

22.018 - Former Woodpecker Hotel, Kingsgate Road, Wythenshawe – Full Planning Application

Design and Access Statement – September 2023

Rev A: 20/10/23



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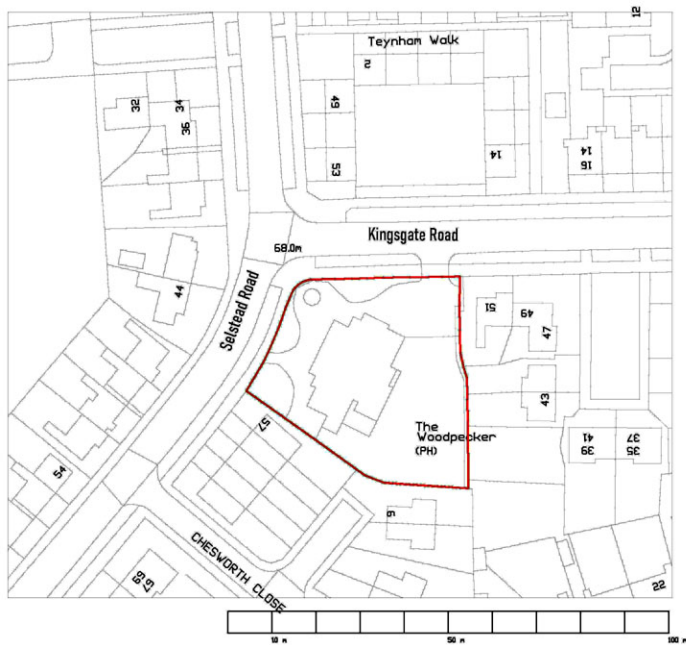
Introduction

This Design and Access Statement has been prepared by Paul Carr Design Ltd. in support of the planning application for a 17 unit apartment scheme on the site of the former Woodpecker Hotel, Wythenshawe.

Site Location

The site is located in Wythenshawe and is bounded by Kingsgate Road, Selstead Road and the rear and side gardens of residential properties accessed from Kingsgate and Selstead Road.

The site area is 0.183 ha.



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Site Location Plan



Development Brief

Paul Carr Design Ltd. has been appointed to develop a scheme for a 17unit apartment scheme including parking, amenity space and landscape.

Site Analysis

Physical Site context and Topography

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. There are no significant trees on site, but an adopted verge facing onto Selstead Road includes Oak and Horse Chestnut trees screening the site from Selstead Road. The site is surrounded by residential properties ranging from 1 to 3 stories.

The site is nominally flat.



1 – Site From Kingsgate Road
Site Photos



2 – Site From Kingsgate Road / Selstead Road Junction



3 – Site From Selstead Road

Access and Movement

Existing vehicular access is from Kingsgate Road with pedestrian and cycle access possible from both Kingsgate Road and Selstead Road. Through traffic from Kingsgate Road to Selstead Road has been blocked by bollards. Kingsgate Road and Selstead Road both give good access to Wythenshawe civic centre, further public transport links and access to the wider Greater Manchester and Cheshire areas.

The site is entirely private land with no public right of way.



Site Capacity Assessment

The site is identified under the Manchester City Council 2023 SHLAA as a capacity site for 11 units for years 6-10.

Paragraph 68b of the NPPF requires that beyond this first 5 years, and specifically in respect of residential development, a supply of specific developable sites or broad locations for growth should be identified for years 6- 10 and, where possible, for years 11-15. Annex 2 of the NPPF defines 'developable' as follows:

"To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged."

The site meets the requirement for being in a suitable location for housing development and has become available in advance of the targeted time period and could represent an early gain for Policy H1 of the Manchester Core Strategy 2012-2027 that seeks 1830 (net) new dwelling numbers for Wythenshawe (Policy H7). The site offers a gain in terms of delivery period and the potential to exceed 11 units given the continued Wythenshawe average household size of 2.25 occupants and an apartment driven approach to development.



Opportunities and Constraints

Opportunities:

- Existing Residential Site Surroundings
- Accessible site with good access to local centres
- Existing vehicular access to site from Kingsgate Road.
- Opportunity to extend residential massing and frontage at up to 3 storeys
- Site identified as a housing site in the 2023 SHLAA.

Constraints:

- Works to retain the existing Selstead Road tree screen (off-site).



