

Parkmount Road, Manchester

Design and Access Statement

June 2023

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aew architects

together we

**create buildings and interiors, masterplan
and design urban spaces, we work with the
virtual and the real, we make places to work,
live and play, we volunteer and fundraise,
we collaborate with each other, with every
client on every project.**

This is the work we do everyday.

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Introduction

Introduction

This Design and Access Statement has been prepared by AEW in support of the Planning Application for Parkmount Road, Manchester.

The purpose of this document is to provide information to support the planning application for the proposed new construction of affordable residential accommodation in Harpurhey, Manchester. The proposed development incorporates 24 dwellings and aims to provide affordable low energy homes with ambition to provide optimum internal comfort for residents. This document will highlight:

- + Assessment of the site and wider context.
- + Evaluation of relevant constraints and opportunities and understand how these effects the development proposals.
- + Evaluation of ecological, environmental and geography of the site.
- + Outlines dialogue and consultation undertaken in formulating the proposals.
- + Identify and prioritises the design principles arising and promotes a design solution.



The Team

The development of Parkmount Road, Manchester involves multiple professionals working together to deliver the low energy homes.



Mosscafe St Vincent's Housing Group (MSV) own and manage almost 9,000 homes in Greater Manchester, Lancashire and West Yorkshire. Our growth aspirations are to respond to the housing crisis in the North West, by assisting the millennial generation locked out of decent homes, the elderly, those on low incomes, those in need of specialist housing, first-time buyers, and people who are 'rightsizing'.

We pride ourselves on being a housing provider that has retained our original values and mission and we continue to deliver a range of housing solutions to the most overlooked and under-served in society. Our corporate strategy 'The MSV Way' commits to investing in People, Planet and Place with capacity for over 1,000 new sustainable homes over the next few years that people can afford, a sustainability plan to play our part in reducing the impact of climate change and investing in communities and neighbourhoods.

Our focus on specialist housing enables us to provide a safe and secure home for many marginalised people; for example, our two Foyers for young people in Manchester and Blackburn, our sheltered schemes and HAPPi schemes designed specifically for older people, schemes for care leavers and those with a learning disability, and specialist housing for homeless and rough sleepers. This is in addition to the modern sought-after properties we build for families and single people.



A construction management consultancy offering a comprehensive range of quality services and solutions to clients across the public and private sectors.

Working across the UK, our dedicated team of experts delivers specialist Building Consultancy, Project and Cost Management, Employer's Agent, Project Monitoring and CDM Principal Designer Services from our offices in Manchester, Bury and Stoke-on-Trent.

Our portfolio is vast and spans a wide range of sectors including Commercial, Education, Energy and Infrastructure, Heritage, Refurbishment and Maintenance, Hotel and Leisure, Residential, Retail, Senior Living and Student Accommodation.



Landscape architects - Our practice is based on the principles of being good listeners, great communicators and excellent designers. We operate an 'open-door' approach, embracing the opportunity to co-design with, and learn from other sectors. We quickly develop and retain strong communication channels with other consultants, local communities, councils and stakeholders, and strongly believe in the power of an integrated approach, where problems are easier solved together as a wider design team.



We are a 70+ strong team of Architects, Technicians and Technologists, Interior Designers, BIM specialists, Conservation Architects, Sustainability and Planning Consultants. We understand our strengths and stick to them, only working in our key sectors of Accommodation, Industrial, Retail, Offices and Sport and Leisure. We deliver projects to the highest standard and add value via our deep specialist knowledge, skills and experience for the benefit of everybody. Our work within the accommodation sector ranges from bespoke private dwellings, affordable and open market housing, specialist and retirement living, large scale residential projects, master-planning and complex mixed-use sites. Our activities are designed to ensure we deliver positive legacy effects on the local environment, community, our clients, business partners and our employees and we work openly with clients and stakeholders to maximise the benefits of good design for all, across all our services.



Nexus Planning offers a highly skilled team of consultants providing market-leading planning, regeneration and development advice alongside associated analytical demographic research capabilities to the private and public sectors. Nexus' Manchester office was awarded the Royal Town Planning Institute's North West 'Private Sector Planning Team of the Year' in 2021 and was shortlisted for the highly coveted national 'Planning Consultancy of the Year' in 2022. Nexus works hard to achieve positive outcomes for its clients and has a particular specialism in delivering residential planning permissions for Registered Providers, developers and housebuilders. Nexus is currently working across the North West, including in Manchester, and nationwide to deliver high quality housing in sustainable locations to meet the ever-increasing demand for new homes.

Assessment

Assessment

Location Plan

Manchester wider Context



Assessment

Existing Site and Context



The site extends to approximately 0.65 ha of green space, adjoining the built-up area of Harpurhey, Manchester. It is therefore under the jurisdiction of Manchester City Council.

The site has a regular L-shape and consists of grassland which is interspersed with trees of varying age and quality. The site also contains a small network of footpaths allowing travel around the edge and through the middle of the site.

To the north the site bounds Parkmount Road, to the west Rochdale Road and to the south Shepherd Street, whilst to the east lies existing residential development accessed via Clayhill Walk. To the south east, part of the site lies adjacent to Hemsley Street South.

The topography varies slightly across the development site. The northern section of the site slopes gently toward the Rochdale Road, but moving further south, the land rises to the centre and falls away again towards the residential properties to the east creating a dome-like appearance. The south eastern area of the site is flat.

The areas immediately to the west and south of the site comprise mainly community use facilities. These include schools, places of worship and health facilities as described in further detail below. There is a large area of publicly accessible open space - David Lewis Recreation Ground - immediately to the north of the site. Beyond this is further designated green space as well as residential areas.

The site is generally surrounded by existing residential development to the west and east, with some local community uses to the north and south. Traditional development comprising semi-detached dwellings and sheltered housing are situated to the east of the site.

These dwellings are 'conventional' in style and typical for areas such as Harpurhey. They are terraced or semi-detached properties with pitched roofs and feature commonly utilised materials such as red brick and slate tile roofs.



Assessment

Harpurhey Wider Context



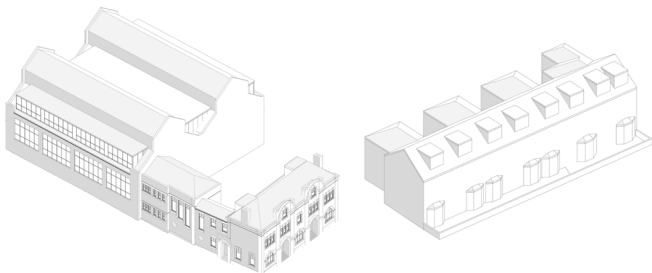
— Focused Existing Site

Amenity

Harpurhey is a mainly residential inner-city suburb of Manchester for multiple cultures and communities. With a large number of different types of educational centres, shops, parks, and sports and leisure activities located nearby Parkmount Road, the focused site acts as a convenient position for residents to arrive at. This makes it an ideal spot for house scheme proposals to promote community congregation in this neighbourhood.

Integration + Character

The proposed houses will reflect the materiality and character of the surrounding neighbourhood so that they aesthetically compliment Harpurheys existing communities. Taking influence from neighbouring brick terrace houses, the proposed scheme will incorporate similar materials to compliment existing nearby buildings.



The Manchester College Harpurhey Campus Residential Terrace Houses Harpurhey Campus

1. David Lewis Recreational Ground
2. Ducklings Blackley Nursery
3. Mount Carmel RC Primary School
4. Daweteislami Islamic and Education Centre
5. Harpurhey Baths and Laundry
6. Lower Crumpsall Recreation Ground
7. Holy Trinity C of E Primary School
8. Holy Trinity C of E Church
9. Irk Valley Community School
10. Leisure Centre (Restaurants, shops, groceries superstores)
11. North City Family and Fitness Centre



Assessment

Connectivity

Transport Links

The main public transport links to the suburb of Harpurhey area is via bus on Rochdale Road. As the bus stops are located on the edge of the site boundary it is convenient for residents to arrive and commute elsewhere.

Pedestrian Routes

The pedestrian route from West to East in the middle of the site will be maintained so that residents can easily access through the space. This also provides easier access for people who wish to cross from the bus stop to Hemsley Street.

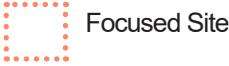


-  Existing drainage easement
-  Bus Routes
-  Pedestrian Routes
-  Focused Existing Site
-  Bus Stops



Assessment

History



The historical information has been supported by Sladen Associates who were instructed to carry out a Phase 1 Geo-environmental Study by Poole Dick Associates Ltd, acting on behalf of MSV Housing.

