

5.1 INITIAL DESIGNS

The desire to incorporate modern residential design standards, in terms of internal space requirements, amenity areas, car parking etc.; as well as considering site constraints has given rise to a consistent layout. The layout is further analysed and described in ‘The Layout’ section later in this report.

The scheme design has gone through various iterations before arriving at the current site layout. 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.
- Strong presence along the existing pedestrian footpath on Parkhill Avenue and a clear building line with street frontages reflecting the different edges of the site where possible.
- Create clearly defined, active street frontages that are well over-looked with well-defined boundary treatments.
- Maximising natural surveillance of both private and public realm.
- Defensible space to the fronts of each property.
- Creating a clear and coherent identity that respects the context within which it sits.
- Utilising traditional residential building forms, with duo-pitched roofs, robust, secure family homes and modest contemporary details providing a strong identity. Alternate roof lines (mono-pitched roofs) used to reflect site positioning and surrounding context on the apartment block.
- A simple and robust palette of external materials with brick being the dominant material with brick feature areas.

The final layout incorporates all these key factors and addresses all existing site constraints identified to inform the design of the development, highlighted in the ‘Evaluation’ section of this report.

5.2 PREVIOUS PLANNING PERMISSION

There has been a previous planning approval granted on this site back in 2014 that both Great Places Housing Group and Triangle Architects were also involved with (ref. no.: 106987/FO/2014/N1).

This previous scheme had a similar housing mix and consisted of 25 dwellings (a mix of 2 & 3-bed houses and a small apartment block on the corner), with split-level houses both on Parkhill Avenue and Delaunays Road to work with the existing levels and provide street access from both sides, to deal with the large level changes across the site. This was not progressed at that time to due to various reasons, including viability issues with the large area of site needing to be excavated and the many retaining structures required.

Scheme layout for this approval shown below:



5.3 OPTIONS APPRAISAL

Since this previous planning permission was granted Great Places Housing Group wanted to look at an alternative, viable, up-to-date layout to minimise costly retaining structures and groundworks as much as possible to bring this site into use as part of the MCC Project 500 scheme.

Various scheme iterations were explored with different house types arranged in a consistent layout across the site, whilst attempting to keep some of the key features from the previously approved layout (e.g.: apartment block location on the key corner at the junction of Cleveland Road and Delaunays Road).

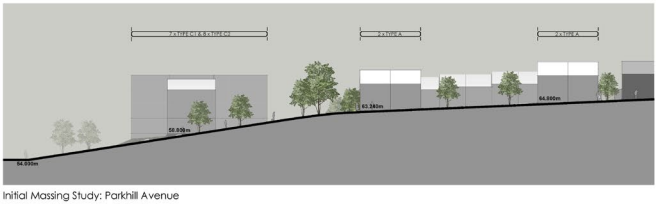
OPTION 1

This proposed layout looked at an alternative approach to the dwelling layout (and access) from the previous approved scheme to attempt to work better with the existing ground levels and produce a more viable alternative. The layout:

- Provided vehicular and pedestrian access from the Parkhill Avenue side only. An access road led to a terrace of 3-storey split level dwellings with access to the mid entrance level (viewed as 2-storey from Parkhill Avenue, 3-storey from Delaunays Road).

5.0 DESIGN

- Positioned the road access to allow space for 2 pairs of dwellings either side taking into account turning space, side-curtilage car spaces, and garden spaces. The terrace behind was set back from the access road to include the front-curtilage parking, and bin enclosures. Pairs of dwellings stepped down along the run to suit levels.
- Followed the same principle as the previous permission for access to the apartment block, with access off Cleveland Road into a parking court.
- Included new house types, a 2-storey 3-bed dwelling type along Parkhill Avenue, and a 3-storey 3-bed dwelling type with a first-floor entry level, leading down to a kitchen/dining/family space at the lower ground floor. The 4-storey apartment block included 1-bed flat types, with a much-reduced footprint to that of the previous approved block, again using the site levels to have a level below the entry level to provide a strong corner to the development.



