



Tang & Associates Ltd

Design and Access Statement

Produced specifically for the proposal at

26A Wilbraham Road
Fallowfield
Manchester
M14 9JU

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1.0 Introduction

This Design and Access Statement has been prepared by Tang & Associates Ltd on behalf of our client for the *Demolition of the existing building and the erection of 1 block of apartments comprising of 30 apartments in total with associated landscaping* at 26A Wilbraham Road, Fallowfield, Manchester M14 6JU, hereafter referred to as “the site”. While reading this document please also review together the proposed drawings submitted as part of the Planning Application.

Planning Application Drawings:

- 9792/001A - Location Plan
- 9792/002A - Existing Site Plan
- 9792/102G - Proposed Site Plan
- 9792/111H - Proposed GF and 1/F Floor Plans
- 9792/112C - Proposed 2/F-3/F and 4/F Floor Plans
- 9792/113C - Proposed Roof Plan
- 9792/122D - Existing and Proposed Wilbraham Road Street-scenes
- 9792/123B - Proposed Wilbraham Road Elevation and Proposed East Elevation
- 9792/124B - Proposed Rear Elevation and Proposed West Elevation
- 9792/125A – Boundary Treatments

Supplementary Documents:

- 103054_AQA_26A Wilbraham Road Fallowfield_03082023 - Air Quality Assessment
- 26a Wilbraham Road – PEA - Ecology Report
- LKC 22 1757-A1-PRA-26A Wilbraham Road, Fallowfield R0 - Phase 1 Site Investigation Report
- SCP_220852_Travel Plan_August 2023 – Travel Plan
- 4355- 26A Wilbraham Road (AIA) - Revision A - (combined) – Tree Survey
- 9792-Waste Management Strategy Proforma - Waste Storage and Collection Proforma
- Nursery Viability Statement
- Landscaping Scheme
- Crime Impact Statement
- 10873 - 26a Wilbraham Road External Daylight & Sunlight Study Rev0 - Daylight, Sunlight and Overshadowing Assessment
- Z60005 Environmental Standards Statement Wilbraham Road 24-08-2023 ds - Environmental Standards Statement
- Drainage Strategy Statement

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the Planning Application.

2.0 Context

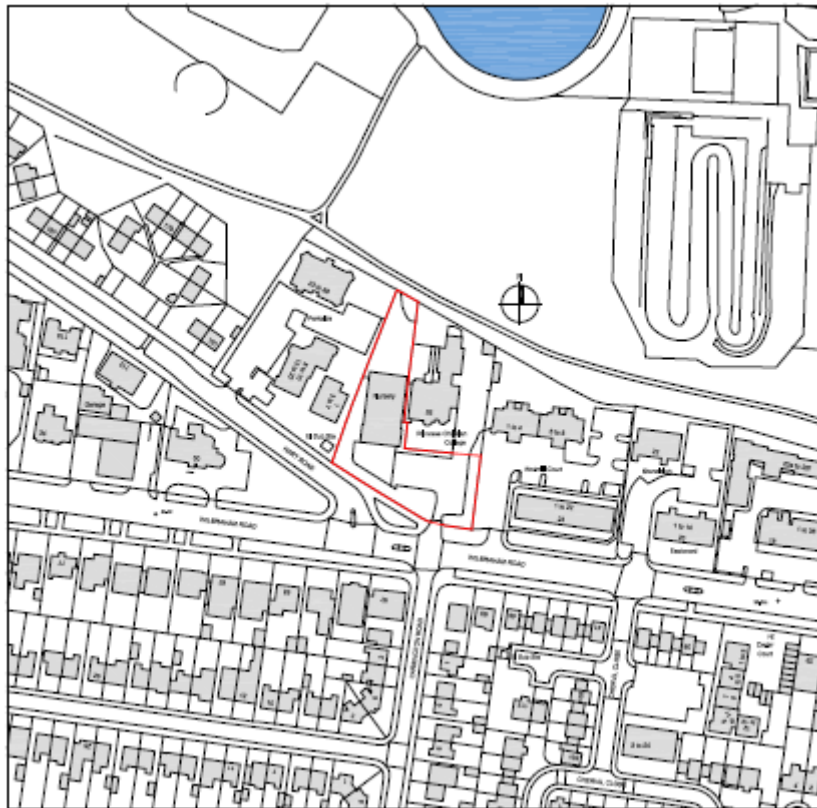


Figure 1. 9792/001a - The Site Location

The site lies within the Manchester City Council and predominantly comprising of residential dwellings with some of the North Wests best schools located nearby. Plenty of bars and eateries are also located nearby alongside sporting facilities and open park areas serving the residents of the area. The site is also neighbouring Platt Fields Park which is one of Manchester's largest parks with boating, tennis, BMX and skating facilities being some of the free facilities on offer. From a public transport perspective, the site is in a very convenient location with bus stops going into and out of Manchester city centre at its doorstep, a train station nearby and dedicated cycle routes into Manchester city centre.

