

Proposed Retirement Living Apartments

Design & Access Statement



Land at
Lapwing Lane
DIDSBURY
Manchester
M20 3ZA

Date: December 2023

Revision: -

planningissues
TOWN PLANNING AND ARCHITECTURE

Churchill
Retirement Living 

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1 INTRODUCTION

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

National Planning Policy Framework Paragraph 126

1 INTRODUCTION

1.1 Scope and Purpose

“The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities. This includes older people, both able-bodied and disabled.”

National Design Guide Paragraph 8

PROPOSAL

The proposal is for the comprehensive redevelopment of the vacant site with the erection of retirement living accommodation comprising 37 No. one and two bed apartments with associated communal areas, parking and landscaping.

VISION

Churchill Retirement Living’s vision for the site is to deliver a development that meets our customers’ needs and the local need for retirement apartments whilst also contributing to the character of Didsbury. It will assist in making a positive contribution locally in terms of social, economic and environmental benefits.

Our aim is to create a high quality development that embraces sustainable design with a proposed building that responds to the character and appearance of the area.

SCOPE

The Design Statement has been prepared by Planning Issues Ltd. on behalf of the applicant, Churchill Retirement Living.

This statement concentrates solely on the rationale for the proposed design. The purpose of this document is to explain the context, character and identity of the site and its surroundings; factors that have influenced the design evolution; and the component parts of the development proposals and how they relate to the prevailing planning policy framework.



1 INTRODUCTION

1.2 Requirements of an Ageing Population

The fact that we are all living longer should be a cause for celebration as more people are able to enjoy a long and fulfilling retirement. Current average life expectancy in the UK is 83 for women and 79 for men. In 1901 it was 49 and 45 respectively¹. The number of UK citizens expected to be 65 or over is projected to rise to 15 million by 2030².

We would all wish to live well as we live longer. We want to remain active, useful members of a community and retain as much control over our lives as possible.

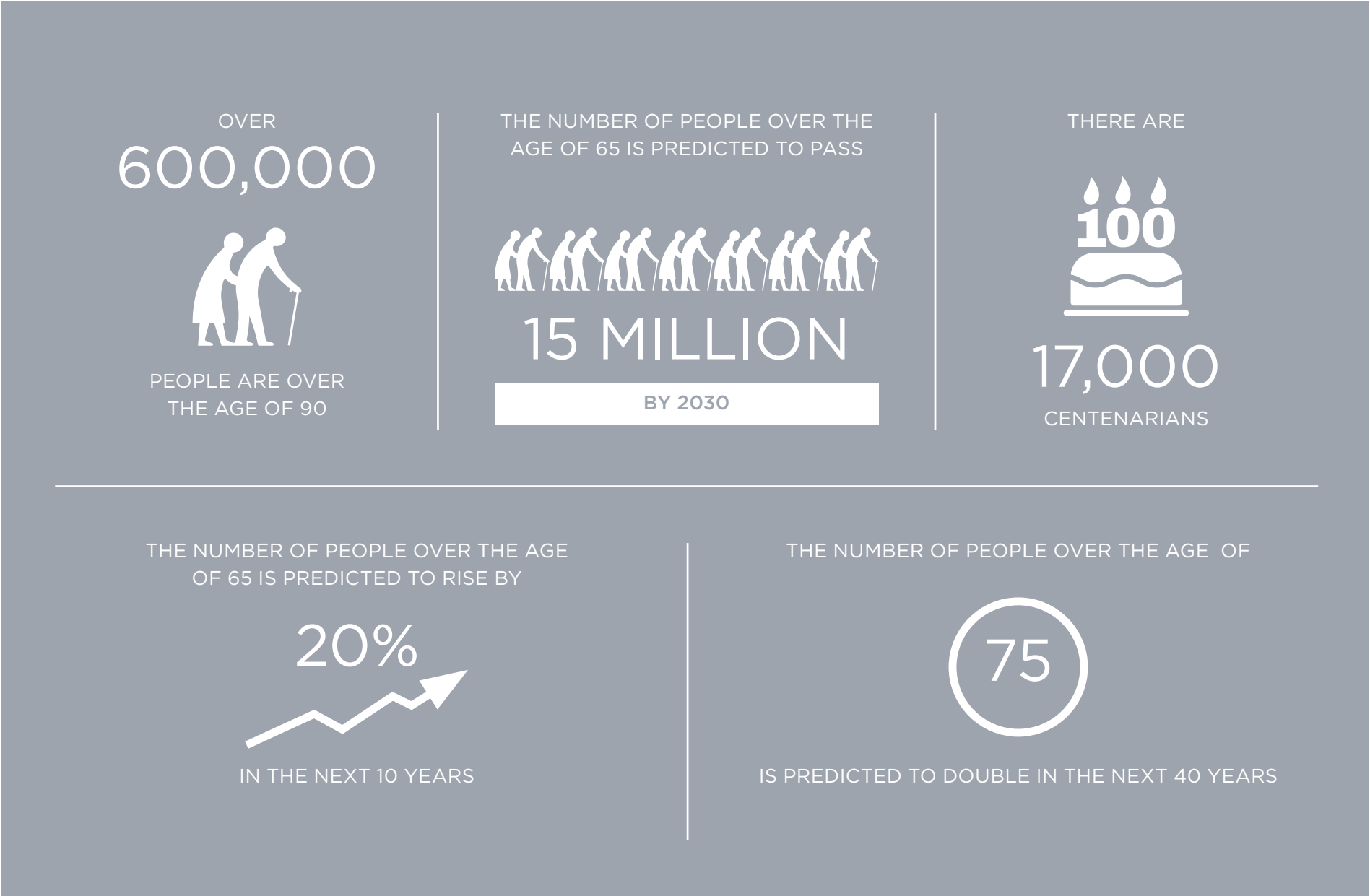
However the vast majority of our housing stock is not built with the needs of older people in mind. There are still far too few suitable new homes being delivered, and many older people are living in homes which are unable to meet their changing needs.

It is estimated that there will be a shortfall of 400,000 purpose-built homes for older people by 2035³.

With insufficient supply and choice most people remain in their existing unsuitable homes for too long, often struggling with maintenance, upkeep and loneliness. Building more specialist homes to meet their needs works better for them but also frees housing stock for younger people; building more retirement homes benefits all age groups.

For far too many people the decision to move home in later life is precipitated by a crisis in their existing home. This is the case despite strong evidence that those who are able to think pro-actively about the type of home that will meet their changing needs, and who move before they are too frail to play an active part in their new community, have better outcomes than those who move later.

Housing has a fundamental role to play in helping us live well for longer. Given that for most people mobility, sociability and income decrease in old age, it is not just about the home we occupy, but also about the place in which we live, who we live with and who we live close to. The right kind of housing can help people to stay healthy and support them to live independently for longer.