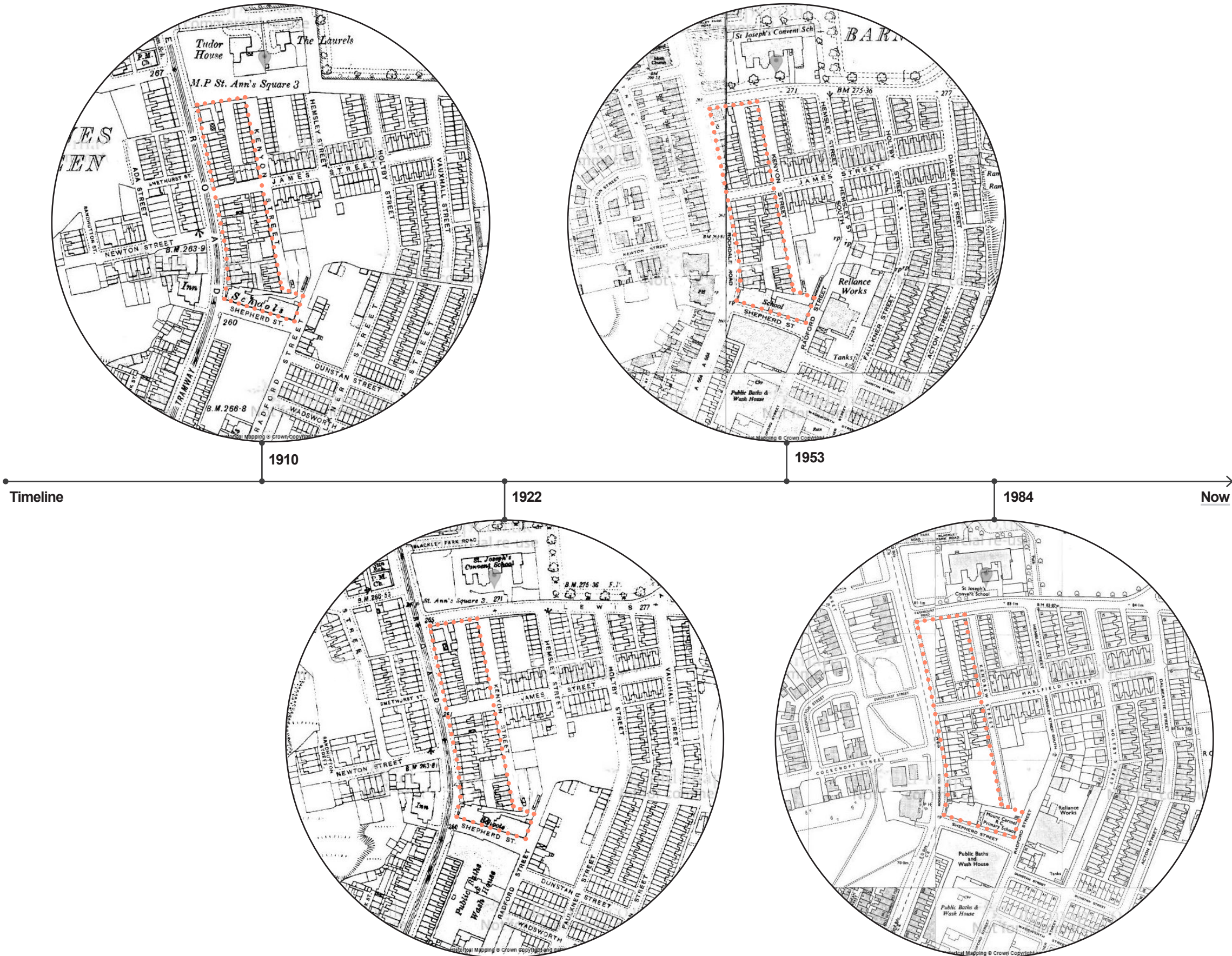
Before 1910, Harpurhey, Manchester was predominantly in agricultural use although the route of Rochdale Road was already an established thoroughfare to the west and there was scattered housing fronting the road.

1910
New streets were developed and residential areas were constructed, providing mostly terrace housing.

1922
A small school, located on the southern side, expanded, while the tram depot around this area was removed and turned into Public Baths.

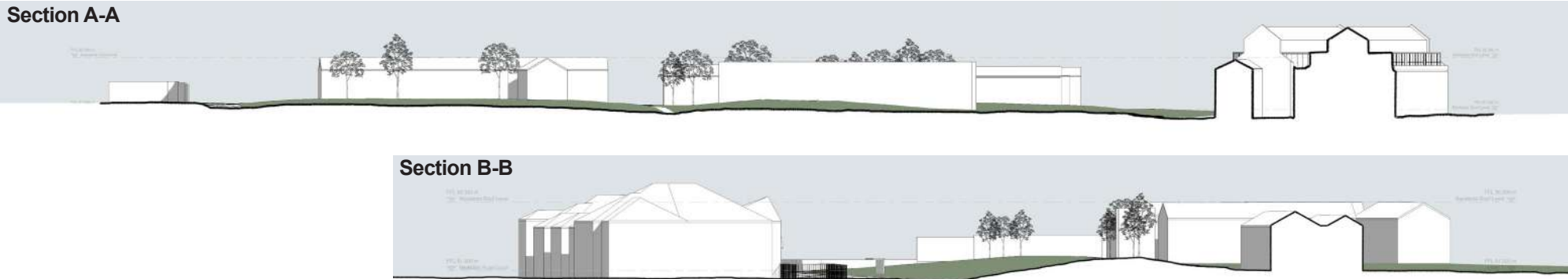
1953
Development around this area was slow, with only a few new construction of houses on the West end.

1984
Between 1971 to 1978, all pre-existing buildings and many of the terraced housing on site were removed. The area to the East of the site was re-developed with new housing and flats.



Assessment

Site topography



Topography

The focused site for this project is a small green area located next to Rochdale Road. It varies in height levels as shown in site sections. To work with the uneven grounds, topographical survey was conducted by Redbox Surveys to measure the height of ground levels. The proposed buildings for this project are designed to these levels to maintain the site's topography and create a viable option for the development of affordable homes

Existing and previous buildings

Harpurhey is an urban residential area. The surrounding neighbourhood is mostly terrace houses, while few are semi-detached. They are generally smaller in size as the housing occupancy is mostly built for families up to 4 people. A medical centre and educational centres are also located close to the site.

Existing Trees

The existing trees on the site are part of Category B, while the trees located adjacent to the pedestrian routes are part of Category C according to the Ecological Tree Preservation Analysis provided by Mulberry TMC.

- Category B Existing Trees
- Category C Existing Trees

1. Ducklings Blackley Nursery
2. Valentine Medical Centre
3. Daweteislami Islamic and Education Centre (Originally Farmyard Hotel)
4. Harpurhey Baths and Laundry



Assessment

Local Character

1



North Manchester Sixth Form College

This Grade II listed building went through multiple uses. It was once a tram depot in the 1800s which then converted into a bathing centre following social reforms and public health acts. This building was designed to reflect the facades of the neighbouring Farnyard Hotel and school. Today, it is an exhibition space for the same neighbouring school and for Harpurhey community.

2



Daweteislami Islamic and Education Centre (Originally Farnyard Hotel)

This building used to be a hotel and a pub that served nightclub and social events for local residents. It was rebuilt in the 1800s and survived through WWI. However, it closed down towards the end of the 20th century and it is reused as an education centre. The fine work of its facade showcases a combination of red bricks and ornamental stonework.

3



Residential Housing

The surrounding neighbourhood mainly consists of terrace housing, and a few small semi-detached houses. They are all made from bricks, with warm colours ranging from yellow, orange and to red.

4



Valentine Medical Centre

This NHS owned medical centre also uses red bricks to reflect the character of Harpurhey. As this building was constructed more recently, it incorporates grey facade panels to break up the repetition of red brick textures.



Key Location Image

Assessment

Local Character

Detailing will form an important part of any proposed buildings success within the development site. There are numerous forms of detailing seen within the context and we will look to acknowledge this within the proposed elevation design.

- +The Neighbouring surrounding buildings consist of varying architectural styles with a conventional materiality scheme which includes red, grey bricks/ blocks, metal cladding and tiled roofing.
 - +The character of the surrounding context depicts an interesting variance of Renaissance architecture and contemporary styles. Notable in the design of arches, windows, dormers and roofing styles as well as varying brick detailing elements and architectural features.
- The subtle use of detailing will add a richness to the facade design, which like the adjacent examples, provides interest, helps break up the mass and assist with overall building proportions/rhythm



Key Location Image



Assessment

Observations and opportunities

SWOT



Strengths.

- +Strong edge conditions
- +Interesting corners
- +Presence of Trees/vegetation
- +Pedestrian access at the central core of the site
- +Street connection at the West to both Rochdale and Manchester



Opportunities.

- +Potential for captivating street facade, accentuating evident strong edge
- +Design around existing trees/vegetation
- +Incorporation of design around central pedestrian route linking east to west access
- +Incorporation of connecting pedestrian routes to near by bus stops/ key points



Weaknesses/Threats.

- +Uneven gradation of site levels
- +Existing underground services with easement

 Vehicular access

 Pedestrian access

 Sun Path

 Edge

 Corner



Assessment

Consultant Assessment

Varying reports have been prepared to both assist with the validation of the planning application and provide navigation to the design of the scheme. An overview of the reports will be contained within the Planning Statement. The below points highlight where points raised within the consultant reports have a direct influence on the design;

Phase 1 Geo-Environmental Survey

Referencing the above stated, Poole Dick Associates Ltd, acting on behalf of MSV Housing has instructed Sladen Associates to carry out a phase 1 Geo-environmental Study for a proposed Residential development at a site off Parkmount Road in the Blackley area of Manchester. Considering the report, factual results entails the study & a conceptual model of potential pollution linkages together with comment on the potential constraints that may relate to re-development of the site.

Flood Risk Assessment

A FRA assessment has been undertaken by GeoSmart Information LTD. The Site is located within fluvial and tidal Flood Zone 1 (low probability), and within an area defined as being at Very Low risk. The Site has a Very Low to Low risk of surface water flooding and a Negligible risk of groundwater flooding.Hence, development is considered appropriate under Planning Practice Guidance.

Ecological Assessment

An Ecological Assessment was undertaken by Kingdom Ecology. The Purpose of the assessment was to identify any potential ecological constraints to the proposed development. The Proposal streches across 0.8ha area of land comprising of closely mown, amenity grassland with scattered broadleaved trees of conventional lime & London plane. Neglible evidence of invasive, non-native plant species were identified at site. The Site is considered unlikely to support any protected species such as roosting bats, badgers or hedgehogs.