OPTION 2

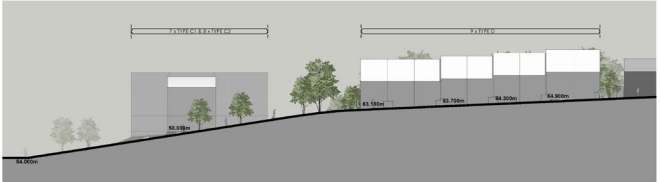
We were given feedback from the planning department on Option 1, who had concerns about a) the visual aspect along Delaunays Road, which would be of rear garden fences sitting at an unacceptable height, and b) the reduced rear garden split-level garden amenity space. and how that would be used by the residents.

These comments with regards the view of the rear properties, the elevated height and their close proximity to Delaunays Road were taken on board and incorporated into Option 2. This revised option:

- Removed the 4 x 2-storey properties from along Parkhill Avenue and the access road that came into the site to service the previous terrace and moved the stepped terrace up to Parkhill Avenue to provide a stronger building line.
- Provided 10m long garden spaces, larger than previously indicated.
- Retained the remaining sloped bank as existing to shield the view of the rear of the properties at the top of the site from Delaunays Road.
- Included a new house-type with a 'room-in-roof' (2½-storey).
- Retained the flat block on the corner of Cleveland Road and Delaunays Road as before.



Initial Massing Study: Delaunays Road (relating to Site Layout dwg. no.: 21-041/SK06)



Initial Massing Study: Parkhill Avenue



Initial Massing Study: Aerial View From Delaunays Road



Initial Massing Study: Aerial View From Cleveland Road

DEVELOPMENT OF FINAL OPTION

We were again given feedback from the planning department on Option 2. The alterations made from Option 1 were well received, and the new approach would be something that they would support going forward. Several further comments were suggested as follows:

- Consider bin storage to the rear of the properties along Parkhill Avenue to avoid cluttering the front curtilage area and make a more visually appealing space.
- Split the terrace to allow for shared rear access to all properties, enabling this rear bin storage.
- Move the housing along Parkhill Avenue as close to the back-of-pavement as possible, by using 2.4x4.8m front curtilage car spaces.

These comments were then incorporated into the final site layout, shown below:



6.1 THE PROPOSAL

The proposed scheme consists of a new build residential development (Use Class C3) comprising 24 units for Affordable and Social Rent with associated access, car parking and landscaping.

It will regenerate a brownfield site and will offer a choice of new housing in the area and will encourage growth of diversity within the community by providing units of different sizes.