¹ The King's Fund, 'Demography: Future Trends', part of the Time to Think Differently programme, 2018
² Age UK, Older People as Volunteers Evidence Review, 2011
³ Ian Copeman and Jeremy Porteus, Housing Our Ageing Population: Learning from councils meeting the needs of our Ageing Population Local Government Association, 2017

1 INTRODUCTION

1.3 Owner Occupied Retirement Living Typology

“Well-designed places include a variety of homes to meet the needs of older people, including retirement villages, care homes, extra-care housing, sheltered housing, independent living and age-restricted general market housing. They are integrated into new settlements with good access to public transport and local facilities.”

National Design Guide Paragraph 117

‘Homes for Later Living’¹ means specially designed housing suitable for older people who want to maintain the independence and privacy that comes with having a home of their own but no longer want or need a family sized house.

This proposal is for age-restricted one and two bedroom apartments designed to help people remain independent, safe, secure and sociable for as long as possible. In planning terms these are C3 (Dwellings) developments and not care homes, nursing homes, extra-care or other needs based accommodation. Owner’s homes are their own and they can furnish and decorate as they wish.

Key differences to mainstream housing are:

- The provision of extensive communal areas where neighbours can socialise, host visitors and be part of a friendly, like-minded community. This is centred on the ‘Owners’ Lounge’ which is the heart of the community and where owners often organise social events. There is usually a coffee or tea bar associated with the Owners’ Lounge.
- The presence of a Lodge Manager to look out for people’s welfare, be a point of call if help is needed, make sure the communal areas are well maintained and to be a reassuring, friendly presence. Lodge Managers also create the community; organising events and trips.
- A limited number of entrances, usually one, that is close to the Lodge Manager. This keeps the community secure and allows passive surveillance of the entrance area.
- A lift to all floors with level access throughout.
- Each apartment with its own front door giving privacy whenever desired.
- A guest room which can be booked by residents for visitors
- A digital ‘Careline’ support system in all apartments for emergency support 24 hours a day, 365 days a year.
- Communal grounds with well landscaped external space available to all.
- Communal upkeep and maintenance including the exterior of the building landscaping.
- Reduced reliance on cars due to sustainable locations close to amenities.
- Buggy store
- Communal areas amount to circa 25% of the internal area.



1 Homes for Later Living, *Healthier and Happier*, September 2019



1 INTRODUCTION

1.4 Benefits of Homes for Later Living

“Well-designed places include a variety of homes to meet the needs of older people, including retirement villages, care homes, extra-care housing, sheltered housing, independent living and age-restricted general market housing. They are integrated into new settlements with good access to public transport and local facilities.”

National Design Guide Paragraph 117

Older peoples housing produces a large number of significant Social, Economic and Environmental benefits.

SOCIAL

Retirement housing gives rise to many social benefits:

- Churchill Lodges offer significant opportunities to enable residents to be as independent as possible in a safe and warm environment.
- Retirement housing helps to reduce anxieties and worries experienced by many older people living in housing which does not best suit their needs by providing safety, security and reducing management and maintenance concerns.
- The Housing for Later Living Report (2019) shows that on a selection of wellbeing criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing into housing specifically designed for later living.

ECONOMIC

Retirement housing gives rise to many economic benefits:

- Each person living in a retirement living homes enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately £3,500 per year (Homes for Later Living September 2019).
- With 37 units proposed, at a ratio of 1.3 people per apartment, there will be around 48 occupants. At a saving of £3,500 each per year, this equates to a saving of £168,000 per year in local NHS and social care costs in comparison to mainstream housing. This is a significant economic benefit.
- A recent report entitled Silver Saviours for the High Street (February 2021) found that retirement properties create more local economic value and more local jobs than any other type of residential development. For an average 45 unit retirement scheme, the residents generate £550,000 of spending a year, £347,000 of which is spent on the high street, directly contributing to keeping local shops open.
- An average retirement scheme will support the following new jobs:
 - 85 construction jobs
 - 1 permanent job in repairs and renovations
 - 2.3 permanent jobs in management and care
 - 3.2 permanent jobs on the local high street (residents are basket shoppers and will do their shopping locally)

ENVIRONMENTAL

The proposal provides a number of key environmental benefits by:

- Making more efficient use of land thereby reducing the need to use limited land resources for housing.
- Providing housing in close proximity to services and shops which can be easily accessed on foot thereby reducing the need for travel by means which consume energy and create emissions.
- Providing shared facilities for a large number of residents in a single building which makes more efficient use of material and energy resources.
- The proposal includes renewable technology through the use of solar panels to assist in the reduction of CO2 emissions.
- All areas of the building will be lit using low energy lighting and where applicable utilise daylight and movement sensor controls.



Our schemes free up family housing by older people looking to downsize - a typical 41 unit retirement development generates approx 92 moves in the chain



A development that maximises the use of previously developed land reducing pressure on greenfield sites



Our developments bring health and social care savings - each person living in a Home for Later Life saves the NHS & Social Services approx £3,500 per year



Economic and social benefits of older people using local shops, services and facilities. Our Owners shop locally, supporting businesses and communities



Due to its sustainable location, retirement living housing reduces the need to own a car. Owners often shop locally on foot or by public transport



Our developments allow for independent, secure living and provide companionship which helps to reduce isolation and loneliness

1 INTRODUCTION

1.5 The Applicant - Who are Churchill Retirement Living Ltd?

Churchill Retirement Living (CRL) is a privately-owned British Company, highly trusted and respected within the housing industry. CRL prides itself on building beautiful purpose-built one and two bedroom retirement apartments in desirable locations across the UK, for those looking for an active, independent, safe and secure lifestyle. Our developments can be found in 23 counties throughout the UK.

Throughout our history we have undertaken over 160 developments and sold over 5,000 units. Through our group company, Churchill Estates Management we retain the ongoing operation, management, care and responsibility for every apartment within our completed developments.

Churchill is a company built on integrity and trust. Our focus on design excellence and build quality is supported by an ongoing commitment to the successful management of our developments for the long term, providing independent lifestyle that meets the needs of our 10,000

Our developments not only provide well documented benefits to our customers but also to the wider community. Our customers tend to shop locally providing much needed 'daily shoppers' for local shops and businesses.

"People living in specialist retirement homes typically experience reduced health risks, contributing to fiscal savings to the NHS and social care services of c. £3,500 per person per year."