2.1 Planning History

Application Ref	Description	Decision / Date
Pre-application Submission 28/10/2022 and Pre-application Response 16/11/2022	Demolition of the existing building and the erection of 2 blocks of apartments comprising of 30 apartments in total with associated landscaping.	Submitted 28/10/2022
105887/TCA/2014/S1	Works to trees - proposed crown thin of Horse Chestnut by 15% and uplifting canopy up to 8m from ground nursery to Horse Chestnut (Tree 1) and Trees 2 and 3 to be cut back from side of property and footpath along side of nursery up to a height of 5m.	Approved 17/07/2014

2.2 Existing Condition

The existing building is of 1-storey and used to be a nursery but has been vacant for some time. The site has a number of mature trees lining the edge the Wilbraham Road Street frontage concealing the site.

The existing site also features an existing carpark that used to service nursery when it was in operation.

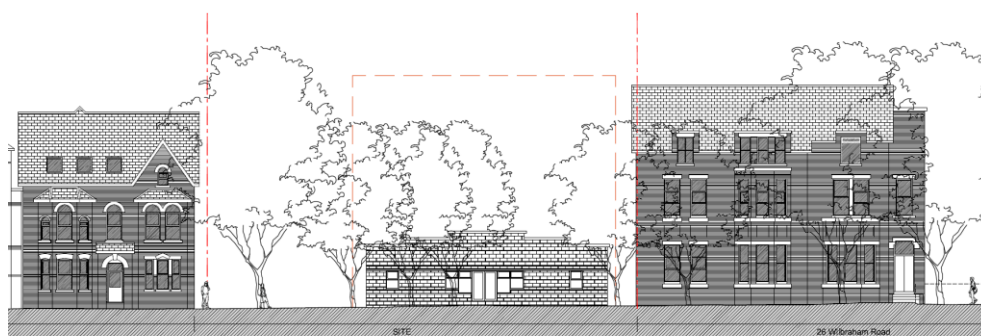


Figure 2. 9792/122A. Existing Wilbraham Road Street Scene

3.0 The Proposal

The proposal is for the *Demolition of the existing building and the erection of 1 block of apartments comprising of 30 apartments in total with associated landscaping.*

The proposed mix of apartments is 15 x 2-Bed apartments and 15 x 1-bed apartments with a car parking provision of 22 spaces inclusive of 2 disabled parking spaces and 4 EV charging points. In addition, 44 bicycle parking spaces.



Figure 3. 9792/102G. Proposed Site Plan

3.1 Design Principles

The following list are some principles followed while design the apartments:

- Clear outlook for all future residents
- Apartment sizes to be above national space standards
- Retention of as many trees where possible and appropriate
- Reuse of the existing Car park
- External appearance to be a modern interpretation of the existing character of Wilbraham Road Street-scene
- Height of the proposed apartments to be in keeping with its immediate context and wall to be oriented to minimise loss of light and maintain privacy of adjacent buildings
- Provide ample residential amenity space within the curtilage of the site
- Support sustainable transport by providing ample bicycle storage and providing EV charging car parking spaces
- Implement a sustainable operational energy option by proposing Solar Panels
- The proposal of 1 building to minimise the built footprint and allow for generous communal landscaped area

3.2 Design Development

Throughout the pre-application consultation process, we have amended the siting of the proposed development with the feedback received. The earlier pre-application submission massing featured the units split into 2 independent blocks A and B with a path connecting the 2. It was highlighted to us that this would not be optimal for security reasons.



Figure 4. 9792/102D – Proposed Site Plan (Previous Iteration)

Our latest iteration now combines the proposed units in 1 apartment block which had the following benefits:

- More meaningful accommodation for outdoor amenity space to the rear of the site
- Convenience to access the residential refuse area as well as cycle storage
- Increased convenience for users with lower mobility



Figure 5. 9792/102G. Proposed Site Plan

3.3 Scale and Massing

The proposed design has followed rigorous development following seeking Pre-Planning Application advice. The initial proposal was of two blocks of apartments, located at the extreme ends of the boundary line. Concerns about the safety, outlook, and privacy were raised during the Pre-Planning Application consultation and addressed by the current proposal of 1 building adequately distanced from the context. The sitting of the proposed was influenced by the requirement to provide a clear outlook for future residents.



Figure 6. 9792/122D. Proposed Wilbraham Road Street Scene

The privacy of the residential are addressed by the existing mature trees within the site lining Wilbraham Road. Furthermore, the requirement for privacy was also considered and resolved by the orientation and position of the window openings (See Proposed West and East Elevations). Additionally, the height of the proposed is informed by the surrounding buildings. To resolve issues with overshadowing, loss of light and or privacy to the adjacent building, the proposed has been set to a reasonable distance and windows have been orientated away from any overlooking openings (See Proposed East Elevation, see 1/F-and 2/F-3/F Floor Plans). The proposed maintains a large setback from Wilbraham Road in keeping with the existing street-scene. In addition, the proposal being set far back into the site and the coverage from the tree line frontage minimises the impact of the building and reduces the visibility from the street-scene as the proposal will be rarely visible sometimes of the year from street level.