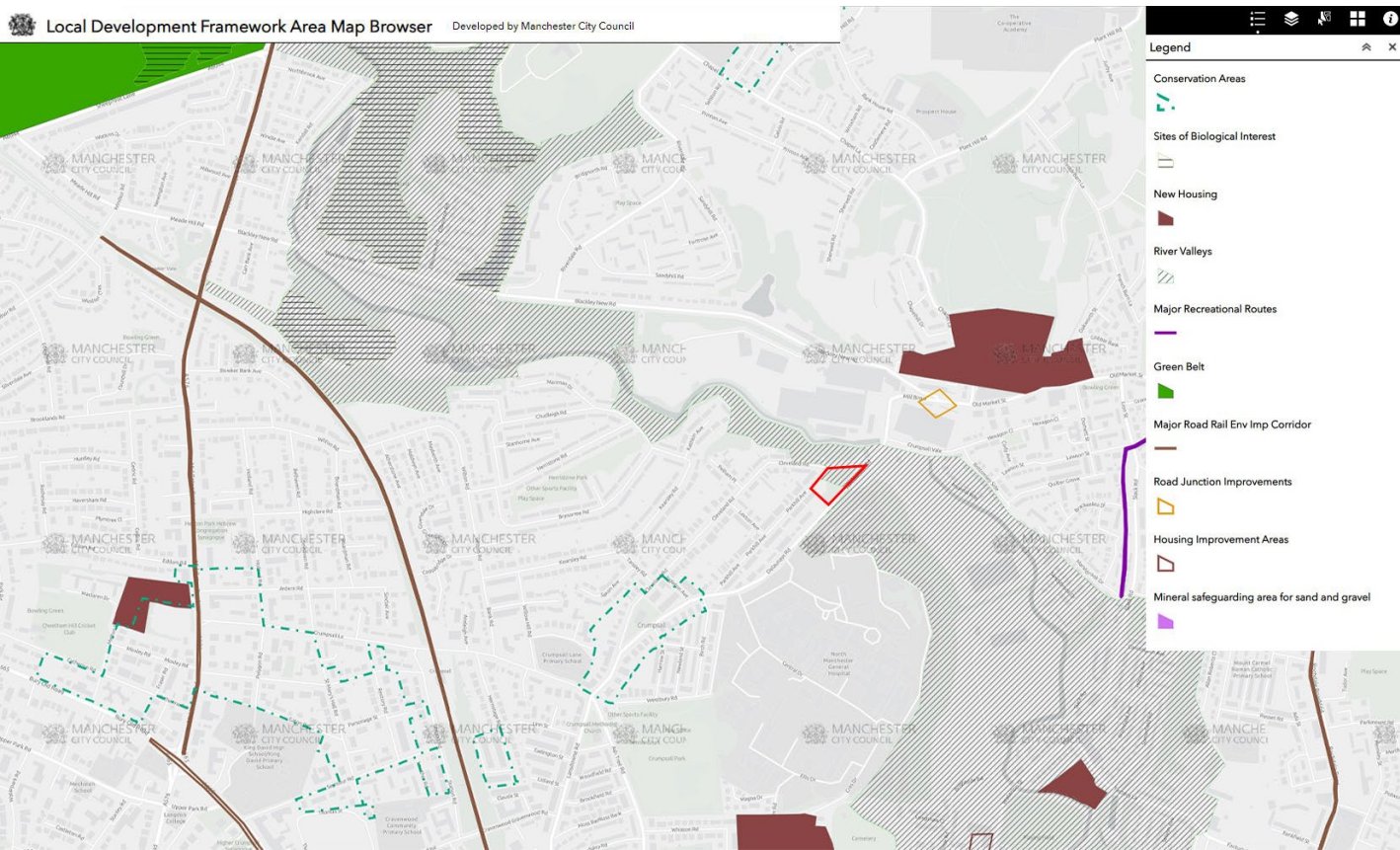
Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses. Policy H1/2 emphasises that the Council will assess each residential development on a site-by-site basis and be influenced by local housing need and economic viability.

The site is located within the urban area and there is residential development on adjacent sites. As such, the proposed development would not conflict with the surrounding land uses and will increase the availability of affordable family housing. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2, Manchester Core Strategy Development Plan, the NPPF and the SHLAA.

The site is within a highly sustainable location and meets the aspirations of the National Planning Policy Framework. The proposed development is in a sustainable location at the heart of an established residential community, with excellent access to public transport. It will provide high quality family housing, will significantly enhance the surrounding area through the introduction of a suitable use on a vacant site and will provide an appropriate mix of dwellings to meet local needs.

Local community facilities will benefit from this wider choice of housing. This wider housing opportunity and better mix in the size and type is a local community aspiration and need, and is in accordance with National Planning Policy Framework, Building for Life, CABI recommendations as well as Manchester City Council’s Core Strategy Development Plan.

The proposal therefore constitutes an appropriate use in a suitable location, compliant with the relevant local and national planning policy.



Extract of the Manchester Council Core Strategy Development Plan and UDP Proposal Map (site shown by the red outline).

7.1 SCHEDULE OF ACCOMMODATION

The proposal for the site is to provide housing for families and young professionals, all for Affordable and Social Rent with car parking. The scheme includes **24 dwellings** comprising of 62.5% 1-bed apartments and 37.5% 3-bed houses.

