Greater Manchester Youth Federation

KELLEN HOMES

centre point give homeless young people a future

Southway Housing Trust

Land off Mount Road, Gorton

Design and Access Statement

December 2023



Artistic impression

CONTENTS

1. INTRODUCTION 4

2. SITE CONTEXT
- 2.1 Site Location 6
- 2.2 Site Photographs 7
- 2.3 Local Character 8

3. DESIGN DEVELOPMENT
- 3.1 Planning Policy Context 10
- 3.2 Pre-Application Discussions 12
- 3.3 Public Consultation 13
- 3.4 Constraints & Opportunities 14
- 3.5 Key Masterplan Principles 15

4. PROPOSED MASTERPLAN
- 4.1 Proposed Masterplan 18
- 4.2 Proposed Masterplan (GMYF) 20
- 4.3 Scale and Massing 21
- 4.4 Separation Distances 22
- 4.5 Access and Movement Strategy 23
- 4.6 Materials Plan 25
- 4.7 Materials Palette 26
- 4.8 Boundary Treatments 28
- 4.9 Floorplans & Elevations (Youth and Community Hub) 29
- 4.10 Floorplans & Elevations (Centrepoint Accommodation) 31
- 4.11 House Type Plan 33
- 4.12 Floorplans & Elevations (Residential) 34
- 4.13 Landscape and Public Realm 38
- 4.14 Street Scenes 42
- 4.15 Visuals 43

5. LIGHTING AND SECURITY
- 5.1 Lighting & Security Strategy 48

6. WASTE MANAGEMENT STRATEGY
- 6.1 Waste Management Plan 50

7. SUSTAINABILITY
- 7.1 Sustainability 52
- 7.2 Drainage Strategy 55

8. CONCLUSION 57



1. INTRODUCTION



INTRODUCTION

This Design and Access Statement has been prepared on behalf of Greater Manchester Youth Federation (GMYF) and Kellen Homes in support of a full planning application at land off Mount Road, Gorton, Manchester ('the site').

The description of development is as follows: "Full planning application proposing the erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no football pitches, combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey apartment building comprising 36no apartments for young person's accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road."

The site is owned by The Greater Manchester Trust for Recreation (working name "The Greater Manchester Youth Federation, GMYF") and previously known as Mellands Playing Fields. The site has been within ownership of the Charity since 1909. GMYF, is a registered charity whose primary role is to provide youth services in communities.

GMYF has been operating in an extremely challenging environment owing to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic. The charity relies solely on funds it generates and grant funding success. Following a strategic review, GMYF is disposing of redundant land that it owns, including the application site, to enable reinvestment in several critical areas of the charity, such as safeguarding, governance and a new team of Duke of Edinburgh youth workers, to ensure that the 125 year old charity is able to support its affiliated clubs, volunteers and young people across Greater Manchester, as well as increase the number of affiliated clubs. GMYF has selected Kellen Homes as the preferred developer for the application site.

The proposals set out in this application have been prepared in the context of relevant planning policy, the Manchester City Council Residential Design Guide, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance and the National Design Guide.

The site extends to approximately 9.2 hectares (ha) and comprises a roughly rectangular shaped parcel of privately owned land (Grid Reference – E 388116 / N 395045). The site is secured on all boundaries by fencing and gates, and is inaccessible to the public. The site's last known use was as playing pitches (primarily football). However, this use ceased in 2013 in the eastern section and in early 2019 in the western section.

Kellen Homes' proposals will see this sustainably located, east Manchester site be redeveloped to provide sports, youth and community facilities alongside 267 new homes including a mix of market and affordable homes with access from Mount Road and Wembley Road and 36 independent living units for young persons fully supported by Centrepoint.



Site Aerial Photograph



2. SITE CONTEXT



2.1 Site Location

The application site is located between Mount Road (west) and Wembley Road (east) in Gorton. It comprises an area of circa 9.2 hectares and is generally flat in topography and rectangular in shape. The plan to the right sets out some of its high level parameters.

The site was formally used as football pitches. The use of the eastern part of the site for football ceased in 2013 and the western part ceased in 2019 due to lack of use and funding. A changing pavilion was located in the north west corner of the site but was demolished in 2021 as it was deemed unsafe and was a frequent target for vandalism and fire.

Some existing poor quality trees and vegetation can be found along the east, west and southern peripheries. A public right of way/ pedestrian cycle route runs outside of the development red edge on the southern edge of the site.

It has a number of amenities within a 20 minute walk, including:

- A number of primary and secondary schools
- Parks and green spaces
- Levenshulme/Longsight retail high streets
- Good accessibility by public transport (bus and railway)



Site Location Plan

2.2 Site Photographs

The photographs (right) were taken around the site and they show its existing condition from the surrounding perimeter.

The site is primarily overgrown with an area of demolished building ground to the northwest corner. It is surrounded by poor quality trees and vegetation along the west, south and east perimeters.

Apart from a multi school and primary school ground to the south and west of the site, there is a mixture of existing and new residential neighbourhoods around the wider area.

LOCATION PLAN





View of existing concrete ground (Mount Road)



View of existing mature trees (Mount Road)



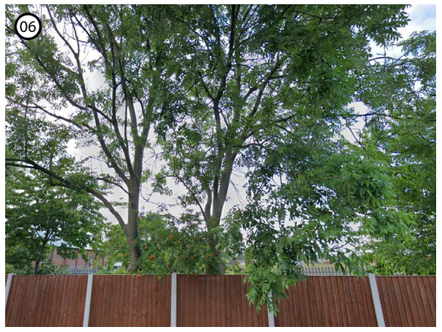
View of Grange School (Mount Road)



View of site (Mount Road)



View of existing public right of way (Mount Road)



View of existing trees (Bratton Drive)



View of site from Bratton Drive



View of existing public right of way (Mount Road)



View of existing mature trees (Wembley Road)

2.3 Local Character

The local area surrounding the site comprises school grounds and different phases of residential development over time. Newer residential neighbourhoods that were completed in recent years can be found directly north and south of the site. Development to the south along Bratton Drive includes a more diverse range of house types including terraces, semis and some detached dwellings. Development directly to the north is less distinctive in character and comprises mainly of larger family homes.

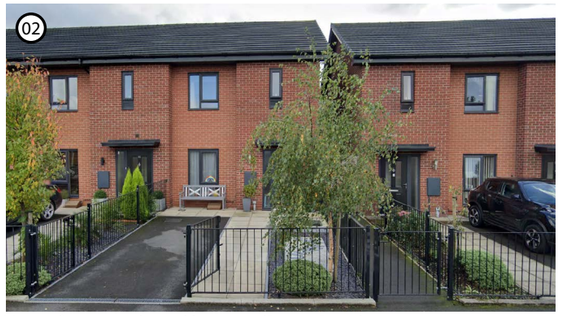
Existing residential neighbourhoods with primarily pre and post-war housing can be found in the wider area, they comprise mostly larger semi-detached family homes with on-plot parking and lack distinctive local character.

LOCATION PLAN





View of new residential housing (Barett Drive)



View of new residential housing (Barett Drive)



Housing adjacent to site facing west (Bratton Drive)



View of new residential housing (Wembley Road)



View of typical residential street (Wembley Road)



Modern housing (Melland Road)



3. DESIGN DEVELOPMENT



3.1 Planning Policy Context

Core Strategy

Manchester's Core Strategy was adopted in July 2011 and is the key Development Plan Document. In accordance with the Core Strategy and Interactive Proposals Map, the site is unallocated white land located in the South Manchester sub area. However, because the sites last known use was as playing fields, the site is considered in policy terms as local open space. They key Core Strategy policies are:

- Policy SP 1 'Spatial Principles'
- Policy EN10 'Safeguarding Open Space, Sport and recreation Facilities'
- Policy H 1 'Overall Housing Provision'
- Policy H 6 'South Manchester'
- Policy H 8 'Affordable Housing'
- Policy T1 ' Sustainable Transport'
- Policy EN 1 'Design Principles and Strategic Character Areas'
- Policy EN 6 'Target Framework for CO2 reductions from low or zero carbon energy supplies'
- Policy EN9 'Green Infrastructure'
- Policy EN15 Biodiversity and Geological Conservation
- Policy EN 16 'Air Quality'
- Policy EN 18 'Contaminated Land and Ground Stability'
- Policy DM 1 'Development Management'

The Supporting Planning Statement prepared by Asteer Planning and submitted in support of this planning application provides an assessment of the proposals against the relevant local and national planning policies.

Manchester City Council Residential Design Guide

Adopted in March 2017, the Manchester City Council Residential Design Guide aims to improve the quality of new residential development in the Borough.

The guide sets out the specific characteristics of Greater Manchester settlement character areas, detailing how any future schemes should be designed in order to reflect the identity and character of the area. It also focuses on detailed guidance on residential design, in order to meet the required standard in making new development attractive, positive for the place and fit for purpose.

The guide includes the following sections that will influence the design principles for the development of the scheme;

- Working with the Grain of the Place
- Sense of Community
- Public Realm
- Legibility
- Green Infrastructure
- Dealing with cars

Manchester City council has also adopted the NDSS guidelines for new home. All of the proposed houses meet the NDSS standards.

National Design Guide

Adopted in January 2021, the National Design Guide illustrates how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

The National Design Guide addresses the question of how we recognise well-designed places by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. The NDG states that well-designed places are:

- Based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- Integrated into their surroundings so they context positively; and
- Responsive to local history, culture and heritage. - Policy EN 18 'Contaminated Land and Ground Stability' - Policy DM 1 'Development Management'

The Supporting Planning Statement prepared by Asteer Planning and submitted in support of this planning application provides an assessment of the proposals against the relevant local and national planning policies.

3.1 Planning Policy Context

National Planning Policy Framework (NPPF)

The NPPF was revised on 20 July 2021 and sets out the Government's planning policies for England and how these are to expected to be applied.

Chapter 12 of the NPPF relates to design and requires all developments to function well and add to the overall quality of the area, that are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; 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.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance

Adopted in April 2007, the Guide to Development in Manchester Guide aims to improve the quality of new residential development in the Borough.

The document is divided into three parts. The first part deals with development principles such as:

- Creating a Sense of Place
- Design
- Accessibility
- Environmental Standards
- Street Hierarchy
- Car Parking
- Housing Density and Mix
- Community Safety
- Health
- Provision of Space within Housing

The second part focuses on providing additional guidance on the character of various areas within Greater Manchester. This section identifies key characteristics and highlights important development issues and priorities within different areas within the borough.

The third part of the document explains how the Guide to Development should be used and how it relates to the wider planning policy framework, development control, Local Transport Plan, Community Strategy, and Housing Market.



