

# **NEW AFFORDABLE HOUSING VINE STREET ABBEY HEY GORTON MANCHESTER. M18 8SR.**

**Design and Access Statement. May 2023**

**Planning application for Reserved Matters (details of scale, design and external appearance of the buildings, and the landscaping of the site).**

**Kirkland Developments (Gorton) Ltd**



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**Based on recommendations published by CABE.**

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## 1.0 Use (update)

**1.6** The Outline approval for Kirkland Developments Ltd granted planning approval.

**Application Number**

128864/OO/2020

**Applicant** Mr Hogarth, Kirkland Developments Ltd, 5a Woodford Road, Bramhall, Stockport, SK7 1JN

**Agent** Mr Michael Stewart, Michael Stewart Architecture Ltd, 75 Parsonage Road, Heaton Moor, Stockport, SK4 4JL

**Location** Land opposite 83-87 Vine Street, Manchester, M18 8SR

**Proposal** Outline application with all matters reserved except for access and layout for a residential development comprising 25 x 2 storey dwelling houses (Class C3)

**Ward**

Gorton & Abbey Hey

**Decision Date of Decision**

10<sup>th</sup> March 2023

Approved

**1.11** Site boundaries.

The Vine Street boundary to the east is now fully fenced and gated for security retaining concrete obstructions behind it. The fences are metal panels with timber posts behind, and the gate is lockable. There is various vegetation behind the fencing. In 2021, since the outline application, there has been trespassers on the site attempting to transfer waste materials. This was thwarted but highlights the criminal activity this vacant site can attract if left undeveloped.

## 2.0 Amount (update)

### 2.3 The proposed house designs comply with the following space and design standards:

2015 HCA Technical housing standards - Nationally Described Space Standards March 2015.

Manchester's Emerging Space Standards/Manchester Residential Quality Guidance March 2017.

Principals of Secured by Design.

The proposed houses are positioned to afford level access to front and rear where practicable, and minimum gradients in accordance with Building Regulations and Manchester planning policy.

### 3.0 Layout (update)

#### 3.3 Topography.

The site topography rises approximately 2m from Vine Street. To enable a development which is also environmentally responsible cut and fill is used across the site to minimize off site removal. Levels for the dwellings and access road are designed to appropriate levels to minimize falls and any ramped access. The levels, particularly at the west end of the site are necessary to also accommodate the drainage outfall to Vine St.

To achieve a suitable development width across the site, levels are modified compared with the outline approval as follows.

|             |                |                                                                                                                                           |
|-------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Plots 1-3   | outline 81.200 | reserved matters. 81.200 = 0                                                                                                              |
| Plots 4+5   | outline 81.900 | reserved matters. 81.975 =+75mm                                                                                                           |
| Plots 6+7   | outline 81.400 | reserved matters. 82.410 =+10mm                                                                                                           |
| Plots 8+9   | outline 81.400 | reserved matters. 81.200 =-200mm                                                                                                          |
| Plots 10-12 | outline 81.000 | reserved matters. 81.215 =+215mm                                                                                                          |
| Plots 13+14 | outline 81.000 | reserved matters. 81.275 =+275mm                                                                                                          |
| Plot 15     | outline 81.000 | reserved matters. 81.530 = +530mm Note this dwelling is along the north boundary and 28m away from the Southway development to the south. |
| Plots 16+17 | outline 81.850 | reserved matters. 81.850 = 0                                                                                                              |
| Plots 18+19 | outline 82.200 | reserved matters. 82.100 =-100mm                                                                                                          |
| Plots 20+21 | outline 81.850 | reserved matters. 82.050 = +200mm                                                                                                         |
| Plots 22+23 | outline 81.600 | reserved matters. 81.800 = +200mm                                                                                                         |
| Plots 24+25 | outline 81.350 | reserved matters. 81.550 = +200mm                                                                                                         |

