

Domett Street, Harpurhey, April 2023 - REV D

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Introduction:

Introduction & Location

This Design & Access Statement (DAS) accompanies the Full Planning Application made on behalf of Jigsaw Homes North.

The development will entail a total of 4no. 1-bedroom 2-person cottage flats. This scheme will provide housing on currently vacant land which will enhance the urban environment and contribute towards the high demand for housing in the Moston area of Manchester, whilst respecting and enhancing the site's environmental and cultural assets.



The Image highlights the area for development, with the boundary of the site highlighted in green.

Introduction:

Design and Access Statement Methodology

The structure and detail of this document follows guidance set out by the Planning Practice Guidance (PPG), adopted on 6th March 2014. This document provides the following guidance on Design & Access Statements:

What is a Design and Access Statement?

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable and considerate response to the site and demonstrate that it is accessible by all prospective users.

Introduction and Purpose Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application.

What should be included in a Design and Access Statement accompanying an application for planning permission?

A Design and Access Statement must:

(a) explain the design principles and concepts that have incorporated in the proposed development

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development's context refers to the characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been considered. They must detail any consultation undertaken and how the outcome of this consultation has informed the proposed development.

Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.



Planning & Design Context:

Planning Context and Design Guidance

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies the planning application. This section focuses on the planning policies most relevant to the design and access proposals for the development.

National Planning Policy Framework (NPPF)

The NPPF sets out the Governments Planning Policy for England and is a material for consideration in all planning decisions. As the site is allocated for a new housing development, its development meets much of the NPPF in relation to housing policy, with Section 5 of the Framework providing guidance to local authorities on allocating land for development through the Local Plan and determining applications positively to achieve the Governments objective of significantly boosting the supply of new homes.

Paragraph 124 of the NPPF concerns appropriate densities in new developments. It states that decisions should support development that makes efficient use of land, including the identified need for diverse types of housing; the desirability of maintaining an area's prevailing character and setting; and the importance of securing well-designed, attractive, and healthy places.

Recent updates to the NPPF include the addition of a new paragraph (131) regarding the design of new development. This states that planning decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments.

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a 'presumption in favour of sustainable development'. Section 12 of the NPPF 'Achieving well-designed places' establishes the Government's commitment to good design and requires that developers address the following:

- add to the overall quality of the area;
- establish a strong sense of place;
- optimise the use of land and placing an importance on high quality design;
- respond to the local character and history;
- create safe and accessible environments; and
- (developments which) are visually attractive with good architecture and appropriate landscaping.

As part of this commitment to good design, the NPPF expects applicants "to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably." (Paragraph 132, NPPF, 2021)

Manchester's Local Development Framework – Core Strategy Development Plan

Policy H 2 – Strategic Housing Location

According to the policy document cited, the areas to the north and east of Manchester City Centre have been identified as key locations for new residential development.

'Land assembly will be supported in this area to encourage the creation of large development sites or clusters of sites providing the potential for significant regeneration benefits.'

To achieve this, the relevant information to this site has been noted as follows:

- Diverse housing offer which includes affordable housing.
- Include environmental improvements across the area.
- Creating sustainable neighbourhoods which include complementary facilities and services.

Policy H 3 – North Manchester

This policy states the following:

- This level of new development will provide significant opportunities to help change the character of the area, support the economic growth of the City Region by providing a more balanced Community.
- Much of the land in North Manchester is of low value or in need of remediation. This will often only sustain higher density or low value housing. It is important therefore to ensure that housing schemes contribute to overall environmental improvements and where opportunities arise, higher value development is promoted to encourage a mixed and diverse community by retaining or attracting economically active households in Manchester.



Design Considerations:

Site Location & Context

The site is located in within the boundary of the Harpurhey ward of the Manchester city region, to the north-east of the city centre. The site is well connected with bus stops , and amenities on Old Market Street, which runs along the north boundary of the site.

The site is made up of a grassed area on the corner of Domett Street and Old Market Street. Beyond the site's south boundary is further grassed area and public pathways, in addition to large clusters of trees.

There are surrounding two storey terraces properties adjacent to the site.



View of the site Old Market Street, facing southwest



Two storey semi detached houses facing Gilman Close, with the rear garden along the site's south boundary.