Tree Survey

A Tree survey and constraints plan was undertaken by Mulberry Tree Management The report acknowledges that a total of five trees will be removed to make proposed development possible, However, a total of three will be retained. Considering the loss of identified trees in retrospect, supplementary tree planting will support the application alongside the general soft landscaping for the development. This entails benefits to the greater diversity of age class on site; increasing sustainability and diversity of species.

Air Quality Assessment

Redmore Environmental have undertaken an air quality assessment for the site. The development may lead to the exposure of future occupants to elevated pollution levels, as well as adverse impacts at sensitive locations. Dispersion modelling undertaken using ADMS-Roads in order to predict concentrations as a result of emissions from the local highway network. Results were subsequently verified using monitoring data collected by MCC. The dispersion modelling assessment indicated that predicted annual mean NO2, PM10 and PM2.5 concentrations were below the relevant AQOs and Interim Target across the site. Hence, Mitigation measures such as mechanical ventilation are not required. Considering limited number of anticipated vehicle trips associated with the proposals, road traffic exhaust impacts were predicted to be not significant and the assessment results, air quality factors are not considered a constraint to planning consent for the development.

Transport and Travel Plan Assessment

Transport and travel plan assessment was undertaken by SCP. The Context is a sustainable location, proximally situated within local services and amenities. Vehicular access to the proposed development will be provided via two new accesses one each from Shepherd Street and Parkmount Road.Estimation for the scheme will generate 11 two-way vehicle movements in both the AM and the PM peak hour. Volumetrically, this equates to around 1 additional vehicle movement two-way every 5 minutes or so in both the AM and PM peak hours. The recently available personal injury accident data for 5-year period demonstrates that no accidents have been recorded in the vicinity of the site. Provision of 6 car parking spaces for the proposed apartments and 18 for the houses, which is plausible in the context of sustainable location of site. Considering the TS analysis, the application proposals are acceptable with regards to transport.

Noise Impact Assessment

Professional Consult have undertaken a noise impact assessment to identify and assess any surrounding noise-generating activities which may have the potential to constrain the proposed noise-sensitive development. This Assessment has shown that, with regards to road traffic noise within internal habitable rooms, various living room and bedroom windows will require alternative ventilation, further information is contained in the report.

Open Space Assessment

The Open Space Assessment has been prepared by Nexus Planning to consider varying factors such as site's positional characteristics, credential's as open space, varying other open spacesin vicinity prior to conclusions regarding justifiable proposed development in open space terms. The conclusions verify that the site does not perform a vital function as amenity green space and has deficiencies against the qualitystandards set out within policy documents, North Manchester benefits from an oversupply of amenity green space against the quantity standards set out in planning policy and There are evident alternative open spaces in close proximity to the site which perform a more important role than the site in terms of their function for different types of activities. In accordance with CS Policy EN10 and Paragraph 99 of the Framework, it's accorded that the site is surplus to its current open space function and the City wide standards set out in policy are maintained, the site is not capable of fulfilling other unsatisfied open space needs due to its size and topography. Hence, considering against the requirement for affordable homes, the Open Space Assessment concludes that there is adequate provision of sufficient quality open space in close proximity to the site to allow it to be released for development.

Broadband and Connectivity Assessment

The findings of the broadband connectivity assessment indicate that existing broadband infrastructure and good connectivity is already available, with existing fibre installed along streets adjacent to the Site. Good download speeds are likely to be experienced. It is suggested that the developer engages with BT Openreach to facilitate a connection to their fibre network. The developer will commit to enable the Proposed Development for robust connectivity and future-proof upgrading by following the guidance presented in Data Ducting Infrastructure for New Homes - Guidance Note, March 2008, Department for Communities and Local Government.

Assessment

Tree Preservations



Impact Table

Tree No.	Root Protection Area identified in Table 2 of BS 5837:2012	Distance to Proposed Hard Standing (m)	Distance to Proposed Development (m)	Can the Tree/s be Successfully Retained
T1	Fell Due to Development			
T2	Fell Due to Development			
T3	Fell Due to Development			
T4	152m ²	3.80	20.60	Yes as outlined in section 5.0
G1	Fell Due to Development			
G2	Fell Due to Development			
G3	76m ²	5.60	9.30	Yes
G4	24m ²	4.40	10.40	Yes

Impact Assessment

Tree No.	Trees to be retained		Trees to be removed	
	With No Impact	With detailed construction	Due to Condition	Due to Development
	T4, G3 & G4	N/A	N/A	T1, T2, T3, G1 & G2

Due to the loss of the trees identified in the above table, it is proposed that along with the general soft landscaping for the development, supplementary tree planting will support the application. A full landscaping proposal has been undertaken and is included as part of the application submission.

This will have a number of benefits for the development and the character of the area. These being:

- + Give a greater diversity of age class on the site; increasing sustainability.
- + Give a greater diversity of species and therefore wildlife

Study Site

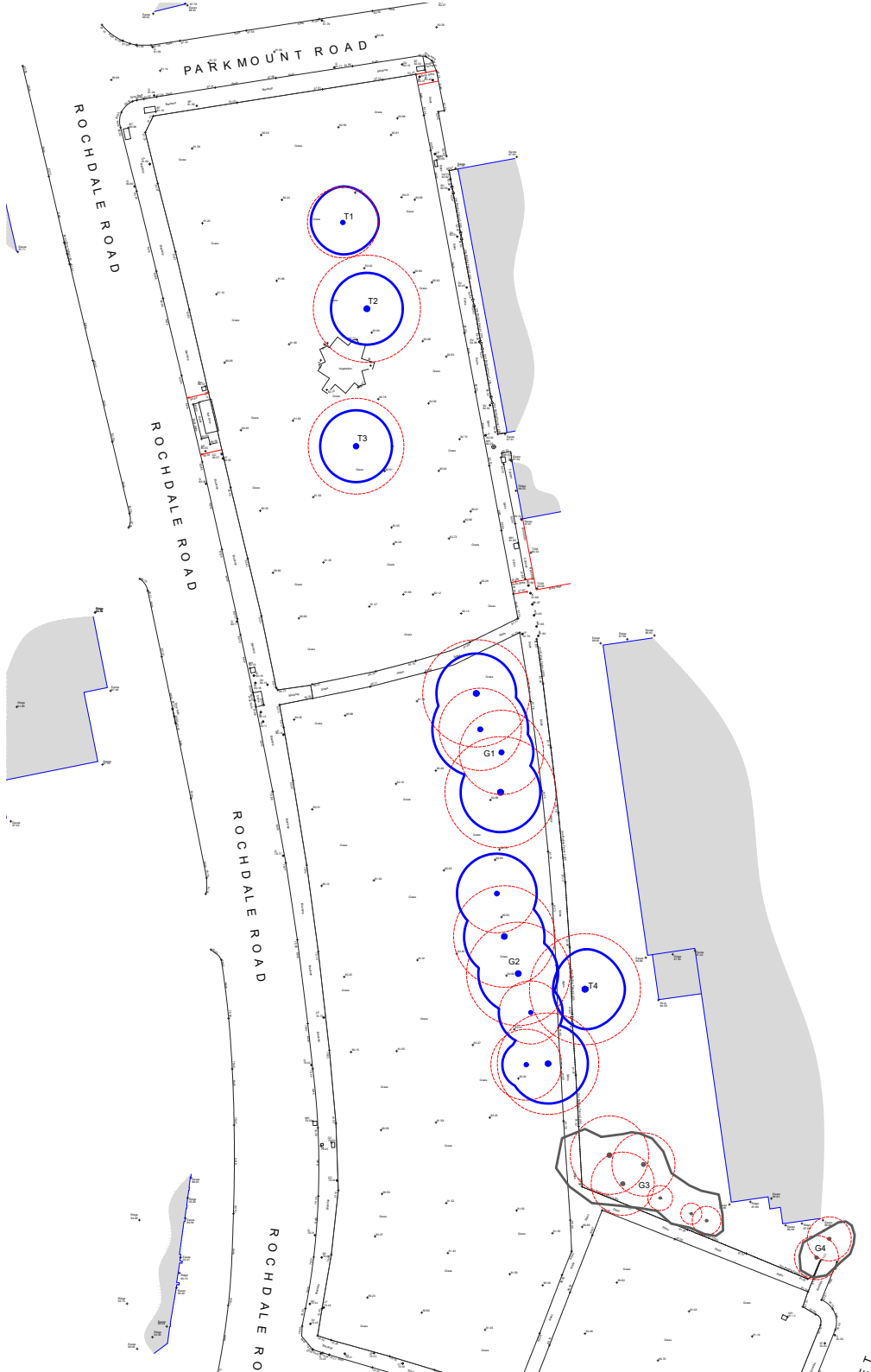
Target Note

Fence

Tree

Amenity grassland

Hardstanding



Involvement

Involvement

Community Involvement

INTRODUCTION

Project 500 is an established innovative approach that supplements Manchester City Council's wider Affordable Housing Programme, by utilising surplus brownfield land which they own. It is planned for the land to be sold to a number of RPs including MSV to develop a range of Affordable Housing to meet the increasing demand in all areas, tenures, and property types.

MSV have been identified to develop a housing scheme on the Parkmount Road site for 24 new homes. Parkmount Road sits on Rochdale Road, located in Harpurhey about 3 miles north of Manchester City Centre. It is a highly sustainable area with excellent access to schools, shops and employment with good transport links to wider parts of Greater Manchester. Working with Officers in the Council, MSV have determined the tenure for the scheme as a mix of Rent to Buy and Affordable Rent and includes 1 bed flats and 3 & 4 bed houses.