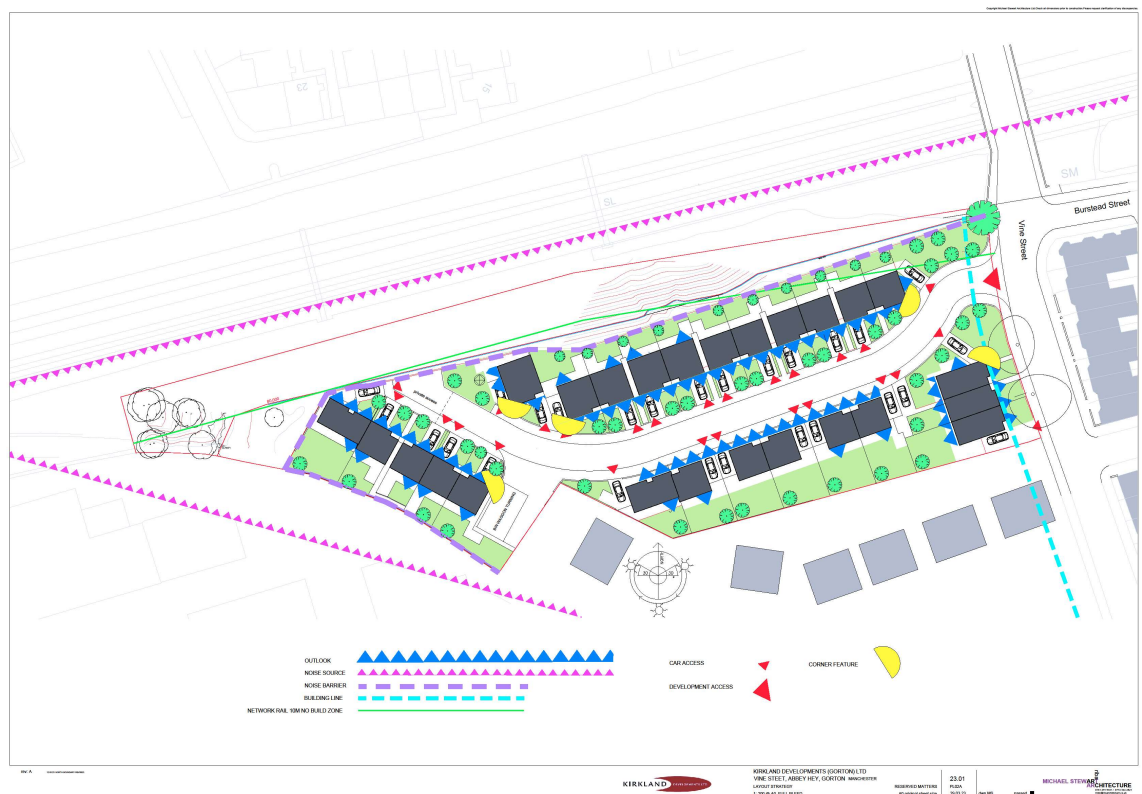
During the reserved matters detailed design stage the rear gardens along the north boundary have been reviewed to eliminate the split level gardens which were submitted at outline.

At outline, to maximise the width of the site, while working with the existing levels of the embankment, a lower garden area was introduced between 607mm and 1110mm below the main garden. A retaining structure and the acoustic fence was positioned at the back of the lower garden into the embankment. The retaining structure is to prevent slippage of the embankment once the site is loaded with the development.

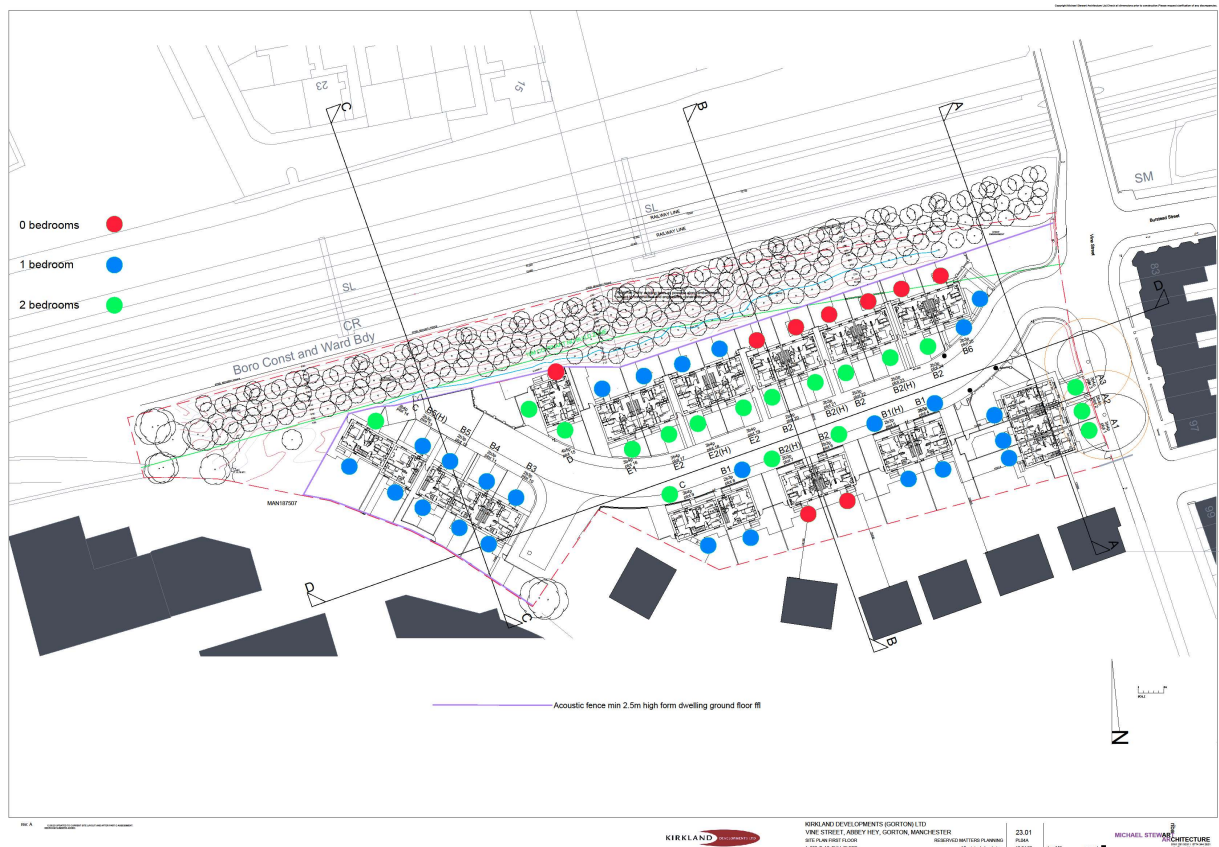
The review concluded that a stepped garden arrangement is undesirable, restricting disabled access and the view of playing children. An alternative strategy has therefore been adopted to incorporate gardens on a more usable single level. This is achieved by positioning the retaining structure and acoustic fence so they integrate at a higher level of the embankment. Although this reduced the depth of the rear gardens they are still manageable for a patio area, clothes dryer, recycling bins, cycle store and a lawn. The rear garden depths to plots 17-25 along the north boundary is between 5.00m and 5.86m.