3.2 Pre-Application Discussions

Two pre-application meetings were held with Manchester City Council Planning Department to discuss the proposed development on the 22nd March and 9th May 2023

Design amendments made to the layout as a result of pre application discussions were as follows:

- Direct access from Wembley road.
- Visual impact of Car Parking – All homes (save for the Centrepoint Accomodation) which have shared car parking) benefit from at least 1 car parking space per dwelling, and where possible spaces are situated to the side elevation of properties. The proposed homes on Wembley Road face onto the street to create an attractive street scene.
- Accessibility – Two primary vehicular access routes are established from Wembley Road and Mount Road. The existing PROW which sits adjacent to the site to the south is retained, with 2no footpath connection points proposed onto the PROW and 2no onto Mannering Street to the north of the site. Vehicular access is now severed with no direct vehicular access between the two entrances. Pedestrian and cycle routes do however promote direct access across the site.
- Amenity and Landscaping – Shared surfaces have been reduced where possible and all homes (bar Transitional Homes, which utilise shared amenity), benefit from private gardens and amenity space.
- Biodiversity Net Gain – A minimum of 10% biodiversity net gain will be achieved through on site and off site mitigation, the later being at Godfrey Ermen Fields.





3.3 Public Consultation

GMYF have discussed the future of the site with a range of local stakeholders including local ward councillors and community groups for a number of years in their role as landowner. They have worked with a number of pupils at the Gorton Education Village which has been critical in shaping our plans for the local young people.

With regard to this application, an intensive phase of pre application engagement took place between 11th May 2023 and 6th June 2023 which included:

- Presentation and discussions with Cllr Gavin White (Executive Member for Housing and Development at Manchester City Council).
- Email to representatives of the Longsight Ward.
- Applicant presentation and discussions in March 2023 with Cllr Suzanne Richards, Cllr Dzidra Noor, Cllr Zahid Hussain and Cllr Luthfur Rahman.
- Public consultation comprising engagement inviting 2294 addresses through online or email responses, press releases through local news outlets, dedicated website and 2no in person consultation events.

Comments were raised on the following topics:

- Youth, sports and community hub facilities;
- Green space and wildlife;
- Traffic, transport, congestion and parking;
- Demand for housing;
- Local infrastructure and services;
- Consultation scope;
- Effects of construction;
- Maintenance;
- Design and landscaping; and
- Crime and anti-social behaviour.

Importantly, the consultation demonstrated strong local support for the proposals, with 68% of responses expressing support.



3.4 Constraints and Opportunities

The diagram (right) maps out the various constraints and opportunities within and around the site.

Constraints identified include:

- Existing mature trees and vegetation around the site peripheries.
- Relationship between the youth, sports and community facilities and proposed housing.
- Existing schools and associated sports ground will require adequate interface distances and pedestrian connectivity to enable children to travel safely to the youth, sports and community facilities.
- Existing sewer easement to the north.
- Nico Ditch along the southern periphery.

Opportunities identified include:

- Relatively flat site topography.
- Existing PRoW and landscaped corridor along the southern edge of the site to be retained and enhanced.
- Highly sustainable location in close proximity to nearby schools, local centres, public transport hubs and green spaces.
- Two key access points from main vehicular routes to the east and west.
- Create safe and secure linkages from surrounding neighbourhoods and schools for children wanting to use the facilities on site.
- Some of the existing trees and vegetation of higher quality to be retained within the site where possible.



Constraints and Opportunities Analysis Diagram

3.5 Key Masterplan Principles

Design Overview

Good design is about creating places that are people friendly, which are appropriate for the context, and enhance the urban and landscape environment.

Design Proposals

The proposals respond directly to the character of the existing landscape and local context, and to the opportunities presented by the landscape features on and around the site.

Pedestrian Movement

The creation of a direct, attractive and safe route through the site will enhance connectivity. Hierarchy of pedestrian and vehicular movement routes have been established, making good connections with the existing streets and footpaths.

Sustainability

The Government is committed to delivering sustainable development (NPPF) and encourages local planning authorities to promote economic development. The scheme aims to improve the wellbeing of communities, improve facilities, promote high quality and safe development and create new opportunities for people living in those communities.

Visual Character

The proposals will create a strong sense of enclosure, with building scale and massing to reinforce key arrival points, junctions, streets and connections.

Landscape

The landscape design aims to contribute to the character of the area, street scene and planting by providing well considered spaces which frame views, provide seasonal colour and interest, act as gateway markers and focal points and create usable and simple spaces which are low maintenance.

Development Objectives

- To create an attractive pedestrian friendly residential neighbourhood using design guidance set out in Manual for Streets.
- To create a sense of place which includes character areas with reference to the local architectural features.
- To provide a mix of dwelling types that will satisfy local need and enhance the profile of the area.
- To provide sensitive and robust solutions to the relationships between existing and proposed dwellings.
- To create a well-informed attractive neighbourhood, not dominated by the car.

Urban Design Objectives

- To create sustainable patterns of development which exploit and improve accessibility to public transport.
- Encourage good design that will create places with distinctive character, pleasant to use and human in scale.
- Promote character by responding to and reinforcing locally distinctive patterns of development landscape.
- Promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public spaces.
- Promote legibility through development which clearly defines private and public spaces.
- Promote legibility through development that provides recognisable routes, gateways and focal points.
- Promote diversity and choice through a range of housing typologies.

3.5 Key Masterplan Principles

This diagram (right) illustrates the key strategic masterplanning principles for the site:

1. Allocate land use required for the youth, sports and community facilities to the west, and proposed residential development to the east of the site.
2. Retain existing high quality trees, hedgerows and vegetation where possible.
3. Retain existing PRoW and Nico Ditch along the southern edge.
4. Establish two primary vehicular access points from the east and west connecting Mount Road and Wembley Road.
5. Maximise active travel and pedestrian permeability across and beyond the site from south to north.
6. Maximise outward facing residential frontages along Wembley Road and Mount Road.
7. Ensure a positive relationship between the proposed housing and the youth, sports and community facilities.



Masterplanning Principles



4. PROPOSED MASTERPLAN



4.1 Proposed Masterplan

Accommodation Schedule
Mount Road, Gorton

House Type		Bed No.	Type	No.	Sqft	Total Sqft	Split
Private							
Hic	Hickory	2	Semi	73	767	55991	24.09%
Olive	Olive	2	Semi	8	770	6160	2.64%
Ced	Cedar	3	Semi	82	936	76752	27.06%
Aca	Acacia	3	Semi	26	940	24440	8.58%
Eme	Emerson	4	Semi	18	1064	19152	5.94%
				207		**182495**	**68.32%**
Affordables							
Adu835	adu835	2	Semi	2	835	1670	0.66%
Adu1009	adu1009	3	Semi	2	1009	2018	0.66%
Hic	Hickory	2	Semi	25	767	19175	8.25%
Ced	Cedar	3	Semi	19	936	17784	6.27%
Aca	Acacia	3	Semi	6	940	5640	1.98%
Oli	Olive	2	Semi	2	770	1540	0.66%
Eme	Emerson	4	Semi	4	1064	4256	1.32%
				60		**52083**	**19.80%**
			Total	**267**		**234578**	
YP Studio Apartments	Apts	1	Apartments	36	280	10080	11.88%
				36		**10080**	**11.88%**
							31.68%
			Total	**303**		**244658**	**100.00%**

Gross Site Area:	22.4	Acres	9.07	Hectares	
Nett Residential Site Area:	**15.570**	**Acres**	**6.30**	**Hectares**	
Gross Density:	13.53	Units/Acre	33.43	Units/Hectare	
Nett Density:	**19.46**	**Units/Acre**	**48.09**	**Units/Hectare**	
Gross Footage:	10922.23	SQFT/Acre	2507.37	SQM/Hectare	
Nett Footage:	**15713.42**	**SQFT/Acre**	**3607.27**	**SQM/Hectare**	



Illustrative Masterplan

4.1 Proposed Masterplan

Summary

- The proposed scheme includes sports, youth and community facilities and 267 new dwellings with an additional 36 independent living units allocated for young people managed by Centrepoint.

- The housing mix meets the requirements of MCC adopted planning policy. Proposed is a policy compliant range of 2, 3 and 4 bed homes and 2, 3 and 4 bed affordable homes. This allows for a mixed density of development across the site and contributes to creating the character of development. The mix also includes 4 adaptable units which comply with the requirements to be M4(2) compliant.

- The site will be accessed via an improved access to Mount Road to the west of the site. The site can also be accessed from Wembley Road to the east of the site.

- The highway layout consists a 5.5m wide internal carriageway with 2m wide footpaths on both sides. An adopted loop is proposed within the scheme to provide direct access to all plot frontages.

- 100% parking has been provided to allow for sufficient space in front gardens to plant trees and hedges so that cars do not dominate views across the site and/or undermine the landscape character of the development site.

- The layout demonstrates a clear and well-considered strategy for vehicular and pedestrian movement in and around the site and, connections to the public transport network along Mount Road. Pedestrian connections to the PRoW to the south of the site have been provided as well as connections to the north of the site (Mannering Street)



Illustrative Masterplan

4.2 Proposed Masterplan (GMYF Centre)

Continuity and Enclosure

The GMYF Centre building has been sited behind the existing tree lined boundary to Mount Road. A partly structured, partly natural landscaped setting will compliment the centre when viewed from Mount Road and upon entry to the application site.

The site layout provides clear separation between semi-private and private space.

The public and private car parking areas are accessed directly from the main highway, and the main entrance is highly visible on arrival to the development site.

Trees and hedges create a perimeter to the parking areas so that cars do not dominate views across the site and/or undermine the landscape character of the development site.

The hard and soft landscaped areas help to create a good level of high quality, spatial enclosure.

Orientation

By orientating the building at 90 degrees to the newly created main highway, this ensures;

- The building mass is maximized towards Mount Road to improve 'presence'.
- The main entrance is clearly visible.
- The building mass responds positively to the proposed built form of dwelling houses opposite.

The south facing ground and first floor accommodation is highly glazed, assisting with energy efficient design whilst also providing exciting views from the Youth Room and Drama Studio across the sports pitches.

Quality of Public Realm

The proposed layout ensures a place with attractive and successful outdoor space.

The internal arrangement of the proposed GMYF Centre provides high levels of overlooking to the public realm.

The landscape proposal visually connects the proposed development with the new residential environment.

Ease of Movement

The proposed GMYF centre is easy to get to and move through.

Emphasis is given to the accommodation of pedestrian and bicycle circulation, linking the development with the new residential environment.

Security

Security is of primary importance to ensure the sustainability of the development.

The siting and layout ensure no requirement for obtrusive security fencing adjacent to the public highway within the application site.

The proposed GMYF centre includes for a highly glazed active frontage at ground floor level to the south, east and west north. The north elevation includes highly glazed corner windows within the Community Room and the Meeting Room. All ensure a high level of self-policing of the site and car parking areas.

Upper floor rooms provide natural surveillance to the entire site.

We have approached the detail of the layout and form of the building to include;

- Secure parking area.
- Low level landscaping and the building well-lit.
- Strict security standards for all windows and doors.
- Well-lit public areas, entrance hall, staircases and lift lobby.
- Good signage to deter unauthorised access.