APPROACH TO COMMUNITY INVOLVEMENT & ENGAGEMENT

An open Drop-in Public consultation event was held at North City Family & Fitness Centre on 24th April 2023 between 3pm & 7pm, this location is within a close proximity to the site. Over 70 local households and businesses within the surrounding area of the site were had letters advertising the event.

At the event members of the design and construction team AEW Architects were on hand to answer questions, as were, staff from MSV. Architects' drawings of the scheme were displayed alongside, information which was provided to attendees.

A public register and written comments were collected at the event as well as interest from individuals wanting to have further information regarding renting or buying an apartment on completion.

Further comments on completion of the event were left open through email.

A further consultation event was held at Edward Grant Court to allow residents of this scheme to interact with MSV and discuss the proposal of the new scheme. This consultation was carried out at this location as some of the residents could not attend the initial consultation at North City Family & Fitness Centre and also, the proposal scheme would directly border Edward Grant Court.

CONCLUSIONS

Continuing to engage with and involve the local community in the design process for the Parkmount Road P500 site has been critical to MSV achieving our vision and ambitions for the site.

MSV has used traditional communication methods and activities to create informed discussions about the proposed plans for the site. The open and transparent approach to consultation ensured that as many people as possible have been able to engage with the revised development proposals for the site.

Based on the responses received from the local community, while a number of respondents stated that they were in favour of the proposals and supportive of the scheme overall, the following key issues were identified for further consideration:

1. Parking – Number of spaces and potential effect on local residents
2. Trees – Removal of mature trees to accommodate scheme proposals
3. Design of the building, height, and light issues.
4. Impacts on infrastructure – including local GPs, Dentists & other primary services

MSV have where possible considered all the comments provided and have strived to incorporate them within the final design to be submitted for planning consent.

Based on the information contained within the above, it can be considered that MSV has fully embraced consultation with the local community, which has resulted in positive changes to the proposed development. This should be looked upon favourably when determining this application

CONSULTATION AND ENGAGEMENT

Extensive pre-app discussions have taken place with the Local Planning Authority and other departments in MCC. The last meeting was held on 13 October 2022 with managers in Planning and Strategic Housing at MCC. They responded that it was a good scheme and planners were happy to advise on design to ensure it continues to meet local policy. In addition, the Residential Growth Panel (made up of a number of departments within MCC) had approved the housing scheme at Parkmount Road/Princedom Street in October 2021.

Local Ward Councillors have also been consulted via MCC Housing Strategy and have expressed their robust support for the scheme which brings much needed affordable housing to the area.

In November 2022 the Executive Committee of MCC expressed their strong support for the P500 project which includes Parkmount Road/Princedom Street. This detailed Phase 1 of the P500 which identified 378 homes on over 27 sites predominately in the North and East of the city. [Report to the Executive (manchester.gov.uk).

Both reports provide delegated authority to enable the disposable of the sites to the Registered Providers who are part of the P500.

Manchester City Council has an established Programme Board for P500 which is led by MCC with full engagement by participating RPs. This enables all partners to be sighted on progress, agree actions and provides a forum to escalate any concerns or slippage on delivery. It is also a place that enables the sharing of common practices.

Additionally, MSV have their own internal governance. The entire project from concept, planning stages to delivery and handover will have the direct involvement of an experienced Development Manager and Development Officer employed by MSV. They will run the project day to day with oversight provided by MSV's Director of Development and Programme Manager. MSV's Board and Executive Team will also receive regular reports of the progress of this scheme through Planning, start on site and delivery to handover and letting.



MANCHESTER
CITY COUNCIL

Design

Design

Approach to Developing Site

Movement

- +The Proposed design introduces Pedestrian movement between Parkmount Road at the North to Shepherd street at the south.
- +Presence of varying access routes between the East to West, notably via the centre.
- +The Proposed design acknowledges the existing Vehicular access around the site, this endeavours making a linked connection for Vehicles to access the Rear of the various dwellings and provided car parking spaces.

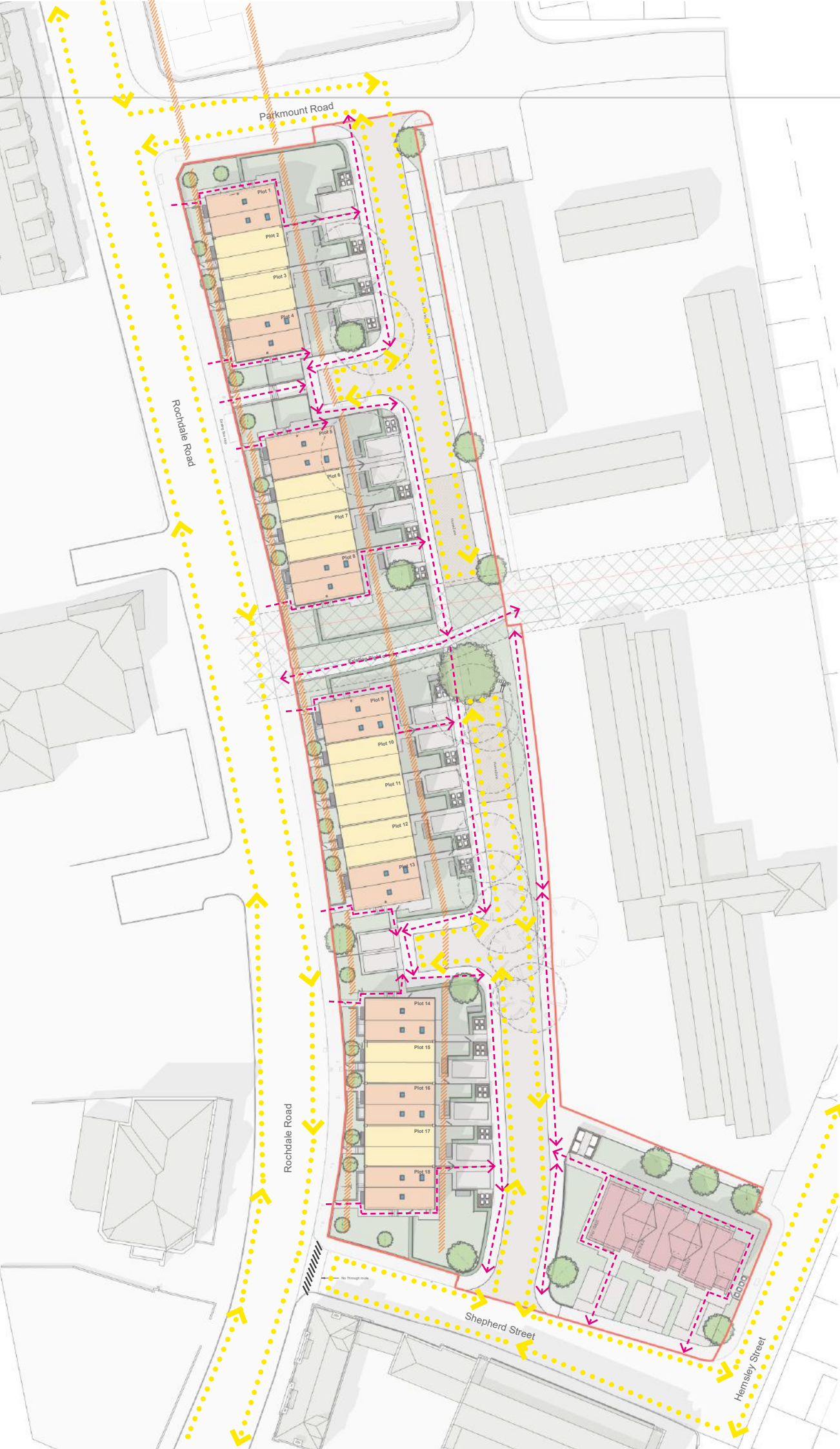
Street Edge

- +The Street edge is acknowledged in the overarching design as the proposed development is situated along its path considering the neighbouring row houses, North of the site.
- +Access to the front of varying blocks from Rochdale road is provided as well as access to the Rear of the varying blocks from the introduced North to South pedestrian lane.

Separation distancing between New and Existing Buildings

- +The Proposed design considers the neighbouring dwellings by exceeding the required overlooking distance of 21m between both.

-  Pedestrian access strategy
-  Edge in relation to Neighbouring dwellings
-  Vehicular access strategy
-  No through Road



Design

Use and Amount

Amount

House Type 1			House Type 2			House Type 3		
9no	4 Bed@	126.0sqm	9no	3 Bed@	96.0sqm	3no	1 BedGF@	41.0sqm
Persons: 7 Persons			Persons: 5 Persons			3no	1 Bed1F@	51.0sqm
2.5 storeys Town House			2 storeys House			Persons: 1 Bed to 1 Person 2 storey (Walk up apartments)		

All Storage units in the varying Dwellings are designed with reference to Manchester's Emerging storage standards.

NUMBER OF BEDROOMS	NUMBER OF BED SPACES	1-STORY DWELLINGS	2-STORY DWELLINGS	3-STORY DWELLINGS	BUILT IN STORAGE
1b	1p	25 (24)			1.0
	4p	50	54		1.5
	4p	74	87	90	
3b	5p	86	96	103	2.5
	6p	95	102	108	
	6p	95	107	113	
4b	1p	105	115	121	3.0
	6p	117	124	130	

- Four (4) Bed Town
- Three (3) Bed Town House
- One (1) Bed apartments (Walk up apartments)



Design

Waste Management

- +The Proposed design Provides varying Bin Locations for disposal of refuse across strategic points on site.
- +Designated refuse disposal locations for each dwelling includes both general and recycled waste.
- +The strategic positioning of the disposal locations also provide accessible routes to Bin Collection points considering the required travel distances and guidance regulations.