Healthier and Happier – Homes for later Living, September 2019



Typically, our customers downsize from a 3 or 4 bedroom family home. For each retirement property bought it is estimated that two houses are freed up down the housing chain (Chain Reaction - August 2020)

CRL is an award winning business having recently won a number of prestigious industry and wider business awards including;

- **The WhatHouse Awards. The only retirement housebuilder ever to have been awarded 'Housebuilder of the Year' in 2016, named 'Best Medium Housebuilder' in 2019 and in 2023 named 'Best Retirement Home Developer'.**
- **The HBF Customer Satisfaction Survey. Churchill has consistently retained its top '5 star' status having been recommended by more than 90% of customers.**
- **The Sunday Times Top 100 Best Companies to Work For. In 2019 Churchill achieved 2nd place in this prestigious business award followed by a 3rd place in 2020.**

Summarised below are some of CRL's key statistics;

- **7,545 apartments under management.**
- **Five regional offices around the country.**
- **Over 600 employees across the group.**

CRL has a full complement of in-house professionally qualified Architects, Town Planners, Surveyors and Engineers employed in the seamless delivery of projects through every stage of the process from site identification to construction completion and home sales.

The business benefits from a wholly owned town planning consultancy, Planning Issues, which advises on planning related and public consultation matters.

1 INTRODUCTION

1.6 Applicant Brief

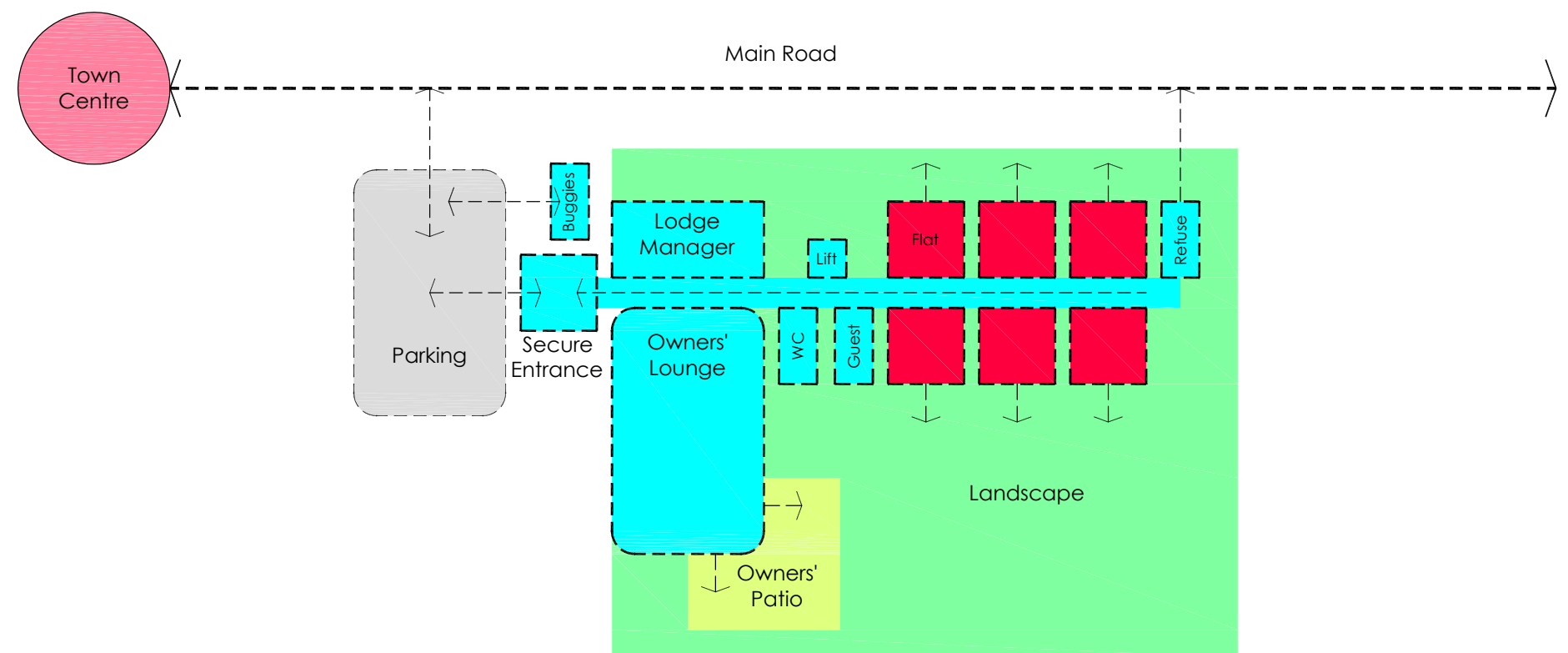
Site selection close to amenities and in an area with identified need is key in the first instance. In designing the development the subject of this planning application, Planning Issues have had a clear brief on the specific requirements of Churchill Retirement Living in order for the design to be successful.

Key client requirements for the architectural design are:

- A **single building**, allowing secure access to all communal facilities
- **Apartment numbers** - a minimum of 25 apartments so that the shared service charge for future owners remains affordable.
- Internal **level access** throughout
- Single **secure entrance** from the car park area to maintain passive security from the Lodge Manager over the parking area and ease of entrance for residents. There needs to be 'progressive privacy' from the public realm to one's apartment. A video link from the entrance intercom to owner's apartments allows owners to see who is requesting entry, responding to the particular need for safety and security for this demographic
- Concierge **reception** (staffed by a Lodge Manager with their own office)
- **Owners' Lounge** (communal), coffee bar
- Accessible toilet
- **Guest suite** (for use by friends and family)
- A central **lift** serving all floors

- Apartments, double **aspect** where possible but single aspect typically due to the requirement for double loaded corridors necessitated by the need to optimise the development potential of sites and to ensure efficiencies in design and build costs. Churchill's experience shows that there is a wide variety of preferences from customers in terms of aspect, with some preferring sunny aspects and others shaded positions, some busy streets and others more private locations. Therefore a range of choice of aspect for apartments is desirable
- Apartments with external doors to living spaces, with balconies where possible and external access at ground floor, typically providing a very '**active frontage**'
- Landscaped communal **gardens** where visual amenity and biodiversity are more important than usable area. Large flat areas for recreational use are not required

- **Waste** management store appropriately sized and located based on previous experience of operating these type of developments
- **Parking** with an appropriate ratio of 1 space per 3 apartments, based on extensive experience of operating these type of developments, research and appeal decisions, as well as how accessible the site specific location is. This is because the sustainable location and average age of purchasers at 79 years old means a lower average car ownership requirement than mainstream housing
- Provision for **mobility scooters** within a 'Buggy Store' at a ratio of 1 per 7 to 8 apartments
- Low maintenance, long lasting **materials** and detailing which respond to the local context