Illustrative Site Plan

4.3 Scale and Massing

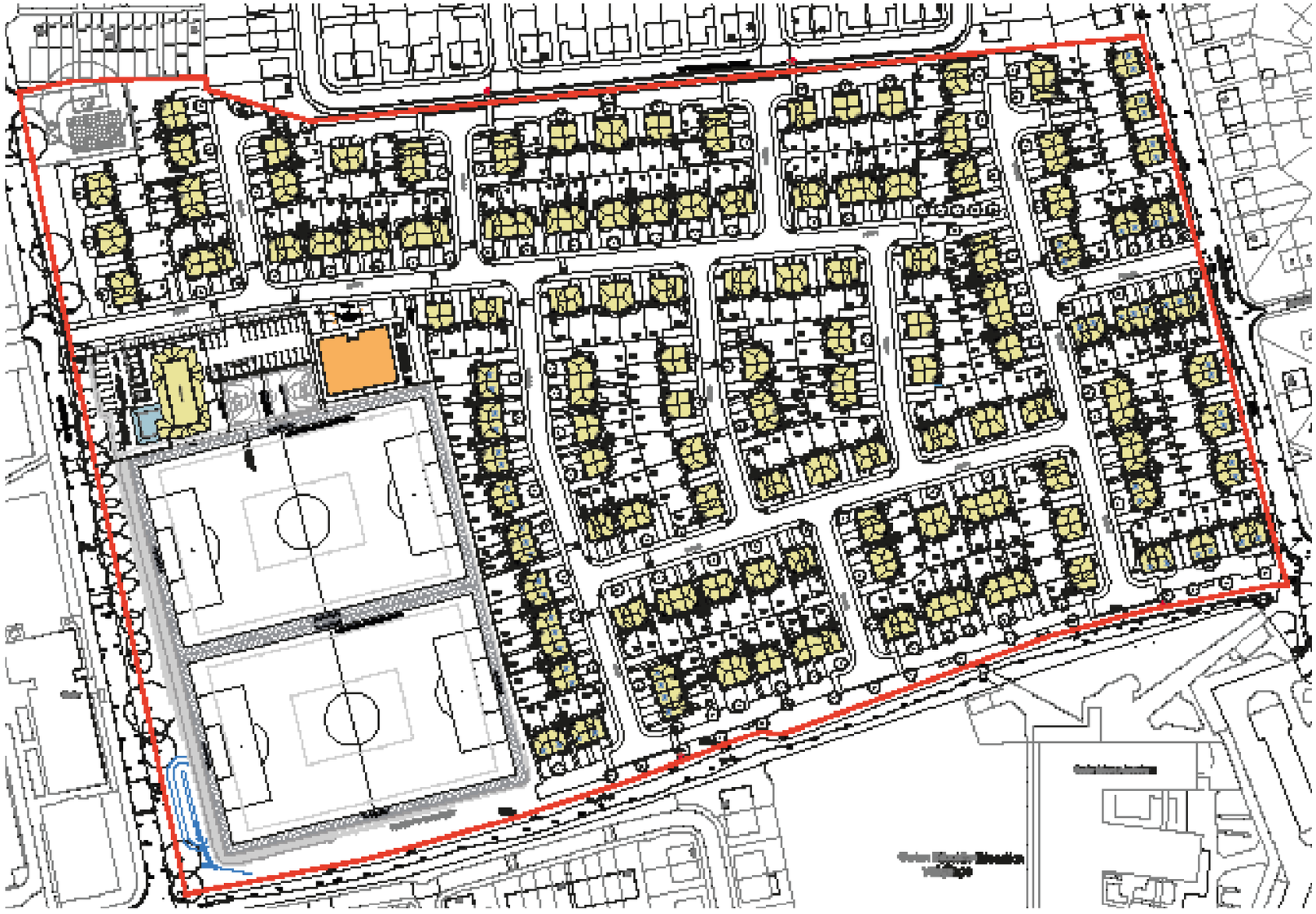
Summary

This diagram (right) illustrates the key building heights and massing volumes within the site:

1. Establish appropriate scale and massing throughout the masterplan; taller buildings are strategically located to form gateways and visual connections.
2. The density and scale of the proposals has been informed by the local vernacular and surrounding properties which are majority semi-detached.

Legend

- Indicates Single Storey
- Indicates 2 Storey
- Indicates 3 Storey



Building Heights Plan

4.4 Separation Distances

Summary

The proposed residential layout satisfies and achieves all the separation distances requirement as set out in the Manchester City Council Residential Design Guide privacy standards:

- Min. 12m front to side;
- Min. 20m front to front/ rear to rear;
- Min 2m side to side.
- Natural surveillance has been achieved through the layout of streets and placement of dual aspect homes.

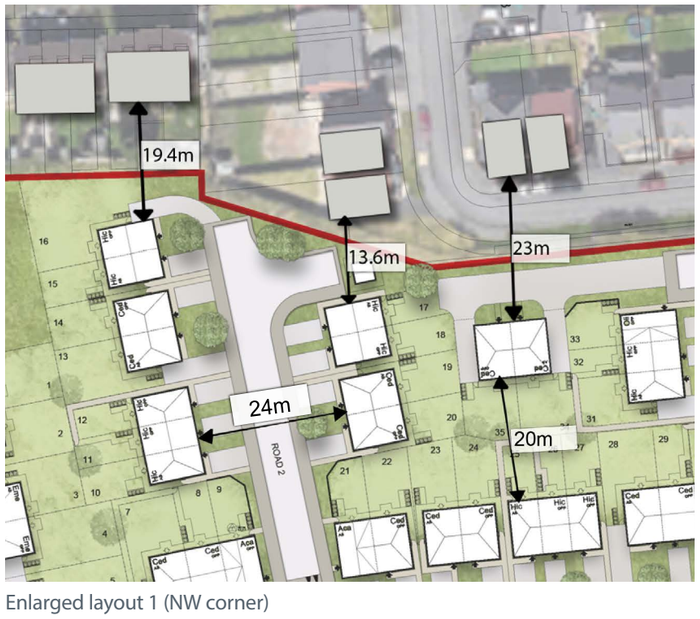
Manchester City Council Residential Design Guide (Extract)

Overlooking (back-to-back) distances between residential properties needs to balance the desire for sufficient residential privacy whilst offering scope for different development options to come forward in response to a site's context.

While the norm is for a back-to-back distance of 20m, this can be restrictive and a reduction may be appropriate where facing uses are compatible, there remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded. Consideration should be given to ways of reducing direct overlooking; for example organising internal rooms so that living spaces are not arranged opposite bedrooms.

Homes are places of retreat. Residents should be able to 'shut out' the external world and enjoy sleep without suffering from either external noise generated by traffic or the public realm; or from neighbouring homes, common spaces or other functions in the building.

Acoustic separation, when measured at the line of inside face of the external and party walls should achieve Building Regulations requirements plus 5dB.



Enlarged layout 1 (NW corner)



Enlarged layout 2 (NE corner)

4.5 Access and Movement Strategy

Vehicular Access

With regard to vehicular access, the scheme includes two primary access points; one from Mount Road located towards the northwest corner of the site and one from Wembley Road located just north of Harlow Drive. The principle of the location of these accesses has been agreed with MCC highways.

As well as providing vehicular access to the site, these accesses would also provide cycle and pedestrian access to the scheme.

There has been considerable discussion with MCC highways regarding vehicular access through the scheme in the context of MCC highways concerns regarding the potential for 'rat running'. To endeavour to address these concerns and based on MCC highways suggestions, the more direct, east – west route through the northern part of the site has been severed, meaning vehicles would need to take a more convoluted route through the scheme. This route would also include traffic calming to help deter 'rat running' through the scheme and encourage vehicles to move slowly through these new residential streets.

Pedestrian and Cycle Access

Although the more direct, east – west route through the northern part of the site has been severed for vehicles, a link would be provided along this corridor to ensure the route was available for use by cyclists and pedestrians.



Traffic free pedestrian and cycle route

Pedestrian and cycle route through scheme

Primary access (vehicles, pedestrians & cyclists)

Pedestrian link

Controlled crossing

Area forming part of Levenshulme and Burnage low traffic neighbourhood scheme

Bus stops

4.5 Access and Movement Strategy

In addition to this east – west link through the scheme, pedestrian links would be provided:

- To the north linking into Mannering Street; and
- To the south linking into the public footpath / cycle route that runs along the southern boundary between Mount Road and Wembley Road.

Cyclists would be able to dismount on these links before cycling on the residential streets within the scheme and on Mannering Street, all of which would be considered conducive to cycle use, and on the cycle route to the south.

These provisions would link pedestrians and cyclists to the existing, surrounding network, including the areas of Mount Road and Matthews Lane which have been highlighted as forming part of the Levenshulme and Burnage Low Traffic Neighbourhood Scheme.

Access to bus services

To accommodate the Wembley Road access to the scheme, it is proposed to relocate the existing northbound bus stop on Wembley Road approximately 50 metres to the south. This would bring the bus stop closer to the existing southbound bus stop, with both stops being accessible either via the main site access from Wembley Road or via the pedestrian link to the south.

In addition to the above, the bus stops on Mount Road would also be accessible either via the main site access from Mount Road or via the pedestrian link to the south.



Traffic free pedestrian and cycle route

Pedestrian and cycle route through scheme

Primary access (vehicles, pedestrians & cyclists)

Pedestrian link

Controlled crossing

Area forming part of Levenshulme and Burnage low traffic neighbourhood scheme

Bus stops

4.6 Materials Plan

Summary

- Due to the predominance of red brick within the local vicinity, the proposed palette for the development is various types of red bricks locally sourced with a contrast smooth buff brick for the heads and cills. After an assessment of the local vernacular, the roof tiles across the site will be calderdale grey concrete tiles.



Housing Materials Plan

4.7 Materials Palette (residential)

The elevation designs have been informed by the vision to create a high quality development that reflects the character of the local area.

The design offers a contemporary interpretation of the types of existing homes surrounding the site to positively impact the character of the area.

Consideration of the surrounding vernacular has been taken while selecting the proposed materials to ensure they are suitable in the context and reflect the fabric of the area.

The immediate context of the site consists largely of traditional, 1970s, 2 storey semi-detached and detached houses. The neighbouring houses are predominantly red brick and grey and red roof tiles with grey window frames and doors.

The proposed materials palette for the residential development have tried to reflect this and therefore also consists of varied red brick and grey roof tiles. Grey windows and doors will be used to give the development a more contemporary feel.

Further brick detailing and brick courses will be used to add interest to elevations and further reflect their surroundings.

The development will achieve a sensitive and robust solution to the relationship between existing and proposed dwellings and create a sense of place which includes house types that reference the local architectural language and blends seamlessly with the existing residential grain.

Residential



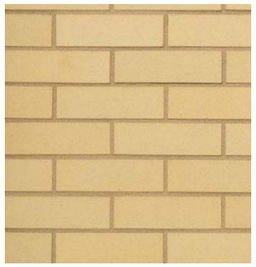
Bricks
Wienerberger
Oakwood Multi



Bricks
Manchester
Brick Cedarwood



Bricks
Wienerberger
Windmill Orange



Detail brick (heads and cills)
Smooth Buff



Detail brick (bandcourse)
Smooth Red



Windows
UPVC Anthracite



Roof
Sandtoft Calderdale
Concrete interlocking tile

4.7 Materials Palette (community centre)

By careful design of the building form and material palette, colour and detailing, the external appearance aims to create a synergetic relationship with the surrounding context, with the use of colour reflecting the end user, Greater Manchester Youth Federation.