- Route of Bin Lorry
- Bin Locations
- Route of Bins
- No through Road
- Bin Collection Point



Design

Landscaping

Landscaping Vision & Approach

The landscaping proposal has been developed by Exterior architecture, A stand-alone design document has been prepared by Exterior Architecture and submitted as part of the planning application.

Spatial programming diagram



Character area overview

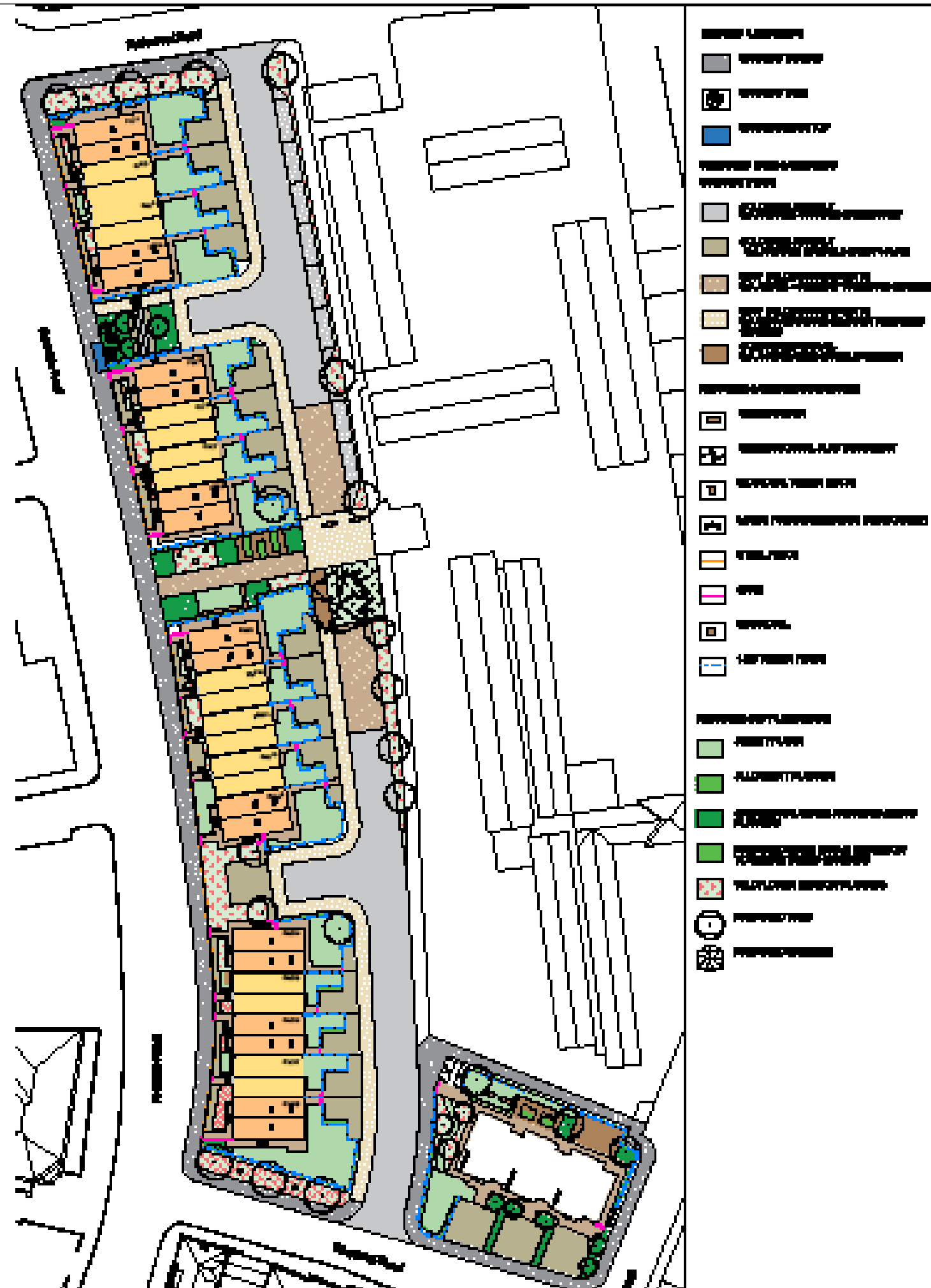
Public space	Communal space	Green buffer	Private garden
> Open to the resident and neighbour hood area to enhance the connectivity	> Open to the local resident and encourage social connection	> Provide extra distance between the road and houses	> Various boundary treatment to provide more green and high privacy space



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Landscaping

The landscaping proposal has been developed by Exterior architecture, A stand-alone design document has been prepared by Exterior Architecture and submitted as part of the planning application.



Design

Access

Proposed Vehicular access

The Proposal includes two vehicular access points into the proposed development site. In the south a new access road from Shepherd street serves 10.no dwellings whilst the apartment block fronting shepherd street is directly served with the introduction of new dropped kerbs onto the existing highway. The new road includes a refuse turning head, 2m wide pavements and associated landscaping including home zone at the head of the new roads. Recently Shepherd street has been closed off as a through route at the junction of Rochdale Road to limit journeys along the residential roads and increase pedestrian safety. A new vehicular access is proposed to the north of the site accessed from Parkmount road. This access road serves 8.no dwellings and includes a refuse turning head, lay-by parking and 2m wide footpaths but does not provide a north south connection.

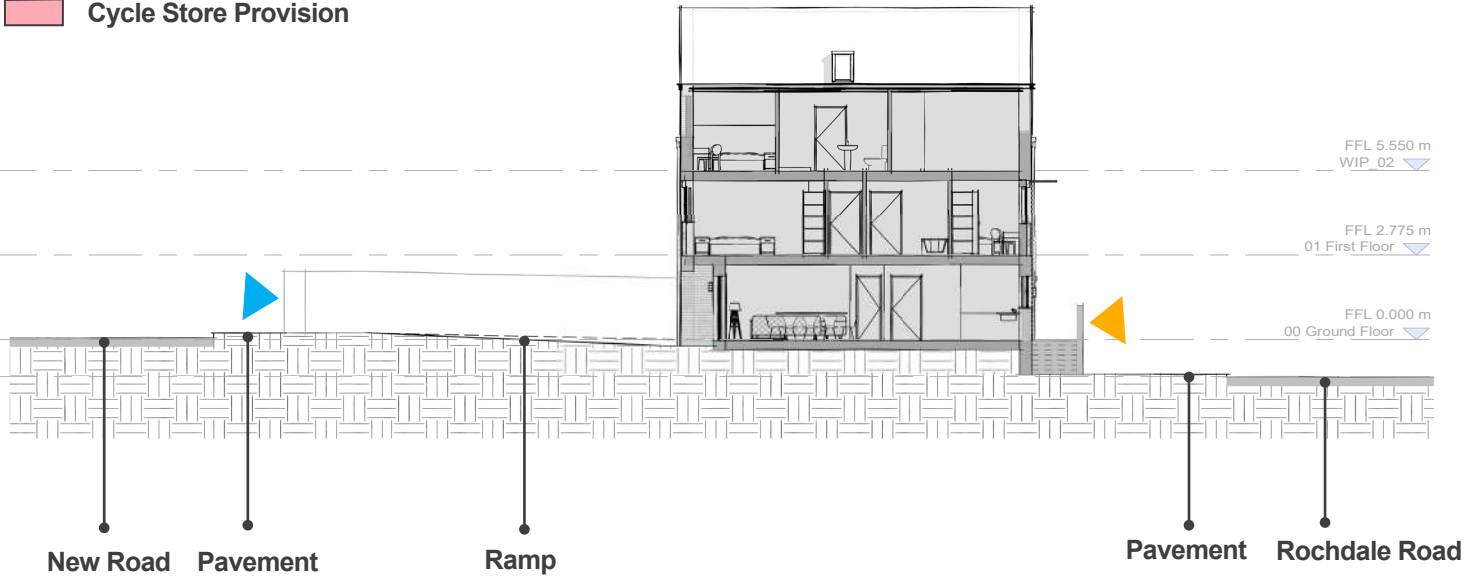
Proposed pedestrian access

- +The west of the site from Rochdale road is made accessible through provided Stepped access whilst the New road on the east offers Levelled access to the varying resident Houses.
- +The apartment Block with Hemsley street to the right is made accessible via levelled access both at the front and Rear.

Parking and cycle space provision

- +Car Parking Spaces @ 24
- +Cycle Store Spaces @ 21

-  Levelled access
-  Stepped access
-  Car Parking Provision
-  Cycle Store Provision



Design

Appearance

Facade Rhythmic Grid

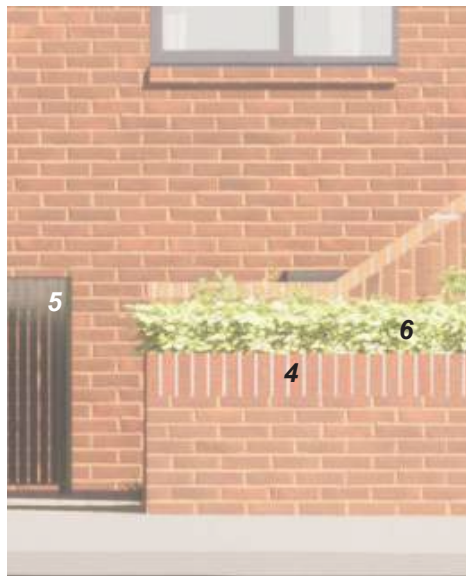
The varying House Types adopts a grid system unique to its facade design.



