

BLACKWIN STREET DEVELOPMENT, OPENSHAW COMMUNITY CONSULTATION COMMENTS

Consultation

Prior to the planning application being submitted, a public information sheet (see image below) was sent to all residents in the local area to inform and invite feedback on the proposals.



Share Your Views

One Manchester invite you to share your views on their proposals for the Blackwin Street Site, in Gorton. A total of 7 residential homes are proposed, together with associated access, car parking and landscaping.

One Manchester are a not-for-profit registered provider of affordable housing, operating in central, south and east Manchester to deliver much needed housing solutions which respond to the specific needs of local communities. They provide quality homes and work to shape services that improve people's lives and attract further growth and investment into the places where they live.

The existing site is derelict following demolition of the previous building and the majority of the site is overgrown. It therefore has a negative visual impact on the surrounding area which will be significantly improved through the proposed scheme.

The scheme has been designed by the local architectural practice, Triangle Architects.

TRIANGLE ARCHITECTS



Aerial View of Brigham Street Elevation

Front Elevation Details:

- A: 1000mm high boundary; 400mm low brick wall & 400mm metal railing above. Shrub/hedge planting behind.
- B: 1000mm high metal railing.
- C: Concrete paving to entrance/footways.
- D: Open areas for car/pedestrian entry points (to lessen impact of gates along street scene).
- E: Tarmac to car parking areas.
- F: 1800mm high border sound fencing.

Proposed Cladding Materials:

- 1: Facing brickwork (Dorset Buff, Brown, or similar).
- 2: Shaped house-shaped feature brickwork (pale).
- 3: Brick detailing around entry points.
- 4: Grey thin profile concrete interlocking roof tiles (Hertford Slender Edge, Anthracite, or similar).
- 5: 'Mansard effect' uPVC windows, type to be agreed (colour dark grey, RAL 7023).
- 6: Metal clad complex (stainless steel, or similar).
- 7: Cable and wire mesh to improve street scene and maximize view along Blackwin Street.

Benefits of the scheme include:

- The re-development of a vacant, brownfield site with a good quality housing scheme that is in keeping with its surroundings, in an accessible and sustainable location.
- The provision of 7 no. 2, 3 & 4 bed houses with a good level of private amenity space.
- High-quality, robust, low-maintenance, energy-efficient homes that will meet Future Homes Standard 2025.
- The provision of housing for a mix of 'social and affordable rent' which will meet an identified need.
- The development of a scheme that will not have an adverse impact on the amenity of existing neighbouring residents. On the contrary it will improve amenity through the provision of a more sensitive use of the site bringing a poor quality space back into use.
- The provision of soft landscaped garden areas to the rear of the properties and shrub planting to the front to integrate the development within its surroundings.
- Improved surveillance and activity to Blackwin Street and Valence Close, which will reduce the potential for anti-social behaviour.

Have Your Say

In order to hear your views on the proposal we would be grateful if any queries or comments could be provided to the following e-mail address:

studio@trianglearchitects.co.uk

We are aiming to submit a planning application to Manchester City Council soon and following its submission the Council will undertake a formal consultation exercise. However, in advance of this we thought that it would be appropriate to notify residents living adjacent to the development of the proposal.

It is not envisaged that any personal data will be supplied by virtue of this consultation, but in the event that any personal data is supplied, it will be disregarded and deleted without undue delay.

one manchester

Outcome

Only 1 response was received, which commented on the preference for the site to be turned into additional green space. Correspondence is on the next page of this document.

Response

The site is currently unused fenced-off brownfield land (previously a council office building, Forrester's House).

The site is not designated as 'Amenity Green Space' as evident in Section 14 of the **MCC Open Space and Recreational Needs Assessment** (Map 14.2).

The site is also directly adjacent to Gorton Park, which includes open grassed areas, provision of a children's play area, facilities for young people, and outdoor sports facilities (as also indicated on Map 14.2 of MCC's Open Space and Recreational Needs Assessment).

Mark Trayhorn

From: Alicia O'Brien <aliciaobrien1968@gmail.com>
Sent: 31 August 2023 16:32
To: Julia Trayhorn
Cc: Alicia O'Brien
Subject: planning application

Dear Phil Stonehouse

i am sending you this email regarding the proposed planning application on the land bordering Valance Close and Blackwin Street .

I feel as a home owner that lives close to the mentioned site .

As many of the people of the west gorton community feel that you are taking away an area that could be a beautiful green space with wild flowers and trees for the wildlife and a safe space for children to play and take interest in nature .

As a hard working mother and nana it seems to me that the area of west gorton has seen so much development with houses being built on every green space available .

This is unacceptable as i am furious about your proposed development plans therefore i will not tolerate this and many other people feel the same way .

Yours Faithfully
Miss Alicia O'brien