The architectural (external) skin of the proposed building is a combination of two individual facing bricks with coloured 'specials' incorporated to add interest through architectural detailing. Punched windows, framed windows, corner windows, glazed doors and expanses of curtain walling (glazing) add significant interest to each façade.

The introduction of a green/living walls to the northern and western staircases enhance what would usually be designed as a blank façade. The proposal however, provides a powerful design statement with visual interest whilst also contributing to the many benefits of outdoor living walls - remove air pollutants, improve biodiversity, attenuate rain water and reduce stress.

The combination of brick colours and the green wall create an individual identity and distinctiveness. The proposed external appearance meets a key design objective in that the character of proposed development should vary when compared to the Kellen Homes development, however, reflect the inherent relationship that each part of the application site has with its surroundings.

The proposed palette of materials is;

- Walls — Facing brick – colour/type TBC
- Windows — PPC aluminium curtain wall frame system – black
PPC aluminium double glazed window frames – black
PPC aluminium feature window surrounds – blue
- Doors — PPC aluminium automatic sliding, double glazed
- Roof — Artificial slate – Grey
Flat roof membrane – Grey

Youth and Community Hub



Bricks
Wienerberger
Windmill Orange



Detail Bricks
Feature Green Brick



Roof
Sandtoft Calderdale
Concrete interlocking tile



Windows
UPVC Anthracite



4.8 Boundary Treatments

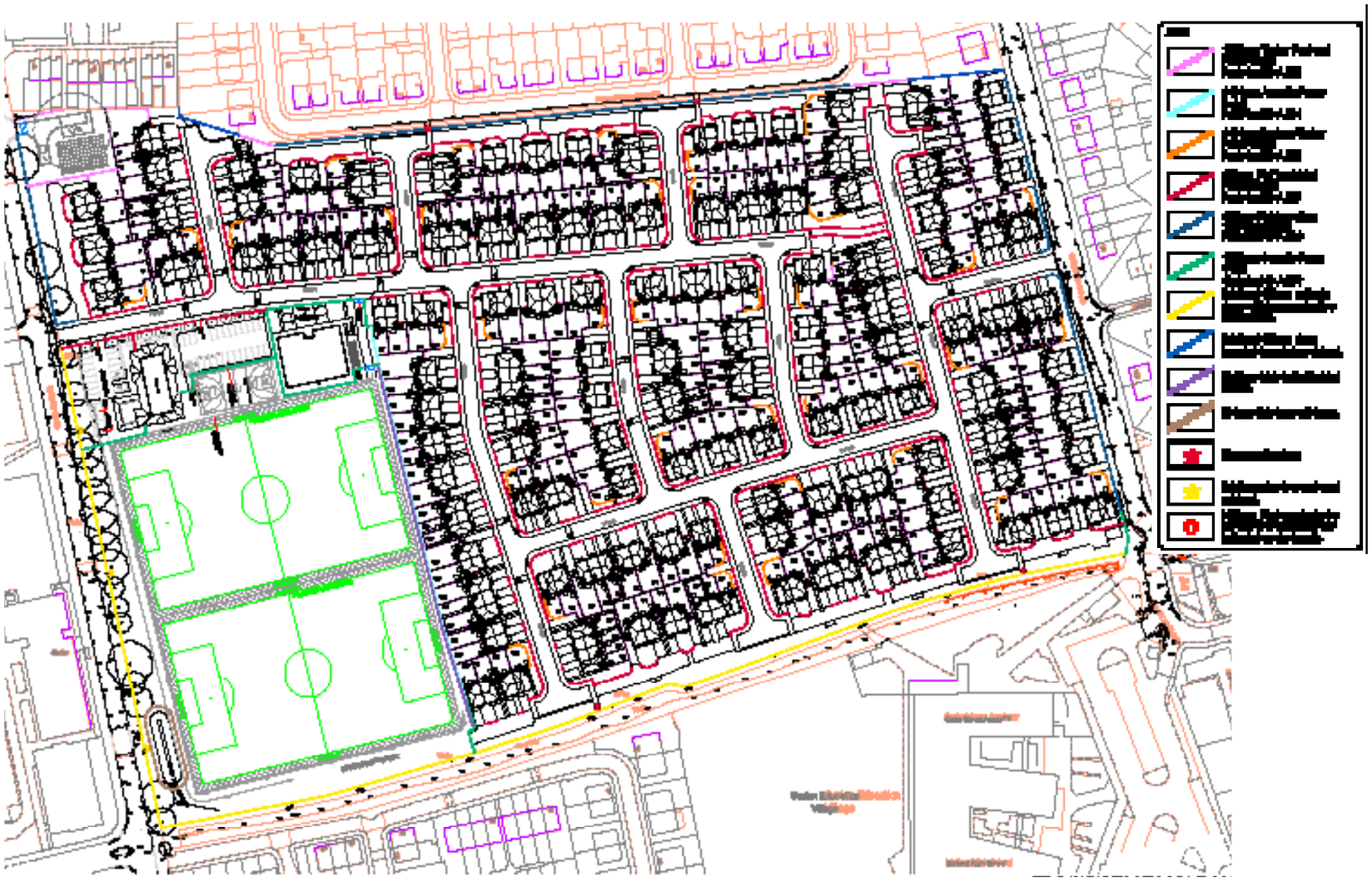
A range of boundary treatments are proposed within the development, they will demarcate the front back gardens and corner plot boundaries, at the same time provide landscaped fencing solutions and promote natural surveillance. Railings are propose at the frontage of the houses.



Front garden plot boundary treatment



Back garden landscaped fencing treatment



Boundary Treatments Plan

4.9 Floorplans and Elevations (Youth & Community Centre)

The proposed accommodation includes;

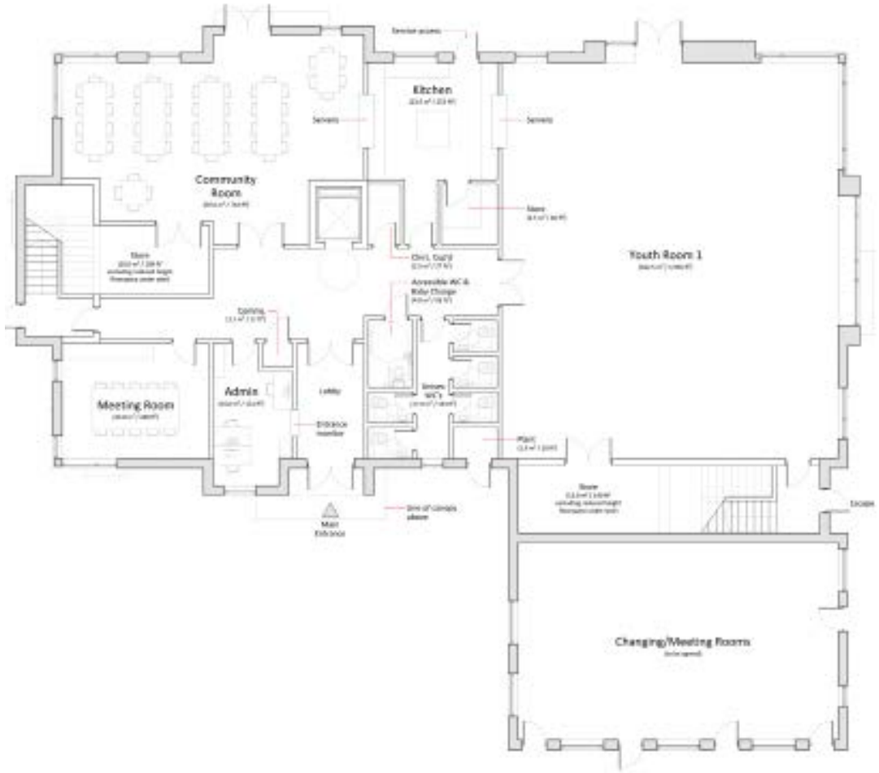
Ground Floor

- Entrance Lobby
- Lift Lobby and circulation space
- Accommodation Stair and Escape Stair
- Office
- Meeting Room
- Community Room (with store)
- WC accommodation (including accessible toilet and baby change)
- Kitchen (with store)
- Cleaners Cupboard
- Youth Room 1 (with store)
- Officials Changing Room
- Accessible WC
- Cleaners Cup board

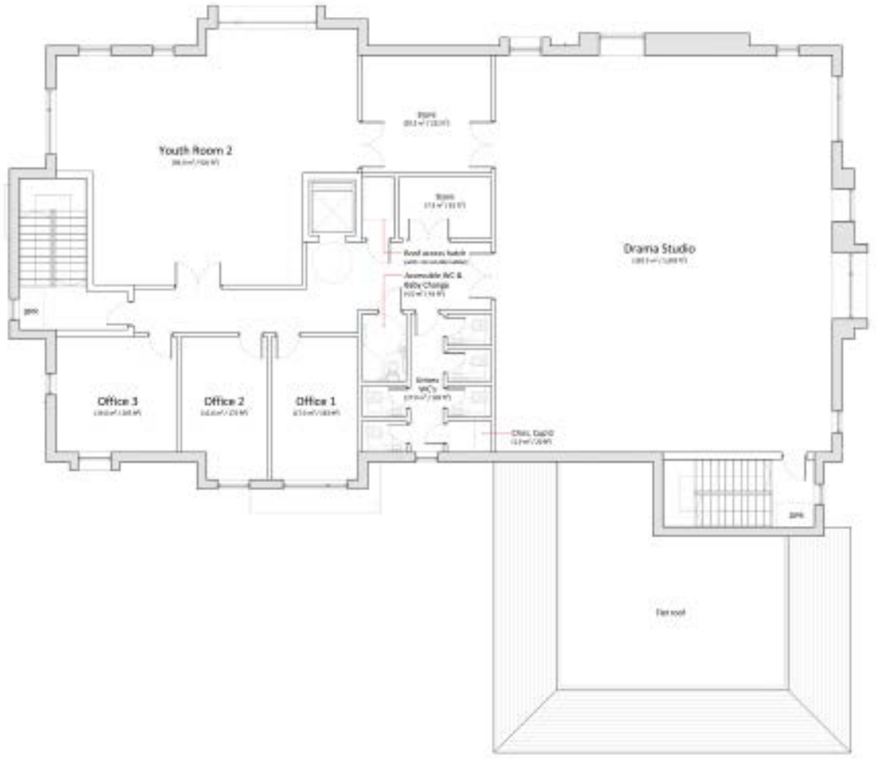
First Floor

- Lift Lobby and circulation space
- Accommodation Stair and Escape Stair
- Office/Meeting Room x3
- Youth Room 2 (with store)
- Drama Studio
- Store
- Cleaners Cupboard
- WC accommodation (including accessible toilet and

Roof Level (Behind false Mansard roof)
- Plant Equipment



Ground Floor Plan
Gross Internal Area 557.5m2/ 6,000sqft



First Floor Plan
Gross Internal Area 455m2/ 4,898sqft

Total Gross Internal Area 1,012.5 m2/ 10,898sqft

4.9 Floorplans and Elevations (Youth & Community Centre)



Proposed Elevation West
(Mount Road facing)



Proposed Elevation South
(Pitches facing)



Proposed Elevation East



Proposed Elevation North

4.10 Floorplans and Elevations (Centrepoint Accommodation)

Centrepoint Accommodation

- A purpose-designed independent living accommodation building which will provide 36 studio apartments for young people aged 18 – 25.
- The independent living accommodation is specifically designed for young adults who are leaving the care system at 18 years old and are at risk of homelessness. Crucially, the young adults will be in full time employment or education and a proportion of their income will be required as rent payment. As such, the accommodation is intended to be a stepping-stone to longer term stable housing.
- The accommodation is in the form of 1 bedroom studio apartments equipped with an en-suite and a shared lounge kitchen
- The units are for single occupancy.
- The young persons accommodation will be fitted with SAHP200, The SAHP200 is the perfect solution for most homes and smaller commercial units, combining innovative solar assisted heat pump technology with an ERP-A rated, 200 litre stainless steel cylinder. The SAHP200 is the all in one solution to your hot water heating requirements. Enabling us to offer a complete range of solar assisted heat pumps, offering either direct, indirect, unvented, vented cylinder, suitable for every installation. This hot water heating and storage system has been tested to UL standards and utilises already proven technologies.