1 INTRODUCTION

1.8 Precedent Developments



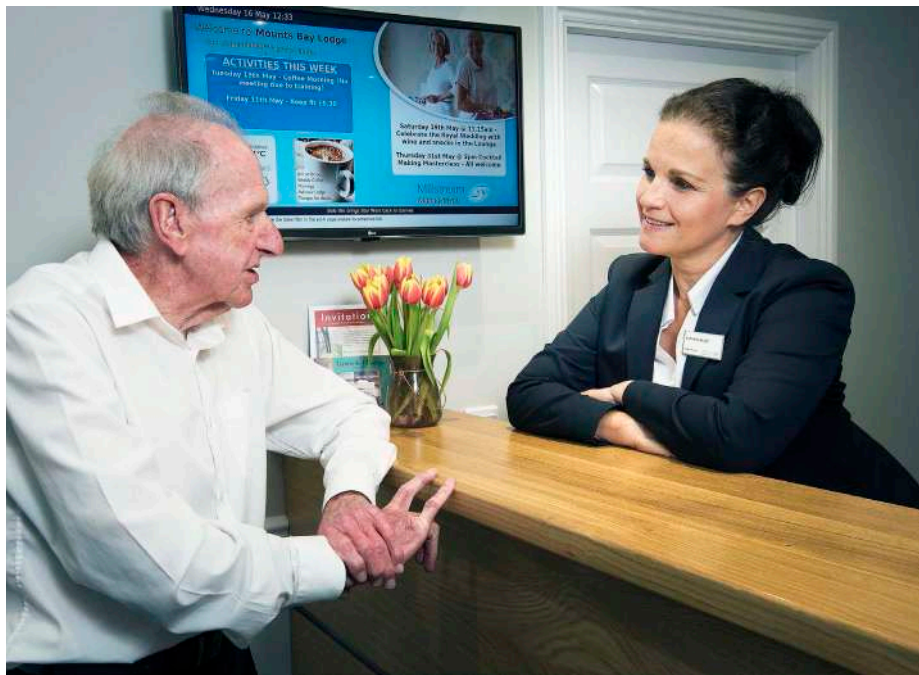
SECURE MAIN ENTRANCE FROM PARKING



OWNERS' LOUNGE



OWNERS' PATIO



CONCIERGE RECEPTION LODGE MANAGER



TYPICAL GUEST SUITE



TYPICAL COFFEE BAR

1 INTRODUCTION

1.7 Brief Requirement Examples



KNOWLE



PRINCES RISBOROUGH



SHIRLEY



LEATHERHEAD



WETHERBY



FORMBY

2 CONTEXT

“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities.”

National Design Guide Paragraph 39

2 CONTEXT

2.1 Site Location & Description

The site is located within the village of West Didsbury, directly to the south of Manchester City Centre.

The site is bounded to the north east by the former Greenfinch Pub, which has since been converted into offices. The application will include car parking for the offices within its boundary. To the south east, runs Palatine Road; the main road through West Didsbury. The south west and north west boundaries are bound by residential properties.

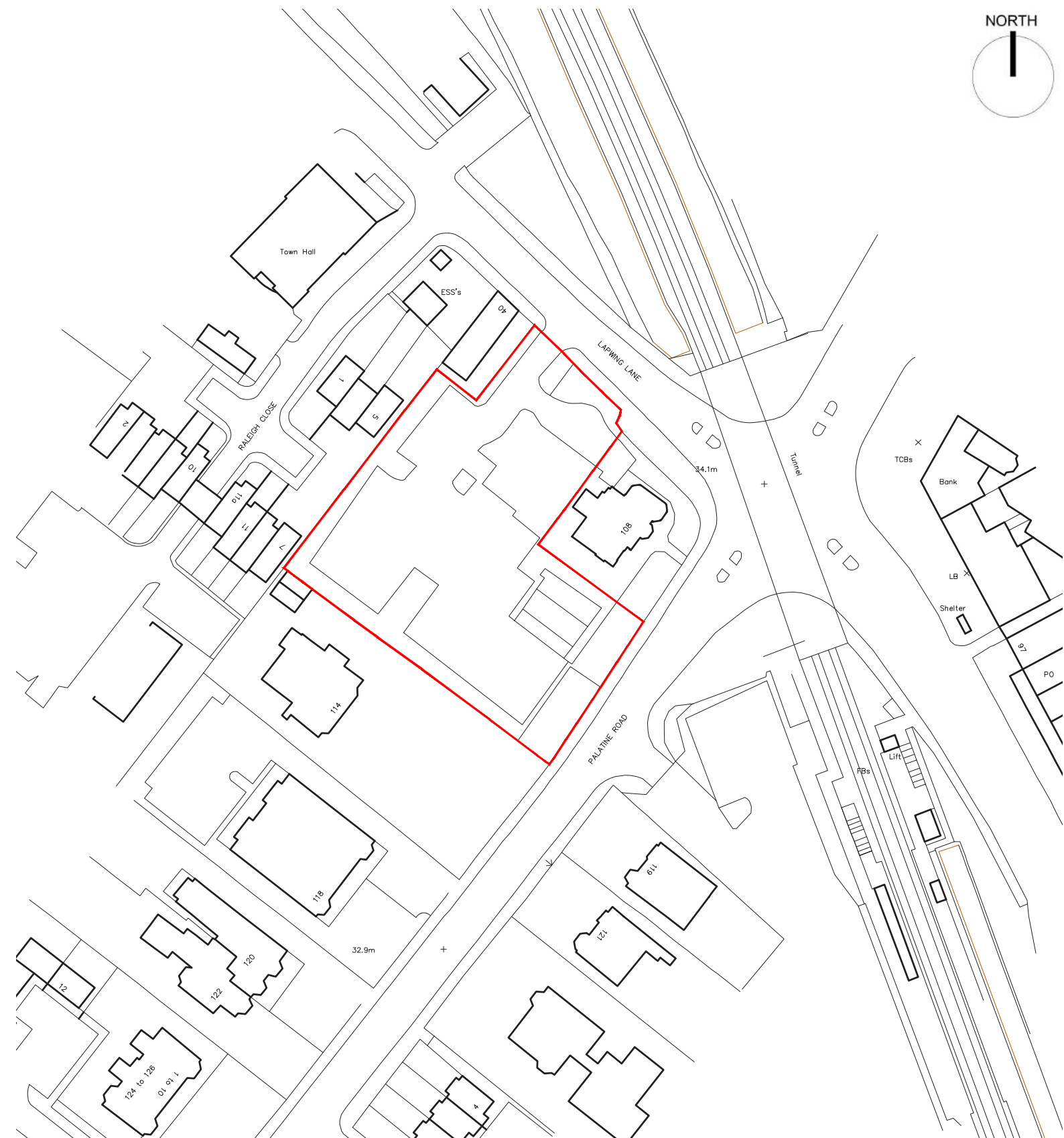
The site is irregular in shape with an area of approximately 0.31 ha. The site and surrounding area are relatively level.

