



306 Moston Lane, Manchester  
Design & Access Statement

April 2024

CRAWFORD ARCHITECTS

# 1 Introduction

This report and appended set of drawings provide a site appraisal and proposals for 306 Moston Lane (denoted in the adjacent images in red).

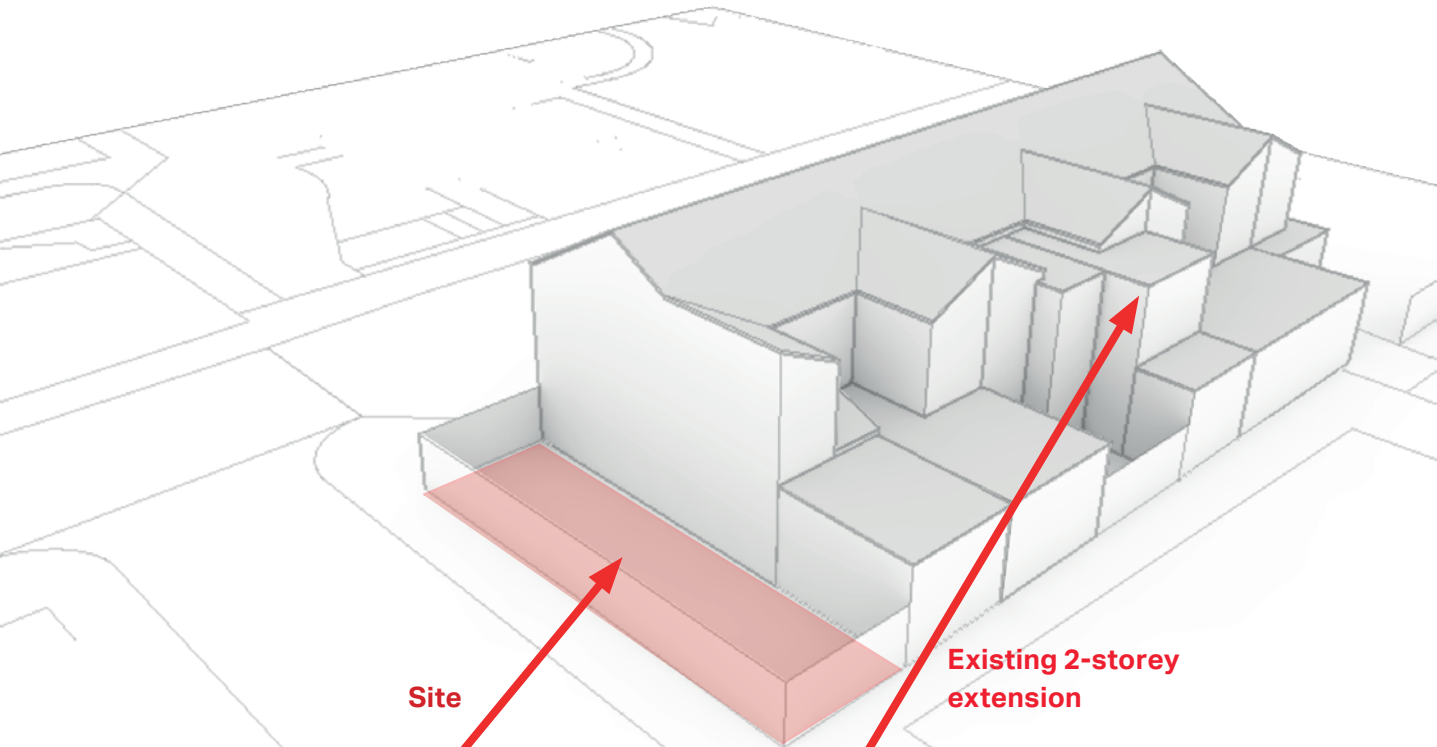
The site is an empty parcel of land at the end of a Victorian style terrace, which comprises a shopping parade with a mixture of uses including a mosque and residential.

It is proposed to 'complete' the terrace by constructing a new building to match the rest of the terrace. This report describes the proposed massing or 'envelope' of the new building, as well as how the use (i.e. commercial and residential) would work within.