Design

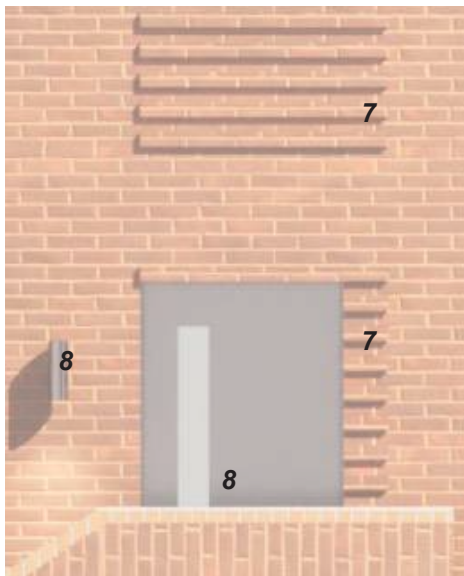
Appearance

With Reference to the local character assessment, the proposal take influence from the composition of the key materials of its context. The Materiality includes red facing brick as the predominant palette. Brick features panels and detailing break up the facade and add interest whilst acknowledging the various brick detailing features seen in the local character analysis, in a contemporary way.



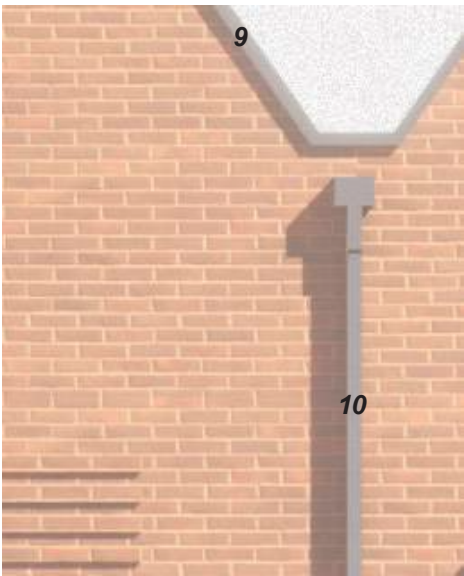
Brick Soldier and Gates

- 4. Incorporation of brick soldier course on the cap of the boundary wall.
- 5. Powder Coated Metal Gates-Coloured Grey.
- 6. Alotted Flower Beds across varying plots provides striking contrast between the planting and the dwelling facades.



Brick Projections and Specified Elements

- 7. Red facing brick is used in the incorporation of rhythmic horizontal linear projections across the facade. This also introduces a unique frame around windows and doors.
- 8. Specified Element's materiality such as Doors and Lighting have been chosen in consideration of the dark metallic character evident on sites neighbouring Architecture.(Composite door coloured grey).

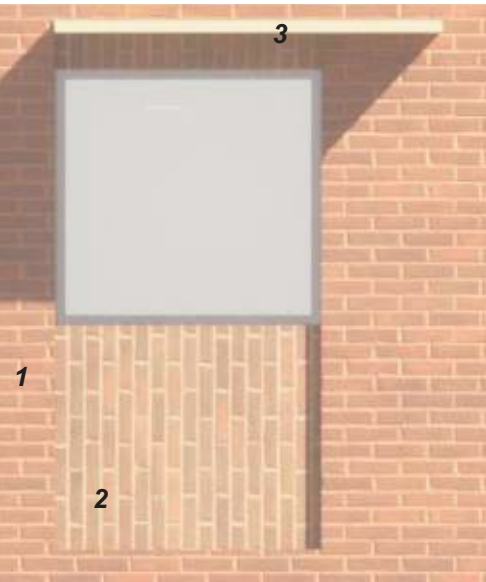


Roof and Drainage System

- 9. The Roof Cladding is grey concrete roof Tiles.
- 10. Vertical Drainage System is situated at strategic points, accentuating the typical bay of each unit on varying dwellings.(UPVC Rainwater goods coloured grey).

Brick Pattern

- 1. Considering the context around the site, referencing assessment from its immediate local character, the proposal is for red facing brick with detailing panels as described on this page.
- 2. At Strategic points, the Brick pattern is placed vertically below the Windows to accentuate the windows extension whilst providing an aesthetic prominence to the facade. This is a direct response to the low energy strategy and to limit overheating risks of the west facing rooms.
- 3. Detailing provides a projected canopy above the windows for shade, below it is a similar approach of vertically placed bricks to reference Lintels.



Design

Sustainability

The proposed development of 24 affordable homes has been designed in accordance with Passivhaus principles. The development shall seek certification from the Passive House Institute with the aspiration to achieve the Classic level of performance. If any units fail to achieve the Classic level of Passivhaus certification, then they are expected to meet the Passive House Institute (PHI) Low Energy Building performance standard. As such, as range of performance for the site is demonstrated between the PHI Low Energy and Passivhaus Classic standards.

Following the Passivhaus standard has put a significant emphasis on a fabric first approach and resources are focused on reducing energy demand, the first and most important step of the energy hierarchy. Applying Passivhaus principles is expected to reduce the site emissions by between 54 and 69% through energy efficiency alone.

The development is designed benefit from low carbon heat, in the form of air source heat pumps, and is designed to be solar PV ready, such that this technology could be easily retrofitted for a future upgrade from Passivhaus to the emerging UK Net Zero Carbon Building Standards.

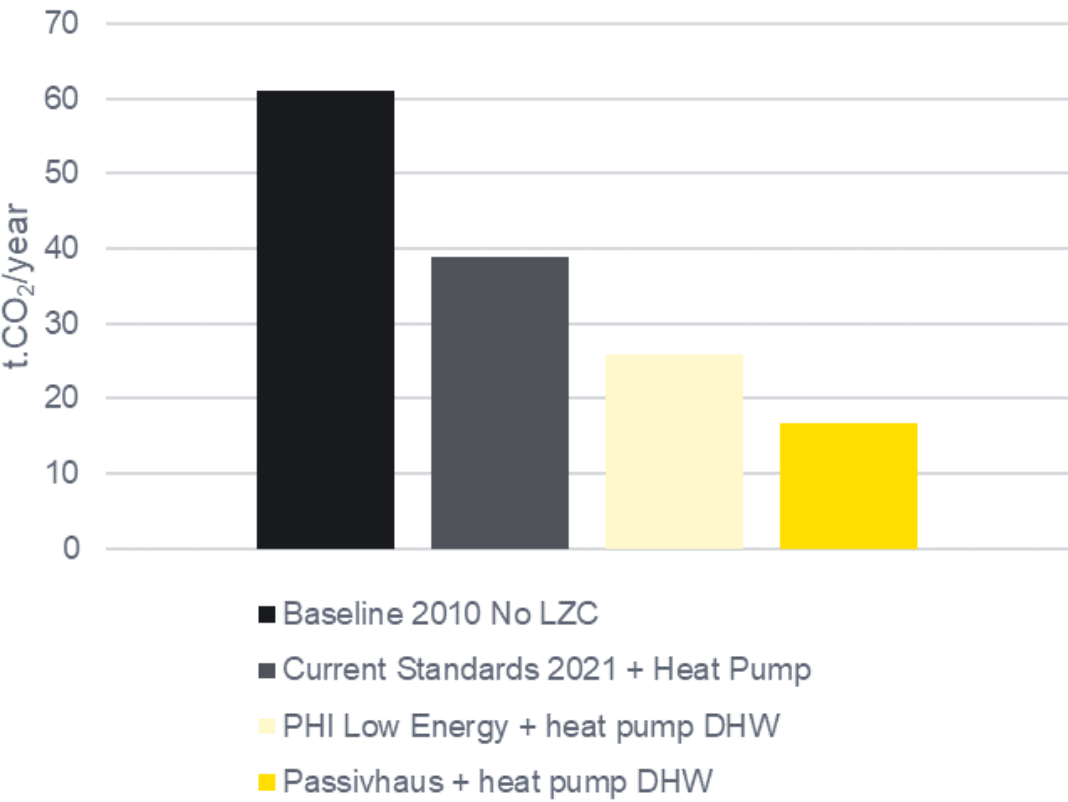
Use of low carbon heat from an air source heat pump for hot water demands will further reduce emissions to a cumulative total reduction of between 58 and 73% against a 2010 baseline.

The proposed improvements in energy efficiency through following Passivhaus principles are expected to result in improvements of 34 to 54% against a Part L 2021 Building Regulations compliant development using heat pumps.

In terms of construction materials, an off-site manufacturer timber panelised system is proposed. This construction method utilises lower embodied carbon building materials and modern methods of construction to reduce wastage and construction impacts on site.