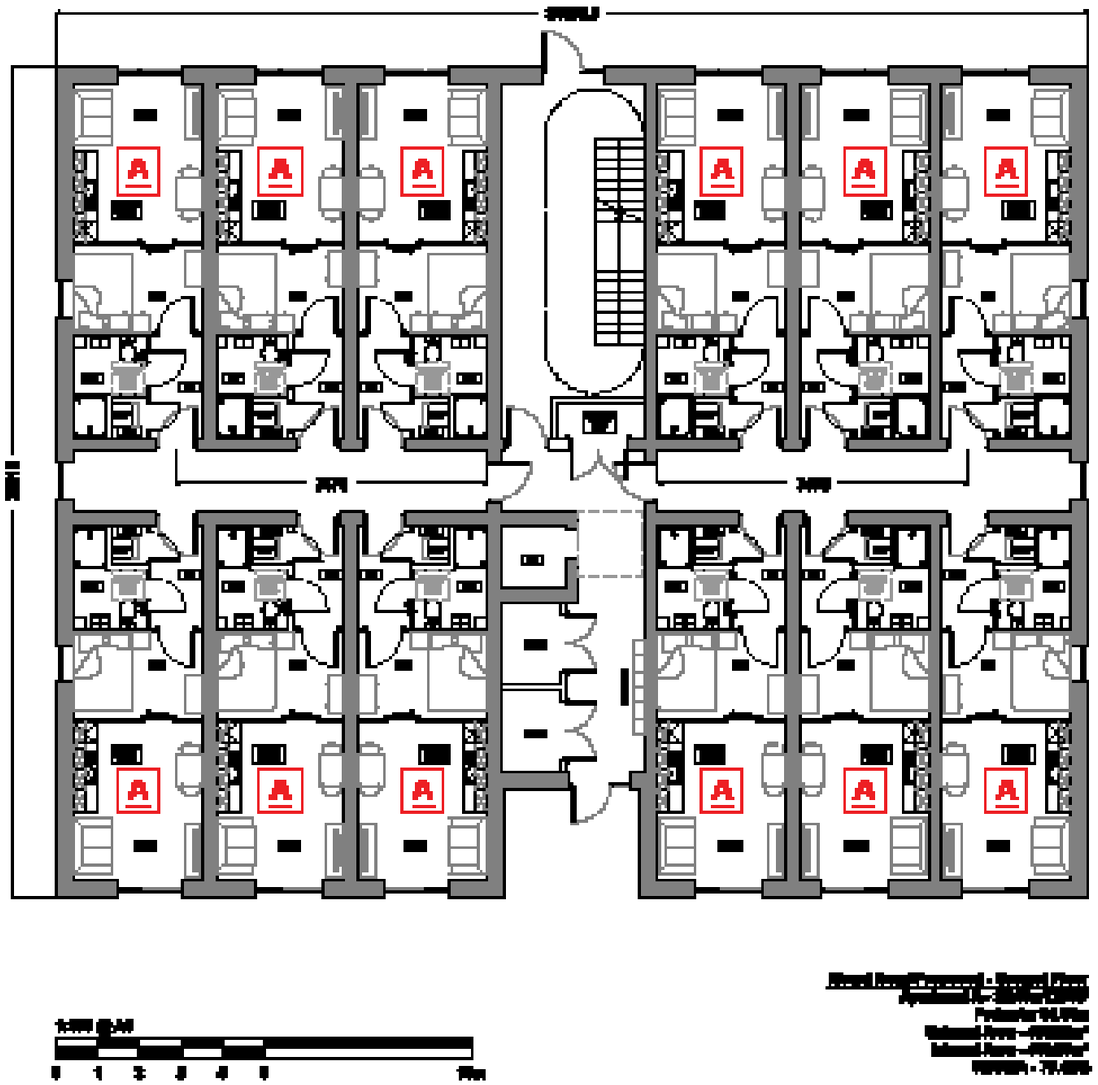


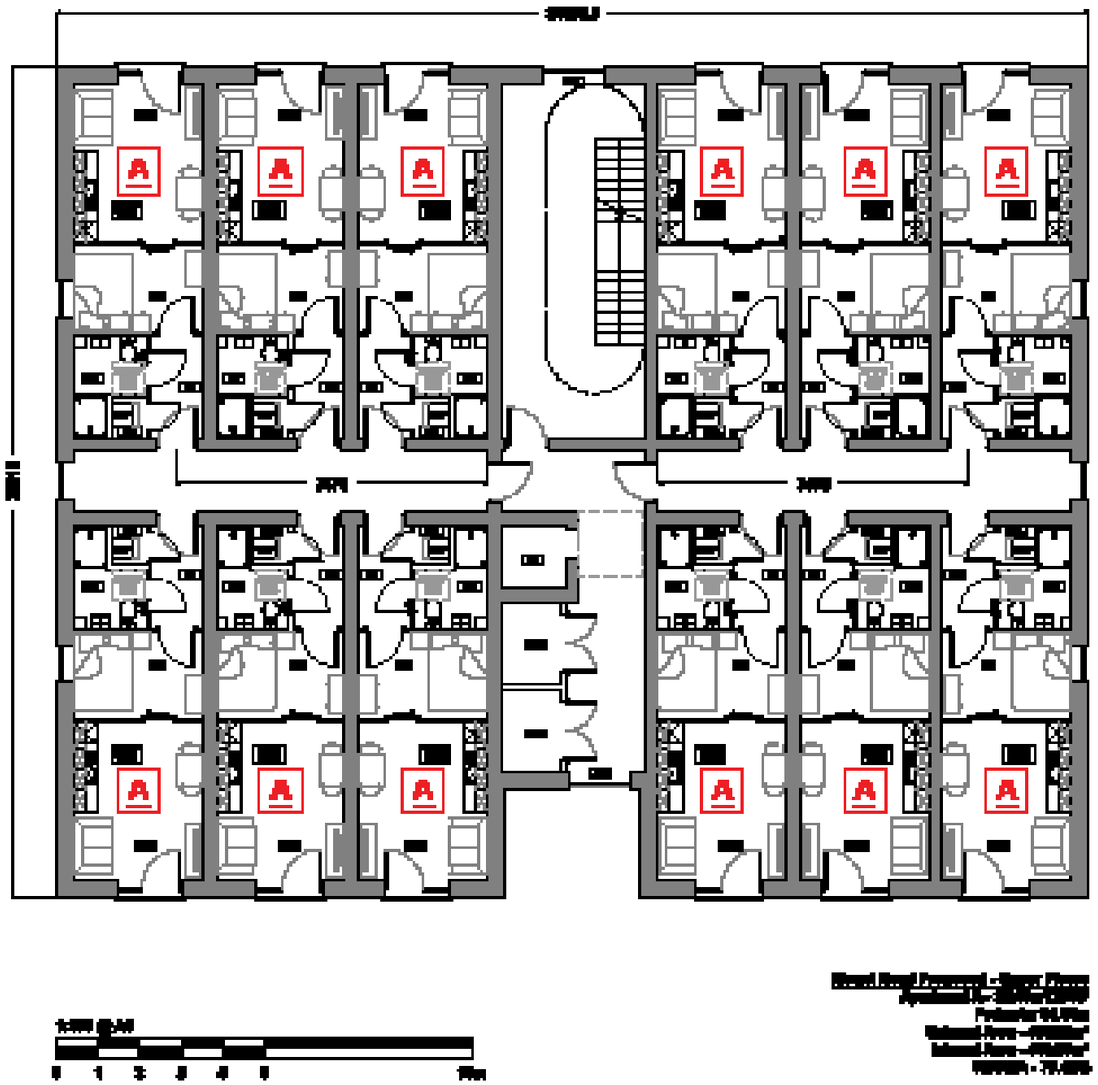
Front Elevation



Rear Elevation

4.10 Floorplans and Elevations (Centrepoint Accommodation)





4.11 House Type Plan



House Type Plan

Accommodation Schedule
Mount Road, Gorton

KELLEN HOMES

House Type		Bed No.	Type	No.	Sqft	Total Sqft	Split
Private							
Hic	Hickory	2	Semi	73	767	55991	24.09%
Olive	Olive	2	Semi	8	770	6160	2.64%
Ced	Cedar	3	Semi	82	936	76752	27.06%
Aca	Acacia	3	Semi	26	940	24440	8.58%
Eme	Emerson	4	Semi	18	1064	19152	5.94%
				207		**182495**	**68.32%**
Affordables							
Adu835	adu835	2	Semi	2	835	1670	0.66%
Adu1009	adu1009	3	Semi	2	1009	2018	0.66%
Hic	Hickory	2	Semi	25	767	19175	8.25%
Ced	Cedar	3	Semi	19	936	17784	6.27%
Aca	Acacia	3	Semi	6	940	5640	1.98%
Oli	Olive	2	Semi	2	770	1540	0.66%
Eme	Emerson	4	Semi	4	1064	4256	1.32%
				60		**52083**	**19.80%**
			Total	**267**		**234578**	
YP Studio Apartments	Apts	1	Apartments	36	280	10080	11.88%
				36		**10080**	**11.88%**
							31.68%
			Total	**303**		**244658**	**100.00%**

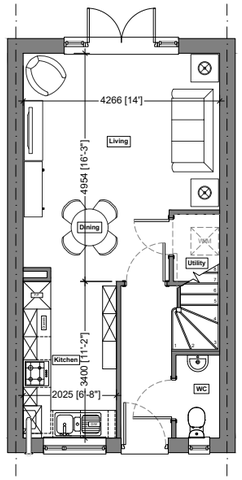
Gross Site Area:	22.4	Acres	9.07	Hectares
Nett Residential Site Area:	**15.570**	**Acres**	**6.30**	**Hectares**
Gross Density:	13.53	Units/Acre	33.43	Units/Hectare
Nett Density:	**19.46**	**Units/Acre**	**48.09**	**Units/Hectare**
Gross Footage:	10922.23	SQFT/Acre	2507.37	SQM/Hectare
Nett Footage:	**15713.42**	**SQFT/Acre**	**3607.27**	**SQM/Hectare**

