

FACADE DESIGN ANALYSIS

Scale

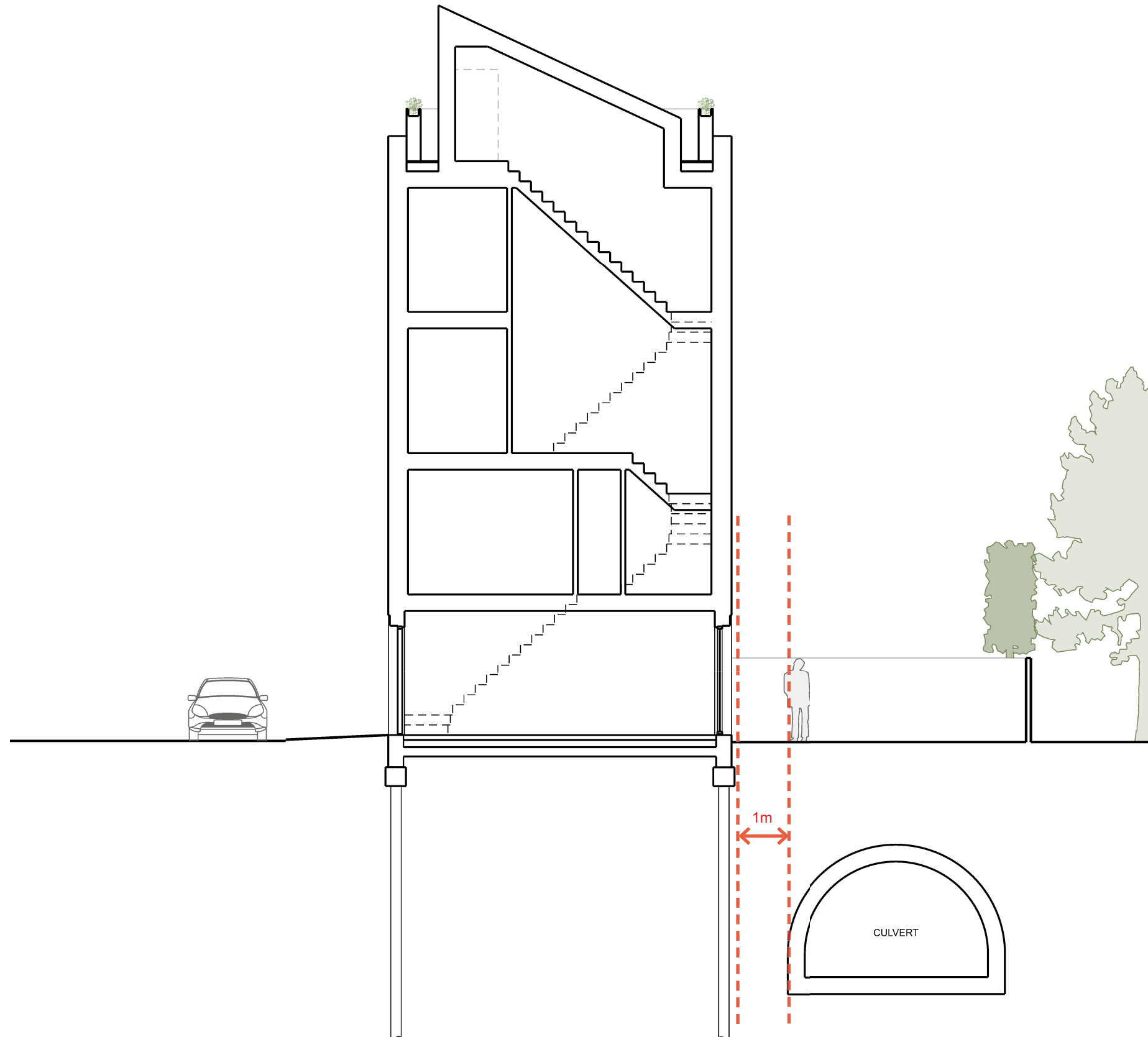
The site is surrounded by buildings of varying heights. To the north is the recently constructed Botanica privately rented apartment development, which extends from seven storeys adjacent to the northern site boundary to nineteen storeys by Chester Road. These apartments also step down to four storeys on Princess Street as they approach the two storey terraced streets to the east of Princess Street and the two and three storey Grade II listed Hulme Barracks at the southern end of Princess Street, the grounds of which back on to the rear boundary of the site.

To the south of the site is Princess Court, a 17 storey residential tower block that sits amongst lower rise two storey residential dwellings, including Holly Bank Close, a culdesac to the west of the site.