#### 3.4 Strategy.

The house types are a mix of single aspect and dual aspect. Due to railway and road noise levels at night plots 10-25 cannot open bedroom windows for heat mitigation. To provide suitable ventilation MVHR is used in these dwelling. To assist noise reduction single aspect bedroom house types are used wherever possible along the north boundary. Living rooms are also positioned on the opposite side to the railway noise source. Where full single aspect bedrooms is not possible a single bedroom only faces the railway. The development layout enables the north plots 15-25 to also shield the southern dwellings from noise. At ground floor level all dwellings are dual aspect enabling sunlight at midday and an aspect across rear gardens. Although noise is also a factor for Plots 10-14 from the industrial buildings to the south, these are dual aspect as the rear are within the orange area of the noise assessment. Single aspect is also used for plots 6+7 where privacy distances to the Southway Homes development are below policy. Although noise is not critical for these dwellings MVHR is still adopted to achieve an EPC 2 rating.



## Site strategy



First floor bedroom arrangement

### 3.8 Proposed boundary fencing, all to the principals of Secure by Design.

- The front gardens to plot 25 along Vine St and for part of plots 3 into the development will have low brick walls and gate piers with steel railings, overall height max 900mm. This boundary type will take up the curve into the development.  
Due to the root protection zone for the two ash trees which are to be retained on Vine St, it is not possible to lay footings without damaging the roots. Alternatively 900mm high steel railings with steel posts and gates will be erected.
- The rear garden boundary of plot 3 and plot 15 will be 1.8m high brick pier and timber fence with trellis
- The parking space of plot 2 will have a 1.8m high fence with 600mm trellis facing the rear garden of plot 3 to assist overlooking for security.
- The rear gardens facing the Southway development will share the existing 1.8m high timber panel and pre cast concrete posts with kickboard.  
If the existing fence is an unsuitable boundary, a new fence of the same height and materials will be constructed parallel on the development side.

- The rear gardens facing the railway and commercial workshops will have min 2.5m high above ffl acoustic timber fence as described in the noise report and discharged as a condition. Actual height determined by external ground levels.
- Fences between the front gardens are max 900mm steel railings to match the front boundary.
- Fences between the dwelling frontages of plots 4-13, 15-23 and the public footway are max 900mm high steel railings to match others.
- Fences between rear gardens are timber closed boarded fencing and concrete posts 1.8m high for 2m from the patio/dwelling and 1.5m beyond with a top 300mm section of timber trellis.
- Fences between the front and rear gardens are timber closed boarded fencing and concrete posts 1.8m high with lockable gates and a top 300mm section of timber trellis.

## 4.0 Design Development

### 4.1

During March and April 2023 Pre Application consultation with the Planning Authority was thorough. The following matters were discussed and resolved.

**Energy Statement.** This should be addressed as a request to a variation of the condition 30 to provide an update statement to show how, under the new Building Regulations Part L 2021, the development still meets the Councils sustainability policy. This will then be the basis of the post construction review.

**Layout.** The plan has a number of dwellings which face north with living rooms facing the street. Our approach is usually to make the street an active frontage with views from living rooms ...this supports SBD and give a more community street. The alternative is kitchens to the front which, while they can give reasonable observation, they present a “closed” house frontage elevation. Planning prefers living rooms to front for an active frontage unless some required to the rear due to noise issues.

**Appearance.** We have taken note of the Manchester Residential Quality Guidance and this will inform our Design and Access Statement.

Planning did not want to see a repeat of the adjacent housing scheme. Their view is a relationship with the terrace landscape is more appropriate and this is reinforced with the linear and tight arrangement of the dwellings on the site. Render is not an appropriate material for this Manchester site. Brick is fine but we will need to agree colours and texture. Two brick colours also fine and the addition of string courses and soldiers around some of the windows is welcome.

First floor windows were developed to be compatible with the design concept of complimenting the historical terrace typology and at the same time complying with the new Building Regulation for App Doc O overheating mitigation which can affect window opening sizes. Various options were put forward.

Initially planning had some concern on the proportion of the first floor windows but if they cannot be changed the reasons should be given, such as the 1.1m cill level required for Part O ventilation mitigation.

Whilst welcoming the verticality that has been achieved to many of the window openings, planning requested we further explore whether the small window at first floor level (particularly to the front elevations) can be treated in a similar way rather than the small horizontal opening shown. This has been done.

**Rear bedroom windows** to plots 6+7. No rear windows, or oriel windows fine. Plot 7 main issue but overlooking garden plot 6 also concern.

**Windows overlooking parking drives.** These should be omitted. Although one clear and one obscure is workable, there is no system for ensuring this is maintained in the future if a window is re glazed.

**Rear gardens.** Planning welcome the greater extent of level garden areas for the future occupiers of the properties backing onto the rail line but we needed to factor in the indicative tree planting into the resultant garden areas.

**Acoustic fencing.** Planning advised the acoustic fencing should be maintainable from the gardens of the dwellings, and not from the railway side.