The 2-storey houses (with room-in-roof) have been arranged in 3no. small terraces stepped down Parkhill Avenue to suit existing site levels, as well as a 4-storey apartment block at differing levels up Cleveland Road. The density of the scheme is 63 dwellings per hectare. The following table shows the housing types and accommodation mix;

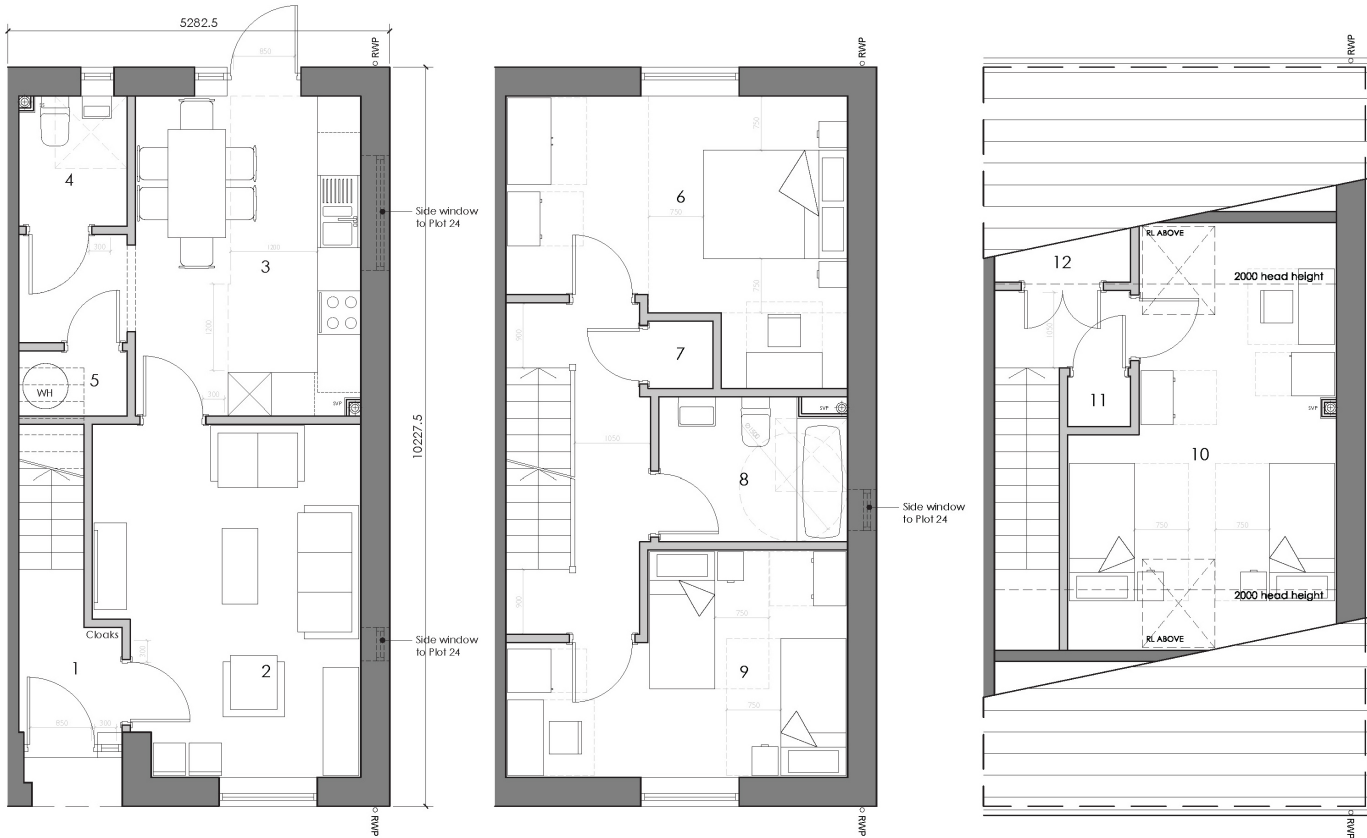
Type	Description	Area	Total
A	3-Bed 6-Person House	112.3m ²	9
B1	1-Bed 2-Person Apartment	50.8m ²	4
B2	1-Bed 2-Person Apartment	50.8m ²	8
B3	1-Bed 2-Person Apartment	50.2m ²	3
Total			24

