



CUBE HOMES

**URBAN
DESIGN
GROUP** REGISTERED
PRACTICE

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HIGH LANE, CHORLTON

DESIGN AND ACCESS STATEMENT - ADDENDUM

Ref: 22114_DAS_AD_01

Date: JANUARY 2024

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INTRODUCTION

1 INTRODUCTION

Background and Purpose of the Addendum

This Design and Access Statement (DAS) addendum accompanies the Full planning application Ref: 137994/FO/FUL, submitted on behalf of Cubes Homes, which seeks approval for residential development on Land to the south of High Lane.

Following submission of the application in August 2023 the scheme has been revised to respond to comments made by the local authority, the highway authority and local residents.

The changes have resulted in consequential changes to the proposed development, which most importantly, include the reduced storey height of properties fronting Acres Road, improving the relationship between the proposed development and existing residents.

Supporting Application Documents

The table, shown below, provides a list of drawing numbers which accompanied the original architectural drawing pack, and the revised drawing numbers which seek formal approval. The drawing pack should also be reviewed alongside the revised landscape drawings and suite of supporting reports.

This statement should still be read in conjunction with the original Design & Access Statement, reference 22114_DAS_01, dated August 2023, which provided the detailed context appraisal.

Drawing Title	Original Reference	Proposed Reference
Proposed Site Layout	22114_01_P1	22114_01_P3
Illustrative Site Layout	22114_02_P1	22114_02_P3
Boundary Treatment Layout	22114_03	22114_03_B
Boundary Treatment Details	22114_04	22114_04
Illustrative Street Scenes	22114_05	22114_05_B
Illustrative Site Sections	22114_06	22114_06_B
Waste Management Plan	22114_07	22114_07_B
Bin / Cycle Store Details	22114_08	22114_08_A
Type A Elevations	22114_HT_01_A	22114_HT_01_C
Type A Floor Plans	22114_HT_02_A	22114_HT_02_C
Type B	22114_HT_03_A	22114_HT_03_A
Type C	22114_HT_04_A	22114_HT_04_A
Type D/E Floor Plans	22114_HT_05_A	22114_HT_05_A
Type D/E Elevations	22114_HT_06_A	22114_HT_06_A



2

CHANGES TO THE PROPOSAL

2 CHANGES TO THE PROPOSALS

AMOUNT

2.1 Amount

The development still seeks approval for the construction of 22no. residential dwellings (Class C3), comprising a mix of 2 bedroom apartments and 4 bedroom townhouses which will be offered as affordable and open market sale properties, respectively. (Table 1).

2.1.2 Affordable Housing

In line with Policy H8 of the Core Strategy, the development will still offer the two bedroom apartments as affordable dwellings, equating to 27% site wide.

The properties will be offered as Shared Ownership and Affordable Rent, although the exact tenure is still to be agreed with MCC.

In addition, and in line with Policy DM1 of the Core Strategy, the ground floor apartments have been designed to be Part M4(2) compliant, equating to 10% across the site.

2.1.3 NDSS

All dwellings have been designed in line with the Nationally Described Space Standards.

ACCOMMODATION SCHEDULE			
	House Type	Description	No.
	Type A	4 Bed Townhouse	12
	Type B	4 Bed Townhouse	2
	Type C	2 Bed Apartment	6
	Type D	4 Bed Semi-Detached	1
	Type E	4 Bed Semi-Detached	1
		TOTAL	22

TABLE 1



2 CHANGES TO THE PROPOSALS

ORIGINAL LAYOUT

2.2 Original Layout

The proposed site layout, shown adjacent, was submitted as part of the initial application submission.

The design principles which informed the scheme are;

1. The existing Carlton House should be retained as part of the development proposals.
2. A pair of villas were proposed to replace the current extension to Carlton House.
3. An apartment block was proposed to front Stockton Road, with parking located to the rear.
4. Terraced properties were proposed along Acres Road, reflecting the existing form and context of the adjacent properties.
5. Properties fronting Acres Road were positioned to ensure that each parking space is separated by structured landscaping.
6. Existing boundary treatments were proposed to be retained, where possible, and made good where necessary.