4.12 Floorplans and Elevations (Residential)

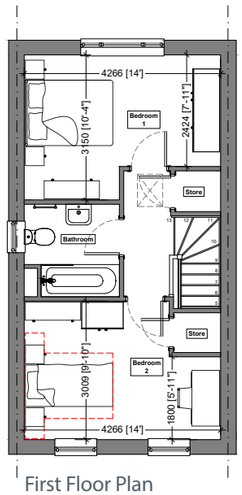
House Types



Hickory - 2B/3P (71.28m² / 767 sqft)



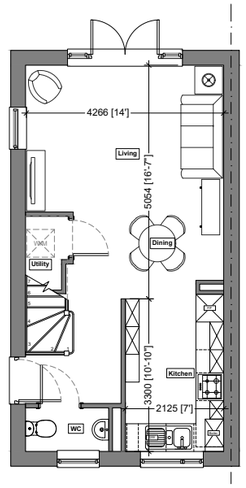
Ground Floor Plan



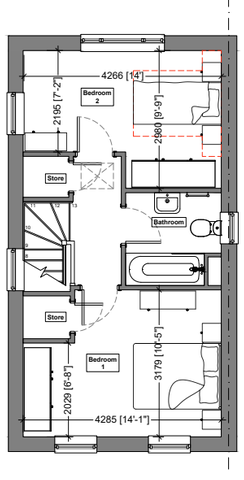
First Floor Plan



Olive - 2B/3P (71.60m² / 770 sqft)



Ground Floor Plan



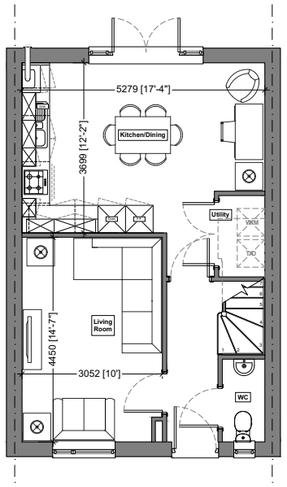
First Floor Plan

4.12 Floorplans and Elevations (Residential)

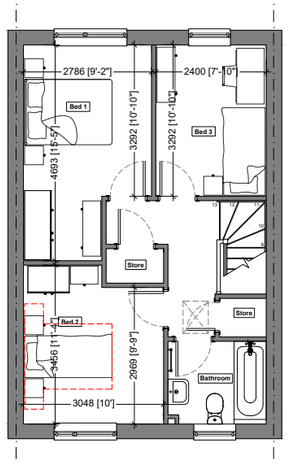
House Types



Cedar - 3B/4P (87m^2 / 936sqft)



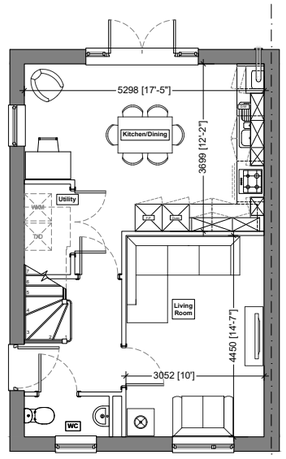
Ground Floor Plan



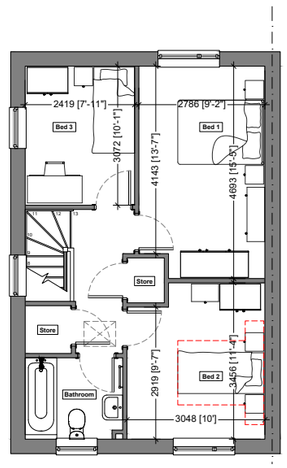
First Floor Plan



Acacia- 3B/4P (87.32m^2 / 940sqft)



Ground Floor Plan



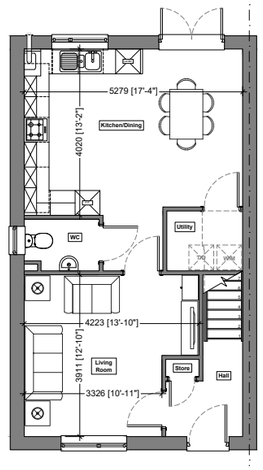
First Floor Plan

4.12 Floorplans and Elevations (Residential)

House Types



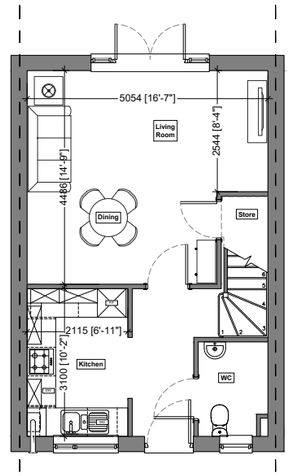
Emerson - 4B/5P (100.02m² / 1077 sqft)



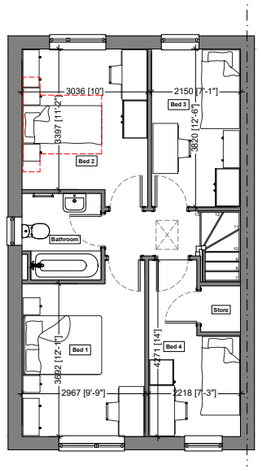
Ground Floor Plan



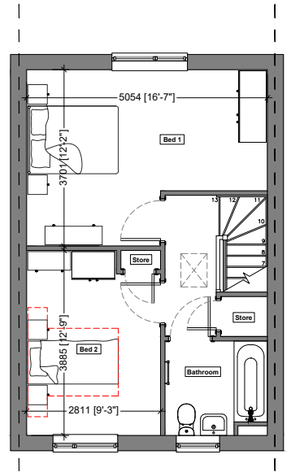
ADU835 - 2B/3P (77.62m² / 835 sqft)



Ground Floor Plan



First Floor Plan



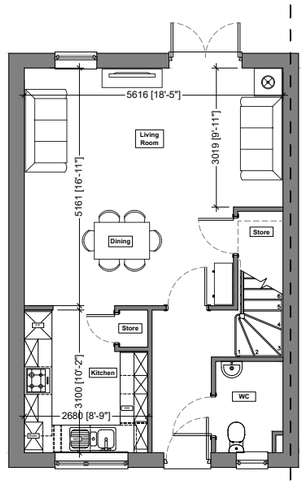
First Floor Plan

4.12 Floorplans and Elevations (Residential)

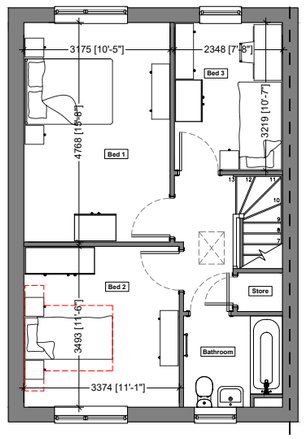
House Types



ADU1009- 3B/4P (93.82m² / 1009 sqft)



Ground Floor Plan



First Floor Plan

4.13 Landscape and Public Realm

Summary

The landscape and public realm strategy for the site includes:

- Retain existing high quality trees and vegetation where possible.
- Establish a network of tree lined streets throughout the development.
- Establish a green buffer between the sports pitches and the residential parcel to the east.
- Maximise pedestrian permeability across and beyond the site from south to north.

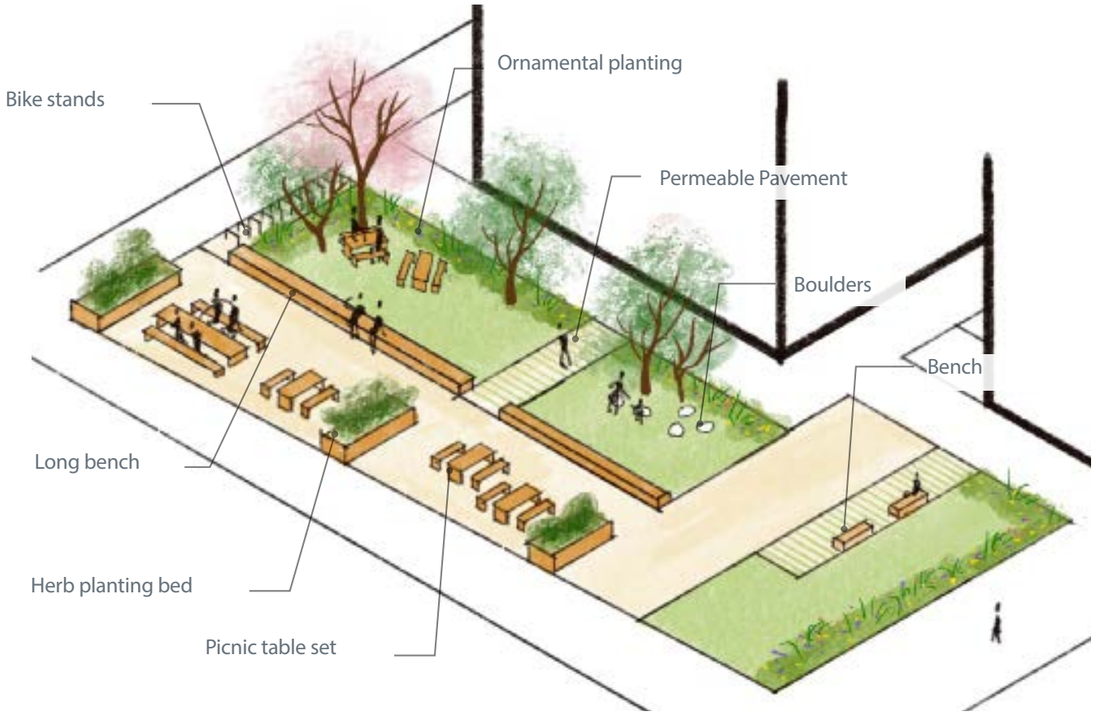


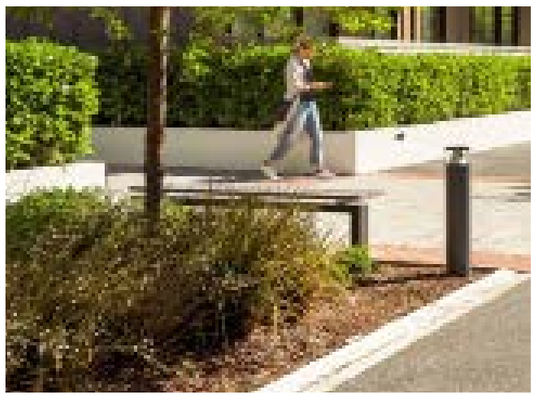
Landscape and Public Realm Strategy

KEY

- Site Boundary
- Key gateways
- Proposed new trees and hedgerow
- Proposed tree buffer to residential parcel
- Primary tree lined street
- Secondary / local streets with landscaped front gardens
- New tree buffer adjacent to neighbouring development
- Retain and enhance existing active travel route
- Youth, sports & community facilities
- SUDs feature

4.13 Landscape and Public Realm











4.13 Landscape and Public Realm

Planting Palette

Trees



Acer Campestre



Acer Campestre
'Streetwise'



Sorbus Joseph Rock



Betula Utilis
Jacquemontii



Crataegus Laevigata
'Paul's Scarlet'



