



Benton Street, Moston, September 2023 REV B

Contents:

Introduction	3-4
Planning & Design Context	5
Design Considerations	6-9
The Development Proposal	10-17
Sustainability & Renewable Energy	18-19
Design Process	20-21

Introduction:

Introduction & Location

This Design & Access Statement (DAS) accompanies the Full Planning Application made on behalf of One Manchester.

The development will entail a total of 5no. 2-bedroom, 3-person houses. This scheme will provide housing on currently vacant land which will enhance the urban environment and contribute towards the high demand for housing in the Moston area of Manchester, whilst respecting and enhancing the site's environmental and cultural assets.



The Image highlights the area for development, with the boundary of the site highlighted in green.

Design and Access Statement Methodology

The structure and detail of this document follows guidance set out by the Planning Practice Guidance (PPG), adopted on 6th March 2014. This document provides the following guidance on Design & Access Statements:

What is a Design and Access Statement?

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable and considerate response to the site and demonstrate that it is accessible by all prospective users.

Introduction and Purpose Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application.

What should be included in a Design and Access Statement accompanying an application for planning permission?

A Design and Access Statement must:

- (a) explain the design principles and concepts that have incorporated in the proposed development
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development's context refers to the characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been considered. They must detail any consultation undertaken and how the outcome of this consultation has informed the proposed development.

Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.



Planning & Design Context:

Planning Context and Design Guidance

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies the planning application. This section focuses on the planning policies most relevant to the design and access proposals for the development.

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's Planning Policy for England and is a material for consideration in all planning decisions. As the site is allocated for a new housing development, its development meets much of the NPPF in relation to housing policy, with Section 5 of the Framework providing guidance to local authorities on allocating land for development through the Local Plan and determining applications positively to achieve the Government's objective of significantly boosting the supply of new homes.

Paragraph 124 of the NPPF concerns appropriate densities in new developments. It states that decisions should support development that makes efficient use of land, including the identified need for diverse types of housing; the desirability of maintaining an area's prevailing character and setting; and the importance of securing well-designed, attractive, and healthy places.

Recent updates to the NPPF include the addition of a new paragraph (131) regarding the design of new development. This states that planning decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments.

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a 'presumption in favour of sustainable development'. Section 12 of the NPPF 'Achieving well-designed places' establishes the Government's commitment to good design and requires that developers address the following:

- add to the overall quality of the area;
- establish a strong sense of place;
- optimise the use of land and place an importance on high quality design;
- respond to the local character and history;
- create safe and accessible environments; and
- (developments which) are visually attractive with good architecture and appropriate landscaping.

As part of this commitment to good design, the NPPF expects applicants "to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably." (Paragraph 132, NPPF, 2021)

Manchester's Local Development Framework – Core Strategy Development Plan

Policy H 2 – Strategic Housing Location

According to the policy document cited, the areas to the north and east of Manchester City Centre have been identified as key locations for new residential development.

'Land assembly will be supported in this area to encourage the creation of large development sites or clusters of sites providing the potential for significant regeneration benefits.'

To achieve this, the relevant information to this site has been noted as follows:

- Diverse housing offer which includes affordable housing.
- Include environmental improvements across the area.
- Creating sustainable neighbourhoods which include complementary facilities and services.

Policy H 3 – North Manchester

This policy states the following:

- This level of new development will provide significant opportunities to help change the character of the area, support the economic growth of the City Region by providing a more balanced Community.
- Much of the land in North Manchester is of low value or in need of remediation. This will often only sustain higher density or low value housing. It is important therefore to ensure that housing schemes contribute to overall environmental improvements and where opportunities arise, higher value development is promoted to encourage a mixed and diverse community by retaining or attracting economically active households in Manchester.



Design Considerations:

Site Location & Context

The site is located in the Moston ward of the Manchester city region, to the north-east of the city centre. The site is well connected with bus stops within a short walking distance from the site on Kenyon Lane.

The site is made up of a grassed area directly adjacent to a grassed area connecting Benton Street and Ashley Lane. There are no existing trees on site.

The north side of the site borders with existing rear gardens of the adjacent properties which face onto Stonehead Street. With a terrace of 2 storey properties along Benton Street, adjacent to the sites east boundary with access path.



View facing north towards the site, showing grassed area directly behind the site from Ashley Lane.



View of the two storey semi detached houses facing Stonehead Street, with rear gardens up to the boundary of the site.