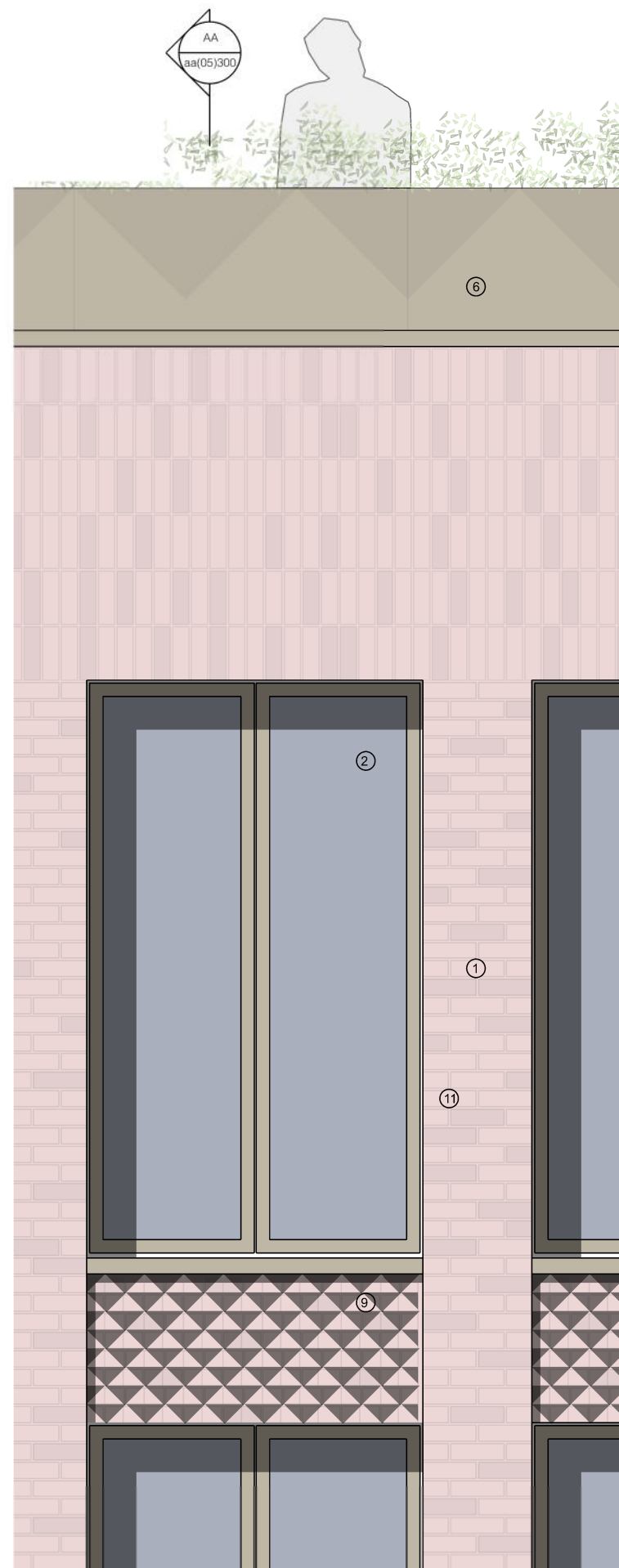
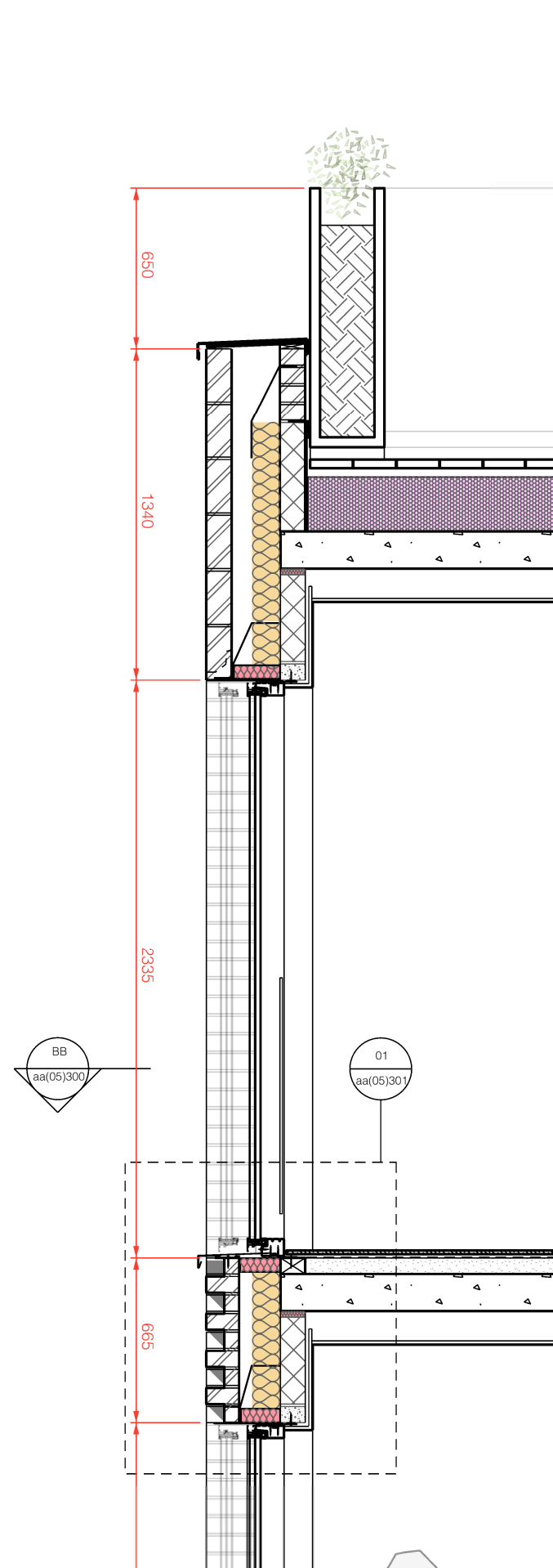
Palmer House, the existing building that currently occupies the site is a two storey flat roofed construction.

The proposed four storey townhouse terrace sit comfortably between the taller apartment blocks to the north and south of the site and the two storey dwellings to the east and west.

The massing also allows the townhouse block to be constructed tight to the back of footpath without being overbearing.



Cross section through site, scale 1:100



Appearance

The new build townhouses are proposed to be faced in a red brick. The brickwork to the ground level storey will be recessed on alternate courses. The shadows in the recessed courses will give the lower storey a distinct texture that will help ground the building and subtly break up the facade, without resorting to the introduction of multiple contrasting materials. Maintaining a consistent material across the facades of all four townhouses will reflect the scale and extent of the variously coloured masonry blocks that make up the adjoining Botanica development.

Fenestration

A consistent window opening measuring 2335mm high by 1360mm wide is proposed across the front and rear elevations. Within each townhouse the window openings are paired and stacked vertically in a consistent arrangement that helps define each townhouse.

The extent of each townhouse is further defined by a vertical slot that corresponds with the party wall between each property. This slot is used to recess the rainwater pipes to the rear elevation.