Carpinus Betulus
Frans Fontaine



Malus Golden Hornet



Pyrus Calleryana

Community Garden Mix



Hebe Green Globe



Lavandula Angistifolia



Micanthus Sinensis



Hakonechloa Macra

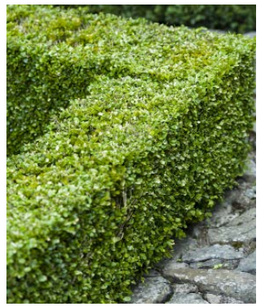


Skimmia Japonica



Santolina Chamaecyparissus

Front Garden Hedges



Buxus Sempervirens



Crataegus monogyna

Neutral Meadow Mix



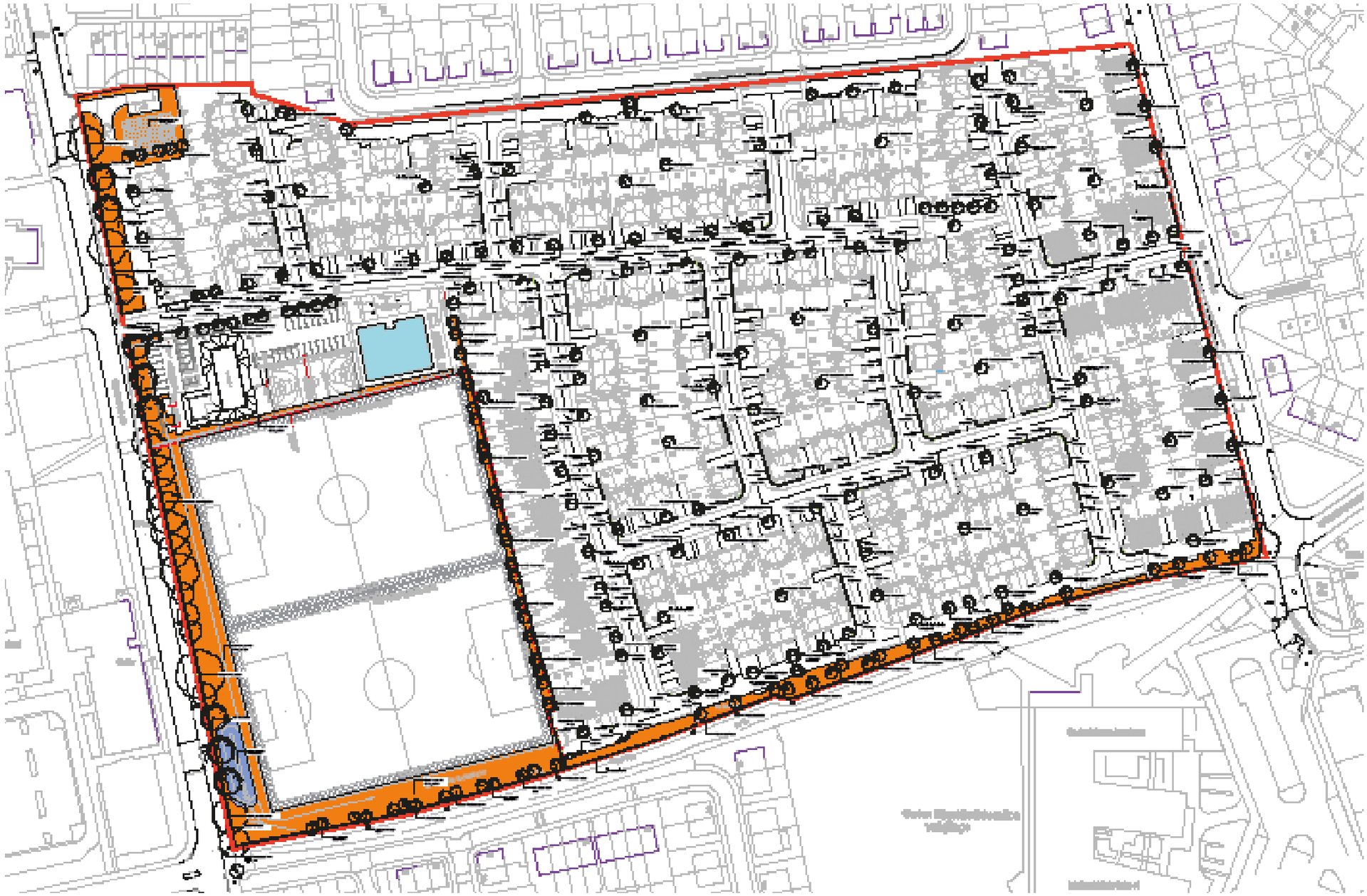
Emorsgate EM1

Swale Pond Grass Mix



Emorsgate EM8

4.13 Landscape and Public Realm



Planting Plan

4.14 Street Scenes



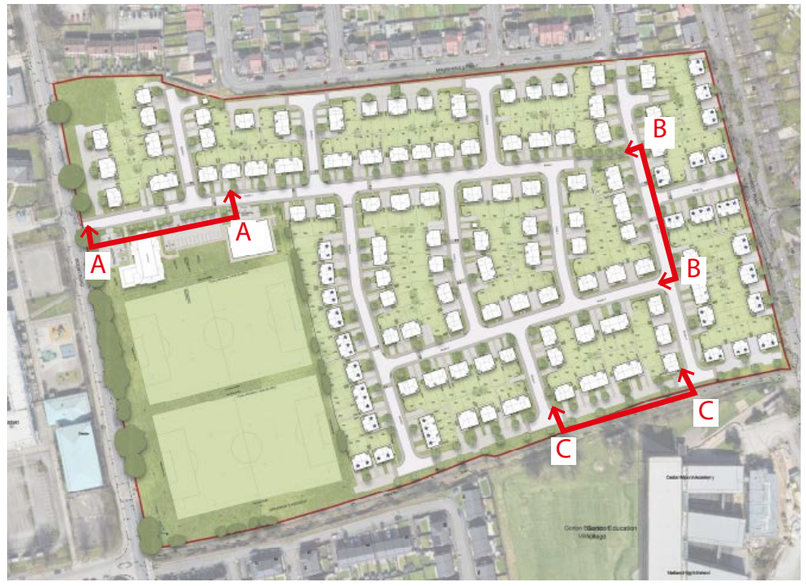
Scene A-A



Scene B-B



Scene C-C



Key Plan

4.15 Visuals





CGI from Mount Road

4.15 Visuals





CGI of community centre

4.15 Visuals





CGI of community centre

4.15 Visuals



CGI of proposed houses

4.15 Visuals



CGI of proposed playing pitches



5. LIGHTING AND SECURITY



5.1 Lighting and Security

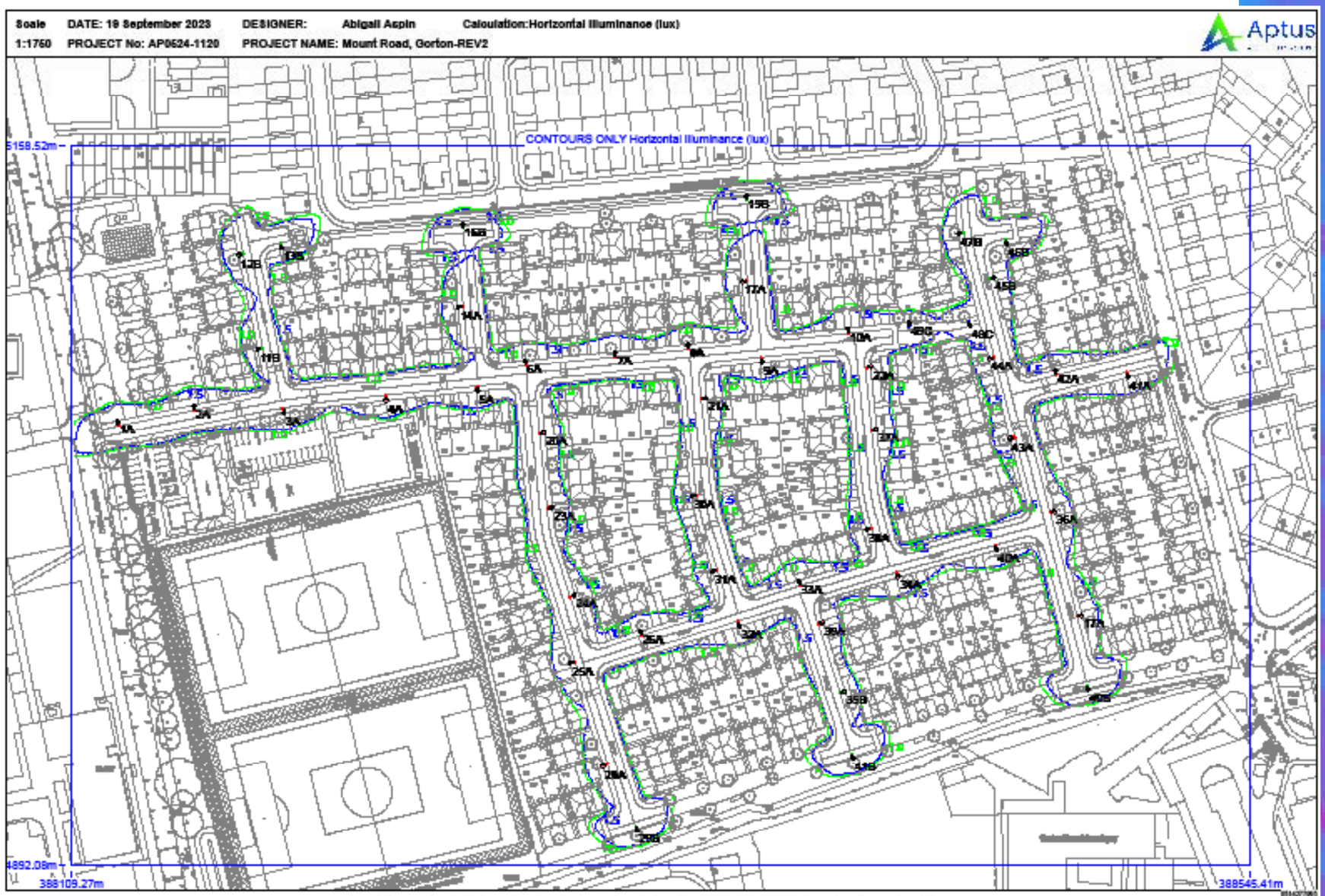
Street Lighting

A street lighting design for the residential development roads has been prepared. The street lighting lux plot layout is appended to the submitted Lighting Impact Assessment.

The proposed street lighting design comprises high quality 6m high column mounted LED luminaires, equipped with specific optics to maximise useful light and minimise wasteful light.

In addition to the design lighting strategy, dusk till dawn coach lights fitted to the fronts of all houses that will also assist in lighting-up the footpaths.

Ducting for floodlights will be installed but to be connected at a later stage if required.