View of two storey terraces adjacent to the sites east boundary, along Benton Street. Showing right of access path next to existing end terrace.

Design Considerations:

Local facilities & Transport Connections

The proposed site is in the Moston ward of Manchester, which is east of the city centre. The site lies approximately 3 miles north east of Manchester City Centre and further to the north of the site, around 2.5 miles away is Junction 20 of the M60 Motorway (Manchester Outer Ring Road). Central Park Tram stop is 0.8 miles from the site, approximately a 10 min walk, this is the most local tram stop and offers quick and efficient transport into Manchester City Centre and towards Oldham and Rochdale.

The site is located a short 0.7 miles from Moston Lane which hosts a small shopping district with local amenities such as a post office, medical practice, Chemist and Superstore.

Within 1.4 miles of the site is the nearest Secondary School, St Matthews RC High School, and within immediate context of the site is St Dunstan's RC Primary School and Lily Lane Primary School. In addition to this there are a mix of community and care facilities close to the site, which you would expect in this outer city region setting. The site also has access to cafes, bars, shops, and other commercial buildings along Moston Lane approximately 0.7 miles from the site.

This site is very well connected to transport links which all lead directly into the city centre or the broader Manchester City Region.



The above map shows the site location in red. The nearby amenities are highlighted in blue and within this area, there are local shops, cafes, post office and bus stops. The Secondary and primary schools are highlighted in yellow. To the South of the site is Central Park tram stop, and north east is Moston train station, both highlighted in purple

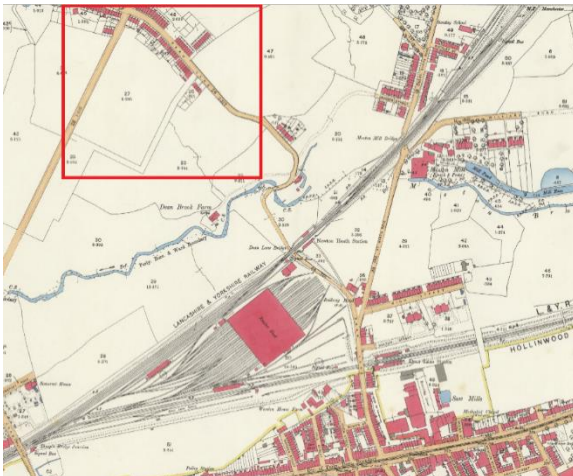


Design Considerations:

Historic Mapping

The historic maps below show the development of the site area since the late nineteenth century. The 1893 map shows some clusters of housing, with the site within close proximity of Dean Brooke Farm and surrounding green land. The 1936 map shows the significant increase in housing within the Moston area due to the increase in population and industrialisation boom that occurred during this period. The site itself at the time was home to Lily Farm. Between the 1930's and present day, the area developed further and welcomed a range of 2-storey dwellings. Within the development of this area the site had become an isolated parcel of land, in need of a re-purpose.

1893



1936



Present



Design Considerations:

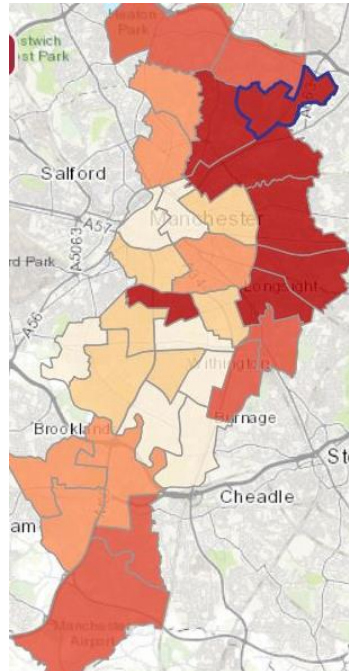
Ward Demographics & Crime

The Moston ward has a total population of 18,807 (2021 data). This Ward is the sixteenth most deprived area in Manchester out of 32 wards and with the ninth (out of 32 wards) highest crime rate. The most frequent type of crimes in Moston are 'violence & sexual offenses' accounting for 40.9% of all crimes, in comparison to the rest of Manchester this is the third worst ward.