View of site facing north, showing the dense cluster of trees opposite the site along Old Market Street.



View of the site facing south

Design Considerations:

Local facilities & Transport Connections

The proposed site lies inside the boundary of the Harpurhey ward of Manchester, which is east of the city centre. The site lies approximately 3.4 miles north east of Manchester City Centre and further to the north of the site, around 1 mile away is Junction 20 of the M60 Motorway (Manchester Outer Ring Road). Crumpsall stop is 1 mile from the site, approximately a 22 min walk, this is the most local tram stop and offers quick and efficient transport into Manchester City Centre and towards Oldham and Rochdale.

The site is located immediately off Old Market Street, which offers a small number of amenities including chemist, shop and post office. Further amenities can be reached a short 0.8 miles away on Moston Lane, which hosts a small shopping district with local amenities such as a post office, medical practice, Chemist and Superstore.

Within half a mile of the site is the nearest Secondary School, Co-op Academy Manchester, and within immediate context of the site is Pike Fold Primary School, several more within a short distance. In addition to this there are a mix of community and care facilities close to the site, which you would expect in this outer city region setting. The site also has access to cafes, bars, shops, and other commercial buildings along Moston Lane 0.8 miles from the site, and Bury Old Road 1.4 miles from site.

This site is very well connected to transport links which all lead directly into the city centre or the broader Manchester City Region.



The above map shows the site location in red. The nearby amenities are highlighted in blue and within this area, there are local shops, cafes, post office and bus stops. The Secondary and primary schools are highlighted in yellow. To the South west of the site is Crumpsall tram stop highlighted in purple.

Design Considerations:

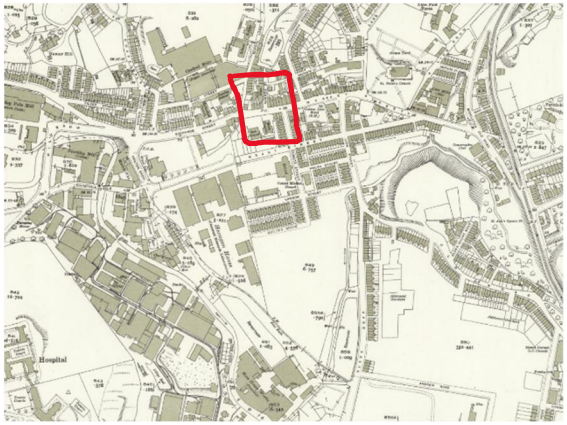
Historic Mapping

The historic maps below show the development of the site area since the nineteenth century. The 1840 map shows some small clusters of housing mainly located around the existing main roads such as Market Street, where the proposed site lies adjacent to, and is surrounded by substantial open space. The 1932 map shows the significant increase in housing within the Harpurhey area due to the increase in population and industrialization boom that occurred during this period. The site itself at the time was occupied by a small number of houses, and immediate area consisting of clusters of other housing, around Market Street, now known as Old Market Street where these terraced have since been removed. Between the 1940's and present day, the area developed further and is now home to a range of 2-storey dwellings and commercial properties. Within the development of this area the site had has become an isolated parcel of land, in need of a re-purpose.

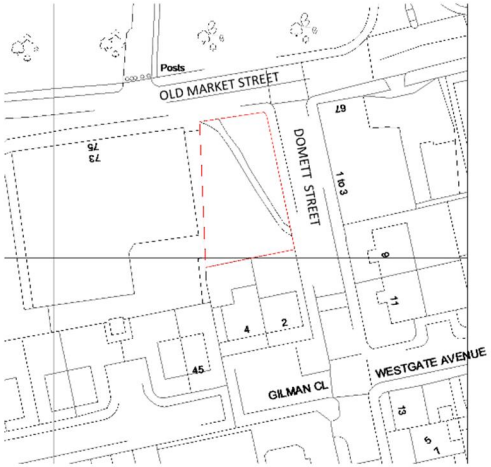
1840



1932



Present



Design Considerations:

