellbeing.
- Paragraph 225 sets out that due weight should be given to existing planning policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- The NPPF also promotes (inter-alia):
 - A requirement for development proposals and planning decision to make appropriate provision for climate change (paragraphs 158-164);
 - Seeking to avoid development in areas at high risk of flooding and ensuring development does not increase flood risk elsewhere (paragraphs 165-175);
 - Conserving and enhancing the Natural Environment (paragraphs 180-184);
 - Conserving and enhancing the Historic Environment (paragraphs 195-199);
 - Protecting and enhancing habitats and biodiversity (paragraphs 185-188); and
 - Ensuring appropriate consideration is given and measures put in place relating to ground conditions and pollution (paragraphs 189-194).

LOCAL PLANNING POLICY

The Manchester Core Strategy (2012-2027), was adopted July 2012, and alongside the ‘saved’ policies from the Manchester Unitary Development Plan (UDP), which were saved in July 2012, constitute the current development plan for Manchester. This site is not allocated for a use in the Core Strategy Proposals Map and as such the following policies are relevant to this application.

- **The Manchester Core Strategy** (2012- 2027).
Adopted by the council on July 2012, and alongside the ‘saved’ policies from the Manchester Unitary Development Plan (UDP), which were saved in July 2012, constitute the current development plan for Manchester. This site is not allocated for a use in the Core Strategy Proposals Map and as such the following policies are relevant to this application:
 - **Policy SP1: Spatial Principles** The proposed development will deliver high quality housing which will complement and diversify the housing mix in Crumpsall. This is achieved through having a mix of 1-bed and 3-bed units with differing parking arrangements and block arrangements with amenity space.
 - **Policy H1: Overall Housing Provision**
This scheme will provide 24 homes, equivalent to 63 dwellings per hectare, in North Manchester on brownfield land.
 - **Policy H2: Strategic Housing Location**
In line with this policy the proposal meets both density requirements and creates a sustainable neighbourhood with new energy efficient homes.
 - **Policy H3: North Manchester**
This development provides additional units to meet the objective of accommodating 20% of new family housing in North Manchester.
 - **Policy H8: Affordable Housing**
All properties are being developed for Affordable and Social Rent.
 - **Policy T2: Accessible areas of opportunity and needs**
The site is within walking distance of numerous public transport connections with access to Manchester City Centre.
 - **Policy EN1: Design Principles and Strategic Character Areas**
Please refer to the associated drawings which demonstrate where design principles are detailed further.
 - **Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development**
The proposed dwellings have been designed to promote low energy usage. High-quality, robust, low-maintenance, energy-efficient homes targeting Future Homes Standards 2025. The scheme energy proposals are detailed in the separately attached Energy Statement.
 - **Policy EN8: Adaptation to Climate Change**
The proposals include drainage siting, drainage, and treatment of surface areas to ensure rainwater permeability. Further we have developed a layout which has substantial grassed/landscaped areas to enhance the Green Infrastructure in the area.
 - **Policy EN14: Flood Risk**
A Floor Risk Assessment and Drainage Strategy have been submitted as supporting documentation.

- **Policy EN15: Biodiversity and Geological Conservation**
A Preliminary Ecological Appraisal Report has been produced and submitted in support of the application. Recommendations within the report will be implemented in the proposals.
 - **Policy EN16: Air Quality**
Due to the low traffic levels in this quiet residential area, air quality issues are not considered a constraint to planning consent for the development.
 - **Policy EN18: Contaminated Land and Ground Stability**
A Preliminary Risk Assessment (Desk Study) has been undertaken which reviewed past uses of the site and is attached to the planning submission.
 - **Policy EN19: Waste**
Waste during the construction period will be managed by the appointed contractor, who will be signed up to the Considerate Constructors Scheme and will produce and submit a waste management plan.
 - **Policy PA1: Developer Contributions**
The proposed scheme will provide 24 homes for the Affordable and Social Rent markets. Discussions with Planning have concluded that no Community Infra-structure Levy is to be applied.
- **Extant Unitary Development Policies**
Saved policies of the Manchester Unitary Development Plan (July 2012)
 - **Policy DC7.1 (Section 7: New Housing Development)**
The development will provide additional family housing with safe and accessible homes. A proportion of the houses have been designed with consideration of independent living and age friendly principles. The layout creates secure rear gardens for safe play and a well overlooked public realm which has a mixture of boundary and surface treatments,.
 - **Policy DC26.1 (Section 26: Development & Noise)**
Due to the low traffic levels in this quiet residential area, noise issues are not considered a constraint to planning consent for the development.
 - **Supplementary Planning Documents (SPDs)**
The Manchester Residential Quality Guidance: Issue 1(March 2017)
 - **MAKE IT MANCHESTER**
The proposed scheme has been developed with brick as the main elevational treatment to reflect the existing context while providing an opportunity to enhance the built environment with feature brick detailing, and small areas of contrasting material at key locations. Further, the layout has been positioned to create a street frontage onto Parkhill Avenue, as well as accessible parts of Delaunays Road. Materials have been deliberately kept to a minimum to create a robust development that will maintain its appearance with limited maintenance. Landscaping proposals have been developed to allow residents to easily maintain their amenity with simple grass and robust planting to allow a simple maintenance strategy for residents.