Lighting Plan



6. WASTE MANAGEMENT STRATEGY



6.1 Waste Management Strategy

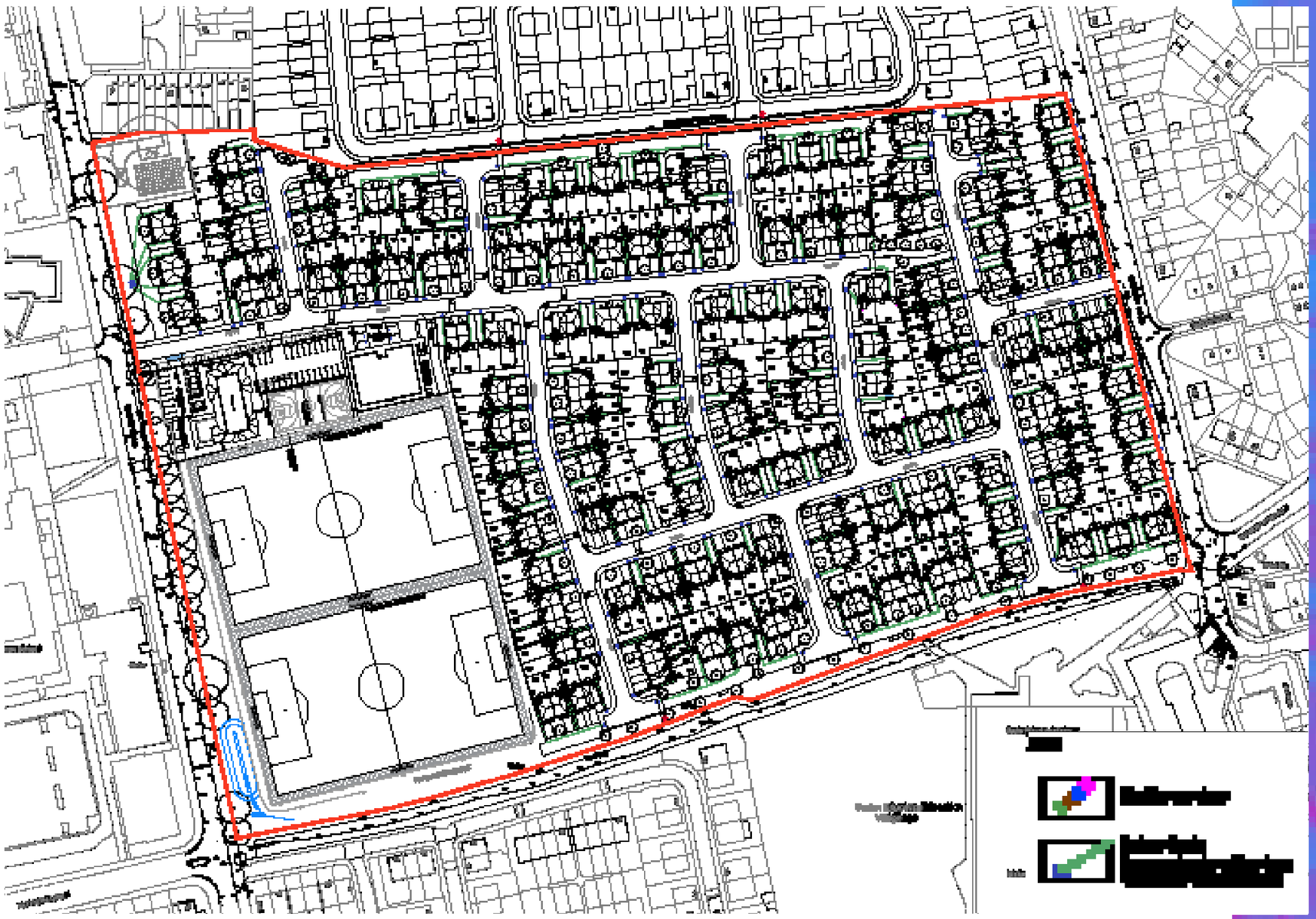
Strategy

Bins will be safely stored in the rear gardens of all proposed dwellings. As shown on the submitted Site Waste Management Plan, refuse vehicles can safely access and egress the site to collect waste at bin collection points on bin collection days. Bins for general, garden and recyclable waste will be provided for every property, in accordance with Manchester standards.

The proposed site plan and ground floor plan identifies areas for the storage of refuse and recycling material for the GMYF.

By incorporating the service area at the rear of the building, this reduces the potential of street cluttering and will not detract from the character of the area.

Wheeled bins will be taken/returned by the GMYF management company from/to their secure, ventilated storage area.



Waste Management Strategy Plan



7. SUSTAINABILITY



7.1 Sustainability

We are committed to improving the wellbeing of the communities in which we build, both now and in the future.

Environmental Sustainability

With climate emergencies being declared at both national and international levels, there has never been a more important time to focus on environmental sustainability.
We are committed to:

- Reducing Site Waste - We aim to divert more than 99% of our construction waste from landfill by reusing or recycling on site, or removing from the site for re-use, recycling, recovery or disposal.
- Constructing in Timber Frame - All our new homes are constructed in timber frame, a manufacturing and building method that uses FSC-certified wood from responsibly managed forests to deliver energy efficient, precision-engineered components that meet the highest construction standards.
- Delivering ecological mitigation measures - to limit the effects of our developments on wildlife, including retaining trees where possible, rehoming protected species, and providing replacement trees.

Our homes also features:

- Enhanced insulation to improve energy efficiency.
- Energy efficient boilers.
- Whole house ventilation to assist with heat recovery.
- Smart heating controls.
- Energy efficient light fittings.
- Water flow restrictors and other water saving devices.
- Electric vehicle charging points.
- Landscaping to enhance the development's ecological value.
- Additional media plates added for easier home working access.

Our Promise for The Future

Kellen Homes have adopted a 'fabric first approach' to minimise heat loss and improve air tightness in all of our homes, thus reducing energy costs for homeowners and provide a comfortable living environment all year round. Working closely with building technology partners, we are exploring ways to provide renewable technology such as Solar PV, Airsource heat pumps and waste water heat recovery to name but a few, into our homes as standard, of which will significantly reduce carbon and lower running costs of our homes.

Social Sustainability

Because we recognise that not everyone has the means to purchase a new home, we offer a range of property sizes - from one bed apartments to four bed houses - and work with partners to provide homes for private rent, affordable rent or shared ownership, enabling our developments to cater for all lifestyles and budgets and create more sustainable communities. This includes working with partners to deliver Accessible and Adaptable homes into our new development.

Economic Sustainability

We are committed to:

- Creating local employment opportunities, including where possible the use of local supply chains and subcontractors.
- Enabling local people to obtain the skills necessary to access employment, including facilitating apprenticeships through our supply chain and sucontractors.
- Investing in our employees to equip them with new skills for the future.
- Reducing barriers to employment within the construction industry for underrepresented and disadvantaged groups.



7.1 Sustainability

Sustainability and Energy

- An Energy and Sustainability Statement has been prepared and will be submitted as part of the full planning application, detailing the proposed approach to sustainable construction to be employed at Mount Road.
- The Statement will specifically address policies EN4 and EN6 of the Manchester Core Strategy and to address national policy relating to sustainable design and construction of dwellings.
- The site falls under Building Regulations Part L 2021 and therefore the development is designed to meet these increased standards. This will deliver a total >40% reduction over Part L1A 2013, 31% reduction as per L1A 2021, with an additional 9% added in line with Manchester's planning policy.
- The development will achieve these carbon reductions through higher fabric standards and low carbon and renewable energy systems. Solar PV and WWHR (Waste Water Heat Recovery) systems will be installed to all dwellings.
- By implementing the described energy efficiency and renewable energy measures the total reduction in regulated site wide CO2 emissions for dwellings is calculated as 185,867 kg CO2 per year: a saving of 40.50% against Part L1A 2013.
- The young person accommodation will be built using traditional masonry with an enhanced cavity fully filled with modern insulation to achieve a u-value of 0.18w/m2k. Each apartment will have renewable energy technology to keep bills down.

	Fabric energy efficiency measures
Energy/CO_2/fuel bill savings applied to all dwellings	✓
Savings built-in for life of dwelling	✓
Highly cost-effective	✓
Increases thermal comfort	✓
Potential to promote energy conservation	✓
Minimal ongoing maintenance / replacement costs	✓
Significant disruption to retrofit post occupation	✓

Table 2 - Benefits of Fabric First Approach

7.2 Drainage Strategy

Strategy

The site lays at a low risk of fluvial, surface water, groundwater and infrastructure flooding;

- It appears infiltration will not be feasible due to the ground conditions. These have been confirmed by the soakaway tests;
- It is proposed to discharge the surface water into Nico Ditch;
- A surface water pump will be required due to levels. This will be adopted by United Utilities;
- The discharge will be restricted to variable greenfield rates;
- The proposed development will be split into two catchments, the sports pitches will be one catchment and the other will be the housing, community hub, youth accommodation and roads. The discharge will be split; the sport pitches will have a maximum discharge of 8.4l/s with the remaining at a variable discharge rate for the 1 year, 30 year, and 100 year (+CC) events, i.e. 31.0l/s, 60.3l/s and 74.0l/s respectively; and
- The site will be required to have attenuation up to and including the 1 in 100 year event plus climate change of 45% for the surface water. This will be kept in oversized pipes.



Sitewide Drainage Plan

7.2 Drainage Strategy



Pitches Drainage Plan



8. CONCLUSION



8. Conclusion

This document has been created to set in place the design rationale behind the submitted scheme on behalf of Greater Manchester Youth Federation (GMYF) and Kellen Homes. This proposal will enable GMYF to remain in the Gorton community where they have held a position since 1909 and provide enhanced modern purpose-built facilities or young people within the community. In addition to providing new redevelopment within the site, this scheme will also support the current football clubs as well as affiliate to more clubs across Greater Manchester, and deliver such essential support for young people across the area.

This scheme also provides a residential development of family housing that exhibits best practice and respects its context and surroundings with a range of housing typologies.

The development will provide 267 new homes across the site including a range of market and affordable homes, as well as 36 independent units for young adults managed by Centrepoint to create a balanced and mixed community delivering quality and choice of homes.

The development proposals will deliver an over provision of affordable housing of over 30% on site affordable housing. This provision exceeds Manchester City Council's Affordable Housing Policy H8 and the provision is detailed below;

- 36 specialist young persons apartments in partnership with Centrepoint
- 49 houses for Shared Ownership
- 11 houses for Social Rent (including 4 x adaptable units)

The provision of on site affordable housing has been increased throughout the planning application compilation process and through discussions with Manchester City Council Housing Strategy and our Registered Provider partner Southway Housing.

The development will create a high quality sustainable residential development which aims to maintain and enhance the key existing landscape features.

The development will maintain a well-informed, safe, and attractive neighbourhood, which promotes the wellbeing of its residents and visitors. The minimum privacy distances achieve 20m in compliance with Manchester City Council Residential Design Guide privacy standards. Natural surveillance has been achieved through the layout of streets and placement of dual aspect homes.

The properties will be accessible for all, and the site benefits from excellent means of transport around the site giving residents and visitors a real choice about how they travel.

The development will achieve a sensitive and robust solution to the relationship between existing and proposed dwellings and create a sense of place which includes house types that reference the local architectural language and blends seamlessly with the proposed sports and community facilities, providing a cohesive and well-balanced overall vision for the site.



Illustrative Masterplan