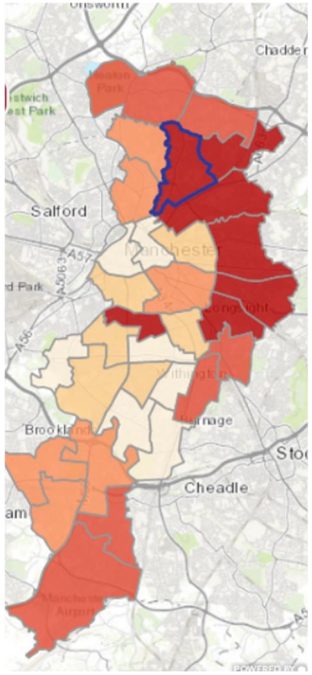
Ward Demographics & Crime

The Harpurhey ward has a total population of 19,997 (2021 data). This Ward is the second most deprived area in Manchester out of 32 wards and with the third (out of 32 wards) highest crime rate. The most frequent type of crimes in Harpurhey are 'violence & sexual offenses' accounting for 27.6% of all crimes.

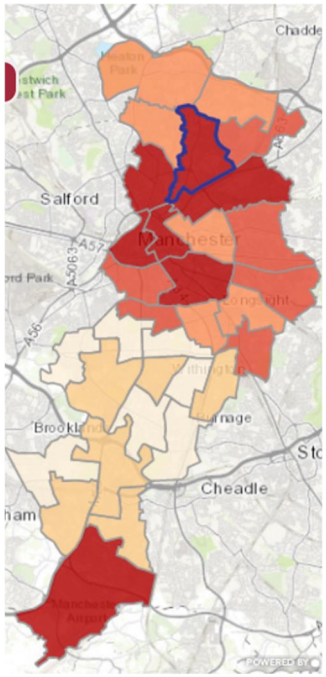
The residents in this ward are the second highest receivers of housing benefit, universal credit and unemployment benefit for 16+, attests to high levels of economic deprivation, and the necessity for affordable housing. Crime in the area is moderately worse than average (for Manchester).

The site area is an open grassed area with a small cluster of shrubs along the south and west boundaries. The site is likely to have a nominal impact on crimes, however it offers the opportunity to improve the quality of affordable housing (indoor quality) and provide definition and aesthetic to the urban environment (outdoor quality). The Living Environment Score for the Moston ward is the twenty-first worse and assesses the above 'indoor and outdoor qualities'. The proposal offers affordable high-quality housing which will enhance the existing urban environment.

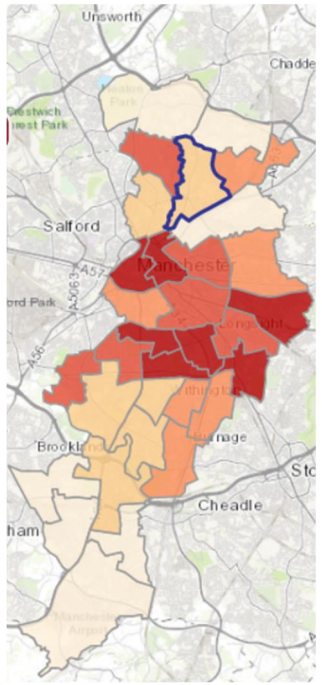
[Area Profile (instantatlas.com)]



Households receiving Housing Benefit



Reported Street Crimes



Living Environment Score

The Development Proposal:

Project Aims

1. The proposal has been designed to achieve high quality, modern residential housing.
2. The buildings form, height and appearance resonate with the local environment thereby integrating the scheme into the existing residential context.
3. Contribute to social housing supply.