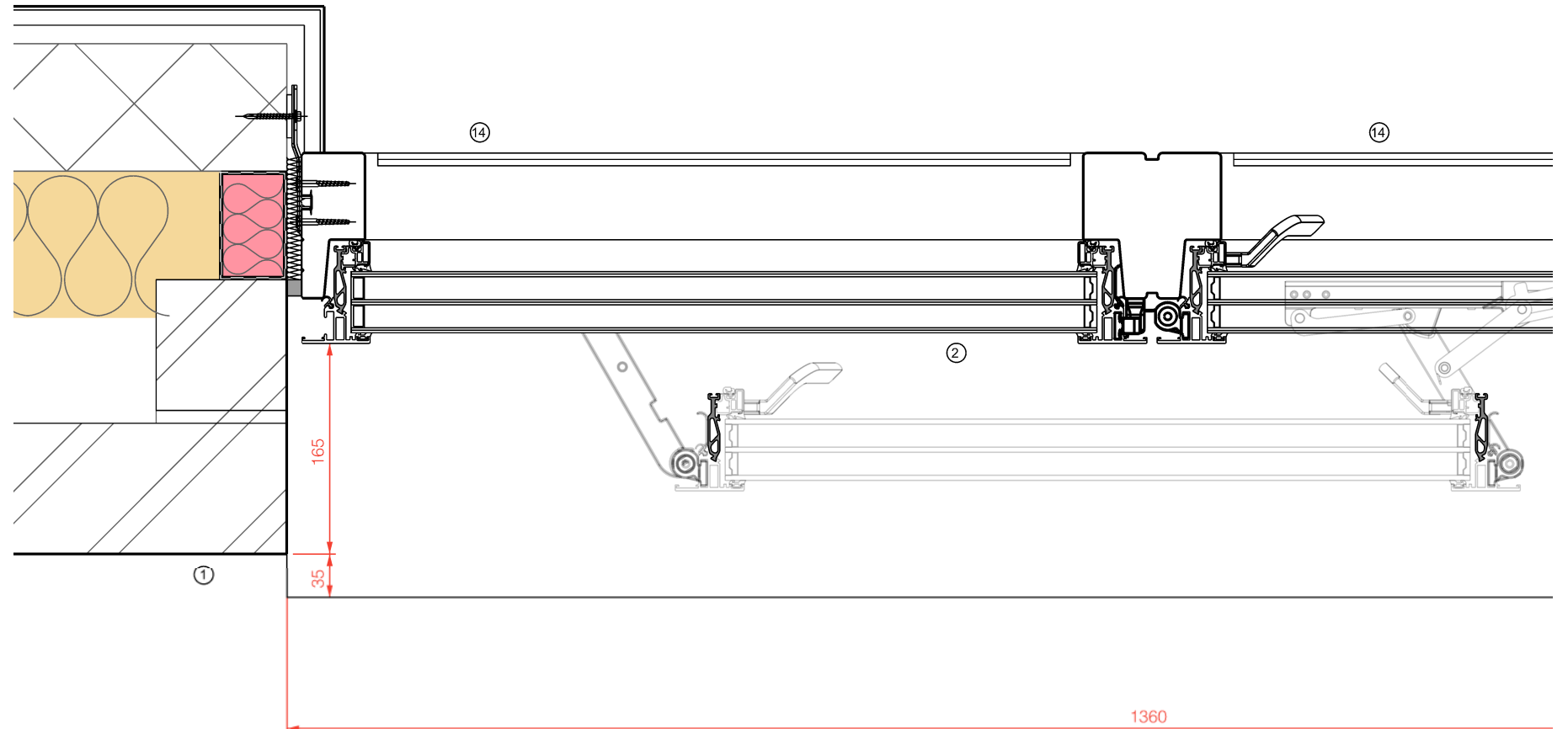
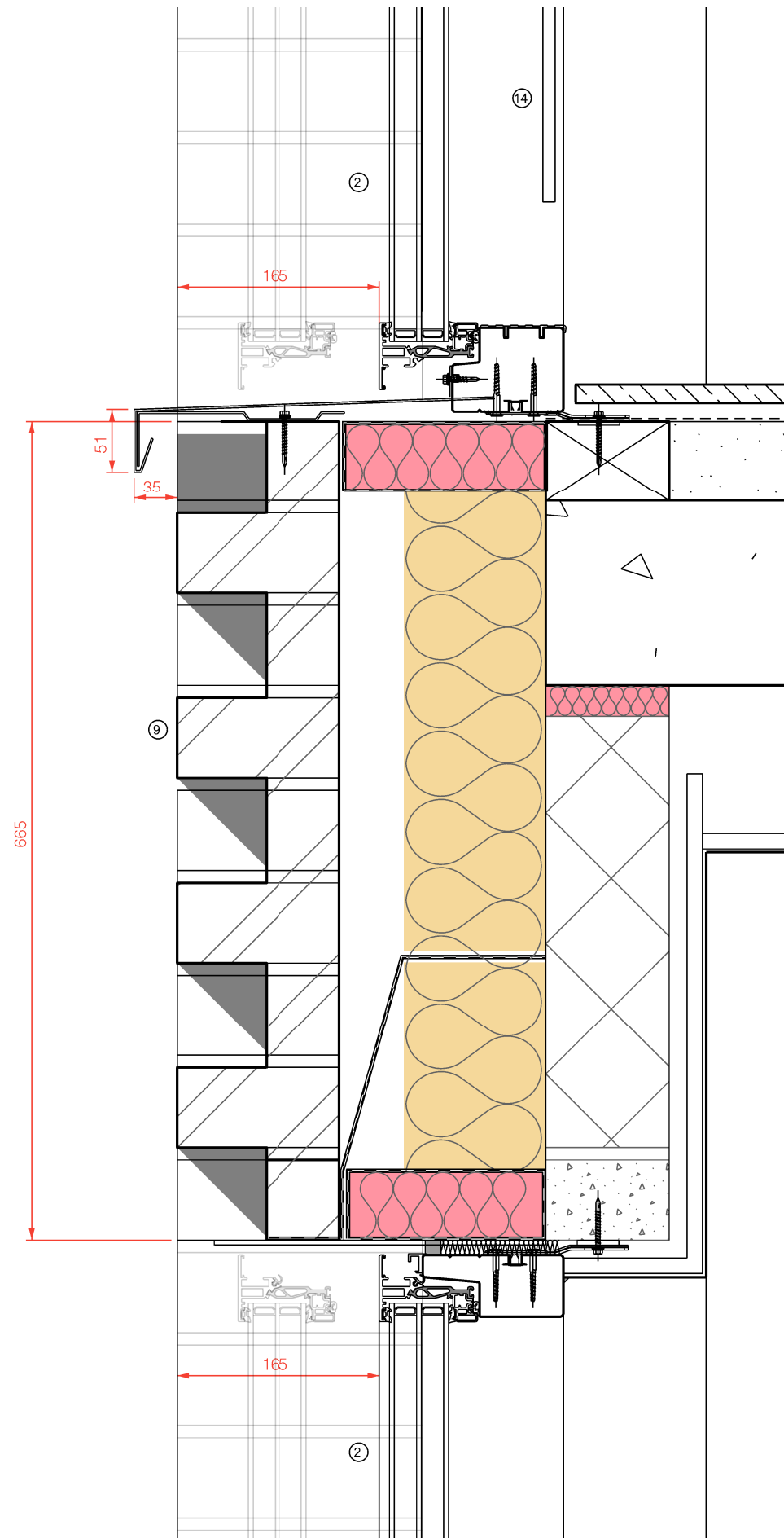
The floor to ceiling window openings are sub-divided into two full height casements with each casement either fixed or sliding, as required for ventilation purposes to the rooms they serve.

At first floor level a powder coated metal balustrades fixed within the masonry reveal provides fall protection to the living room windows. The bedroom windows above are provided with a glass balustrade clipped internally to the window frames. The presence of an external balustrade to the living accommodation and absence of an external balustrade to the bedroom accommodation distinguishes the living room windows from the bedroom windows, providing a subtle heirarchy between windows that would otherwise be identical.

The window frames are set back from the outer face of the masonry in a 165mm deep reveal. These reveals are a full brick deep with the window frames positioned as required to provide a suitable weather seal around the openings.

A brick spandrel panel between the head and sill of stacked windows is formed with dogtooth brickwork. These spandrels, together with the recessed coursing at the base and the parapets formed with stack bonded soldier courses adds variation within the brickwork through texture.