Within the immediate context, properties range from 2 to 3 storeys in height, typically of brick construction. The site, formally used as a car park for the Public House, is mainly hard surfaced with small areas of grassland around the boundaries. A low stone wall and railings are present along the Palatine Road boundary, which will remain in the proposals.

Trees and hedges are present along the south west and north west boundaries. Some trees are also present on site, however a small number will need to be removed due to their low quality.



SITE BOUNDARY TO PALATINE ROAD



SITE LOCATION PLAN

2 CONTEXT



AERIAL VIEW OF THE PROPOSED DEVELOPMENT SITE

2 CONTEXT

2.2 Historical Context

CONSERVATION AREAS

The site is located within the Albert Park Conservation Area approximately four miles south of Manchester city centre, in West Didsbury. It is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses and a number of churches.

The Conservation Area was designated in March 1988 and the boundaries are Barlow Moor Road to the south, Withington Hospital and Government buildings to the west, the disused Midland railway line to the north and Palatine Road to the east, the latter being a common boundary with the Blackburn Park Conservation Area. The Ballbrook Conservation Area is also to the east of the Site.

In the middle of the 19th century the Albert Park area was occupied by fields and farmsteads in the townships of Didsbury and Withington.

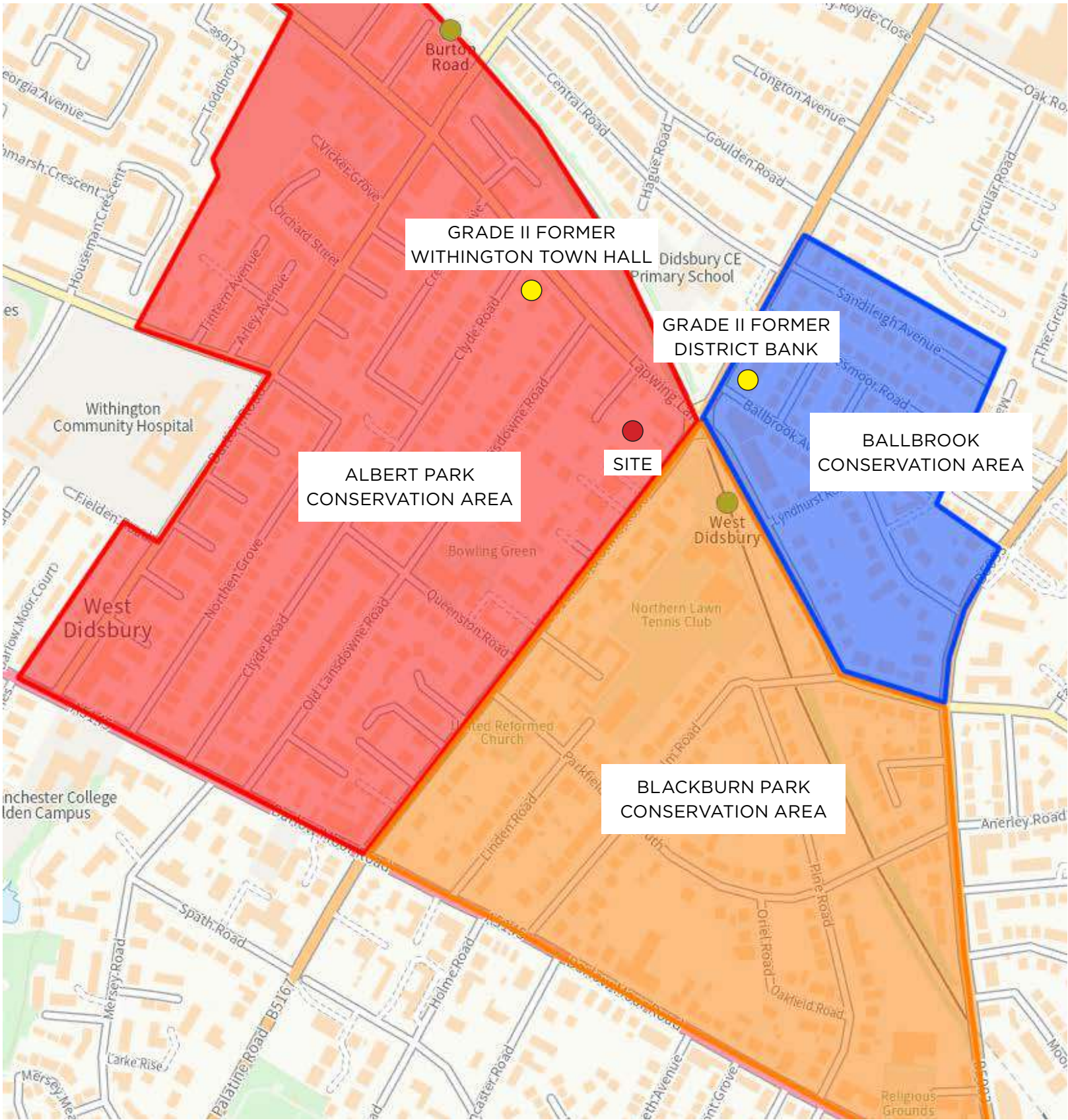
The site is close to where Lapwing Farm once was, which was the largest farm residence in the Conservation Area. It stood close to where Palatine Road would later form a junction with Lapwing Lane. Palatine Road was authorised by Act of Parliament in 1861 and opened in 1862, the houses along it being developed thereafter.

During the late Victorian period the area bounded by Palatine Road, Barlow Moor Road and Lapwing Lane was developed with housing, mainly three-storey pairs of semi-detached properties, slightly less grand than those fronting Palatine Road. A private residence called Summer Hill was built on the site during this period.

THE SITE

The houses along Palatine Road were typically a mixture of detached and semi-detached villas, set within generous garden plots. Corner buildings were typically larger and set within large plots, as was the case with Summer Hill with its substantial garden, which now makes up most of the site.

Summer Hill was in use as a school during the late 1880s and 1890s. In the early 20th century Summer Hill was a residence and doctors' surgery, before being used as a hostel for men trying to get back into society. Later it became the Greenfinch Public House with the grounds becoming the car park.



CONSERVATION AREA MAP SHOWING ALL 3 AREAS

2 CONTEXT

LISTED BUILDINGS

Within the immediate context of the Site are two Listed Buildings:

- Grade II Former Withington Town Hall is located approximately 35m North West of the Site, built c. 1880-1890. Constructed of buff brick with dressings of red brick and red terracotta, it has a slate roof.
- Grade II Former District Bank is located approximately 70 m East of the Site within the Ballbrook Conservation Area. This is an early 20th century bank of Tudor Revival style, constructed of brick with applied mock timber framing and cement render panels, with Westmorland slate covered roof.