**Cycle stores.** Low level external box storage .e.g. with tools storage which will take a single bike and can be lockable.

**Dwelling revised levels.** Planning happy with the minor changes to plot internal floor levels. The greatest change is plot 15 which is 28m away from the nearest house to the south on the Southway Development. Planning privacy distances are min 21m.

**Boundary details.** Planning confirmed that boundary treatment to the front curtilage of dwelling houses within the site would need, as a minimum, to comprise a coloured coated railing fence set above a conservation kerb (or other similar structure) to prevent windblown litter and debris moving across the site. Whilst the introduction of hedging behind the fencing would be welcomed to improve biodiversity at the site , experience has shown that when hedging alone is used as a boundary treatment, it can take some time to become established , and in some cases does not form a continuous boundary due to the public shortcutting through the planting when it is immature. Your confirmation of the use of a low wall and railing treatment to Vine Street is welcomed.

**Accessibility.** Planning prefer level access to both front and rear. We have implemented in the design level access to all front entrances and 72% of rear entrances.

A justification will be required to be provided as part of any planning submission where 100% to front and rear cannot be achieved, together with a solution to enable access to all rear garden areas without requiring stepped access

Adaptability can be discussed in the planning period. For this submission we will not revise anything further but explain in the D and A statement the approach taken.

In terms of disabled access we should consider measures within the fabric of the proposed dwelling houses, which would enable properties to be occupied in the future by a resident who may become disabled. Measures such as a fused spur to support the installation of a future stair lift.

**Air source heat pumps.**

Planning has suggested on rear elevations. If on gable pathways they will impinge on circulation, particularly by wheelchair users. Note noise reduction of units to be submitted to planning.5db below background level.

## 5.0 Scale.

### National Planning Policy Framework 2019.

12. achieving well designed places.

### Ref MCC Core Strategy 2012-2017:

SP1. Spatial Principals.

DM1. Development Management.

## MANCHESTER RESIDENTIAL QUALITY GUIDANCE

### APPRECIATE SCALE

Achieving an appropriate scale for new residential development should be based on an understanding of the site and its context, the city's desire to see sound place making, and a clear understanding of how scale can be used positively as a means of driving high quality buildings that provide attractive places in which to live.

### NEIGHBOURHOOD

Residential design should consider beyond the block, in order to understand how it should respond to, and influence the wider neighbourhood.

### STREET/BLOCK

Residential design needs to contribute to creating or improving the immediate block and street network.

### BUILDING

At the finer scale, residential design must fully understand the implications of design choices to make a house a home.

Above all, this guidance seeks to ensure that Manchester can become a city of high quality residential neighbourhoods, and a place for everyone to live.

It is precisely this industrious attitude, combined with the city's rebellious streak, that gives Manchester its raw yet authentic appeal. Manchester should understand and appreciate those qualities that make it special, particularly the legacy of its industrial and Victorian architecture that has shaped much of its outlying areas.

Respecting and retaining these elements is critical in reinforcing Manchester's unique qualities.

In order to continue to grow and flourish, Manchester must be open to new possibilities and new approaches. Good design does not simply restore and retain existing character; it also amplifies and transforms it...while its red brick terraces fade into the weathered landscape.

This robust architecture forms a strong backdrop to the life of the city and acts as a constant reminder of Manchester's roots. These .... rows of human-scale terraces are a physical reminder

of the city during the Industrial Revolution, and as such are a characteristic that should not be forgotten.

New development should investigate and reference its historical context; interpreting materials, styles and detailing in a contemporary context that can reinforce local distinctiveness and a sense of place.

Residential design should create new housing that responds to the existing urban fabric, There is a need to demonstrate how proposed height and mass would fit within its context, appreciating the need to create a legible urban environment, provide a strong sense of enclosure and, where appropriate in schemes of sufficient scale, introduce landmarks. In certain locations, this will involve maintaining the consistency of the existing urban form; in other cases the correct approach may be to introduce a shift in scale that can provide dramatic juxtaposition.

- 5.1** With reference to Manchester City Council's Planning Guidelines the heights of the proposed dwellings match the similar heights and roof pitches of local nearby housing. The new ridges and eaves are determined by internal habitable room heights which in general are 2500mm in accordance with Manchester Residential Quality Guidance 2017
- 5.2** The fenestration and modeling of materials identifies with the local domestic scale and proportion. Frontage windows are vertical in proportion to reflect the existing windows in the Late Victorian/Edwardian houses predominant in Abbey Hey, Gorton. The sizes of the windows also reflect the need for adequate daylight and compliance with Building Regulations Approved Document O Overheating mitigation measures.
- 5.3** The height of the proposed ridge lines is approximately between 7.4m and 8.8m above finished ground level.
- 5.4** Houses surrounding the site and within the local neighborhood are generally two storey.

## 6.0 Landscaping and Biodiversity

### National Planning Policy Framework 2019.

12. Achieving well designed places.

15. Conserving and enhancing the natural environment.

### Ref MCC Core Strategy 2012-2017:

SP1. Spatial Principals.

EN9. Green Infrastructure.

DM1. Development Management.

## MANCHESTER RESIDENTIAL QUALITY GUIDANCE

### GREEN INFRASTRUCTURE

Manchester supports the City of Trees initiative to plant one tree for every resident in Greater Manchester.