- | | | |
|---------------------------------------|---------------------------------|----------------------------------|
| ① Red textured brick | ⑥ Powder coated planter | ⑪ Powder coated steel balustrade |
| ② Powder coated aluminium window | ⑦ Timber lattice bin store roof | ⑫ Recessed brick courses |
| ③ Powder coated aluminium door | ⑧ Timber fencing | ⑬ Air source heat pump |
| ④ Powder coated aluminium garage door | ⑨ Dog tooth brickwork spandrel | ⑭ Internal glass balustrade |
| ⑤ Powder coated cladding | ⑩ Louvers | |



Section through window jambs: scale 1:5

- | | | |
|---------------------------------------|---------------------------------|----------------------------------|
| ① Red textured brick | ⑥ Powder coated planter | ⑪ Powder coated steel balustrade |
| ② Powder coated aluminium window | ⑦ Timber lattice bin store roof | ⑫ Recessed brick courses |
| ③ Powder coated aluminium door | ⑧ Timber fencing | ⑬ Air source heat pump |
| ④ Powder coated aluminium garage door | ⑨ Dog tooth brickwork spandrel | ⑭ Internal glass balustrade |
| ⑤ Powder coated cladding | ⑩ Louvers | |

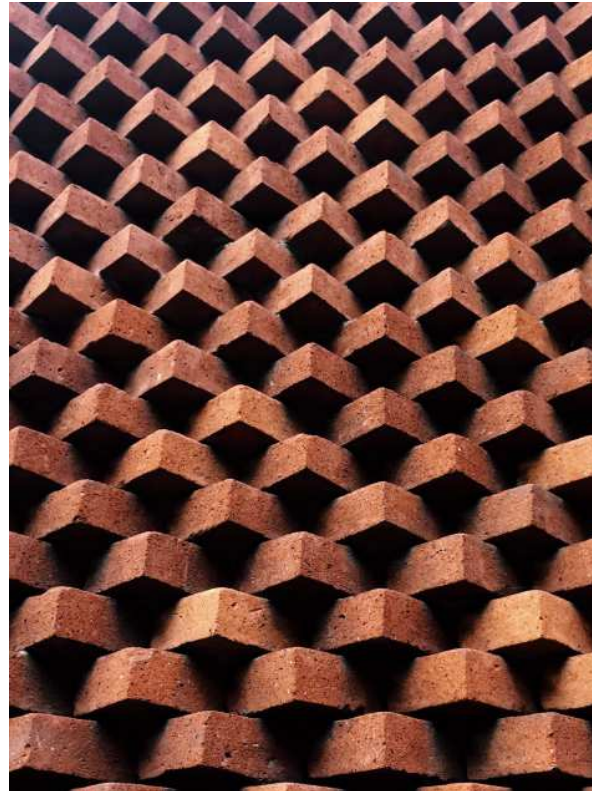
Metalwork

The metal components within the facade, including the cladding to the stair overruns and perimeter planters and balustrades to the terraces, window frames, external doors, louvres, and juliet balcony balustrades are all powder coated with an anodized look bronze powder coating to match the powder coating used in the neighbouring Botanica development. A chevron pattern has been proposed to the garage doors and metal cladding on the roof that is intended to be achieved through variations in gloss levels or the rotation of directional coatings, rather than through colour variation. Like the brickwork, the intention is to create variation through changes in texture and shade, rather than colour.

Section through window head and sill: scale 1:5



Recessed brick coursing proposed at base



Dogtooth brickwork proposed to spandrels between windows



Stack bonded soldier coursing proposed to parapet

Materials

The scheme proposes a restrained palette of materials that are consistent with those of the wider setting. The facades are primarily composed of two materials. Textured red brickwork is the dominant material with powder coated metal finishes providing a contrast to secondary components and cladding. The colour of the brickwork is intended to complement the colours of surrounding masonry, whilst giving the proposed townhouses an identity of their own.

In summary, the following materials are proposed to the following areas:

Masonry

- Red brick with recessed courses - ground level storey;
- Red brick in stretcher bond with flush pointing - upper storeys;
- Red brick in soldier bond with flush pointing - parapet;
- Red brick in dogtooth bond - spandrel panels between windows.

Powder coated metal

- Bronze anodized look powder coated cladding - roof terrace stair enclosure;
- Bronze anodized look powder coated - window frames and external doors;
- Bronze anodized look powder coated flashings and cappings;
- Bronze anodized look powder coated Juliette balcony balustrades.

Boundary treatments and landscape

- Perimeter railings, RAL 7021, Black Grey;
- Perimeter paladin fencing, RAL 7021, Black Grey;
- Perimeter hit and miss battened timber fencing;
- Asphalt;
- Concrete kerbs;
- Concrete paving.



Bronze anodized powder coating colour - to match Botanica metalwork finish

PREVIOUS APPLICATION



Previous application



New application



Previous application



New application

Refusal

Reasons given for the refusal of application 111037/FUL/23 were:

1. The siting, scale and massing, design and materiality would cause less than substantial harm to the significance of Grade II listed Hulme Barracks and the Empress Conservation Area.
2. The design, siting, scale and massing, materials and layout fails to appropriately address its context and setting or enhance the character of the area with the proposals deemed to be overdevelopment with harmful effects on the street scene and surrounding area.
3. The design and siting would have an unacceptable relationship with neighbouring properties, resulting in an unacceptable level of overlooking and loss of privacy from the proposed roof terraces.
4. The private amenity space was deemed to be poor quality and overlooked by the offices.

The proposed environmental improvements were not deemed to improve the economic, social and environmental conditions of the area.

Amendments

Following the refusal of the original application, two pre-application meetings have been held with Trafford Council to address the reasons for refusal. Aspects of the design have been amended in response to queries and concerns raised.

The fundamental design change has been to amend the proposals from two semi-detached blocks to a single terrace of four townhouses in order to be able to pull the proposed building away from the northwest boundary, increasing the separation between Botanica and proposed adjacent plot. The increased separation increases the visual permeability of the site, opening up views to and from the Grade II listed Hulme Barracks.

The stairs have been re-located to the northern side of the plans and windows have been removed from the gable ends. The stair enclosure that projects above the roof terraces serves to screen the roof terraces from Botanica.

Soft planting has been introduced at street level to soften the gable ends and street facing fence.