Design Development

The scheme vision is to provide a context driven high quality residential scheme.

The proposed scheme should complete the building frontage lines established on Kingsgate and Selstead Roads and increase the enclosure of both streets. The building mass should step down to 2 storeys at both the East and Southwest elevations in response to the existing 2 storey residential properties with a taller 3 storey element in-between to address the junction and add mass to the corner.

The Selstead Road tree screen should be retained and on-site soft landscape should increase planted screening to improve biodiversity and give privacy to amenity areas. Retained hedge planting and low walls made good will maintain the site boundaries as existing.

The buildings should achieve National Space Standards and be of sustainable construction with a focus on low energy use in occupation.



Scheme iterations



The key scheme development stages include:

- Massing to reflect the locality
- East and Southwest elevations to step down to 2 stories in response to existing 2 storey properties
- Context driven material palettes including brick and tile
- High quality landscape and amenity provision



Proposal - Design Principles

Amount and Type of Development

The proposals are for a 17no. 1, 2 and 3bed apartments.

Accommodation Schedule								
Floor	Apartment Types					TOTAL		
	A - 1bed/2 person	B - 2bed/4 person	C - 2bed/4 person - Cranked Corner Apartment	D - 2bed/4 person - L-Shaped Apartment	E - 3bed/5 person	Apartments	sqm	sqft
Apartment GIFA (sqm)	50	70	71	79	86			
Apartment GIFA (sqft)	538	753	764	847	926			
Ground	1	2	1	1	1	6	426	4585
1		3	1	1	1	6	446	4801
2		4	1			5	351	3778
TOTAL	1	9	3	2	2	17	1223	13164

TOTAL Residential Units		17
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Space Standards Assessment

The Manchester Residential Quality Guidance 2017 states, “Developers will therefore be encouraged to deliver residential units that will be expected to exceed Manchester’s emerging space standards, which combine Nationally Described Space Standards and the London Housing Design Guide space standards”

The Nationally Described Space Standards (2015) set gross internal floor areas and minimum technical standards for internal areas, storage, headroom and bed space requirements.

The relevant minimum space standards and the proposed apartment comparisons for the proposed scheme are:

Type	Min required GIFA	Min required built-in Storage	Proposed Apartment Type	Proposed Apartment GIFA	Percentage of Min GIFA	Min required built-in Storage achieved?
1bed / 2 person	50	1.5	A	50	100%	Y
2bed / 4 person	70	2	B	70	100%	Y
2bed / 4 person	70	2	C	71	101%	Y
2bed / 4 person	70	2	D	79	113%	Y
3bed / 5 person	86	2.5	E	86	100%	Y

All apartments meet or exceed the minimum required space standards.

Scale and Massing

Please refer to the proposal drawings.

The proposed apartment building is 3 stories with 2 storey elements on the East and Southwest elevations.



Appearance and Materials

The apartment building is clad in a vernacular red multi stock brick with recessed bays set in a darker red brick. Projecting windows and balconies are proposed in dark metal with glazed balustrades to complement the brickwork. Red tiled pitched roof areas will complement the brickwork.