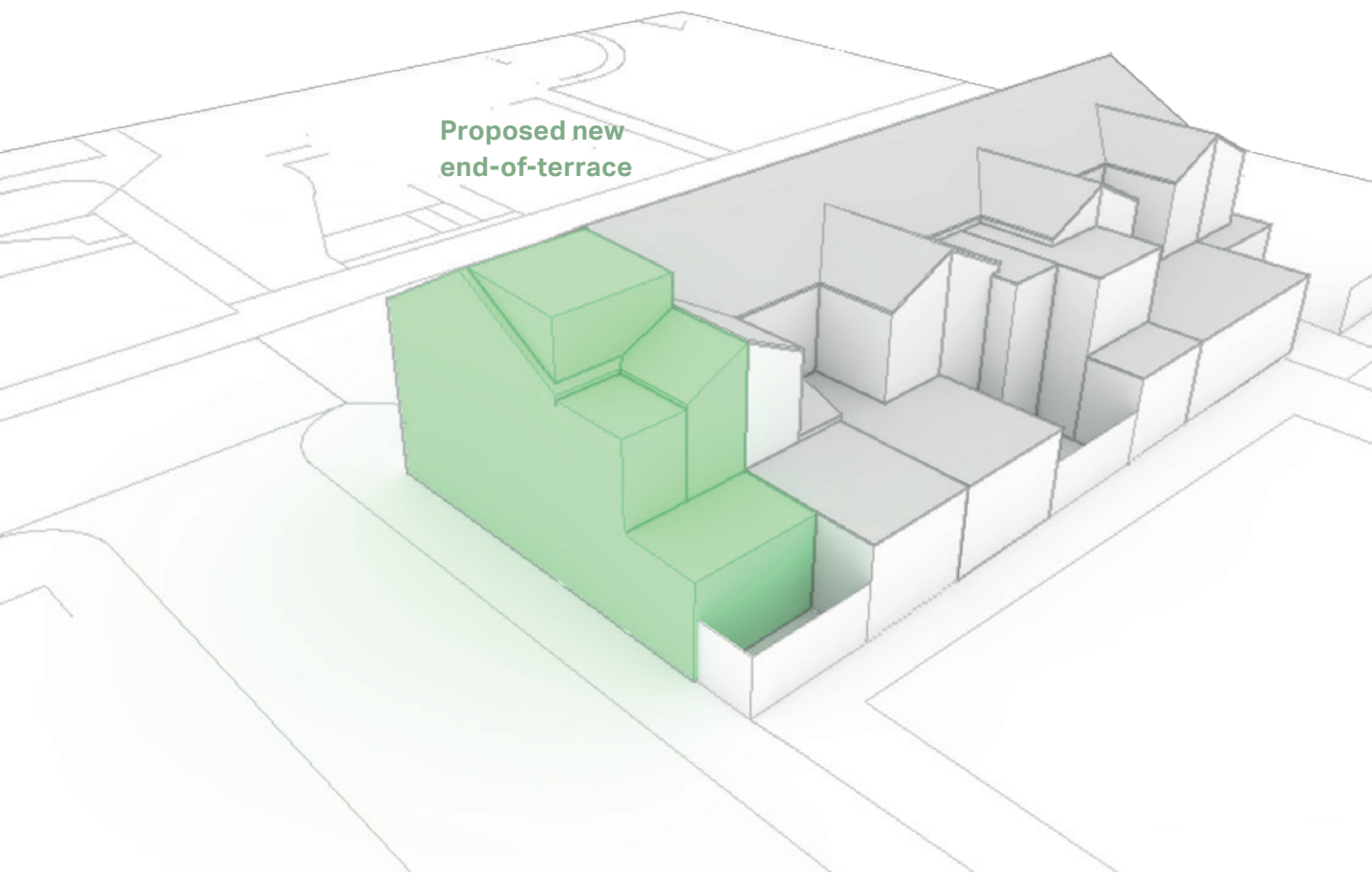


# 2 Proposed massing within the context of the terrace

Existing massing (empty site at end of terrace)