### INCORPORATE LANDSCAPE

In traditional housing developments proposals should continue and/or add to the landscape network in a manner that is carefully designed and purposed, and offer opportunities for residents to augment it through the development of back gardens, front gardens and thresholds.

Where space is limited, smaller scale green spaces or interventions.... should be considered.

### PROTECT AND ENHANCE BIODIVERSITY

Residential development should consider how it can work with nature to create attractive, sustainable environments,

Where loss of trees have been deemed appropriate or unavoidable as part of new development by the Council, replacement provision of at least 2-to-1 equivalent will be required.

- 6.1** There are immature trees and vegetation within the site and along the north and east boundaries. It is intended to remove all trees within the development area and two Ash trees in the footway on Vine St which will have retention treatment. Trees along the embankment are not of good retention value but many can be retained to reduce disturbance to the slope of the embankment, maintain the green corridor and enhancing biodiversity along the railway.
- Removal of the two Ash trees is necessary to create the vehicle entrance into the site.
- See the Tree Survey and Arboricultural Report submitted with the outline planning application.
- Approximately 24 trees will be lost and 49 new trees introduced.
- The loss of trees will be mitigated by the planting of new ones within the development, mainly in rear gardens and front gardens flanking the new access road as it turns into the development.
- In accordance with planning requirements a Preliminary Ecological Appraisal (including bat roost assessment) has been carried out. The survey was conducted to identify habitats and determine the suitability for any “protected and notable” species to occur on site.

- Bats likely to be commuting and foraging and no evidence of or opportunities for roosting.
- Potential for nesting birds within the vegetation (as is standard for almost every development site). Recommended either vegetation clearance outside of the bird nesting season (season is taken to be March to August inclusive) or carrying out check for nesting birds before vegetation clearance.
- Re survey for badgers in advancement of development.
- No other ecological constraints

**6.2** Outside space comprises garden areas to the rear of all dwellings and fronts of some dwellings, and in curtilage paths. Driveways are either to the side of dwellings or on frontages. Where parking is on the frontage it is adjacent to turfed gardens and planting screens on the party boundaries. This is to minimize the visual impact of cars in the street scene.

The gardens will be turfed and the driveways and access paths will be finished with black bit mac and pin kerbs.

**6.3** The front boundaries will have mature planting bed behind a new boundary brick wall and railings.

**6.4** Planting in gardens will encourage natural habitat. Appropriately sized new trees will be planted in the rear gardens to mitigate for removal of existing trees.

**6.5** The landscaping reflects and enhances the character of the area and the design of the development. It is integral with the development for the benefit of the users of the residents and those passing by. The scheme will contribute to biodiversity and to meeting the targets of the Greater Manchester Biodiversity Action Plan.

## **Objectives**

Landscape setting to entrance and boundaries.

## **Principles:**

- Native / indigenous low maintenance planting species
- Boundary improvement – new low brick wall, railings and paving.
- Simple material palette
- Safe, secure design, with natural surveillance
- Clear highway, footpaths and site navigation (to adoptable standards)
- Planting to create year round interest.

## 7.0 Appearance.

### National Planning Policy Framework 2019.

#### 12. Achieving well designed places.

#### Ref MCC Core Strategy 2012-2017:

SP1. Spatial Principals.

DM1. Development Management.

## MANCHESTER RESIDENTIAL QUALITY GUIDANCE

### STRONG CHARACTER

Manchester still inhabits the streets of what was once the industrial powerhouse of the world... while its red brick terraces fade into the weathered landscape. This robust architecture forms a strong backdrop to the life of the city and acts as a constant reminder of Manchester's roots.

### MIX OF OLD AND NEW

New development should investigate and reference its historical context; interpreting materials, styles and detailing in a contemporary context that can reinforce local distinctiveness and a sense of place.

Residential design should create new housing that responds to the existing urban fabric, building typologies and the city's distinctive style while also embracing modern materials and contemporary ideas.

### MAKE THE MOST OF MANCHESTER'S HERITAGE

Manchester has a strong history that has left a unique and defining architectural heritage; something people cherish and identify with. This legacy is important for a number of reasons: the historical value reinforces a strong sense of place and the nature of the buildings offers a distinctive aesthetic and economic value due to their scale and adaptability.

### CONSIDER MATERIALS AND DETAILS

Residential development should respond to its context.

Materials need to be high quality, robust and able to withstand the Manchester climate over the lifespan of the buildings, with limited maintenance commitments.

Residential development should respond to its context. This may mean continuing a particular approach and materials palette; it may mean introducing something different that can act as a counterpoint to the existing character.

Wherever possible, the use of local materials should be considered.

### REAL STREET FRONTAGES

Good quality residential development should exhibit an active ground floor to facilitate animated and interesting streets.

that entrances are well located and supported by complementary features, such as windows, that aids natural surveillance and overlooking, and offers scope for a positive relationship between residents and passers by. that entrances are well located and supported by complementary

features, such as windows, that aids natural surveillance and overlooking, and offers scope for a positive relationship between residents and passers by.

Entrances should be easy to find and have a clear address that is visible from the public highway. The entrance should be architecturally defined and clearly identifiable, and scaled appropriately to the size of building.

### OPPORTUNITIES FOR OBSERVATION

People are generally curious about their surroundings and enjoy watching the world go by something that increases as we get older.

Habitable rooms facing the street, communal spaces at ground floor.