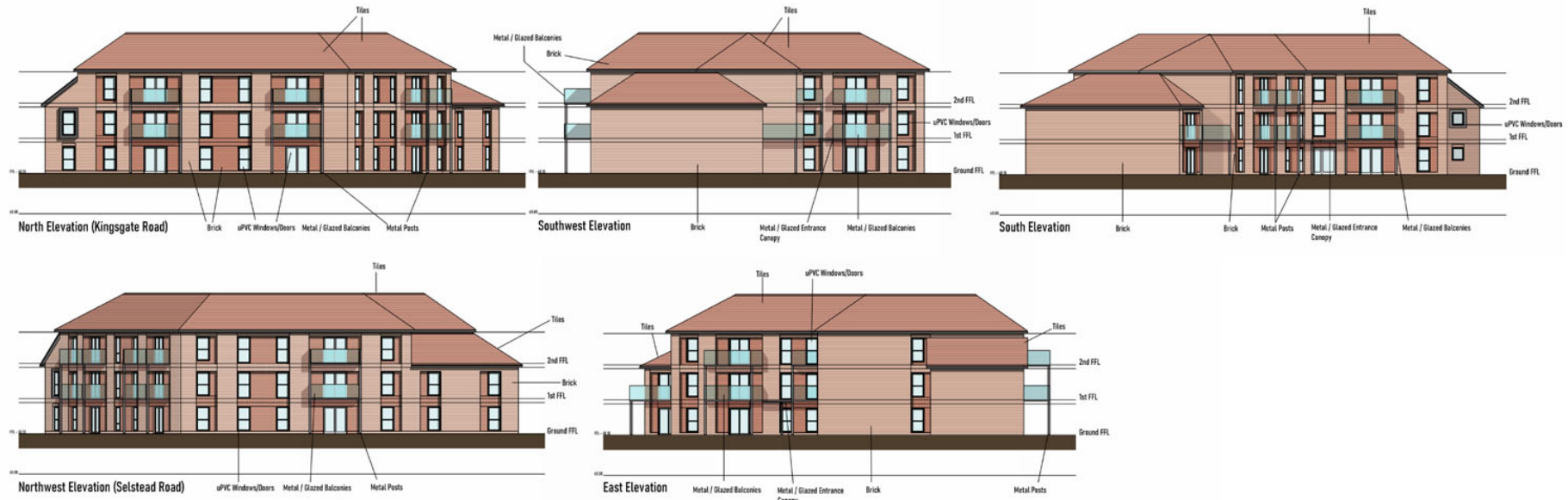
Landscape

Please refer to the landscape scheme

Boundary Treatments

The existing low brick frontage walls and piers will be made good and hedges retained. Side and rear boundary close boarded fences will be retained/ replaced to suit.





Elevations (nts)



Ground Floor
Plans (nts)
12



Sustainability

The proposed scheme will attain Building Regulations Part L compliance through use of high performance building fabric to ensure minimal energy use in occupation. The landscape proposals seek to maximise the use of adoptable native species to increase the bio-diversity of the site. This fabric-first approach ensures the minimum possible energy use in occupation. The scheme will also look to maximise water attenuation and re-use opportunities whilst also considering renewable energy options. Please refer to the drainage scheme for the surface water attenuation strategy.

Refuse and Recycling

All apartments include provision within the kitchen area for internal recycling containers. Externally, a recycling and refuse store for up to 4no. 1100L Eurobins is provided. A bin collection stand is provided adjacent to the Kingsgate Road access.

Ecology

Please refer to the Ecology Report.

Design Principles Summary

- Building massing onto Kingsgate Road and Selstead Road that reflects the locality
- A well-articulated scheme to break up massing and address the junction of Kingsgate and Selstead Road.
- Material palette that included stock red bricks and complimentary red tiles. Contrasting dark red brick recessed bays articulate the elevations along with dark metal balconies.
- Native species soft landscape to promote a viable green infrastructure throughout the site and the locality
- High performance building fabric to ensure minimal energy use in occupation
- Apartments to offer spacious and flexible accommodation in line with Manchester's Space Standards requirements.



Access

Vehicular and Pedestrian Access

The existing site entrance off Kingsgate Road is retained. This gives gated pedestrian access to the site via a separate footway and gated vehicular access to a rear carpark.

Parking Cars/ Cycles

The rear carpark provides 100% / 17no. spaces including 2 fully accessible spaces. A lockable cycle store gives 150% cycle parking and is also accessed from the carpark.