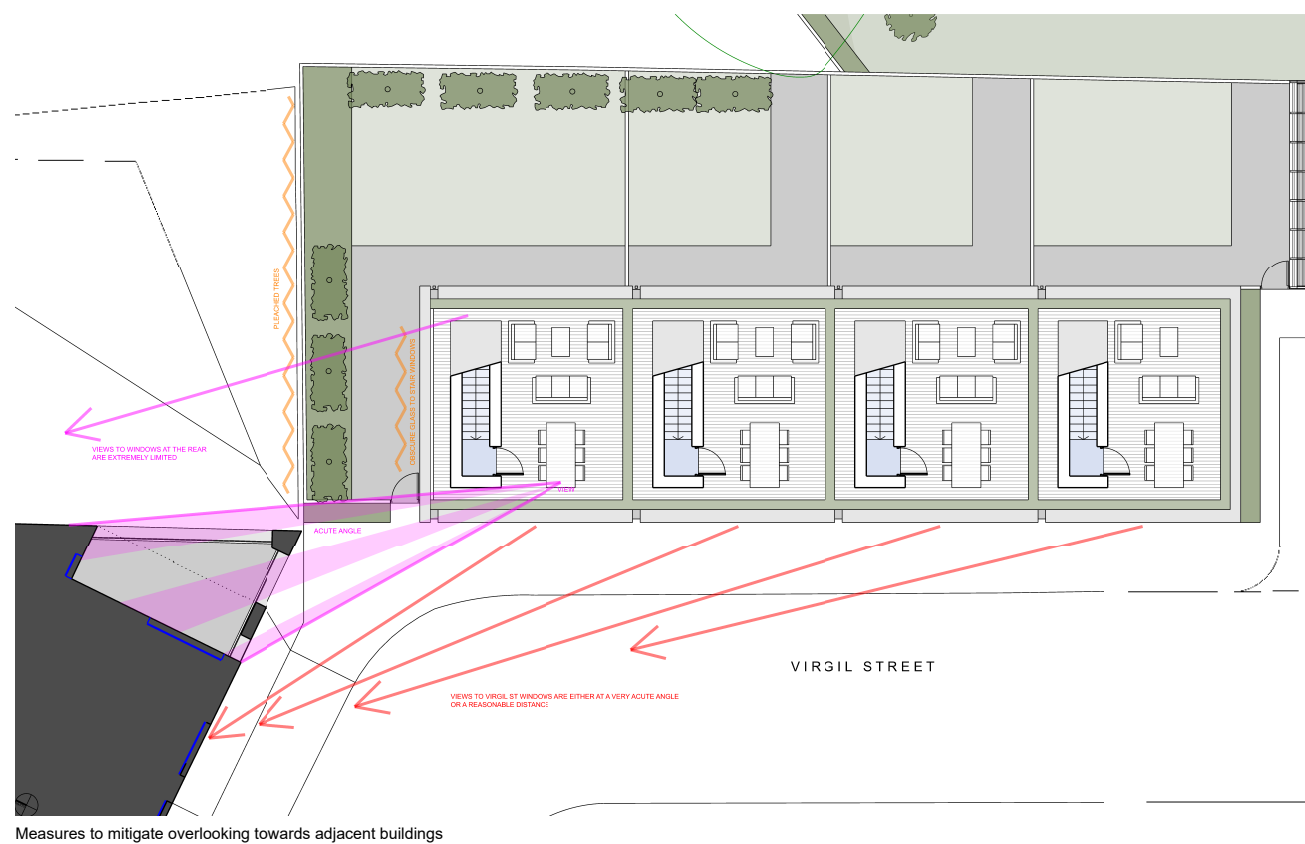
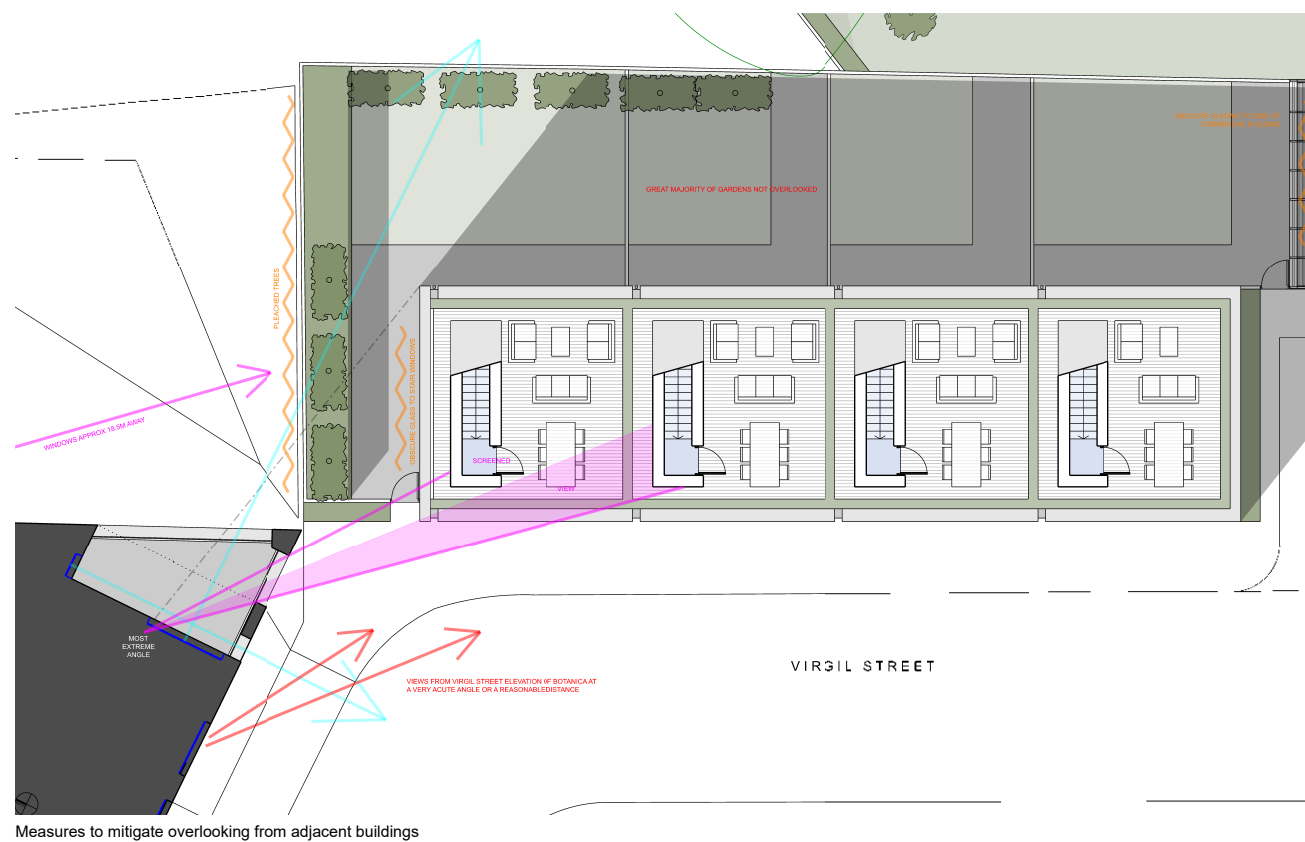
A perimeter planter / balustrade has been introduced around each roof terrace to add greenery at roof level and additional screening above the parapet and between terraces.

Powder coating colour amended to match adjacent Botanica powder coating finish.

Brick colour amended and brick textures and patterns within the powder coated finishes introduced to add visual interest to the building.

Fenestration pattern simplified and a heirarchy introduced between bedroom and living room windows by way of an external juliette balcony balustrade to the living rooms windows.

Depth of front door recess from footpath increased to add articulation at ground level as well as introducing a deeper threshold between the back of footpath and front door.



Privacy and Overlooking

The adjacent sketches indicate how the amendments to the massing and layout have improved privacy and overlooking between adjacent buildings.