- **MAKE IT BRING PEOPLE TOGETHER**
As noted earlier, from March 2009 to March 2027 North Manchester is expected to provide 11,840 dwellings. The need and demand for housing in the area is great as can be shown by the significant investment by Great Places Housing Group. The housing mix allows for families of varying size to move into the development or for expanding families in the area to stay in their community. New dwellings will provide opportunities to greet and meet neighbours.
- **MAKE IT ANIMATE STREETS AND SPACES**
Boundary treatments have been proposed to create a unified street scene along Parkhill Avenue with a robust metal railing and kerb proposed between the footpath and start of paving. Low front boundaries combined with habitable rooms facing the highway and gable windows allow for ‘eyes on the street’ and thus creates opportunities for natural surveillance and observation.
- **MAKE IT EASY TO GET AROUND**
With the location of several bus stops in close proximity to the site and with relatively low car ownership, it is envisaged that public transport will be used as a major transport solution. The proposed scheme provides safer routes to bus stops by having habitable rooms to the main pedestrian routes. As noted above a clear street hierarchy has been created with boundary treatments and frontages and the simple layout of the development assists with wayfinding and orientation.
- **MAKE IT WORK WITH THE LANDSCAPE**
The landscape proposals will seek to augment the rhythm and clarity of the architectural scheme to create a legible and coherent development that responds to the context whilst creating a quality neighbourhood in Crumpsall. This is achieved through varying planting strategies, surface materials, boundary treatments and considered tree planting. As the site is currently vacant, the proposed scheme will aim to enhance the green infrastructure in the area.
- **MAKE IT PRACTICAL**
Parking provision has been developed in response to the site constraints and balanced against the need for a well-designed, safe and attractive public realm. Parking is provided in-curtilage with 1 dedicated car parking space to the 3-bed units, and 75% parking to the 1-bed apartment block. Overall, the scheme provides 20 parking spaces for 24 units (83%). All spaces will be provided with external electric car charging points for all associated dwelling car spaces, with locations marked on the site plan.
- **MAKE IT FUTURE PROOF**
The proposed dwellings have been designed to be constructed to promote low energy usage. Low-carbon energy-efficient homes are proposed targeting Future Homes Standards 2025. Further, a ‘Fabric First’ approach to the construction does not require complex technology with long term maintenance costs and therefore will show a net saving in both carbon and energy for the life of the dwellings and not just the life of the technology.
- **MAKE IT A HOME**
The dwellings have been designed to meet Manchester Space Standards and in doing so exceed National Space Standards with ample storage provided via internal stores and utility rooms. Windows have been designed to work with the room depths and provide good daylighting into the spaces while considering future issues in regard to overheating and climate change. The site layout has been developed with great consideration to the family nature of the development and large gardens have been provided to all units.

– MAKE IT HAPPEN

The proposed scheme has been well received by MCC planning, with no issues raised through our local community consultation exercise. Material samples have not been submitted to allow for further discourse with the contractor.

• Manchester’s Great Outdoors - Manchester Green and Blue Infrastructure Strategy (July 2015)

The site is not located near the City’s canal and river network and as a result there are no opportunities for enhancing the blue infrastructure within the development. Green Infrastructure will be enhanced via the development of large private gardens with a variety of planting and trees on the site.

• Places for Everyone Joint Development Plan (March 2024)

This new Joint Development Plan includes the following Places for Homes policies:

- Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
- Policy JP-H2: Affordability of New Housing
- Policy JP-H3: Type, Size and Design of New Housing
- Policy JP-H4: Density of New Housing

Residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies, and having regard to masterplans, guidance and relevant local evidence. All new dwellings must:

1. Comply with the nationally described space standards; and
2. Be built to the ‘accessible and adaptable’ standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

Innovation in housing development will be supported where it is consistent with the principles of good design and contributes to local distinctiveness, including the use of modern methods of manufacturing that can help to improve the speed of delivery and increase building standards.

Also new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

This scheme meets all these new requirements.