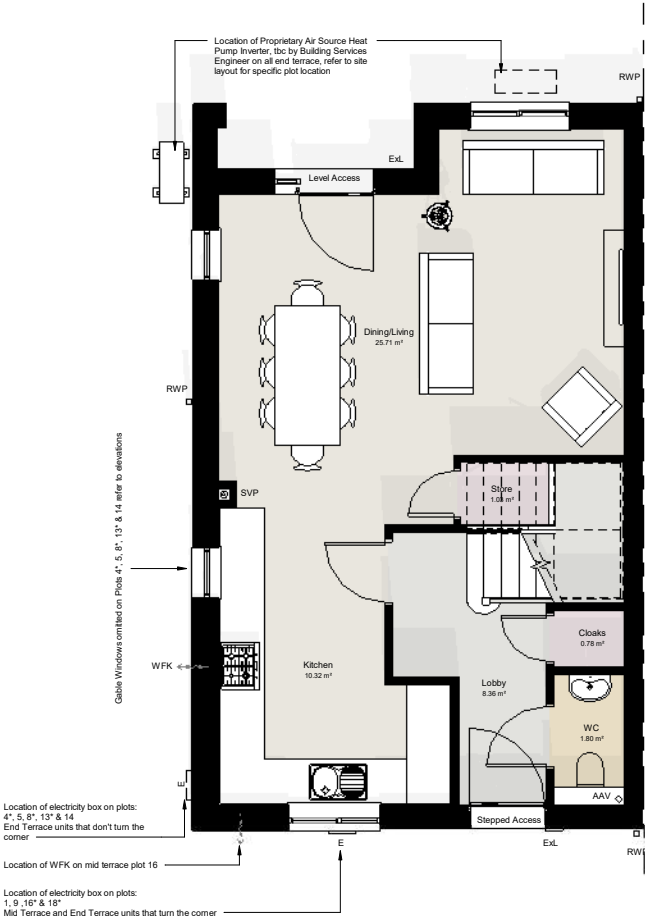
Thermal comfort calculations have been performed in accordance with CIBSE TM59 to ensure that the proposed development is resilient from overheating expected in a changing climate. Measures to manage overheating risks include fixed shading and natural ventilation.

Adaptations measures for a changing climate include rain gardens and permeable paving sustainable urban drainage systems (SUDs) to reduce surface water run off.

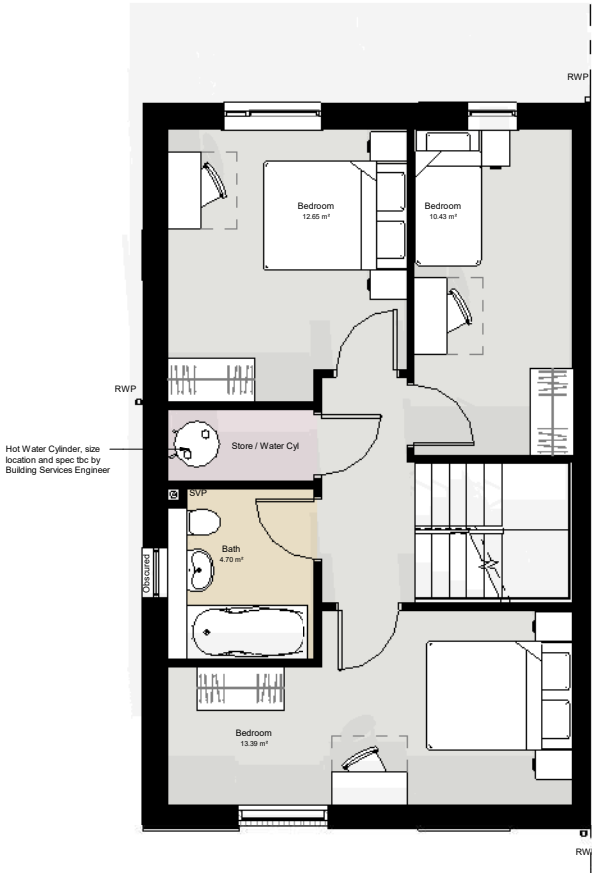


Design

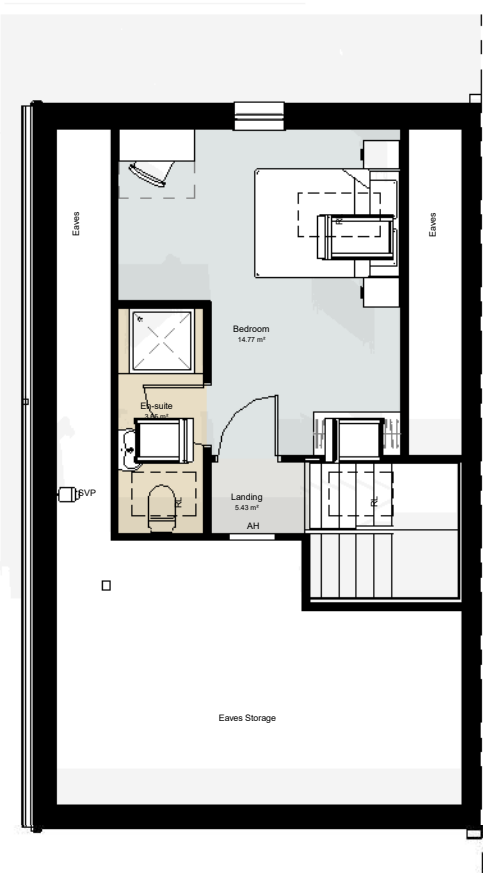
House Type 1 | Four Bedroom Town House-7 Persons



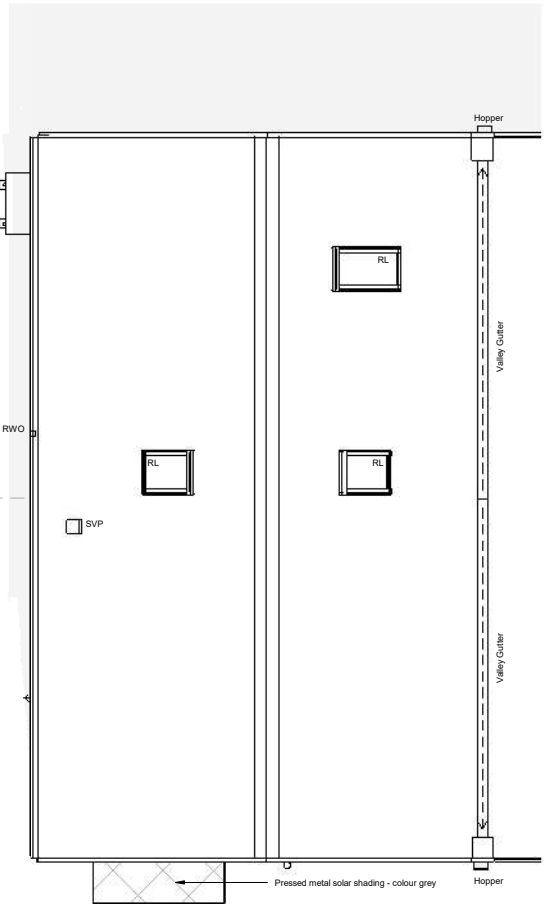
Ground Floor



First Floor



Second Floor



Roof Plan

House Type 1 | Four Bedroom Town House-7 Persons



Front Elevation - End Terrace - Plot 4*, 5, 8*, 13* & 14

Front Elevation - Mid Terrace - Plot 16

Rear Elevation - Plot 1, 4*, 5, 8*, 9, 13*, 14, 16*, 18

Design

House Type 1 | Four Bedroom Town House-7 Persons



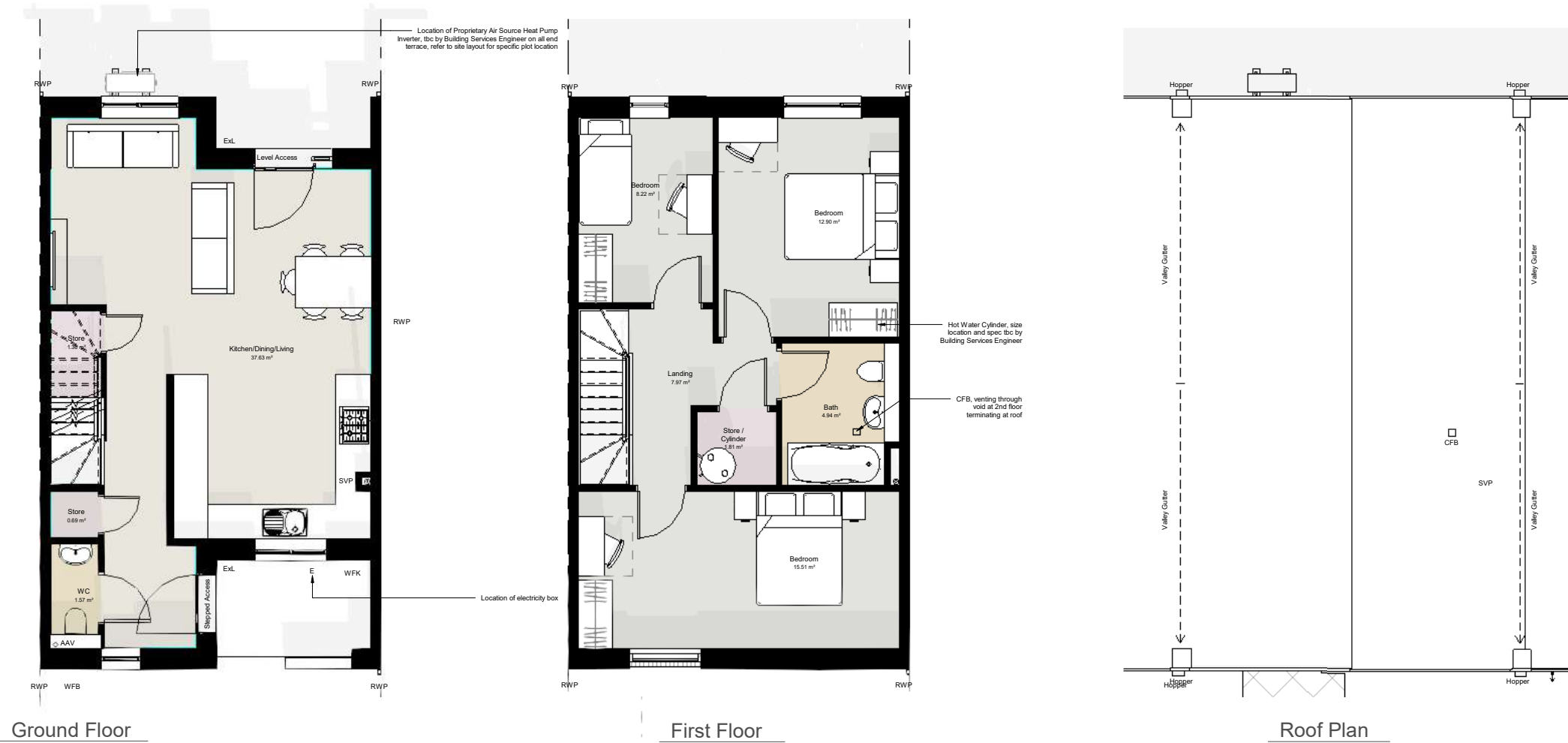
Gable Elevation - End Terrace - Plot 4*, 5, 8*, 13* & 14