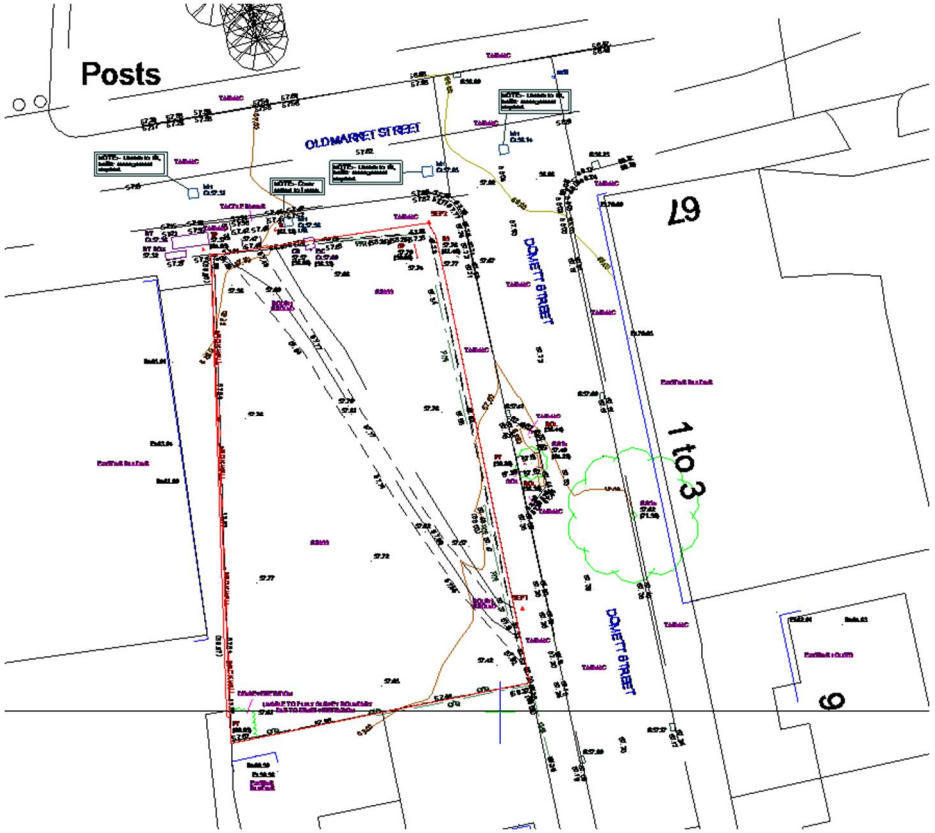
Key Objectives for the Development

1. Respecting local character and to retain and enhance views, including views from footpaths approaching the site and from adjacent housing.
2. Delivering a high quality “place” which is sustainable, safe, and attractive.
3. Providing much needed affordable homes.

Quantum of Development

The total developable area: 0.05ha or 522sqm

Proposed Buildings Footprint: 143sqm
Site Area (Red Boundary Line): 522sqm



Existing Site Plan

The Development Proposal:

Public Consultation

The community have been consulted on the proposed development. This was carried out through the circulation of leaflets to the immediate neighbours where they were given contact details of the agent to provide their initial feedback. At this stage there was no feedback for the proposal, however as the project develops, the community will have an opportunity to comment over the planning process.

Proposed Site Plan

The proposed layout, along with supporting text and illustrations in this section of the Design and Access Statement, indicates the principles of urban structure, (i.e., the framework and the layout of streets and pedestrian routes), and the urban grain, (i.e., the location, arrangement, and design of the development).

Layout

The site offers one parking space per cottage flat, as well as a sheltered bike store. Each unit also has the necessary hard standing space for the storage of four bins and access to a sharded garden space to the rear. The parking doesn't overwhelm the street frontage, and planting and greenery has been promoted throughout. With no existing trees on the site originally, new trees are proposed to increase the number of trees in the area than there was previously.



Proposed Site Plan

The Development Proposal:

Constraints

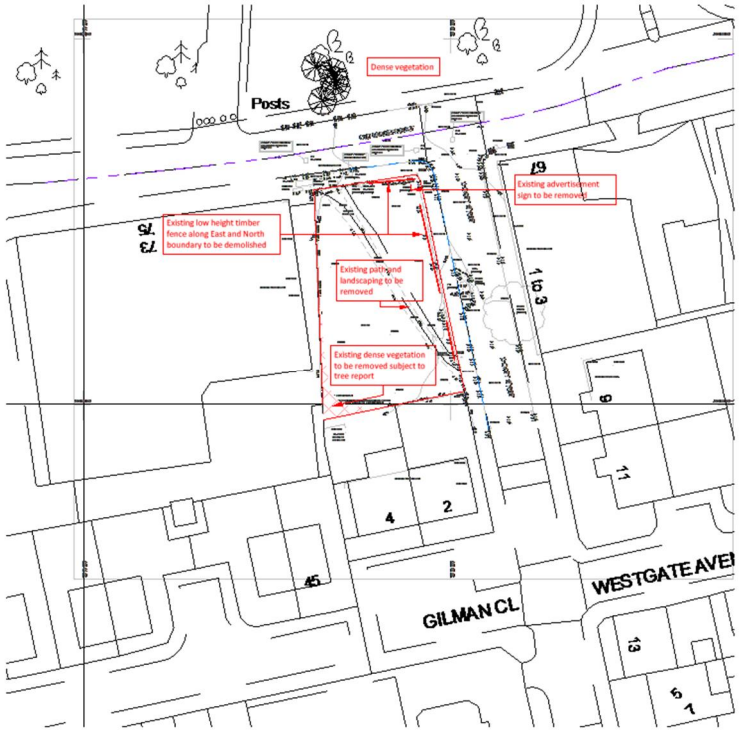
The main site constraints are as follows:

- The site is surrounded by existing 2 storey residential buildings, and retail/commercial properties adjacent along Old Market Street. The possibility of over-looking has been reduced by maintaining appropriate distances. Front garden landscaping and a low-level brick boundary wall has been proposed for privacy and security.

Opportunities

- Creates much needed affordable housing, with ground floor properties being accessible.

- The location is suitable for this type of developments with the necessary amenities within a close walking distance.



Site Clearance Plan

The Development Proposal:

Street Elevation

The proposed cottage flats will match the existing context in regard of materiality and pitched roofs. Facing brick enhanced by contrasting brick colours creates a unique character and offers high quality solution to a redundant site. The combination of walls and fencing offer the desired level of privacy, separating the private, semi-private from the public.



Front Elevation (Domett Street)



Rear Elevation



Gable Elevation



Gable Elevation (Old Market Street)

The Development Proposal:

1-Bedroom, 2-person Cottage Flat Type

The Nationally Described Space Standards (NDSS) for 1-bedroom flat has been met on this site, with ground floor flats being approximately 50m² and first floor apartments 56m². The minimum NDSS requirement is 50m² with 1.5m² built-in storage.

Each Unit has an associated secure bike store as indicated on floor plans or site plan.



Cottage Flat House Type Front and Rear Elevations



Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan



Cottage Flat House Type Gable Elevations

The Development Proposal:

Security

The local council requirements for separation distances have been adhered to, while also offering passive surveillance overlooking the street which provides security for pedestrians. The front garden brick wall creates a boundary of protection for the residents. Tall fencing around the shared gardens ensure privacy, and fencing around the rear boundary offers greater protection from crime. The bicycle stores are secure and located in the rear gardens where possible or hidden at the front.

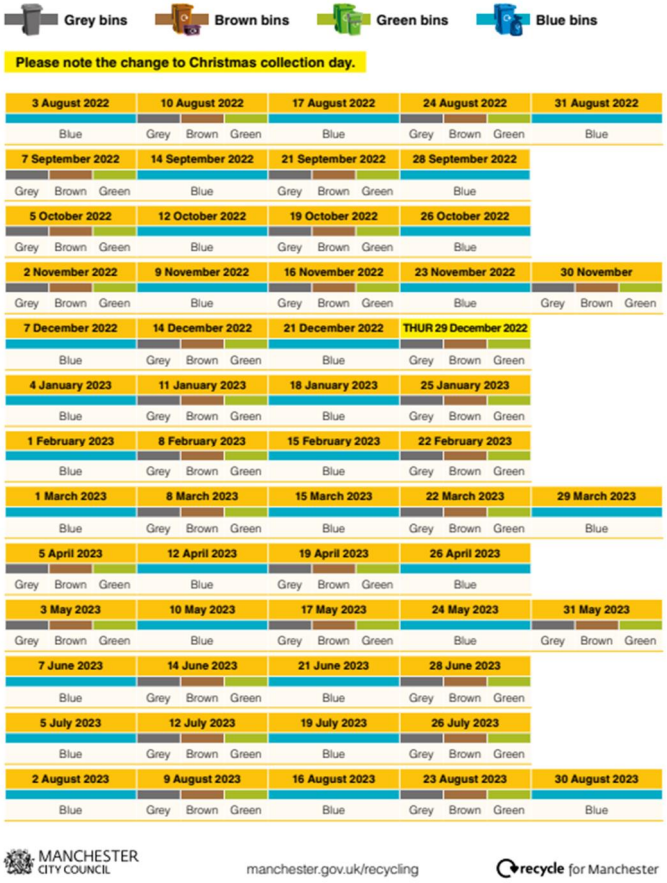


Proposed Site Plan

The Development Proposal:

Waste Collection

The site is located within a residentially developed area and therefore a bin collection schedule is in place therefore the proposed houses and apartments can join an existing bin collection round (image opposite). Each home or apartment has 4 bins, located securely behind and/ or hidden at the front for both aesthetics when walking past the development and security to ensure bins are not vandalised or damaged.



Waste Collection Schedule for Domett Street

Sustainability & Renewable Energy:

Building Sustainability

Several technologies are currently being investigated for use on the project, such as air source heat pumps and solar PV panels. The final options will be confirmed via Energy calculations (SAP) to demonstrate compliance with the Part L requirements of the Building Regulations.

The project will aim to reduce water consumption to less than 105 litres per person per day in line with the RIBA Climate Challenge 2030 sliding targets. This will be achieved by carefully specifying white goods and limiting the flow of water by use of flow restrictors.

Sustainable construction methods and energy efficiency will be adopted at the detailed design stage. This will promote a high standard of build and construction for the development in accordance with Best Practice Standards.

The development proposals will seek to follow the aspirations in line with the Building Regulations and Housing Review Standards in order to provide a high-quality environment.

Best Practice sustainability will be embraced, which will fully explore issues such as sustainable drainage techniques, and buildings that are resource and energy efficient.

It is expected that the design will explore the following to promote a reduction in carbon emissions:

- Low flow showers, smaller baths and dual low flush toilets as part of controlled water demand and use
- Low carbon lighting, energy controls and management
- Double or triple glazing, and improved insulation
- Conservation of the natural resource such as the site's trees
- Ground level 'urban greening' with the use of street trees, shrub planting.
- Plots to provide suitable facilities and storage for recycling and waste
- The building will be in compliance with Part L1 A (New dwellings). The scheme is intended not to use gas to comply with national policy.

P500 Principles

In addition, to reduce both operational and embodied carbon where possible, at this stage the design process looks to incorporate key P500 principles. This will also ensure that running costs are lower for residents. Some of the key principles the design intends to explore are, but not limited to:

- Committing to all new homes being built on a 'fabric first' approach with the intention to exceed the current, and forthcoming 2020, building regulation Part L.
- Supporting the use of sustainable transport options for residents including secure cycle storage and EVC provision for all homes
- Encouraging biodiversity and enhancing natural resources including retention of existing trees and planting of new trees where possible.



Design Process

Initial Site Proposal's

The initial proposal focused on developing much needed affordable units that could work on the site with private rear gardens and privacy of each unit.

Although each property had access to their own private rear garden, access to rear gardens was not achievable in this layout for every unit.

A shared bin store impacted the route residents would have to complete to take out their waste. This would lead the proposal to develop further, to produce access to the rear garden and the addition of separate bin stores for each unit located where easily accessible.



Design Process

Development of Site Proposal

The second phase of design shows a shared rear garden, easily accessed and enclosed.

There is opportunity to the front of properties for planting and landscaping, with a low level brick wall creating a more secure space from the footpath whilst allowing the street scene to be open and green.

Each until has 1no. secure bike storage located in proximity to the property entrance for natural surveillance and access, with private hard standing to provide area for storing waste bins.

As the design proposal developed, Age Friendly Principles and Independent Living Principles were introduced into the project. Where possible the design adheres to these principles which include, but were not limited to:

Age Friendly Principle & Independent Living Principles

- Easy and accessible bin storage
- Canopy over entrance to properties
- Natural surveillance in external areas (inc. car parking)
- Adequate car parking
- 1200mm pathways (for walking side by side)
- Promote natural environment i.e., planting, trees.
- Routes from entrance doors to be unobstructed.
- Doorways suitable width to allow free movement.
- Future provisions for specific adaptations, such as grabrails.
- Level access wet room on ground floor flats
- Bathroom with two access points on ground floor flats
- Provisions for disabled parking bays.
- Space for turning a wheelchair in all habitable rooms.