There are no known Locally Listed Buildings (Non-Designated Heritage Assets) within the vicinity of the site.

TOWNSCAPE CHARACTER CONTEXT

The townscape in the immediate vicinity of the site is dominated by the busy junction of Lapwing Lane and Palatine Road, and its associated infrastructure. The site forms part of the western corner plot of the junction.

Beyond the junction, the surrounding townscape is predominantly made up of residential dwellings ranging from late 19th century to early 21st century in date. Along Palatine Road 19th century development is predominant, and consists of detached and semi-detached villas, set within generous plots, typically two to two and half storey in height, with tall storey heights, in buff brickwork with a lot of architectural detailing to their façades. To the east and west 19th century residences are typically more modest, consisting of semi-detached and terraced houses set in comparatively smaller plots. These are two to two and half storey in height, constructed of red brick with pitched, slated roofs.

Gap sites within the immediate vicinity of the site have been infilled by 20th and 21st century residences of varying quality, of up to 4 storeys in height.

Along Palatine Road, buildings are typically set back from the footway behind low stone or brick walls. Historically the residences had front gardens, which have almost entirely been converted into driveways in the vicinity of the site, and trees are retained in a number.



GRADE II FORMER WITHINGTON TOWN HALL



GRADE II FORMER DISTRICT BANK



TYPICAL VICTORIAN VILLAS ALONG PALATINE ROAD IN ALBERT PARK CONSERVATION AREA

2 CONTEXT

2.3 Site Photographs



2 CONTEXT

2.4 Immediate Context Photographs



2 CONTEXT

2.5 Wider Context Photographs



2 CONTEXT

2.6 Context Analysis

"The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods."

National Design Guide Paragraph 50



2 CONTEXT

ARCHITECTURAL DETAILS AND MATERIALS

The following are architectural details and materials present on buildings in the Conservation Area and this part of West Didsbury.

- 1 **Walling** - buff brickwork is prevalent along Palatine Road but red brickwork is also common in the area.
- 2 **Roofs** - main roof forms tend to be gables, with hips less common. Frontages often have secondary gables facing the roads and doubled gables are also common. Coverings are natural slate and grey concrete tiles.
- 3 **Eaves** - a number of properties along Palatine Road have decorative bargeboards and fascias sometimes with moulded timber brackets below. Some have projecting decorative brick courses below the eaves forming cornices.
- 4 **Lintels** - tend to be either stone or gauged brick arches. Some arches also have decorative stone keystones and imposts.
- 5 **Cills** - usually stone.
- 6 **Windows** - there is a mixture of timber sliding sash windows and casement windows in timber and uPVC. They are usually white.
- 7 **Doors** - typically solid panelled, or half glazed. Semi-circular arched glazed fanlights are common.
- 8 **String/band courses** - common in stone or projecting brickwork. Brick band courses are also common and the use of Staffordshire blue bricks for this work is a characteristic of this area, contrasting well with the buff brickwork.
- 9 **Cellars** - a feature of properties along Palatine Road which raise the ground floor level resulting in a number of steps up to front doors.
- 10 **Boundaries to the public realm** - stone or brick walls with copings, some with railings and hedges. Mature trees are frequent to boundaries.



1



2



3



4



5



6



8



9



10

2 CONTEXT

2.7 Site Analysis

The site and its surroundings have been analysed to inform the building design. Our analysis was divided into three topics: Urban Grain, Connectivity and Landscape. Below is a summary of key points in relation to each topic.

URBAN GRAIN

- Site currently has no relationship to typical urban grain
- Gap in street frontage along Palatine Road
- No established building line with offices along Palatine Road
- An open area not in keeping with character of the site surroundings

CONNECTIVITY

- Existing stone posts and gate on Palatine Road unused and in need of repair
- Site access on Lapwing Lane has no pedestrian footpath
- No defined pedestrian route through the site
- Main road - traffic noise and pollution

LANDSCAPE

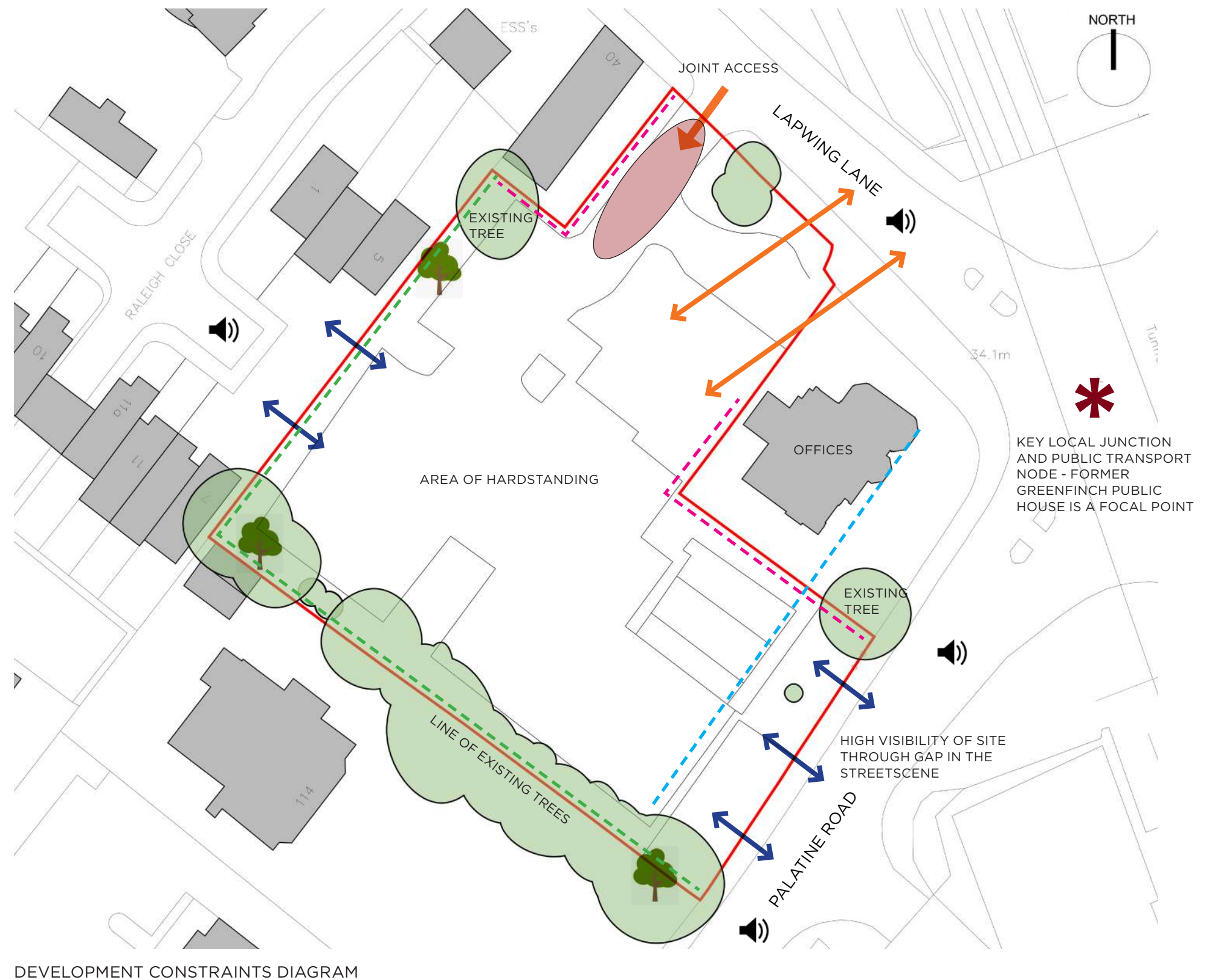
- Dominance of hard landscaping
- Areas of grassland on site lack in landscaping and visual appearance
- Gaps in boundary trees and hedging
- Lack of visual appearance along Lapwing Lane and Palatine Road