Gable Elevation - End Terrace Turn - Plots 1,9 & 18*

Design

House Type 2 | Three Bedroom House-5 Persons



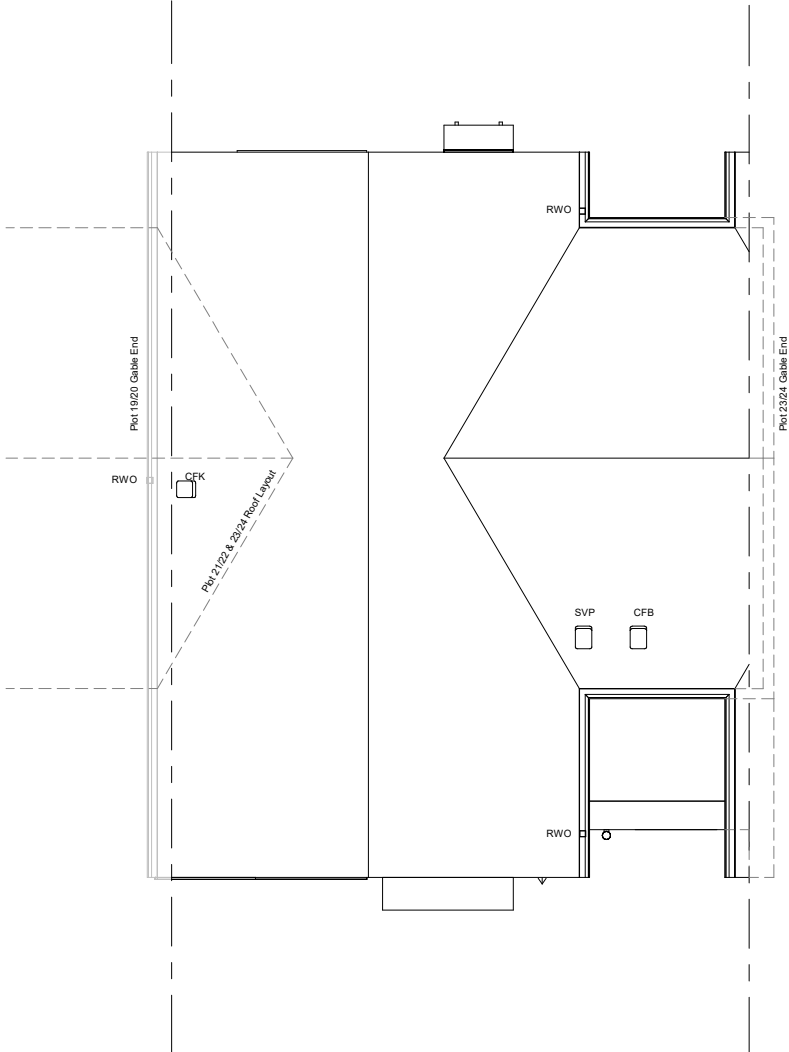
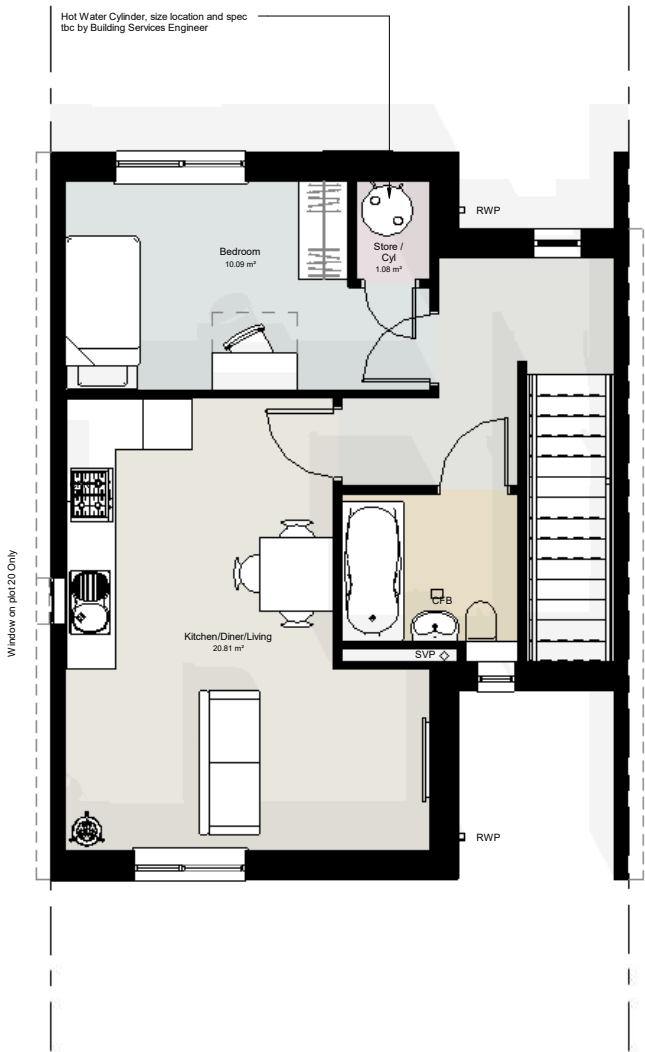
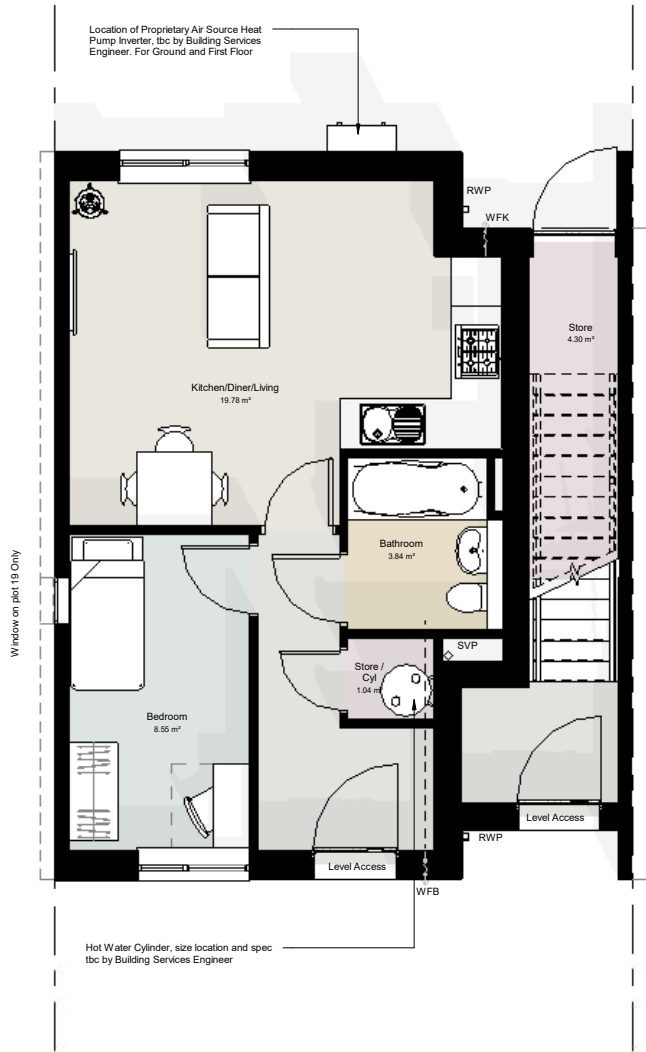
Design

House Type 2 | Three Bedroom House-5 Persons



Design

House Type 3 | One Bedroom Apartment (Walk Up Apartment)



Design

House Type 3 | One Bedroom Apartment (Walk Up Apartment)



Front Elevation

Design

House Type 3 | One Bedroom Apartment (Walk Up Apartment)



Rear Elevation

Design

House Type 3 | One Bedroom Apartment (Walk Up Apartment)



Side Elevation 1

Side Elevation 2

Design

Visuals

View looking North along Rochdale Road.



Design

Visuals

View looking South along Rochdale Road.



Design

Visuals

View looking North from Junction between Rochdale Road and Shepherd Street.



Design

Visuals

View from Pedestrian Avenue looking towards the west.



Design

Visuals

View of Apartments Block from Junction between Shepherd Street and Hemsley Street.



Design

Visuals

Rear View of Proposal from new road looking South West.





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