

DEMOLITION OF EXISTING BUILDING AND
ERECTION OF APARTMENT BLOCK COMPRISING
OF 17NO. APARTMENTS AND ASSOCIATED
DEVELOPMENT INCLUDING PARKING AND
LANDSCAPING

FORMER WOODPECKER HOTEL, KINGSGATE
ROAD, WYTHENSHAW

AFFORDABLE HOUSING STATEMENT

DECEMBER 2023



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1.0 INTRODUCTION

1.1 Background

- 1.1.1 CP Property & Developments Ltd seek full planning permission for the demolition of existing building and erection of apartment block comprising of 17no. apartments and associated development including parking and landscaping.
- 1.1.2 This Affordable Housing Statement has been produced to support the submitted planning application and should be read in conjunction with the wider planning application documentation to gain a full understanding of the proposed development. Together these documents provide a comprehensive assessment of the proposed development and its impact on the local environment.

1.2 The Applicant

- 1.2.1 CP Property & Developments Ltd are a local family-owned company who have consideration experience and a successful track record in delivering high quality re-development sites in Manchester including the former Talisman Public House in Wythenshawe.

2.0 DESCRIPTION OF THE APPLICATION SITE

2.1 Location

- 2.1.1 The application site within the redline boundary measures 0.183ha and is located on the corner of Kingsgate Road and Selstead Road, Wynthenshawe.
- 2.1.2 The site comprises the grounds of the former Woodpecker Hotel, a 2 storey brick and rendered building with a pitched tiled roof. The grounds include a lawn area and a large area of tarmac carpark to the side and rear. The site is surrounded by residential properties ranging from 1 to 3 stories.
- 2.1.3 The location of the application site is shown on Figure 1 below and on submitted Location Plan ref 220-18-P01.

Figure 1 – Site Location (Apple Maps)



2.2 The Proposed Development

- 2.2.1 The proposed development consists of the demolition of the existing building and the erection of an apartment block comprising of 17no. apartments together with associated car parking and landscaping.
- 2.2.2 The proposed apartment building is 3 stories with 2 storey elements on the East and Southwest elevations. Proposed materials include the cladding of the building in a vernacular red multi stock brick with recessed bays set in a darker red brick, projecting windows and balconies in dark metal with glazed balustrades together with red tiled pitched roof.
- 2.2.2 The proposed development comprising of the following mixture of units:

- 1 x 1 Bedroom 2 Person – 50sqm
- 14 x 2 Bedroom 4 Person – 70 – 79sqm
- 2 x 3 Bedroom 5 Person – 86sqm

2.2.3 A Space Standards Assessment is available within the supporting Design and Access Statement which confirms all proposed apartments meet or exceed the minimum required space standards.

2.2.4 The existing site entrance off Kingsgate Road is to be retained and utilized to provide access to the proposed development. The car park at the rear provides 17no. spaces including 2no. fully accessible spaces. A lockable cycle store provides 150% cycle parking and is accessible from the car park.

3.0 AFFORDABLE HOUSING

- 3.0.1 Policy H8 of the Manchester City Council Core Strategy requires a 20% provision of affordable housing for schemes on 0.3 or more hectares or 15no. or more units. The provision is to be delivered on site or via off-site contributions.
- 3.0.2 The proposed development comprises of 17no. apartments and therefore, as per Policy H8, 3.4 units should be affordable.
- 3.0.3 It is the applicant's intention to provide the equivalent of 3.4 units as an off-site contribution via a S106 Agreement which will be discussed with Manchester City Council during the determination of the application.



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