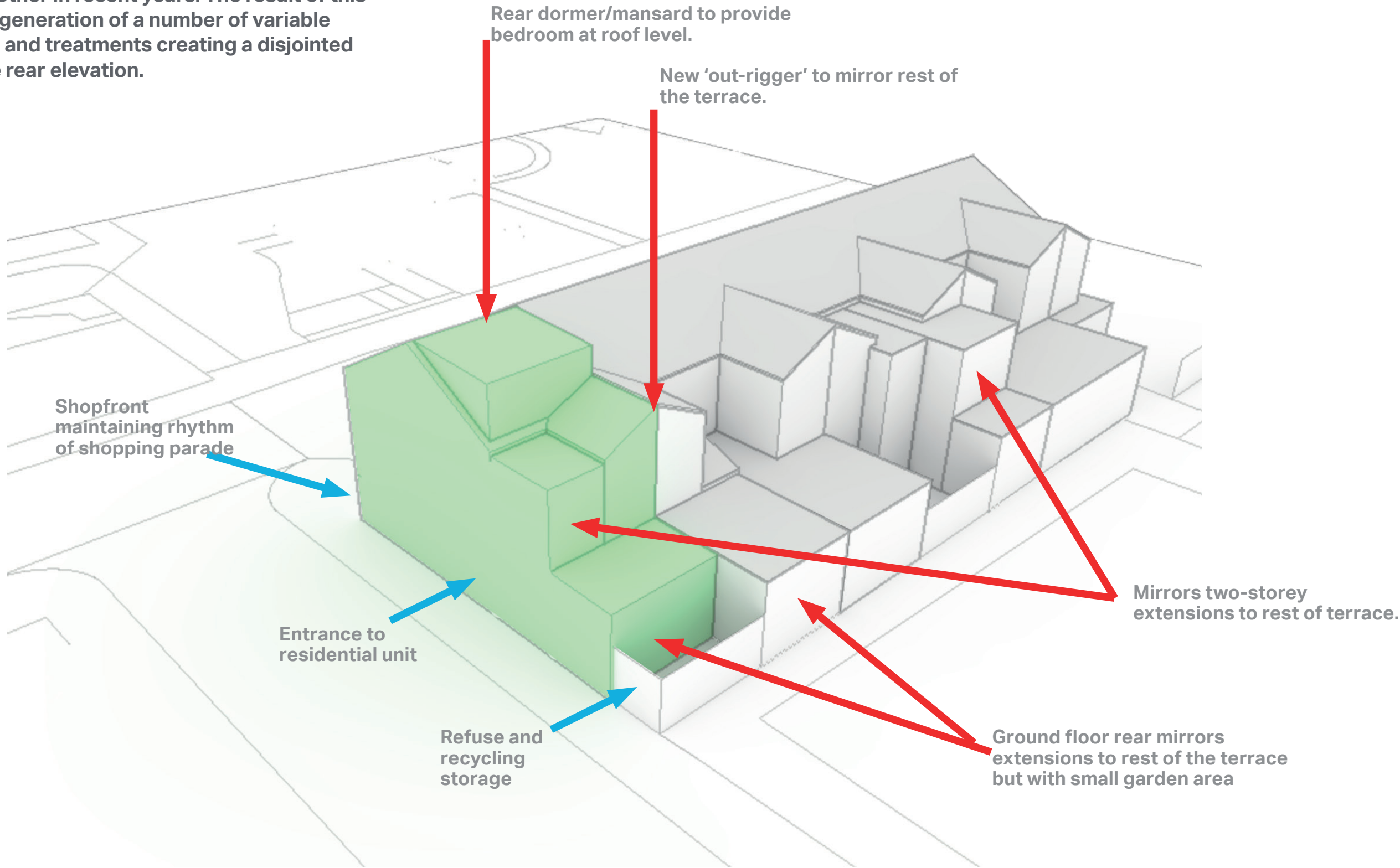


Proposed massing (completes end of terrace)



3 Proposed massing of new building

The rear elevations of the terraced properties along this face of the terrace have mostly undergone one change or another in recent years. The result of this has been the generation of a number of variable façade styles and treatments creating a disjointed rhythm to the rear elevation.