PROPOSED VISUALISATIONS



Proposed visualisation from west



Proposed night time visualisation from west

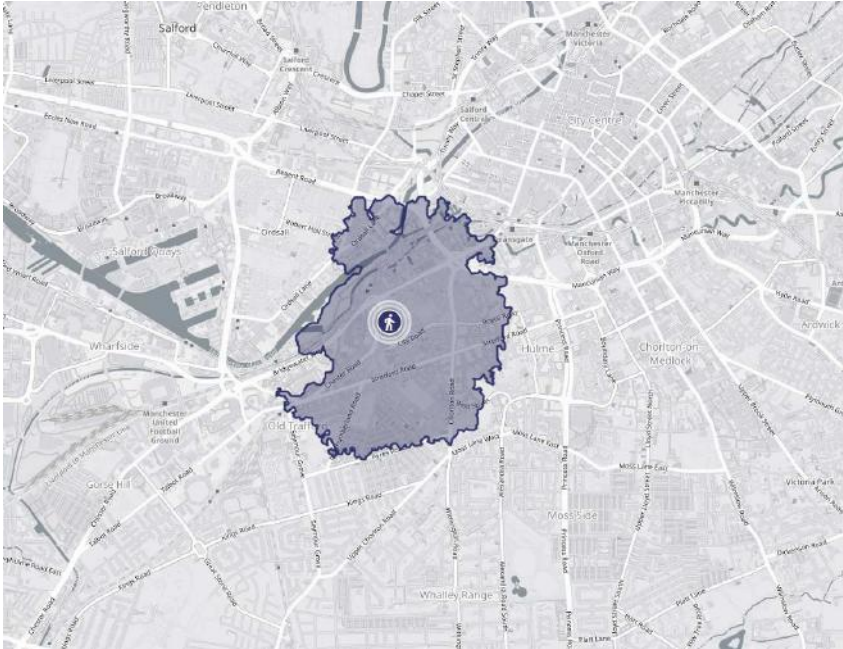


Proposed visualisation from southwest

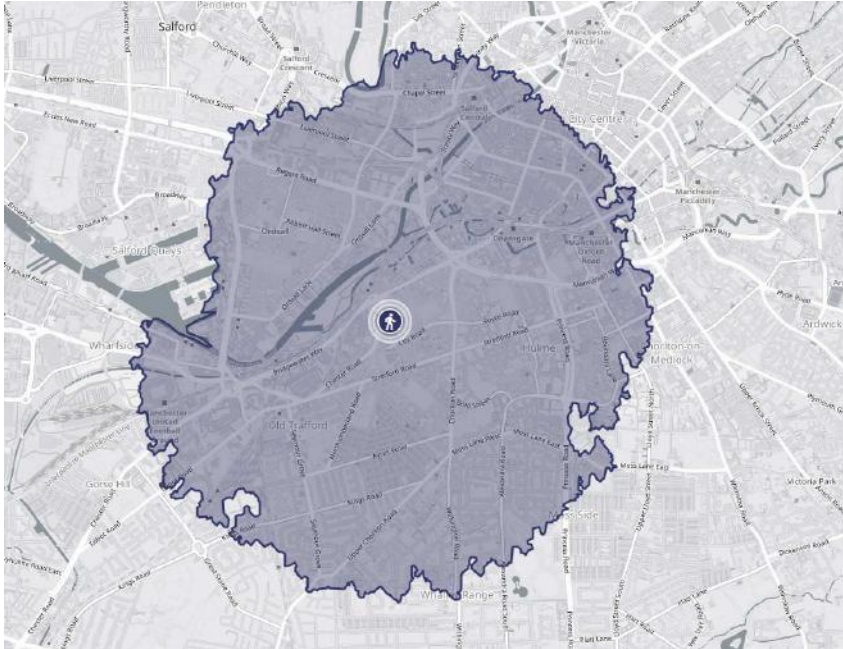


Proposed night time visualisation from southwest

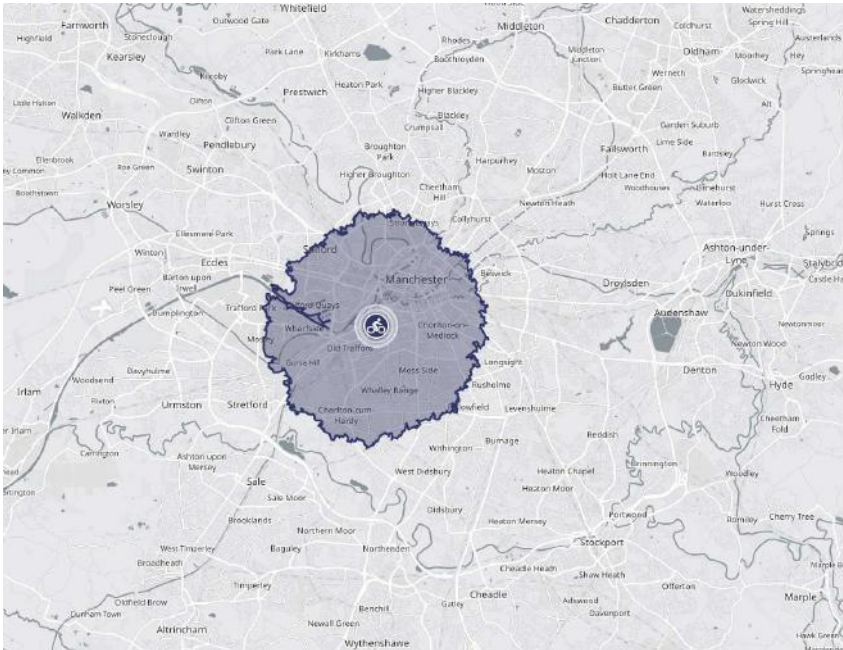
ACCESS



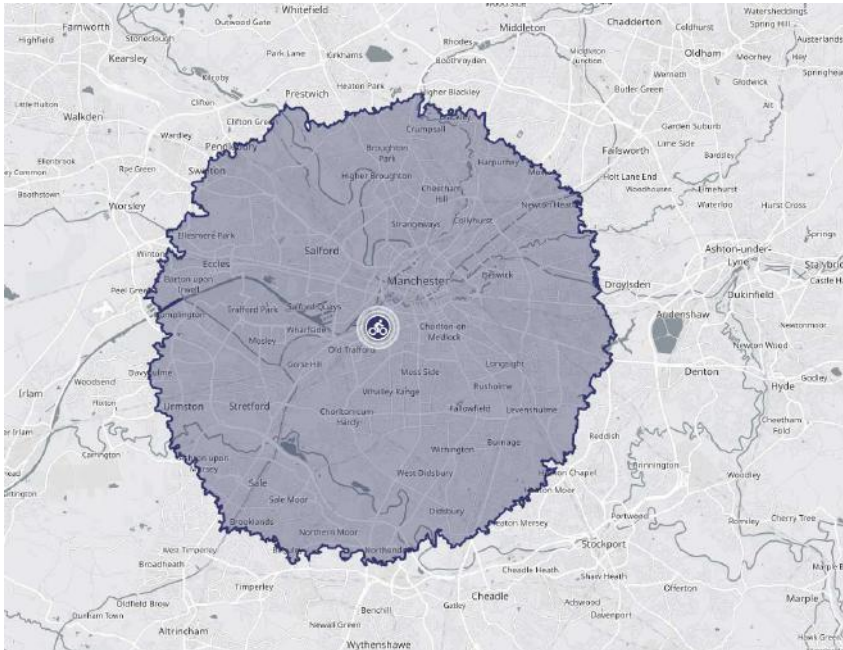
15 minute walking isochrone



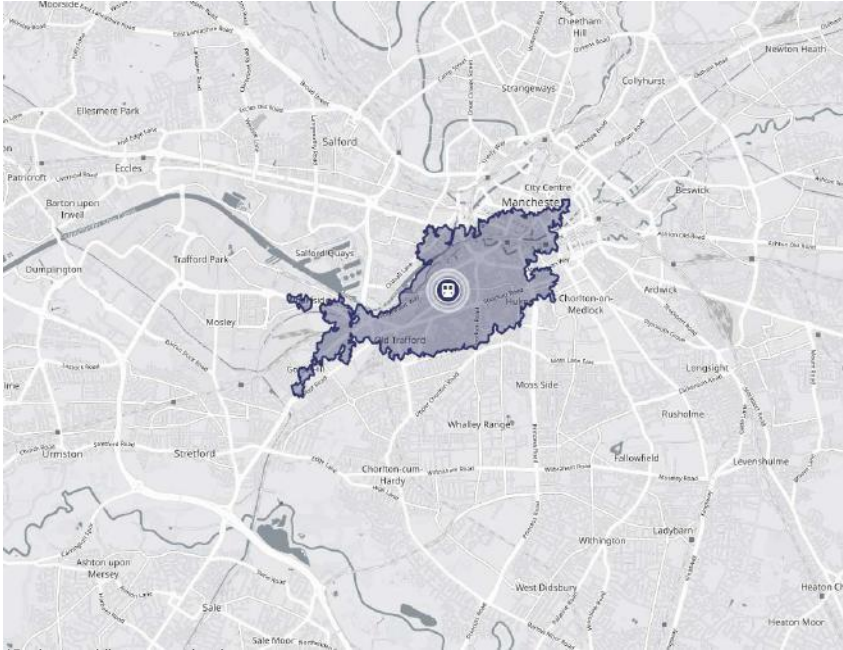
30 minute walking isochrone



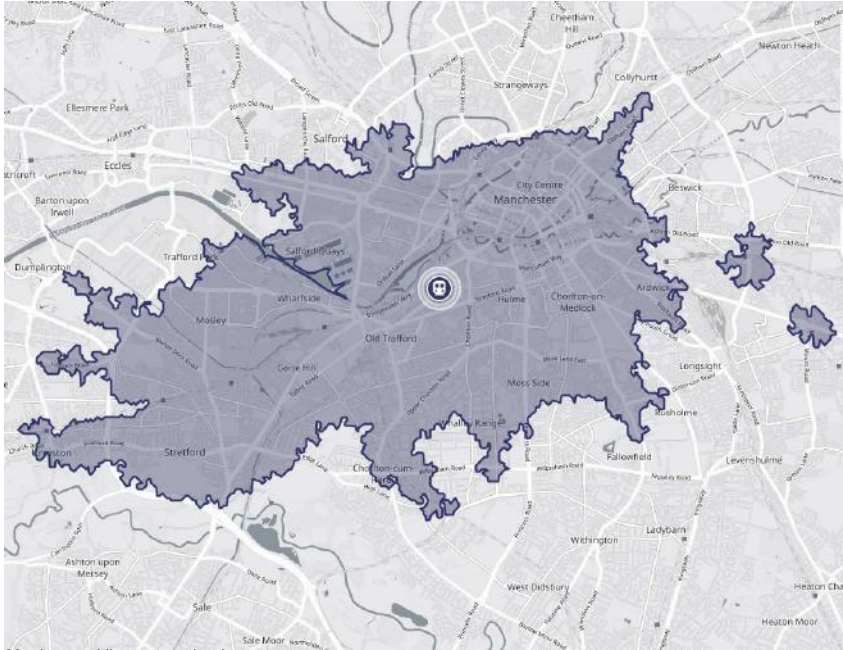
15 minute cycling isochrone



30 minute cycling isochrone



15 minute public transport isochrone



30 minute public transport isochrone

Movement to and through the site

The proposed site is located in the Trafford Inner Area and is close to the edge of the regional centre boundary, all as defined in Appendix 1 of the Trafford Core Strategy. Virgil Street is a no through road that originally linked Chester Road to City Road, but was stopped up outside the site when the surrounding residential area was redeveloped in the second half of the 20th century. Current vehicular access to Virgil Street is from Chester Road (A5014). There is currently no turning head at the end of the road to facilitate vehicles turning round in the dead end street.

The location is highly accessible in terms of its proximity to Manchester City Centre and The Quays with much of the city centre being within a 30 minute walk.

The site is well served by local cycling infrastructure with cycle paths running alongside Chester Road and Stretford Road that link to Manchester City centre, as well as to the off-road routes along the Bridgewater Canal and River Irwell that also connect to the city centre and the recreational routes alongside the local canal and river networks. The central location means that almost the entire area inside the M60 is less than a 30-40 minute cycle ride away making the proposed workspace accessible for cycling to work from across Greater Manchester. The cycle storage facilities that are proposed in the commercial premises and the garages that are sized to permit the storage of multiple bicycles for each household in addition to a car, will suit both residents and workers wishing to cycle to and from the site.

The site is also well connected with public transport links. Bus stops on Chester Road are a 3 minute walk from the site and Cornbrook Metrolink stop is 0.3 miles, a 6 minute walk away, meaning that all local amenities including schools, hospitals, supermarkets, shops and workplaces are within easy reach on foot, cycle or by public transport.