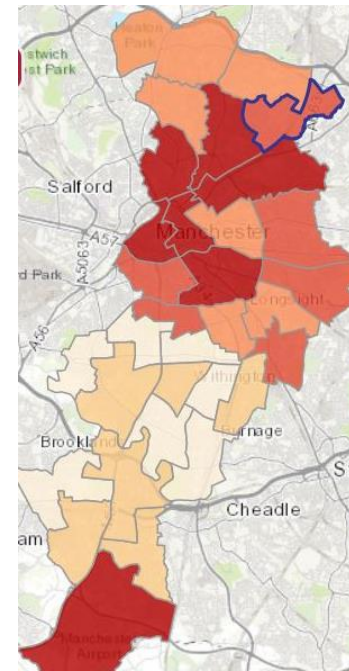
The residents in this ward are the sixth highest receivers of housing benefit, universal credit and unemployment benefit for 16+, attests to high levels of economic deprivation, and the necessity for affordable housing. However, despite the very high levels of deprivation, crime in the area is moderately worse than average (for Manchester).

The site area is an open grassed area. The site is likely to have a nominal impact on crimes, however it offers the opportunity to improve the quality of affordable housing (indoor quality) and provide definition and aesthetic to the urban environment (outdoor quality). The Living Environment Score for the Moston ward is the seventeenth worse and assesses the above 'indoor and outdoor qualities'. The proposal offers affordable high-quality housing which will enhance the existing urban environment.

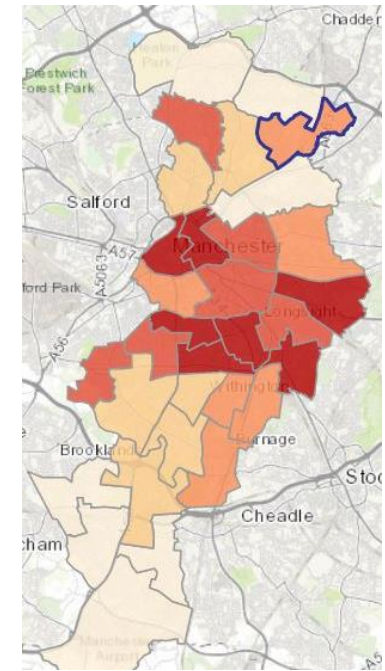
[Area Profile \(instantatlas.com\)](https://instantatlas.com)



Households receiving Housing Benefit



Reported Street Crimes



Living Environment Score



The Development Proposal:

Project Aims

1. The proposal has been designed to achieve high quality, modern residential housing.
2. The buildings form, height and appearance resonate with the local environment thereby integrating the scheme into the existing residential context.
3. To provide much needed affordable housing.

Key Objectives for the Development

1. Respecting local character and to retain and enhance views, including views from footpaths approaching the site and from adjacent housing.
2. Delivering a high quality “place” which is sustainable, safe, and attractive.
3. Providing new 2B3P homes with private gardens.

Quantum of Development

The total developable area is: 0.16ha or 1637sqm.

Proposed Buildings Footprint: 233 sqm
Site Area (Red Boundary Line): 1,637 sqm



Existing Site Plan



The Development Proposal:

Proposed Site Plan

The proposed layout, along with supporting text and illustrations in this section of the Design and Access Statement, indicates the principles of urban structure, (i.e., the framework and the layout of streets and pedestrian routes), and the urban grain, (i.e., the location, arrangement, and design of the development).

Layout

The site offers one parking space per each unit, as well as a secure bike store in the rear gardens or hidden at the front of the property. Each unit also has the necessary hard standing space for the storage of four bins and a private garden space. The parking doesn't overwhelm the street frontage, allowing space for planting and greenery. Access to the site is via a new proposed adopted road and turning head, off Benton Street.



Proposed Site Plan

The Development Proposal:

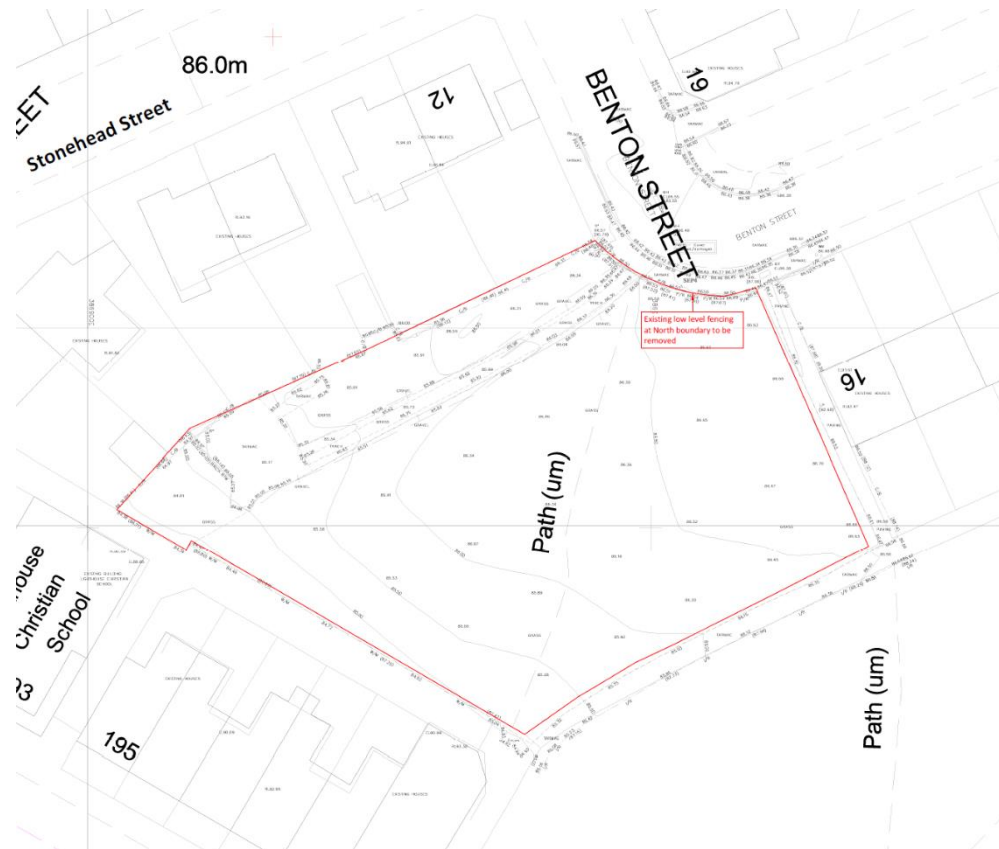
Constraints

The main site constraints are as follows:

- 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.
- There is an existing pathway along the east boundary of the site where access is required to be maintained.

Opportunities

- Creates much needed affordable housing.
- The location is suitable for this type of developments with the necessary amenities within a close walking distance.



Site Clearance Plan



The Development Proposal:

Street Elevation

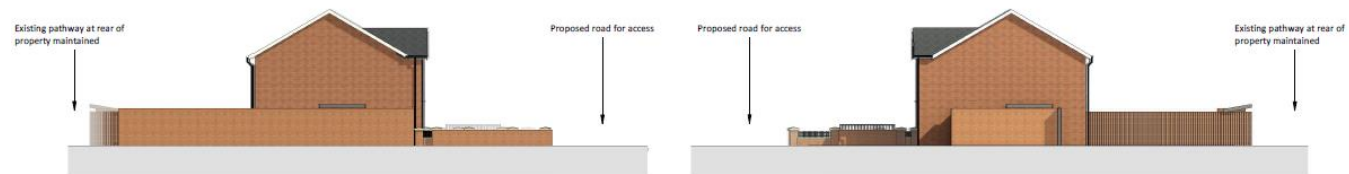
The proposed house types will match the existing context in regard of materiality and pitched roofs. Front doors can be seen from the street front promoting secure and safe design. Facing brick enhanced by contrasting brick colours creates a unique character and offers high quality solution to a redundant site. The combination of walls and fencing offer the desired level of privacy, separating the private, semi-private from the public.



Front Elevation
1 : 200



Rear Elevation
1 : 200



Gable Elevation 00
1 : 200

Gable Elevation 01
1 : 200



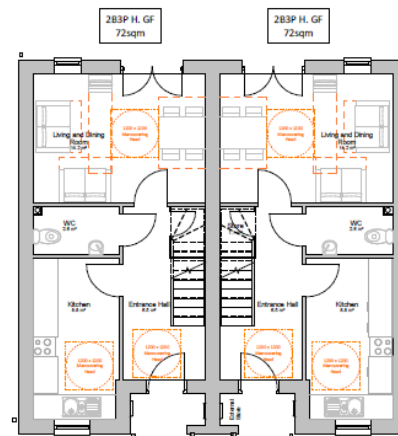
The Development Proposal:



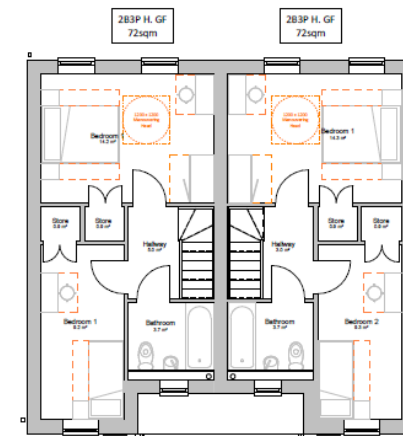
2-Bedroom, 3-person Semi-Detached

As noted within the emerging Local Plan Policy, states the Council will seek to provide dwellings that are appropriately sized and arranged to create well designed homes in accordance with Nationally Described Space Standards (NDSS).