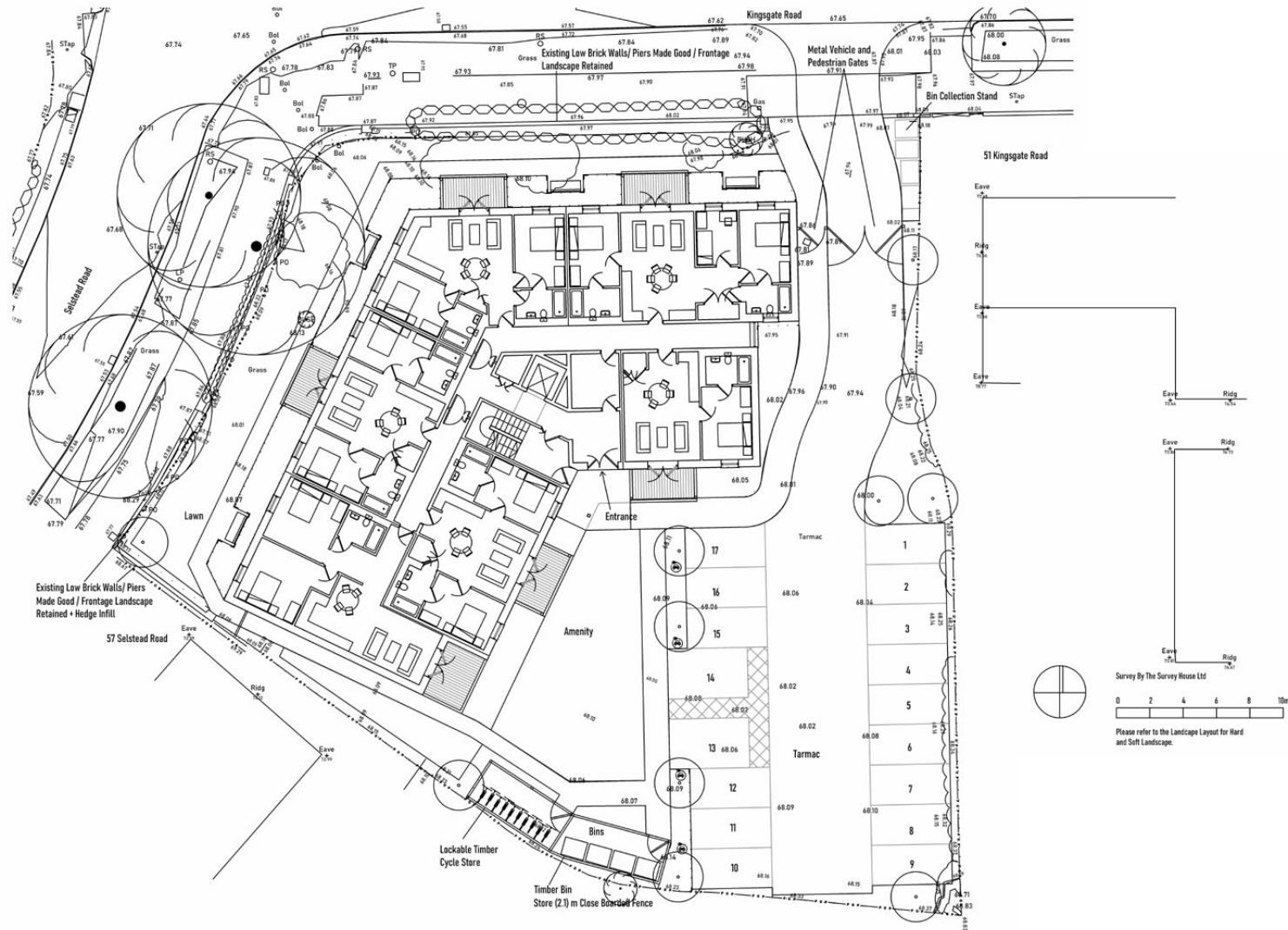
Inclusive Access

All approaches to the apartment building provide level or ramped access and sufficient clear opening door widths. No ramps exceed 1:20 and minimum widths of 1500mm are maintained throughout.

Emergency Services

Emergency services can access the front of the building from the surrounding carriageways and the main entrance can be accessed from the rear carpark.





Site Layout (nts)

15

PAUL CARR DESIGN Ltd
ARCHITECTURE - URBAN DESIGN

m : 07771 756 812 e : paul.carr@paulcarrdesign.com



Conclusion

The proposals provide a high quality context driven 17 unit apartment building on a prominent corner site. Massing and materials reflect the adjacent residential properties and wider locality with a reduction to 2 storeys on both the East and Southwest elevations.

The proposed massing is subdivided into smaller elements through use of contrasting darker brick set into repeated recessed bays to give a residential scale to the building concurrent with that of the surrounding housing. Existing mature public realm tree planting and a combination of proposed and retained native species on-site planting will add amenity and promote biodiversity and a viable green infrastructure throughout the site and the wider area.

The proposal seeks to provide a highly sustainable scheme with low energy in use. A renewables-ready roof comprising both pitched and flat roof elements allows for future zero-carbon on-site energy generation.

In summary, the proposal is for a high quality and sustainable residential scheme for this site, achieving a gain over the 2023 SHLAA, giving a range of apartment sizes, all at or in excess of Manchester's space standards with sufficient parking and residential amenity space.



Kingsgate Road Streetscene (Top) and Selstead Road Streetscene (Bottom) (nts)