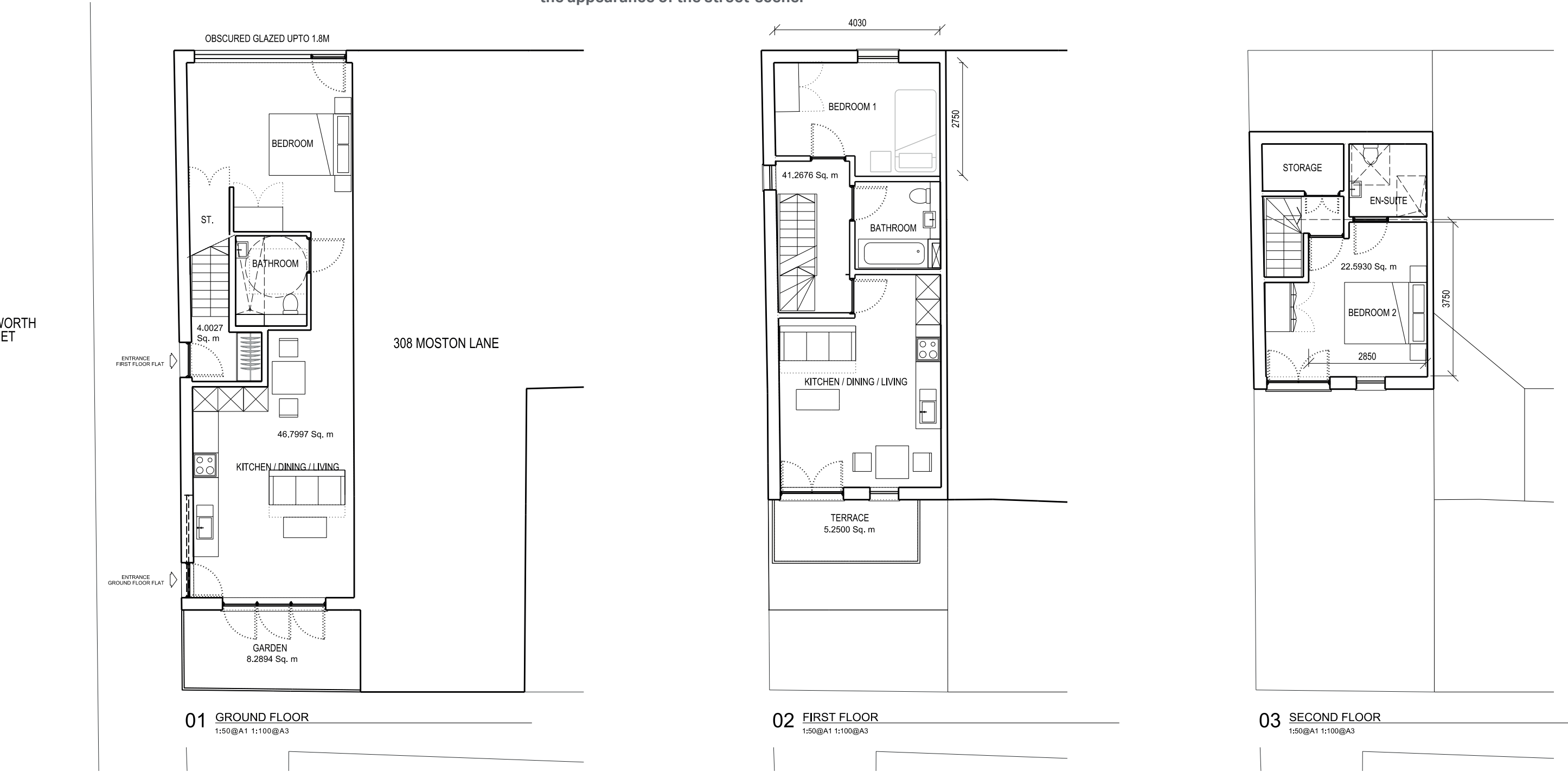
4 Pre-application proposals and feedback from Manchester City Council

Proposals (shown here on this page) were sent to Manchest City Council in December 2023 and were for two flats over three floors and no commercial use. Feedback was received and included:

"Whilst it is considered that there is scope for an end terrace building of the type proposed, a ground floor flat would not be appropriate in this location.

The site relates to a commercial parade. The addition of a ground floor flat would lack satisfactory defensible space, be subject to levels of activity harmful to living conditions and be out of character with the the host terrace. It is noted that an obscurely glazed shopfront is proposed in an attempt to reflect the character of the parade. However, the lack of an active frontage and the introduction of an obscure glazing would present a negative feature, harmful to the appearance of the street-scene.

It is considered that the most appropriate type of development for this location would be a ground floor commercial use with residential accommodation above. An application based on the submitted proposal is therefore unlikely to be supported."