- The site is identified in the **2023 MCC Strategic Housing Land Availability Assessment** (Site Reference: Crum_Cap_019)
- Dwelling sizes all meet NDSS and **Manchester Spaces Standards**
- Dwellings all meet **Approved Document Part M4(2)** requirements
- Dwellings will utilize **Modern Methods of Construction**

- Housing density meets minimum requirements (**63 dwellings/hectare**)

The scheme has been discussed in detail with Manchester City Council to conform to aspirations for the area and to local characteristics. Pre-application advice has been sought and meetings/consultation were undertaken with the planners, as follows:

- All comments have been fed back into the designs and have no further issues from planning/highways. See 'Design' section later.

We have worked to the principles set out in 'Secured By Design: Homes 2024' in order to adhere to the National Planning Policy Framework which states:

All vehicular and pedestrian routes are designed to ensure that they are visually open, direct and can be well used with good natural surveillance. Active frontages have been provided to all public-facing elevations. The external lighting strategy will ensure that all areas are well lit, particularly main entrances and pedestrian routes. See 'Layout' section later.

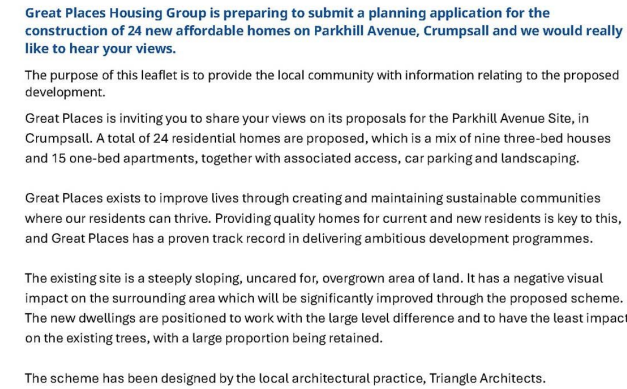
We have obtained a Full Crime Impact Statement, from Design For Security, which is attached separately to this application.

All recommendations will be included.

Scheme information has been sent to all businesses and residents in the local area to gauge opinion and inform all of the upcoming development. To date there has been no adverse comments received as part of this process. Any responses will be made available if received.

Further public consultation will be carried out through the statutory consultation phase of the planning application, once submitted.

Information sent out below:



Benefits of the scheme include:

- The re-development of a vacant, brownfield site with a good quality housing scheme that is in keeping with its surroundings, in an accessible and sustainable location.
- The provision of 24no. 1 bed apartments and 3 bed houses with a good level of private amenity space.
- High-quality, robust, low-maintenance, energy-efficient homes that will target Future Homes Standard 2025.
- The provision of housing for 'affordable and social rent' which will meet an identified need.
- The development of a scheme that will not have an adverse impact on the amenity of existing neighbouring residents. On the contrary it will improve amenity through the provision of a more sensitive use of the site bringing a poor quality space back into use.
- The provision of soft landscaped garden areas to the rear of the properties and shrub planting to the front to integrate the development within its surroundings.
- Improved surveillance and activity to Parkhill Avenue, Cleveland Road and Delaunays Road, which will reduce the potential for anti-social behaviour.

Next Steps

Following this consultation period, responses will be considered and a full planning application for the redevelopment submitted to Manchester City Council in Spring 2024.

GIVE US YOUR VIEWS

In order to hear your views on the proposal we would be grateful if any queries or comments could be provided to the following e-mail address, referencing 'New Homes at Parkhill Avenue':

parkhillavenue@greatplaces.org.uk

We are aiming to submit a planning application to Manchester City Council soon and following its submission the Council will undertake a formal consultation exercise. However, in advance of this we thought that it would be appropriate to notify residents living adjacent to the development of the proposal.

It is not envisaged that any personal data will be supplied by virtue of this consultation, but in the event that any personal data is supplied, it will be disregarded and deleted without undue delay.