Inclusive access

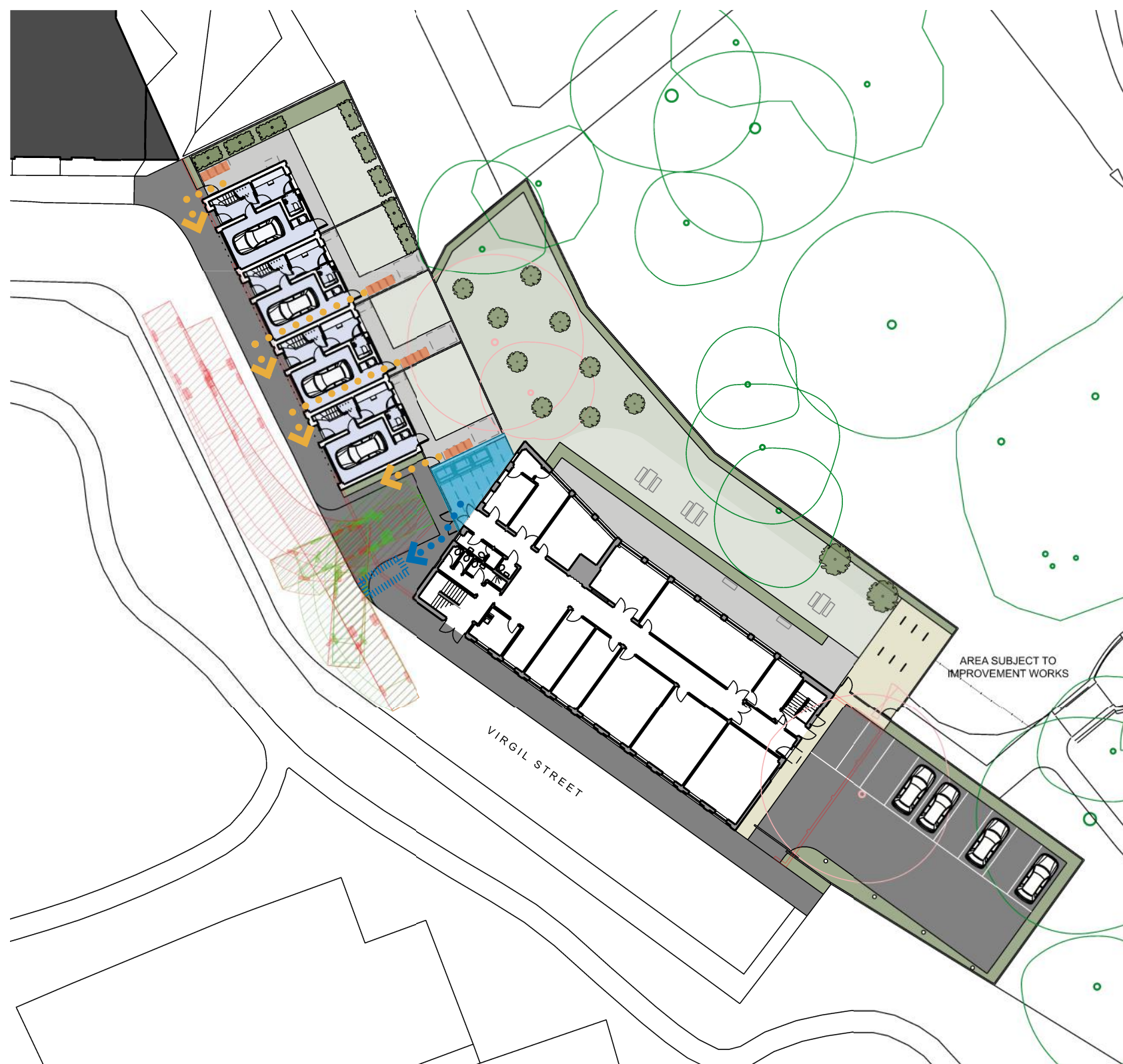
Dwellings

The depth of the properties is constrained by the available space between the culvert easement and the footpath, therefore the space to accommodate a habitable room at entrance level is not possible. A WC is incorporated at ground level and the stairs to the principal living space at first floor level is in accordance with Building Regulations Part M4(1) for visitable dwellings but not M4 (2) for accessible and adaptable dwellings. The nature of the townhouses, which are designed around a staircase that serves four storeys, means there are aspects of the dwellings that are not wheelchair accessible, however the dwellings are all M4(1) compliant as visitable dwellings and many of the requirements of M4 (2) (Accessible and Adaptable Dwellings) are still met in terms of the spatial and functional arrangement of habitable rooms.

The landscaping works to improve access to the park is an accessibility benefit that will be created through improvements to the public open space that benefit both future residents of the development and the wider community.

Workplace

The new entrance to the existing workplace will be in accordance with Building Regulation Part M1 with the WC facilities being in accordance with the requirements of Part M3.



Key

- Residential bin store
- Route to collection area
- Commercial bin store
- Route to collection area
- Commercial collection area

Diagram illustrating refuse collection proposals

Refuse collection

The residential bins will be kept within the paved area to the rear of each property. Each property has paved access from the rear of the property to the street to allow bins to be moved to the street on collection days. The end terraces can access the street through a side gate and mid terraces can access the street through the garage. The paving is sized to allow for the provision of multiple bins for the collection of separate waste streams in accordance with Trafford's requirements for waste collection.

An external bin enclosure for the commercial premises is proposed at the north west end of the existing building. The bin store will be formed in timber with close boarded sides and a timber lattice roof to provide screening for the visual amenity of any properties which overlook the waste storage area. The proposed bin store is directly adjacent to the turning head which has been introduced to facilitate servicing and vehicle movements within the dead end street.

DRAWINGS

Planning Application Drawings

Drawing No.	Title	Scale	
al(05)001-P2	Existing Location Plan	1:1250	@A3
al(05)005-P2	Existing Site Plan	1:400	@A3
al(05)010-P2	Existing Building Ground Floor Plan	1:200	@A3
al(05)011-P2	Existing Building First Floor Plan	1:200	@A3
al(05)030-P2	Existing Building Virgil Street Elevation	1:250	@A3
al(05)031-P2	Existing Building Rear Elevation	1:250	@A3
al(05)032-P2	Existing Building Side Elevations	1:250	@A3
al(05)105-P4	Proposed Site Plan	1:400	@A3
al(05)110-P3	Proposed Building Ground Floor Plan	1:200	@A3
al(05)111-P3	Proposed Building First Floor Plan	1:200	@A3
al(05)120-P4	Proposed Townhouse Ground Floor Plan	1:100	@A3
al(05)121-P4	Proposed Townhouse Levels 1 Floor Plan	1:100	@A3
al(05)122-P4	Proposed Townhouse Levels 2 Floor Plan	1:100	@A3
al(05)123-P4	Proposed Townhouse Levels 3 Floor Plan	1:100	@A3
al(05)124-P4	Proposed Roof Plan	1:100	@A3
al(05)126-P3	Typical Townhouse Dimensioned Plans	1:100	@A3
al(05)130-P4	Proposed Virgil Street Elevation	1:250	@A3
al(05)131-P4	Proposed Rear Context Elevation	1:250	@A3
al(05)132-P2	Proposed Side Elevation to Existing Building	1:250	@A3
al(05)140-P4	Proposed Townhouse Virgil Street Elevation	1:100	@A3
al(05)141-P4	Proposed Townhouse Rear Elevation	1:100	@A3
al(05)142-P4	Proposed Townhouse Side Elevations	1:100	@A3
al(05)150-P3	Proposed Section	1:100	@A3
al(05)201-P2	3D Visualisation	n.t.s.	@A3
al(05)202-P2	3D Visualisation	n.t.s.	@A3
aa(05)300-P4	Window Detail	1:25	@A3
aa(05)301-P4	Window Head Detail	1:5	@A3
aa(05)302-P4	Window Jamb Detail	1:5	@A3