5 Proposed layout of new building as commerical premises with residential accommodation above.

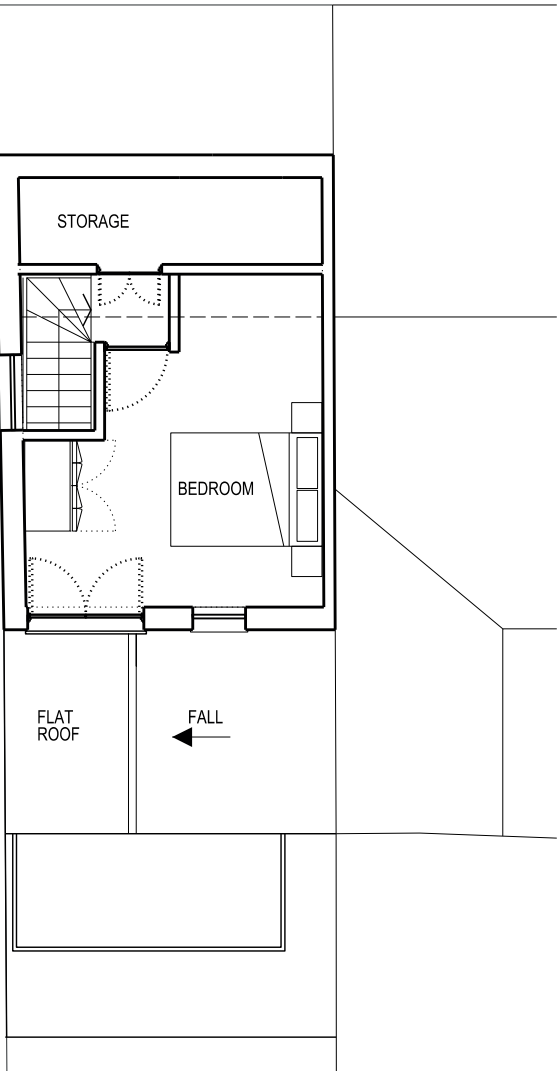
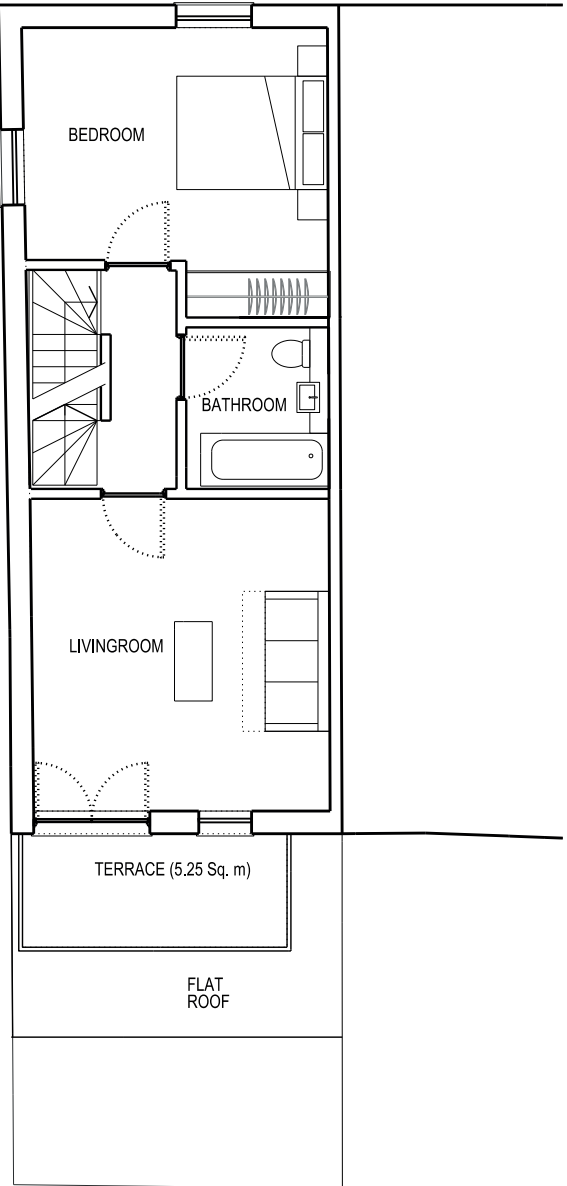
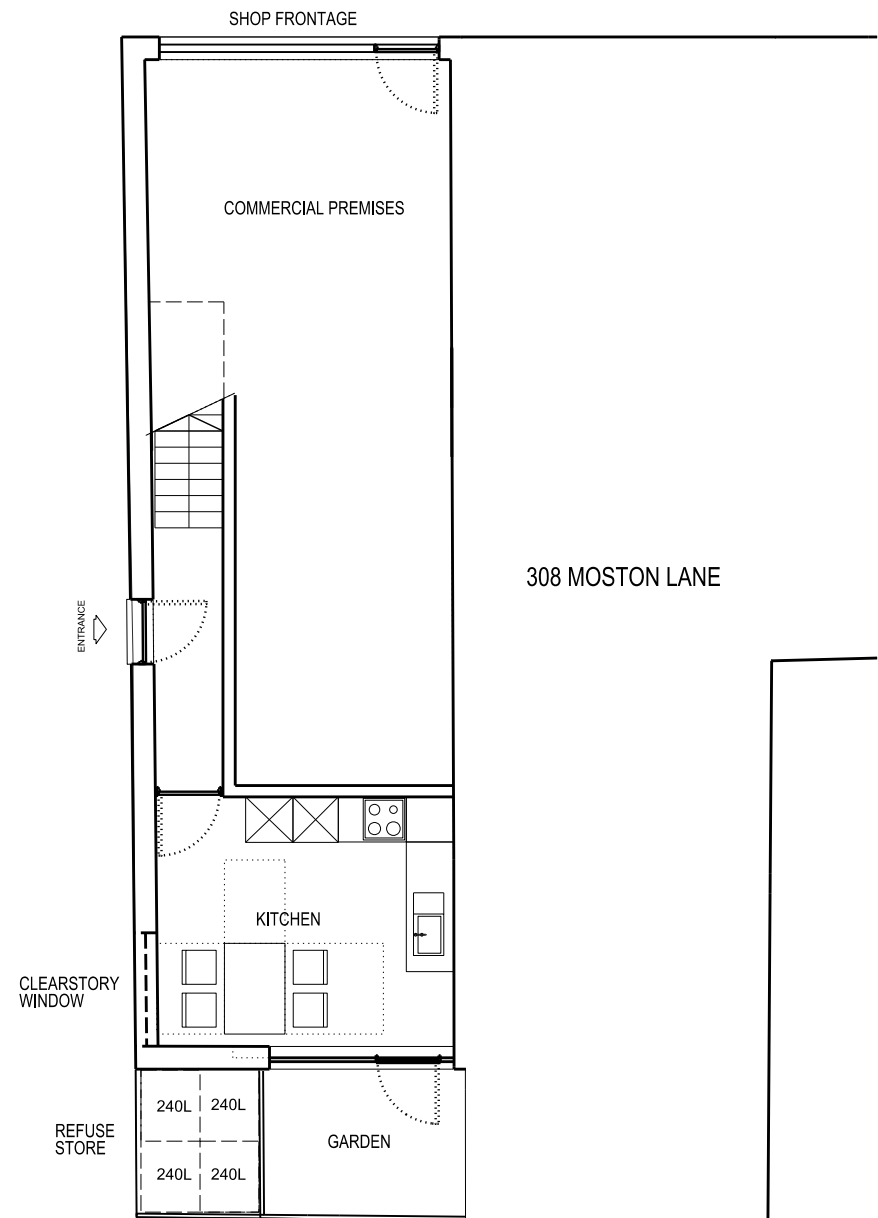
The new building will be built to current high standards in terms of space, natural light, energy efficiency, as well as acoustic separation between the commerical and residential uses.

For Gross Internal Areas please refer to drawing 104-CA-01 Plans.

The garden and terrace amenity areas are an improvement compared to other residential accommodation within this terrace.

It is proposed that commercial refuse and recycling is stored internally within a suitably ventilated (mechanical to outside) and vemiin proof cupboard and taken out on collection days.

Residential refuse and recycling is stored to the rear of the property, by streetside and close to the kitchen. As per policy guidance, space for 4 x 240L bins is provided. Some manoeuvring of bins will be required due to space restrictions.



6 Proposed fenestration treatment

The proposed treatment of the front elevation seeks to extend the existing rhythm of the terrace and shopping parade.

01 FRONT ELEVATION  
1:50@A1 1:100@A3



02 REAR ELEVATION  
1:50@A1 1:100@A3



Notwithstanding the rear of the terrace having a large variety of types and sizes of extensions and alterations, the proposal seeks to retain to an extent the original heirarchy of the victorian terraced property: a main building with subservient outrigger and rear and side extensions.

Thank You

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