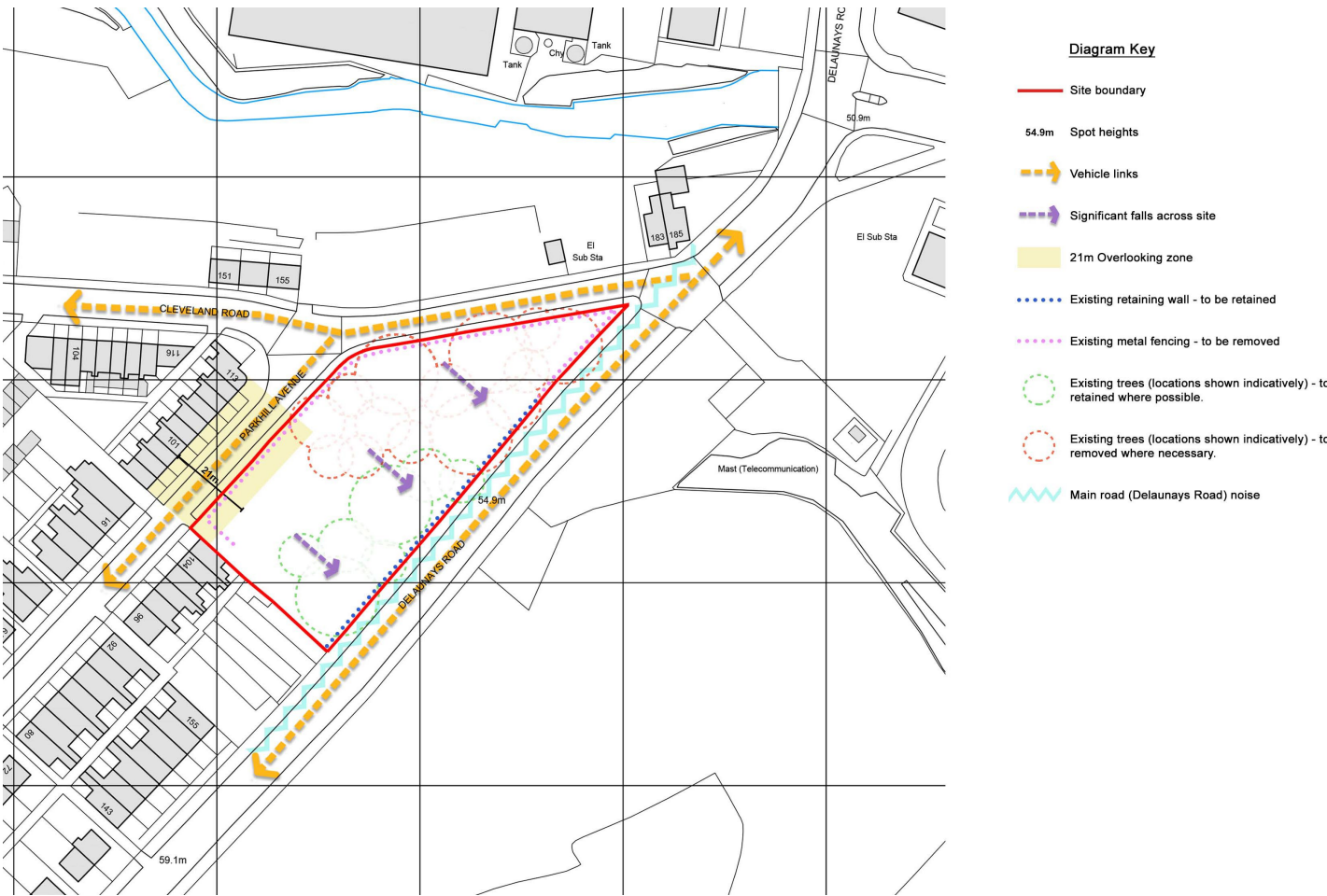
Please provide your comments by XXXXXXXX, we appreciate any time you can spare to respond.

4.1 BUILT FORM: SITE CONSTRAINTS

All existing site constraints have been considered and identified to inform the design of the development. Our Site Constraints drawing (see below) identifies all key contextual elements for consideration within the scheme design.

Site constraints include:

- Large site level difference from Parkhill Avenue to Delaunays Road.
- High existing retaining wall along Delaunays Road back-of-pavement.
- Producing a scheme that works efficiently and viably with the existing ground conditions.
- Existing trees and overgrown vegetation (including invasive species).
- Pedestrian and vehicle connectivity.
- Main vehicular route along Delaunays Road.
- Site access.
- Maintaining site level access.



4.2 BUILT FORM: SITE OPPORTUNITIES

With the site constraints now considered, an appraisal was carried out to ensure that any proposed development takes full advantage of the opportunities that the site offers. Our Site Opportunities drawing (see below) identifies all key potential benefits to enhance the scheme design.

Site opportunities include:

- Maximising natural surveillance of both private and public realm.
- Potential for strong continuous building line and street frontages reflecting the different edges of the site.
- Providing site access locations at key site levels to ensure level access to dwellings
- Making use of existing site levels within the design of the development.
- Strong presence along Parkhill Avenue.
- Pedestrian and vehicular connectivity.
- Recognising key views and vistas around and within the site and incorporating these in the scheme design.
- Reinforce the existing Sense of Place, adding further identity to the existing community as an extension of the neighbouring housing area.

The site layout highlights the existing site constraints (e.g.: trees to be removed) which dictate the positioning of the building footprints. The plan has been orientated to maximise daylight and views.