3.4 Landscape

The proposed minimises the total built area and allows for landscaping and communal amenity area. The landscaping is set far back from Wilbraham Road, it provides ample space for recreation for the future residents and provides privacy and a clear outlook. The soft landscaping proposed on site is prominent with hard landscaping along the footpath proposed where necessary.



Figure 7. 9792/102G. Proposed Site Plan

3.5 Access

Access to the residential block is through the eastern and western sides of the building. The proposed is being access directly from the path along the existing car park and a secondary access point is linked through a communal walkway. These entrances will have access control such as a key card system that only allows people with authorisation to access the properties. Regarding security, the site is proposed to stay gated offering another level of security to the site and its future residents.

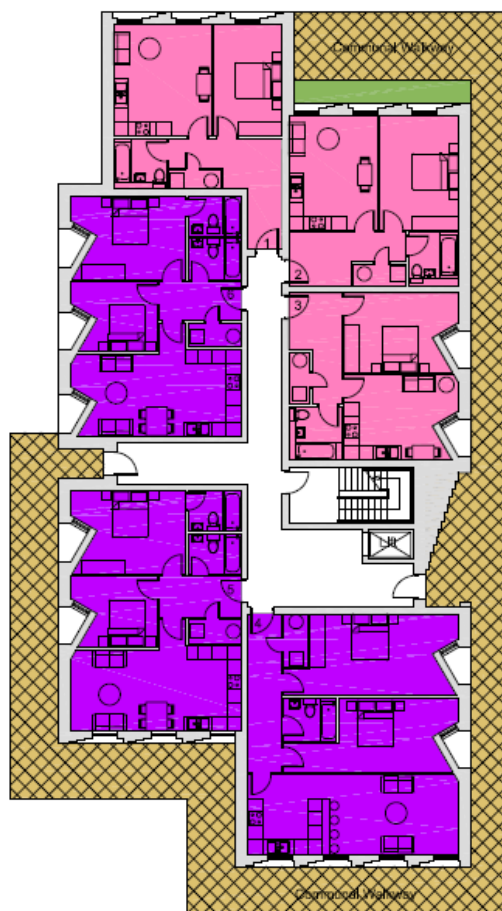


Figure 8. 9792/111H. Proposed G/F Plan

3.6 Proposed Façade

Studies of the vernacular were made at the beginning of the design process, where observations of materiality and architectural language were implemented towards the process and final appearance of the proposed. The existing Blue, Buff and Red facing brick work that demarcates the different floors levels was of particular interest, and a prevalent character of the neighbouring buildings along Wilbraham Roads. Similarly, the Proposed uses complimentary two-toned cream buff brick patterns to demarcate the main interior floor change, in conjunction with soldier course brick details. The Proposed elevations is a modern reinterpretation of the vernacular, where the existing extrusions and oriels (observed in 193 Hart Rd) were reinvented into angled openings and recesses that add architectural interest and enhance its context (See Proposed Elevations). These shared elements help to blend the modern massing with the character of the existing context.



Figure 9. 9792/123B. Proposed Wilbraham Road Elevation

3.7 Materials

Since the Wilbraham Road street-scene have a relatively strong character, we proposed to soften the proposed modern hard lines massing with complimentary Marziale and Cambridge cream buff brick material palette for the elevations.

3.8 Waste Management

The proposed residential refuse store is located within the site near the front entrance where it is convenient for both the Waste collection workers accessing the refuse store from Wilbraham Road as well as the residents.

The proposed will consist of 30 apartments with a mixture of 15 x 2-Bed and 15 x 1-bed apartments. In total the waste storage required per week is approximately 7,000 Litres, the proposed waster storage does provide extra capacity. The proposed storage capacity is as follows:

- 2 x 1,100L bins (General Waste)
- 2 x 1,100L bins (Mixed Recycling)
- 2 x 1,100L bins (Paper/Card Recycling)
- 1 x 1,100L bins (Food Waste)

3.9 Transport Provisions

The transport options service this proposed development are many, such as sustainable transport such as public bus routes running along Wilbraham Road with bus stops going in both into and out of Manchester city centre just located on the doorstep of the site. In addition, cycle lanes running in both directions also along Wilbraham Road which we have proposed the provisions of 44 bicycle storage capacity which is over 100% provision. Furthermore, the future residents benefit from being with close proximity of a train station giving them the ability to travel long distances outside of Manchester.

Given that these sustainable modes of transport are on the doorstep of the site, in the aims to support sustainable transport and in general a more sustainable lifestyle we have provided 21 car parking spaces of which 2 are disabled spaces and 4 have access to an EV charging point.

Please see Travel Plan and Air quality assessment for more information on the proposed transport provision.

4.0 Conclusion

The design team have carefully prepared the Planning Application and designed a scheme which is sensitive to the character of the immediate context and the wider area. We feel that the proposal would be a valuable addition to the area by providing high quality and well-designed apartments along Wilbraham Road.

The site was designed to consciously address security, privacy, accessibility, and connectivity and create a sustainable and connected community.