Please refer to the proposed site layout drawing (dwg. no.: 21-041/02). Proposed locations of each type shown below:



7.2 HOUSE TYPE LAYOUTS

Proposed house layouts:



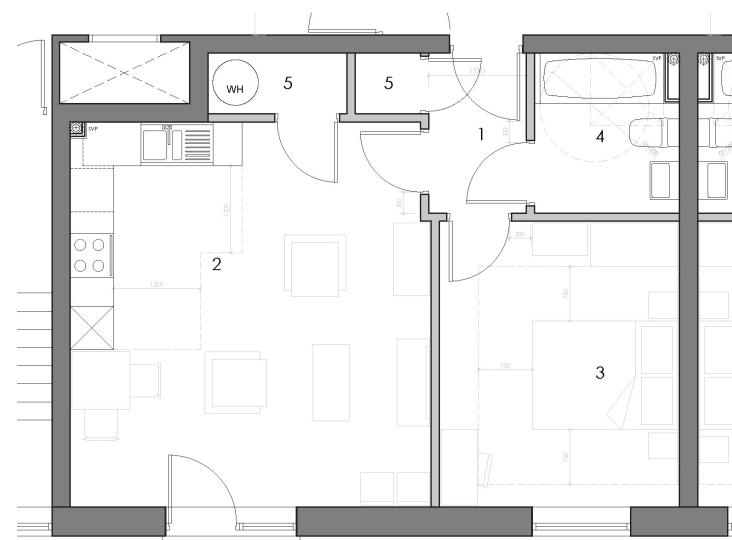
House Type A (3 Bedroom 6 Person)
Ground Floor Plan (Internal Area 43.5m²)

House Type A (3 Bedroom 6 Person)
First Floor Plan (Internal Area 44.6m²)

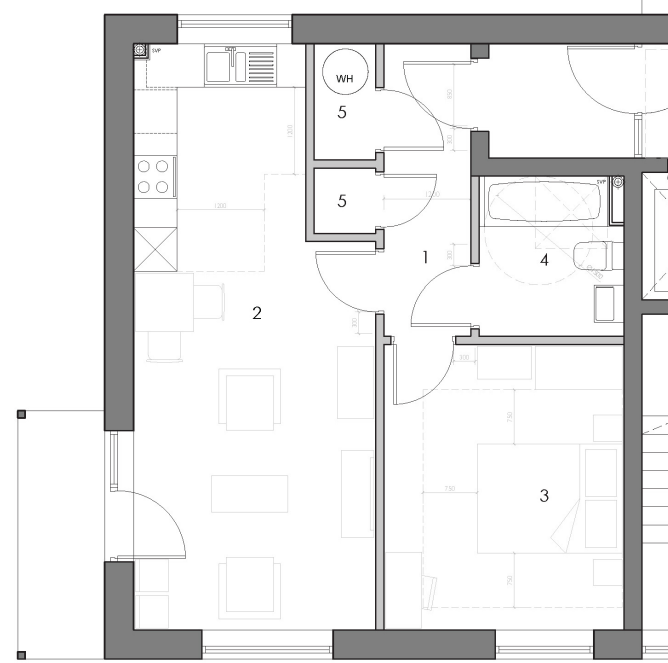
House Type A (3 Bedroom 6 Person)
Second Floor Plan (Internal Area 24.2m²)

- 1 Reception
- 2 Living Room
- 3 Kitchen/Dining
- 4 WC
- 5 Store
- 6 Master Bedroom
- 7 Store
- 8 Bathroom
- 9 Bedroom 2
- 10 Bedroom 3
- 11 Store
- 12 Store