### UNDERSTAND THE GROUND FLOOR AND THE STREET

The ground floor of a residential development is its external face; getting the internal functions right, and composition and disposition of uses correct is particularly important.

### ORIENTATE ENTRANCES TOWARDS THE STREET

Doorways should face towards the street, helping to create a strong degree of enclosure and a clear interrelationship between the building and the street and public realm.

Clarifying the front of the development, and ensuring that it faces towards the street will establish and reinforce territory and ownership. It also ensures entrances are legible and there is a clear architectural hierarchy to support a coherent street scene.

### CONSIDER THE THRESHOLD

The space in front of the building helps to determine the look and feel of the development and its contribution to the street network.

The threshold space can help to protect the privacy of the ground floor; it helps to provide the necessary separation between residents and passers by increasing opportunities for natural surveillance, through the introduction of doors, windows and balconies, helps to reduce anti-social behaviour by providing a strong interrelationship with the surrounding space.

- 7.1 The character of the local area around the site is predominantly a gridded street pattern descending from the original development of Abbey Hey between 1898 and 1909. The grid is on an east west axis which the proposed development will align with. It is a mixture of Victorian and Edwardian terraces along the east side of Vine Street and the streets off it, and to the south east terrace streets off Long Street. There are also small pockets of interwar semi detached houses. To the south, on land also previously occupied by the removed railway branch line and cutting, there is a Southway Homes affordable housing development of semi detached houses completed in 2019. These are two storey of ground floor brick and first floor render plus concrete tiled pitched roofs with horizontally proportioned windows with imitation Georgian style window bars set within the window double glazing.
- 7.2 The orientation of roofs in the local area generally have the ridges running parallel to the road.
- 7.3 The predominant material for the walls is brick and for roofs slate and concrete interlocking tiles. All roofs are pitched.  
There are also numerous examples of individual terrace houses with external wall insulation and render, coloured to match the colour and tone of the local brick. The Southway Homes development utilizes first floor white render.
- 7.4 The architecture for the proposed development should be honest without ornamentation and give the users the benefits of modern energy efficient materials and technology with environmental benefits.
- 7.5 The dwellings should fit into their context but without copying the style of its neighbors. We feel they should have an individual character without a fussy mixture of materials and propose no more than two brick colours.
- 7.6 The typology used is semi detached and 3 dwelling terraces.

Along the north boundary semi detached are spaced 1.2m apart to create a modern terrace appearance complementing the Late Victorian/Edwardian terraces and linearity of the railway.

Along the south boundary semi detached houses are spaced 6.1m apart to accommodate side in curtilage parking and replicate the spacing between dwellings in the adjacent Southway Homes development.

Frontages of Victorian and Edwardian houses were always regarded as the interesting and prestigious front of homes. Gables and rear elevations and outriggers were treated as utility elements, using bricks of more weathered, darker and uniform palate. It is the frontage bricks, in more vivid tones of reds and oranges, such as Accringtons, which offered contrast to celebrate the fronts. The overall effect of this is a strong definition to the street, uniformity and community which has been broken by the modern typology of detached and semi detached houses in different colour brickwork and renders, celebrating individuality rather than belonging.

To follow the frontage concept the 3 houses on Vine St have a red/orange brick frontage and the north gable changes to lighter brick colour, which is then extended to face all the dwellings within the site, completed by wrapping around the front gable of plot 25. The orange/red brick is then used for all the rears and gables and integrated into the contrasting lighter brick as horizontal string courses and recessed porches. Corner windows at visual vantage points are faced in the red/ orange brick at ground floor to frame their importance. Brick soldiers frame the living room windows as a reference to local new build housing on Gathurst Street and Field Street.

Creating a sense of place, which is a place of character, can be influenced by the choice of materials which in the case of this development is the brick colour. One approach is to blend in harmoniously with the street scapes. Another is to express character and use a contrasting brick such as a neutral buff which will identify the inside faces of the development, picking up on the buff brick detailed band courses on the Victorian/ Edwardian terrace houses on Vine St, Maddison Street and Wycombe Avenue. Within the submission we have illustrated street scenes elevations for both options, one with a contrasting orange / red brick and another with a buff brick.

- 7.7** Font door entrances are all on the frontages providing open safe access and observation of the street. The porches are recessed to create a safe, dry arrival point and visually provide modelling in the elevations, integral to the design rather than with a tacked on canopy.
- 7.8** It is important the frontage windows retain the vertical proportion of the local Late Victorian/ Edwardian terrace houses.
- 7.9** Windows will be anthracite grey upvc and doors black. Details to windows and doorways will be minimal with upvc window cills.

**7.10** Window frames are set back 65mm from the opening reveals to give elevations shadow modeling.

Buff brick detailing.



Madison Street/ Vine Street



Madison Street



Vine St/ Wycombe Avenue



Wycombe Avenue

Victorian/ Edwardian terraces.