2 CONTEXT

2.8 Site Constraints

- Frontage to Lapwing Lane - The Lapwing Lane frontage is currently dominated by the entrance to the car park, with no strong building line extending across or beyond the Site to the North West, until the Former Town Hall. The current appearance of the site in views along Lapwing Lane does not enhance the understanding or appreciation of the historic environment and is not considered to contribute to the Conservation Area.
- Consider joint access arrangements and parking for existing building.
- Privacy distances from neighbouring properties.
- Consider measures to mitigate noise from road.



2 CONTEXT

2.9 Site Opportunities

- There is the potential for the redevelopment of the site, if undertaken sympathetically and appropriately, to preserve the historic environment. This would be achieved through the introduction of an appropriate design scheme which respects and reflects characteristics which contribute to the character and appearance of the urban form of the area. This will ensure that the overall character and appearance of the Conservation Area is preserved.
- Whilst redevelopment of the site would result in infill of a previously open and undeveloped site, its historic (garden) character has previously been lost and the existing car park now conveys an element of poor townscape value. Redevelopment of the site, despite its infill, would enable the improvement of this element of the site.
- A sympathetic redevelopment which unites this area and forms an attractive connection between the existing building line south of the site and the former Greenfinch Public House is considered a positive approach.
- The design and appearance of the scheme, through height and positioning, should not overshadow or dominate the existing historic built form along Palatine Road.



DEVELOPMENT OPPORTUNITY DIAGRAM

3 PLANNING

“.....significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.....”

National Planning Policy Framework Paragraph 134

3 PLANNING

3.1 Planning Policy

NATIONAL PLANNING POLICY FRAMEWORK

Government policy is to boost significantly, the supply of housing. Paragraph 60 reads: “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.” Paragraph 62 identifies within this context, the size, and type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including older people.

Paragraph 69 of the NPPF acknowledges that small and medium sized sites make an important contribution to meeting housing requirement of an area and are often built out relatively quickly. Paragraph 120(c) states that substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. The Government recognises at Paragraph 124 that planning policies and decisions should support development that makes efficient use of land.

Consequently, the overriding message in the NPPF is one of sustainable development.

PLANNING PRACTICE GUIDANCE

The Planning Practice Guidance (PPG) is a material consideration when taking decisions on planning applications. The PPG provides guidance on how policies in the NPPF should be implemented.

In June 2019 the PPG was updated to include a section on Housing for Older and Disabled People, recognising its importance. Paragraph 001 states:

“The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid- 2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking” (emphasis added).

Paragraph 003 recognises that “the health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support.” Thus, a range of provision needs to be planned for.

PLANNING POLICY FRAMEWORK

The development plan for the Council currently comprises of the Core Strategy (2012). As the Local Plan is now over five years old, its policies need to be read in conjunction with the NPPF.

The extant consent (133740/FO/2022) establishes that the redevelopment of the public house and infill residential development on the former car park is acceptable. The principle of residential development is therefore already established as acceptable.

Other policies in the Local Plan which may be relevant to the redevelopment of the site for older persons’ housing are listed below:

- Policy SP1: Spatial Principles
- Policy DM1: Development Management
- Policy H1: Overall Housing Provision
- Policy H6: South Manchester
- Policy H8: Affordable Housing
- Policy EN1: Design Principles & Strategic Character Areas
- Policy EN3 Heritage
- Policy EN 4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN 8: Adaptation to Climate Change
- Policy EN 14: Flood Risk
- Policy EN 15: Biodiversity and Geological Conservation
- Policy EN 16: Air Quality
- Policy PA 1: Developer Contributions

PLACES FOR EVERYONE

The emerging ‘Places for Everyone’ is a Joint Local Plan that is being prepared by the Greater Manchester Combined Authority (GMCA)

including the City of Manchester Council. The Plan is expected to be adopted in early 2024. Policies relevant to the proposal are listed below:

Places for Everyone (including Post EiP Modifications) (2023)

- Policy JP-Strat9: Southern Areas
- Policy JP-Strat14: A Sustainable and Integrated Transport Network
- Policy JP-S1: Sustainable Development
- Policy JP-S2: Carbon and Energy
- Policy JP-S5: Flood Risk and the Water Environment
- Policy JP-S6: Clean Air
- Policy JP-S7: Resource Efficiency
- Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
- Policy JP-H2: Affordability of New Housing
- Policy JP-H3: Type, Size and Design of New Housing
- Policy JP-H4: Density of New Housing
- Policy JP-G7: Trees and Woodland
- Policy JP-G9: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P1 Sustainable Places
- Policy JP-P2: Heritage
- Policy JP-C1: An Integrated Network
- Policy JP-C7: Transport Requirements of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

The proposal will also give due consideration to the following Supplementary Planning Documents (SPD):

- Guide to Development in Manchester SPD (2007)
- Providing for Housing Choice SPD (2008)
- Special Needs and Supported Housing SPG (1998)
- Manchester Residential Quality Guidance (2017)

3 PLANNING

Planning Policy - key extracts

MANCHESTER CORE STRATEGY (2012)

Policy H6: South Manchester

The policy states that: *South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes.* The proposal is therefore located in an area where high density housing is deemed appropriate.

Policy EN1: Design Principles & Strategic Character Areas

The site is located in the Southern Character Area in Manchester City Council's Policy EN 1 - Design Principles and Strategic Character Areas. This notes that: *New development needs to retain the identity and focus of activity associated with the historic District Centres.* The proposal does this by developing a underused site next to a key junction which has housing, shops, offices and a tram station, with a building that fits in with the character and appearance of the area.