2 CHANGES TO THE PROPOSALS

REVISED LAYOUT

2.2.1 Revised Layout

The revised site layout, shown adjacent, and included as part of the updated application drawing pack, demonstrates the amended development proposals. Refer to drawings 22114_01_P3 & 22114_02_P3. This layout should be read in conjunction with the below notes, which highlight and explain the design evolution. The key design principles, highlighted on **(Figure 1)**, are still embedded into the design.

1. The revised scheme incorporates a new house type / footprint fronting Acres Road.
2. The parking court serving the apartment block has been slightly reconfigured, to include a disabled parking space, and the bin store has been relocated to the northern side.
3. The access serving plots 15 & 16 has been relocated further east, improving the westerly visibility.



Figure 2: Illustrative Site Layout, 22114_02_P3.

2 CHANGES TO THE PROPOSALS

LANDSCAPING

2.3 Landscaping

The revised layout and house type design, along with the subsequent loss of the integral garage has resulted in additional space for low level planting in front of the properties, contributing to a greener streetscape along Acres Road.

Figure 3: Landscape GA 348-LST-XX-XX-DR-L-0101 P03.



2 CHANGES TO THE PROPOSALS

STREET SCENE

2.4 Appearance

As a result of comments and concerns raised by local residents and the council, properties fronting Acres Road (Type A) have been redesigned.

The proposed redesign incorporates a reduction to the height and overall massing of the proposed buildings, creating an improved connection and interaction with the existing cottages opposite.

The key changes to the house type / street scape are summarised below and highlighted on the adjacent street scenes.

1. Storey heights reduced from 3.5 storeys to 2.5 storeys.
2. Integral garage removed and replaced with habitable space, creating an active streetscape which promotes natural passive surveillance.
3. Additional landscaping pockets in front of each dwelling creates a more green/open streetscape.

Refer to the accompanying House Type pack and Illustrative Street Scenes for further details.

Original Street Scene



Figure 4: Original Street Scene fronting Acres Road.

Proposed Street Scene



Figure 5: Proposed Street Scene fronting Acres Road.

2 CHANGES TO THE PROPOSALS

SCALE & MASSING

2.4.1 Appearance - Sketch Views

The reduction in storey heights has significantly improved the relationship between the proposed dwellings and existing cottages opposite, as demonstrated by the illustrative sketch visuals, shown adjacent and overleaf.



Figure 7: Original illustrative eye level view along Acres Road - Looking North.



Figure 6: Revised illustrative eye level view from High Lane - Looking southeast.



Figure 8: Revised illustrative eye level view along Acres Road - Looking North.

2 CHANGES TO THE PROPOSALS

ILLUSTRATIVE VISUAL

2.4.2 Appearance - Revised Illustrative Visual



Figure 9: Illustrative view from High Lane.

2 CHANGES TO THE PROPOSALS

ILLUSTRATIVE VISUAL

2.4.3 Appearance - Revised Illustrative Visual



Figure 10: Illustrative view along Acres Road.

2 CHANGES TO THE PROPOSALS

ILLUSTRATIVE VISUAL

2.4.4 Appearance - Revised Illustrative Visual



Figure 11: Illustrative view along Stockton Road.



SUMMARY

3 SUMMARY

3.1 Conclusion

The proposed amendments result in subtle changes to the proposed site layout, along with a completely revised Type A house type, which has been redesigned to reduce the overall height, addressing comments and concerns raised by local residents and the council.

The key principles, including the refurbishment of Carlton House, are still embedded into the layout presented for approval, ensuring that the proposals positively respond to the local context, creating a distinct sense of place which will complement the Conservation area.

It is therefore considered that the proposals are in full accordance with National Planning Policy, Local Planning Policy, and the National Design Guidance.

We therefore request that positive and expeditious consideration is given to this much needed housing application.



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