Kenyon St



Godwin St



Gordon St



Vine St

## New development 2020 -21



Gathurst St 2021



Gathurst St 2021



Gathurst St 2021



Gathurst St 2021



Gathurst St 2021



Field St 2020



Field St 2020



Field St 2020



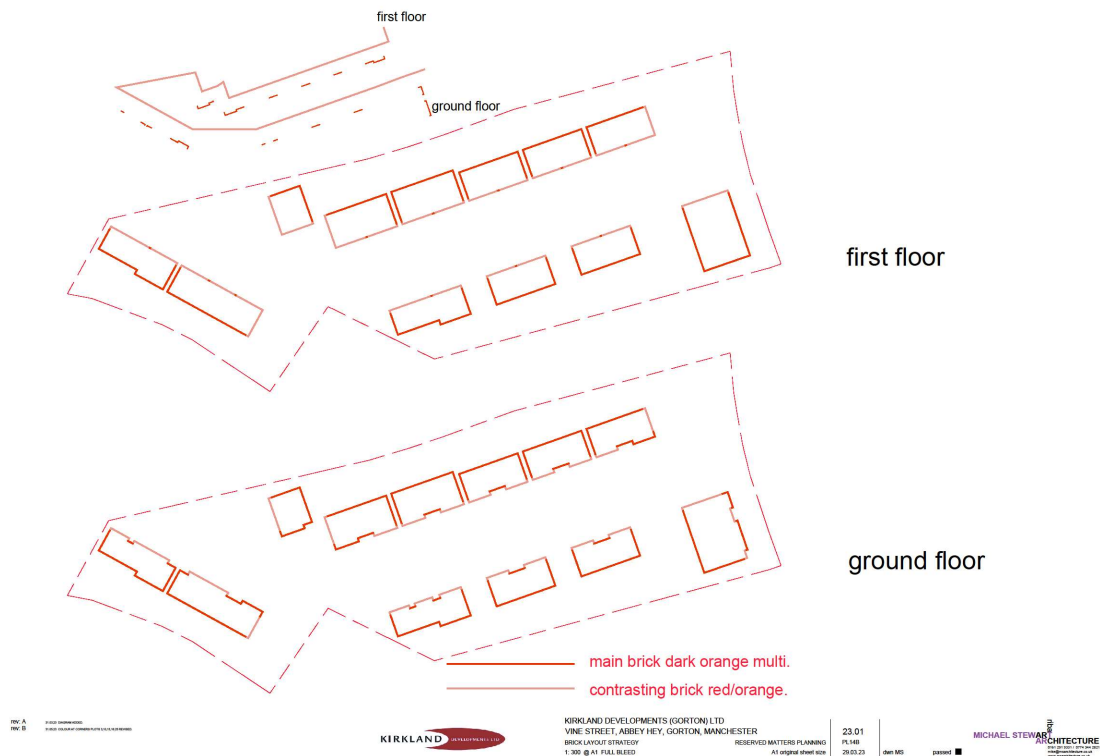
Field St 2020



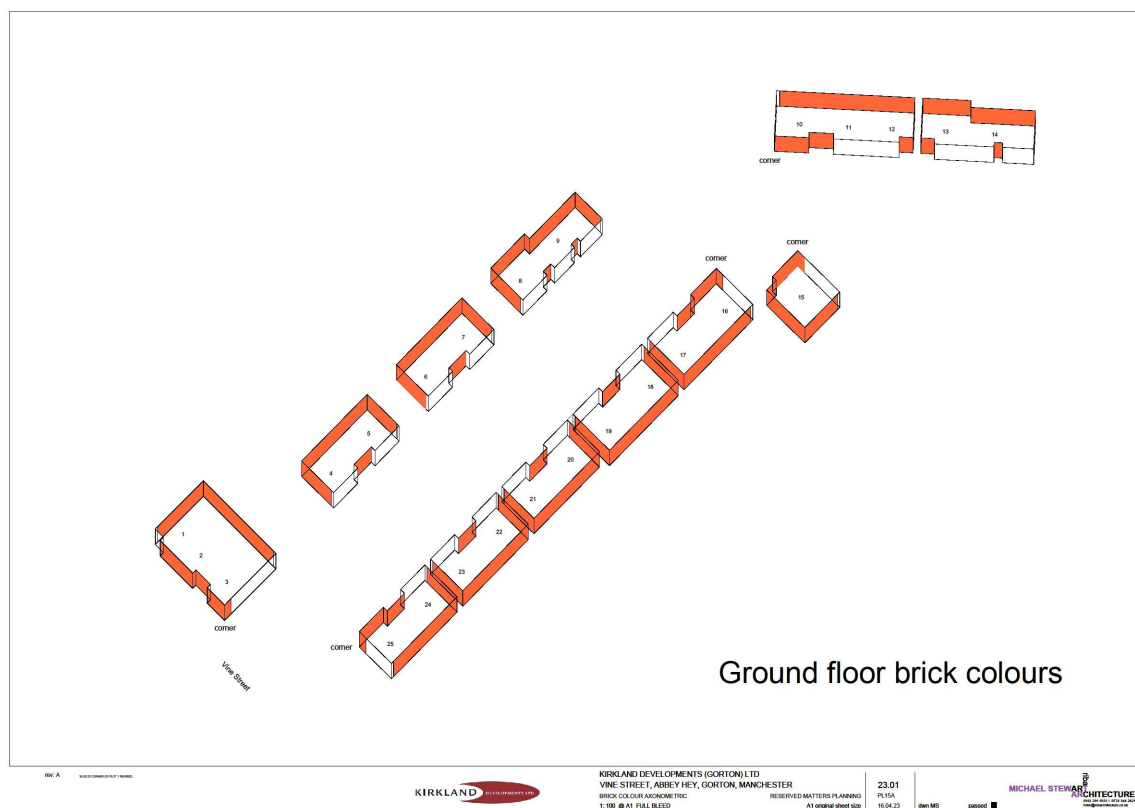
Field St 2020



Field St 2020



Proposed brick colours



Proposed brick colours axonometric

## 8.0 Access.

### National Planning Policy Framework 2019.

#### 12. Achieving well designed places.

#### Ref MCC Core Strategy 2012-2017:

SP1. Spatial Principals.

