

Design & Access Statement



Clevedon Road, Harpurhey, Manchester

February 2024

Prepared on behalf of **Tiny Estates Ltd**

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INTRODUCTION

1. INTRODUCTION:

This document has been prepared on behalf of Tiny Estates Ltd in support of a Full Planning Permission for – Erection of 7 no. mews dwellings (Use Class C3) and associated hard landscaping and infrastructure works.

The document explains the design philosophy behind the application and includes written descriptions and justifications of the proposals. It demonstrates how the proposed development is a suitable response to the site and its setting, as well as being adequately accessed by prospective users. This document further explains the design principles and concepts that have been applied to the development.

2. EXTENT OF DEVELOPMENT

SITE

This planning application is for the development at:
Clevedon Road,
Harpurhey
Manchester
M41 9PR

Site Area total: 0.05 hectares

3. SITE PROFILE:

Location:

The land around Clevedon Road comprises of a mix of private and council owned plots. It was the intention for Tiny Estates Ltd to investigate the viability for an affordable housing in the area subject to planning.

The surrounding buildings are all similar in form and character, with rows of traditional terraced houses both sides of roads, in close proximity.

To the south of the site there is Manchester & Cheshire Dogs Home.

The scheme will be located within a short walk of a range of local shops and services.

The proposal seeks to address the Manchester Housing Strategy 2016–21 by providing high quality housing provision of varying sizes and typologies to appeal to a range of prospective residents. The scheme has been designed to be in keeping with the local context through considered use of materials and respects the scale and orientation of surrounding dwellings.

Site & Description:

The site at Clevedon Street, Harpurhey is undeveloped plot of land. The existing plot of land has an area of concrete slabs, once stood prefabricated garage (fall down), either of side of these is off-road parking bays which have been created in the last 10 years, when the un-adopted was taken into ownership of Manchester Council and was resurface with new drains and kerb edging. The site slopes down towards Windsor Road with a low level brick retaining wall with metal railings (1.8m high) to secure the alleyway as this is gated at both ends and in between the terraces.

To the north of the site there are 2 storey terraces.



DESIGN PROPOSAL

4. DESIGN PROPOSAL:

It is proposed that the residential development will be classed as C3 (Dwelling houses) Use within The Town and Country Planning (Use Classes) Order 1987.

The proposed scheme aims to deliver 7 new dwellings with associated on-road parking.

All these dwellings are 2 bedrooms, 1 bathroom over a split level 1st floor, the ground floor is also split level comprising of a kitchen, dining/lounge and WC with a level access entrance into the two storey dwelling.

Physical Context

- The site is approximately 2 miles to the South West of Manchester City Centre.
- The Environment Agency's indicative flood maps indicate that the site lies outside a Flood Zone.
- The site is well located for public transport. A regular bus route passes close to the site along Church Lane towards Manchester city centre.
- Approximately 1.8 miles to the North East of the site are arterial road connections that lead to the M60, the outer ring road that serves Manchester.

Scale

- The surrounding buildings are generally 2 stories in height for the period of these terraces were built.
- The proposed building is no higher than 2 stories in height – following the precedent set by the original terraces in the surrounding roads.
- The buildings have been designed to take reference from the surrounding context with regards to key eaves and ridge heights.

Appearance

- The proposal will use the vernacular materials and architecture with the introduction of some modern details.
- The primary material will be a red brick – comprised of:
 - Red brick to match neighbouring properties
- Art Stone cills and headers.
- Dark uPVC window frames (black or dark grey) consistent with the more recent development in the area, complements the design and provides continuity of material within the local context.
- Natural Slate tiles will be used for the roof.
- New dormer constructed with anthracite grey 'trespa' facing cladding panels.

Landscaping

- New pedestrian paving outside the dwellings, with individual new ornamental MS railings to define 'defensible space' in front of new houses. Further detail can be seen on drawing 812 PL08 and described below:
 - Metal gate is proposed between our development and the original terraces to form security to the rear of properties.
 - To the rear brick wall and door to provide security to the development.
 - Bin area and store provided at the bottom stairs to access to the alleyway.
 - External terrace provided with hard landscaping with 30m x 3 arm rotary airer.



Access

Location & Use

The site is in easy walking distance of the surrounding amenities, including schools, shops and bus stops.

The Manchester city centre is approximately 2 miles to the south west of the site and is served by good rail and road networks.

There are bus stops on Church Lane provide local links to Harpurhey shopping centre and Oldham.

Vehicular Circulation

- There will be little impact on the current road network to the site.
- A secure cycle store is provided per dwelling.

Pedestrian Circulation

- In and around the site, the use of lighting, defined footpaths will assist in navigating around the site.
- Pedestrian access from the existing footpath will be provided via a level access.

CONCLUSION

5. CONCLUSION:

This design and access statement in conjunction with other supporting documents submitted alongside the application has demonstrated that the proposal meets the objectives.

The proposal provides a well-considered scheme that responds to the site, its setting and the occupying residents aspirations.

We feel this development offers high quality housing for the varying needs of the public, and in doing so addresses the national and local housing supply targets.

The proposal seeks to enhance the local street scene by providing a quality building using vernacular materials and improved landscaping.

The material consideration provides continuity with the existing buildings whilst contributing an identity of its own.