The Nationally Described Space Standards for 2-bedroom houses is 70m² which has been met in this design. Ensuring the total area is kept to a minimum requirement ensures that affordability can be maintained when letting the property, this is particularly important as the residents moving in may be economically deprived.



House Type - 2BH 72m² Ground Floor Plan
1:50



House Type - 2BH 72m² First Floor Plan
1:50

2B3P and 4B5P Semi-Detached Elevations

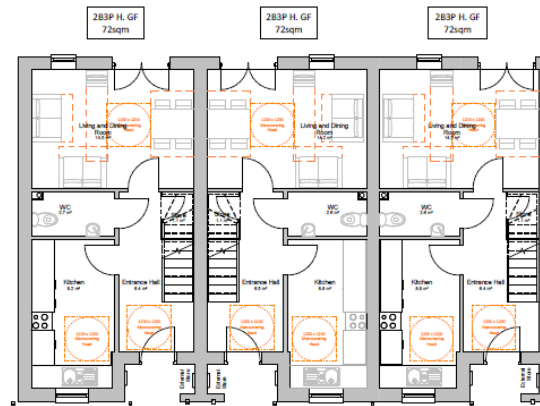


The Development Proposal:

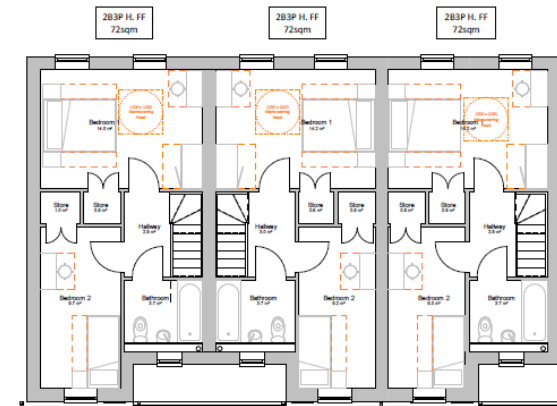
2-Bedroom, 3-person Terrace House Type

As noted within the emerging Local Plan Policy, states the Council will seek to provide dwellings that are appropriately sized and arranged to create well designed homes in accordance with Nationally Described Space Standards (NDSS).

The Nationally Described Space Standards for 2-bedroom houses is 70m² which has been met in this design. Ensuring the total area is kept to a minimum requirement ensures that affordability can be maintained when letting the property, this is particularly important as the residents moving in may be economically deprived.



House Type 14 - 2BH 72m² Ground Floor Plan
1:50



House Type 14 - 2BH 72m² First Floor Plan
1:50



The Development Proposal:

Security

The local council requirements for separation distances have been adhered to, while also offering passive surveillance overlooking the street which provides security for pedestrians. The front garden brick wall creates a boundary of protection for the residents. Tall fencing between neighbors in the proposal ensures privacy, and fencing around the rear boundary offers greater protection from crime. Car parking is located in front or side of the proposed properties which aids in crime prevention as car theft would be visible to the overlooking residents. Each bicycle store is secure, either in the rear garden of the property or hidden at the front.



Proposed Site Plan



The Development Proposal:

Waste Collection

The site is located within a residentially developed area and therefore a bin collection schedule is in place therefore the proposed houses and apartments can join an existing bin collection round (image opposite). Each home has 4 bins, located securely behind and/ or hidden at the front for both aesthetics when walking past the development and security to ensure bins are not vandalised or damaged.


Grey bins


Brown bins


Green bins


Blue bins

Please note the change to Christmas collection day.