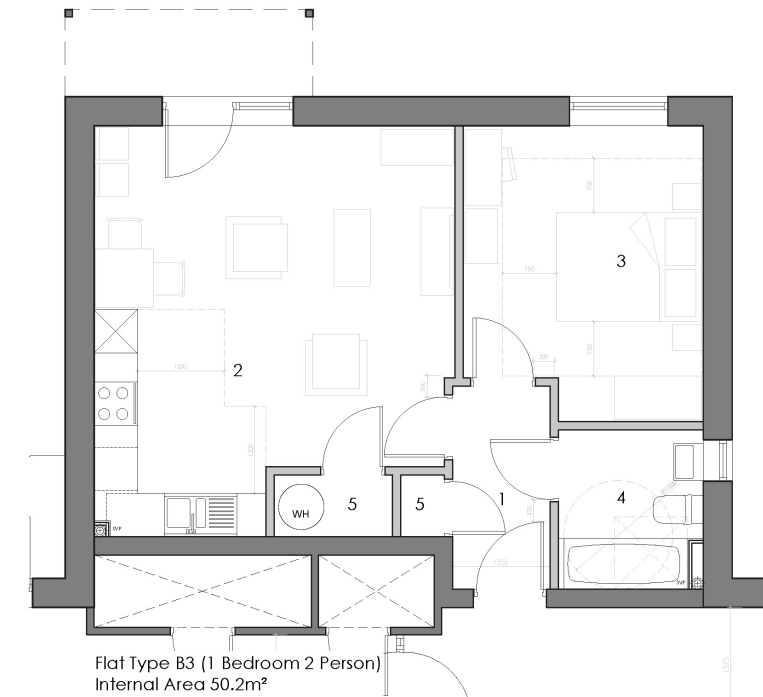
Proposed apartment layouts:



Flat Type B1 (1 Bedroom 2 Person)
Internal Area 50.8m²



Flat Type B2 (1 Bedroom 2 Person)
Internal Area 50.8m²



Flat Type B3 (1 Bedroom 2 Person)
Internal Area 50.2m²

- 1 Reception
- 2 Kitch/Living/Dining
- 3 Bedroom
- 4 Bathroom
- 5 Store

The new housing exceeds the following 'Manchester Space Standards' minimum area targets:

- 1-Bed 2-Person, 1-Storey = 50m²
- 3-Bed 6-Person, 3-Storey = 108m²

House type plans and external wall construction thicknesses are large enough to accommodate Future Homes Standards 2025 U-value targets.

New housing, in terms of size and tenure, will encourage growth of diversity within the community. The mix of dwellings being provided caters for the young and old alike as well as responding to the need for dwellings for those living alone or in families. Local community facilities will benefit from this wider choice of housing by the increased population.

This wider housing opportunity and improved mix of size and type is an aspiration and need of the local community. It is also in accordance with the Local Plan and with the context of the existing surrounding environment. As the wider context of the site is predominantly housing, we feel that the proposals will sit within the existing usage without any negative implications. The proposed properties will improve the housing mix and thus infuse the area with new residents and diversity.

All dwellings (including the apartment block communal areas) are also **Approved Document M4(2) Category 2: 'Accessible & Adaptable Dwellings'** compliant.

Layouts include the following compliant features:

- Entrance door has min. 850mm clear opening width, with accessible threshold and 300mm leading edge.
- Min. 900mm wide corridors (1050mm when approach not head-on to room entries) and corresponding wider internal doors with min. 775mm clear opening width.
- All doors have 300mm leading edges on entrance level.
- 1200mm clear space provided in front of kitchen units.
- Every bedroom provides a clear access route of 750mm min. from the door to the window.
- Main bedroom provides a clear access zone of 750mm to both sides and the foot of the bed.
- Twin bedrooms provides a clear access zone of 750mm to one side of each single bed.
- Ground floor WC dimensions comply with Diagram 2.6
- Bathroom dimensions comply with Diagram 2.7, and is on same floor as master bedroom
- Provision for a potential level access shower is made in the bathroom, with 1500mm clear turning circle.