Policy EN 3: Heritage

This policy states that: *Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods...* the proposed design compliments the historic context and this is endorsed by the Heritage Statement submitted with the Planning Application.

MANCHESTER RESIDENTIAL QUALITY GUIDANCE 2017

At 4 - Ensure Visual and Acoustic Privacy (page 116) the document notes: *Overlooking (back-to-back) distances between residential properties needs to balance the desire for sufficient residential privacy whilst offering scope for different development options to come forward in response to a site's context. While the norm is for a back-to-back distance of 20m, this can be restrictive and a reduction may be appropriate where facing uses are compatible, there remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded.*

114 Palatine Road is located to the south of the site and does have windows overlooking the site on its north elevation, which is circa 8.5 metres from the boundary and with window-to-window distances of 19m with the proposed development. There is established screening on the boundary to the site which will mitigate overlooking and this will be enhanced with supplemental planting.

Raleigh Court is located to the west, however the only windows the only windows that face the site are landing windows to No. 5.

The Greenfinch has been renovated to provide office space on the ground floor with 3 apartments on the upper floors. There are bedroom windows in the side elevation facing the proposal. However the windows in the end elevation of the proposal re kitchen windows and secondary living room windows. These can be obscure glazing if required.

At 5 - Deliver private Amenity Space (page 116) it recommends that: *This should be no less than 5 sq. m in the case of one bed units, increasing to 7 sq. m for two bedroom units.* The proposal is for 37 total made up of 24No. one bed and 13No. two bed apartments. This would generate a requirement of 211 sq m. The scheme provides 1276 sq m amenity space around all sides of the building. The amenity area along the north side of the building alone (which includes a communal patio) is 228 sq m. All areas external around the building are available for the use of all homeowners and all ground floor apartments have their own patios outside their living rooms.

PLACES FOR EVERYONE AUGUST 2021 (PUBLICATION STAGE)

This emerging policy is the Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan.

At 7.32 (page 137) it notes: *The ageing population will necessitate a renewed emphasis on ensuring that a diverse range of housing is available to meet the needs of older people and households. This will require new dwellings to be more adaptable, and designed with potential care needs in mind, so that older people can remain in their homes if they wish as their circumstances change. There also need to be much better options for those who would like to move, perhaps to a dwelling of a more appropriate size in a location that enables them to easily access local services and facilities, and could help to release some existing houses for families with dependent children.* The proposal caters specifically for this latter category.

Policy JP-H 3 - Type, Size and Design of New Housing

At page 137 states: Development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.

At point 7.34 (page 138) under Housing Densities it states: Increasing the average density of new housing developments in the most accessible locations is an important part of our overall strategy, providing a number of benefits. It will reduce the amount of land that needs to be used for development, thereby assisting the protection of greenfield and Green Belt land. It will help to minimise the need to travel, enabling more people to live close to shops and services, and increasing the local population necessary to support local facilities and support regeneration. It will also maximise the number of people living in the most accessible places, helping to increase the proportion of trips made by walking, cycling and public transport, and reducing the demand for car-based travel. The approach to housing densities directly supports the objectives of the Mayor's Town Centre Challenge.

Policy JP-H 4 Density of New Housing

This says that: *New housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport.* It advises that new housing built within 400m of a metro-link stop, as is the case for this site, must be built to a minimum density of 70 dwellings per hectare. The proposal's density is at 123 dwellings per hectare complies with this guidance (a product of the character and nature of retirement living developments). Were the 9 dwellings proposed under the extant consent (Ref: 130831/FO/2021) to be built out then density would be 30 dwellings per hectare, significantly under the minimum density requirement.

The proposed development can be comfortably and appropriately accommodated on site without causing harm to amenity for existing and proposed residents and is considered an appropriate density for such a sustainable location.

3 PLANNING

3.2 Extant Planning Permission

There is an extant Planning Permission for the site. **Application No: 133740/FO/2022**

Description: Change of use and conversion of former Greenfinch Public House including selective demolition to provide office accommodation (use class E) and 3 apartments (use class C3), and redevelopment of site to provide 9 dwellings (use class C3) with associated works including landscaping and car parking.

Approved: 09 August 2022

The existing building (former Public House) has now been converted into offices and apartments in line with the permission and to a very high standard.



COMPLETED CONVERSION INTO OFFICES & APARTMENTS (LEFT)



PALATINE ROAD ELEVATION



LAPWING LANE ELEVATION

3 PLANNING

3.4 Public Exhibition

“Design quality should be considered throughout the evolution and assessment of individual proposals. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.”

National Planning Policy Framework Paragraph 128

A Public Exhibition was held online, which went live on the 13th November 2023 and ran until 17th November 2023. Letters were sent to local residents, businesses, groups and councillors, inviting them to view and comment on the exhibition.

The exhibition included information on Churchill Retirement Living along with contextual analysis of the site and the area, and provisional drawings and images of the proposed development.

Visitors to the website were encouraged to leave written comments via email or through other physical postal methods if preferred. The relevant feedback is included in the planning application submission pack.

In addition to the general public consultation, a meeting was also held with Labour Ward Councillor and the Environment Officer of the West Didsbury Resident’s Association on 8th November 2023 to discuss the proposed scheme.

PURPOSE OF THIS CONSULTATION

WELCOME

This consultation is presented on behalf of Churchill Retirement Living and invites you to view and provide feedback on the initial proposals at Lapwing Lane, Didsbury. The consultation is made up of a number of information boards including the following: -

- Introduction to Churchill Retirement Living
 - Planning Policy
 - Housing Need
 - Location & Site Photographs
 - Site Constraints & Opportunities
- Indicative Site Plan
 - Indicative Floor Plans
 - Indicative Elevations
 - Indicative Site Visuals
 - Next Steps

We value your comments on the proposed development. The comments are considered following the consultation to help steer the proposals prior to a planning application being submitted to the Local Planning Authority. How Churchill Retirement Living have considered your comments will be detailed in a Statement of Community Involvement that will support any planning application.

THE PROPOSAL

The proposal is for the comprehensive redevelopment of the vacant site with the erection of retirement living accommodation comprising 37 no. one and two-bed apartments with associated communal areas, parking and landscaping.

VISION

Churchill Retirement Living’s vision for the site is to deliver a scheme that meets our customers’ needs and the local need for retirement apartments whilst also contributing to the character of Didsbury. It will assist in making a positive contribution locally in terms of social, economic and environmental benefits.

Our aim is to create a high quality development that embraces sustainable design with a proposed building that responds to the character and appearance of the area.