DM1. Development Management.

## MANCHESTER RESIDENTIAL QUALITY GUIDANCE

### ADAPTABILITY AND FLEXIBILITY

Residential development should consider how best it can adapt to meet both anticipated and projected changes that will take place in the future.

- 8.1** The dwelling internal ground floor plans are designed level and the pedestrian and vehicle approaches have no significant incline. Any level differences and threshold heights will generally be designed in accordance with the Building Regulations. Level thresholds will be max 15mm high.  
All dwellings will have a level approach and access to the front door. 72% of dwellings will also have level approach and access to the rear door.  
Plots 17-18, 21-25 which have level access to the front door only, will all have a level route from the front door to the rear garden, either via the front garden/ drive or public footway and path along the side of the house. These are pairs of semi detached stepped to their neighbours. Due to the level challenges of the site these plots cannot accommodate rear door level access. (These dwellings are staggered in level and tight together with narrow passages between. To achieve level access there has also to be a ramped approach to the door. When there is a level difference across a passage a ramped approach will not work unless one of the floor levels of one house is built below the level of the other one. This causes major issues with Building Regs of Part C moisture and damp ingress and major issue if timber frame. This leads to complicated and risky detailing. The levels of the dwellings are a result of complex cut and fill and integrating to the existing sewer network.)
- 8.2** Adaptability will be integrated into some of the dwellings where practicable. These are facilities to assist person's future needs such as a fused spur for a future stair lift.
- 8.3** The needs of disabled and elderly people are assisted by level non slip surfaces throughout the site. The ground floor levels are determined by a gently sloping approach from the footway and parking space to the principal private entrance (front door) of maximum gradient 1:12.
- 8.4** All dwellings have in curtilage parking with level approach.

- 8.5** New pavement crossings at access drives will be constructed in accordance with Manchester City Council's Highways design guide.
- 8.6** 2m x 2m visibility splays are to be included at vehicle access points for pedestrian safety, in accordance with highways requirements. The height of the boundary wall/ railings and planting will be a maximum height of 900mm within visibility splays so as not to interfere with visibility for vehicles leaving properties and pedestrians using the footway.
- 8.7** Tactile paving is introduced each side of the new access road in accordance with Highway's requirements.
- 8.8** Emergency services.

Access for fire service and ambulance will be into the new access road from Vine Street.

## 9.0 Community.

### 9.1 The developer advises:

Under contractual requirements the contractor will be responsible for all health and safety matters during the works. In accordance with the CDM regulations there will be designer's and contractor's hazard and risk assessment and the contractor will be working to the Considerate Contractors Scheme. Safety will be managed by suitable fencing and ensuring footpaths are safely maintained and, if required, safe alternative provisions will be provided. The contractor will liaison with residents with regard to any concerns and then on a regular basis monitor the situation and ensure the procedures in place are working effectively.

## 10.0 Conclusion.

# MANCHESTER RESIDENTIAL QUALITY GUIDANCE

### DESIGN TEAM RETENTION

The Council believes that one of the surest ways to deliver a building as intended on the grant of planning permission is for the design team that prepared the planning application to be involved and have a significant degree of design ownership as the scheme is being detailed and constructed.

**10.1** The Outline Planning Application submitted by Kirkland Developments Ltd has been approved. Under this approval matters regarding use, layout and access are approved and therefore this application for reserved matters is for details of scale, design and external appearance of the buildings, and the landscaping of the site. We have worked closely with MCC planning authority to reach design solutions which they find acceptable and are a positive, attractive improvement to the neighbourhood.

**10.2** It is clear that the government's main objective for planning is for development which creates sustainable communities and encourages economic growth. These objectives have filtered through regional policies and Manchester City policies within the Core Strategy.

**10.3** The proposed development in this application identifies with the following criteria;

- National Policy Framework in terms of sustainable development conserving the environment and good design.
- Manchester City Council's Core Strategy adopted 2012.
- Manchester Residential Design Guidance 2018.
- The local need for social rent property.

**10.4** The following assessments and surveys identify no issues to preclude development.

- Air Quality
- Arboricultural
- Broadband infrastructure
- Contamination
- Crime
- Ecology
- Energy
- Flood risk and drainage
- Noise and vibration
- Transport and highways

**10.5** The development at local level provides much needed quality affordable homes and will re-establish the urban grain making this land west off Vine Street a safe and attractive cul-de-sac development enriching the urban environment and the wellbeing of the community.

This will complete the regeneration of all the land west of Vine Street following the closure of the branch railway line and cutting in the late 1990's, so improving an area of the neighbourhood which is a visual eyesore, notorious for fly tipping and anti-social behavior, and a target for traveler occupation.

- 10.6** The developer has assembled a talented and experienced design team, including architects and engineers. The developer has maintained the same design team from outline through reserved matters. They will also make every effort to maintain the same design team through from planning to completion of the build.

The architect Michael Stewart Architecture and the Civil/ Structural Engineer Ridge will be novated to post planning works.