4 August 2022	11 August 2022	18 August 2022	25 August 2022	
Grey Blue Green	Brown	Grey Blue Green	Brown	
1 September 2022	8 September 2022	15 September 2022	22 September 2022	29 September 2022
Grey Blue Green	Brown	Grey Blue Green	Brown	Grey Blue Green
6 October 2022	13 October 2022	20 October 2022	27 October 2022	
Brown	Grey Blue Green	Brown	Grey Blue Green	
3 November 2022	10 November 2022	17 November 2022	24 November 2022	
Brown	Grey Blue Green	Brown	Grey Blue Green	
1 December 2022	8 December 2022	15 December 2022	22 December 2022	FRI 30 December 2022
Brown	Grey Blue Green	Brown	Grey Blue Green	Brown
5 January 2023	12 January 2023	19 January 2023	26 January 2023	
Grey Blue Green	Brown	Grey Blue Green	Brown	
2 February 2023	9 February 2023	16 February 2023	23 February 2023	
Grey Blue Green	Brown	Grey Blue Green	Brown	
2 March 2023	9 March 2023	16 March 2023	23 March 2023	30 March 2023
Grey Blue Green	Brown	Grey Blue Green	Brown	Grey Blue Green
6 April 2023	13 April 2023	20 April 2023	27 April 2023	
Brown	Grey Blue Green	Brown	Grey Blue Green	
4 May 2023	11 May 2023	18 May 2023	25 May 2023	
Brown	Grey Blue Green	Brown	Grey Blue Green	
1 June 2023	8 June 2023	15 June 2023	22 June 2023	29 June 2023
Brown	Grey Blue Green	Brown	Grey Blue Green	Brown
6 July 2023	13 July 2023	20 July 2023	27 July 2023	
Grey Blue Green	Brown	Grey Blue Green	Brown	
3 August 2023	10 August 2023	17 August 2023	24 August 2023	31 August 2023
Grey Blue Green	Brown	Grey Blue Green	Brown	Grey Blue Green

Waste Collection Schedule for Benton Street



Sustainability & Renewable Energy:

Building Sustainability

Several technologies are currently being investigated for use on the project, such as air source heat pumps. The final options will be confirmed via Energy calculations (SAP) to demonstrate compliance with the Part L requirements of the Building Regulations.

The project will aim to reduce water consumption to less than 105 litres per person per day in line with the RIBA Climate Challenge 2030 sliding targets. This will be achieved by carefully specifying white goods and limiting the flow of water by use of flow restrictors.

Sustainable construction methods and energy efficiency will be adopted at the detailed design stage. This will promote a high standard of build and construction for the development in accordance with Best Practice Standards.

The development proposals 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 sustainable drainage techniques, 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:

- Low flow showers, smaller baths and dual low flush toilets as part of controlled water demand and use
- Low carbon lighting, energy controls and management
- Double or triple glazing, and improved insulation
- Conservation of the natural resource such as the site's trees
- Ground level 'urban greening' with the use of street trees, shrub planting and a semi-private communal garden.
- Plots to provide suitable facilities and storage for recycling and waste
- The building will be in compliance with Part L1 A (New dwellings). The scheme is intended not to use gas to comply with national policy.



Design Process

Initial Site Proposal's

The initial proposal focused on maximizing the amount of affordable housing that could be provided for the community with sufficient rear gardens and privacy of each unit. Access to the site limited options for the site layout, that would maintain this requirement for distances and quality.

This initial proposal however would present the issue of rear garden access from the proposed road to the front of each property, and limited parking.

Although, the proposal maintained an active street frontage and natural surveillance of cars for each property, and this would continue with the development of the proposal.



Design Process

Development of Site Proposal

The second phase of design shows less properties, creating an open street façade, and providing more green space along this front, breaking up the parking to the front. This also provides space for landscaping and proposed trees.

The house types were developed to ensure front entrances could be seen from the road with the addition of adequate car parking space per unit to encourage natural surveillance and reduce possibility of crime.

Additionally, each unit has 1 no. secure bike storage to the rear of the property or hidden at the front, and private hard standing to provide area for storing waste bins.

The properties sit in line with the existing properties and ensures an active street scene along the exist road as it extends onto the new development.

As the design proposal developed, Age Friendly Principles and Independent Living Principles were introduced into the project. Site wide principles included but were not limited to:

Age Friendly Principle & Independent Living

- Easy and accessible bin storage
- Canopy over entrance to properties
- Natural surveillance in external areas (inc. car parking)
- Adequate car parking
- External layout to promote community feel.
- 1200mm pathways (for walking side by side)
- Promote natural environment i.e., planting, trees.
- Routes from entrance doors to be unobstructed.
- Level Access.

