



Design and Access Statement

To accompany the full planning application for

Proposed Refurbishment and Extension of 63-65 Upper Chorlton Road

great
places
HOUSING GROUP

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Contents

Introduction

Site Analysis

- Site and Local Area
- Historic Analysis
- Development Constraints
- Site Sustainability
- Planning History
- Planning Considerations

Design

- Overview of Proposals
- Design Evolution
- Consultation
- Proposed Use
- Design Principles
- Site Layout / Vehicular Access
- Parking
- Sustainability
- Security
- Landscape and Biodiversity
- Accessibility
- Waste and Recycling



View of existing front elevation

Introduction

This Design Statement has been prepared by TADW Architects on behalf of Great Places Housing Group. It forms part of the Full Planning Application for the development of 12 specialist supported living apartments in an existing housing block on Upper Chorlton Road in Moss Side, Manchester

The site is shown edged red below and is 1175sqm in area. The proposals involve the reconfiguration of the internal layout, and the creation of a new rear extension, together with the re-landscaping of the grounds.

The purpose of this statement is to outline the design principles and regeneration context of the proposals. It is to be read in conjunction with the following documents that are being submitted as part of the planning application :-

- TADW Planning Drawings
- Crime Impact Statement
- Acoustic Report
- Heritage Statement
- Preliminary Ecological Assessment
- Landscaping Plan
- Energy Assessment
- Tree Survey
- Phase 1 Preliminary Risk Assessment and Remediation Strategy
- Construction Management and Site Waste Management Plans
- Drainage Strategy
- Waste Strategy
- Parking analysis



Aerial view to show location with site outlined in red (Image Source—Google Maps)

Site Analysis

The Site and Local Area

The site is situated on Upper Chorlton Road, between the junctions with Kings Road and Moss Lane. It is situated in the Whalley Range Conservation Area, and on the boundary between Manchester and Trafford Metropolitan Authorities.

The site is rectangular in shape, with a broadly flat topography. It is currently occupied by an apartment block, consisting of three storeys of above ground accommodation containing nine flats, plus disused basement areas.

The buildings on the site were originally constructed as a pair of semi detached houses in the second half of the nineteenth century. They form part of a short row of similar dwellings fronting Upper Chorlton Road. Most of these properties are still extant, though they have undergone considerable modification and/or are in a poor state of repair.

The property subject to the current application was converted from two separate dwellings into nine apartments by the current applicant some decades ago. The applicant has managed and operated the site continuously since then, however the flats were vacated a few years ago. Despite security measures being in place, the building has recently been occupied by rough sleepers and has suffered internal damage as a result

The existing building is of brick construction with a slate roof. The front elevation consists of a buff brick with red brick detailing. Side and rear elevations are of red brick and are much plainer in style, as was typical of the period. An extensive ramp and stepped access was created at the front of the building as part of the previous refurbishment to provide access to the raised ground floor.



Extract from Conservation Area plan with site highlighted in green. Blue outlines indicate listed buildings. (Source—Manchester City Council)



Ramp and steps at front of building

Site Analysis

The existing building stands towards the front of the site, with an area of hardstanding and planting between it and the road. This area is currently served by two vehicular entrance points, which now stand either side of a pedestrian crossing. The road at this point also incorporates a cycle lane with intermittent bollards.

Vehicular access is available to the rear of the site along one side of the building. Here a hardstanding area is provided which was formerly used for car parking. The large rear garden also incorporates a considerable area of grass, with areas set aside for seating, raised beds and cycle storage—all of which are now in a dilapidated state.

Site boundaries are a mixture of brick wall, concrete panel and timber panel fencing

A line of trees exists along the south western site boundary. These appear to have been planted as a beech hedge to provide screening, however lack of maintenance means that they now form a continuous 17m high barrier with trunks at approximately 1m centres. A number of additional trees occur on the rear lawn area of the site, however these are heavily shaded by the adjacent hedge. All but one of the trees on the site receives a C or U classification in the arboricultural report.



Above—beech hedge on the south west boundary

Below—overshadowed rear garden looking back towards the house



Site Analysis

The site is located in the middle of a predominantly residential area, consisting of primarily two storey individual dwellings. However the immediate locality is more mixed, with a variety of retail, commercial, religious and institutional uses present. Individual neighbours include a nursery to the north east, a retail unit to the north west, supported living accommodation to the south west, and residential apartments to the south east

The site and its wider neighbourhood



Site Analysis

Historic Analysis

Prior to the construction of the current buildings, the site appears to have been vacant, with surrounding land uses including farmland and large private dwellings.

Development Constraints

Primary development constraints include the existence of root protection zones, and the presence of neighbouring buildings which restrict the placement of windows in the side elevations

Beyond these physical constraints, visual constraints apply as a result of the site's presence in the Conservation Area.

Site Sustainability

The site is located in a central location with a wide variety of amenities within walking distance. It is also well served by bus routes running along Upper Chorlton Road

Planning History

There are no relevant recent planning applications to take account of as part of this application. Pre-app discussions did take place with the Local Authority—further details are provided in the Design Evolution section of this document



Above –site shown on 1848 map



Above –aspect to north east of the site towards adjacent nursery

Site Analysis

Planning Considerations

The NPPF is supportive of the principle of sustainable development, and recognises the need for the provision of new homes.

In terms of effective use of land, the proposed development complies with paragraph 119, *'makes as much use as possible to previously developed or 'brownfield' land'*, and 120d *'support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively'*

The proposals are similarly compliant in design terms, particularly paragraph 130c *'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'*, and 130e *'optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development'*

Equally the scheme succeeds in conserving and enhancing the historic environment, for example paragraph 197a *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.'*

In terms of local planning policy, the development would be compliant with Policy H1 of the Core Strategy, in so far as it delivers good quality new dwellings in a sustainable location. Similarly it complies with Policies H6 and H10 by providing specialist housing in south Manchester, and Policy H8 as the scheme will be 100% affordable. By reusing an existing building with heritage value, the proposals will also comply with Policy EN3, as they will enhance the local historic environment.

With regards to national and local design guidance, such as the Manchester Residential Quality Guidance, the proposals are compliant with the overarching spirit of these documents, however the detailed policies are generally geared towards larger developments. Key examples of this compliance are:

- Reuse of Manchester's heritage
- Materials, scale and design are appropriate to the context
- Address the needs of the wider community
- Improve transport and waste storage facilities
- Adapt existing buildings to reduce their carbon footprint
- Undertaking early stage construction analysis
- Having lifetime management structure in place

Design

Overview of Proposals

The application proposes the extension and refurbishment of an existing vacant apartment block, in order to bring it into reuse as supported living accommodation for homeless women.

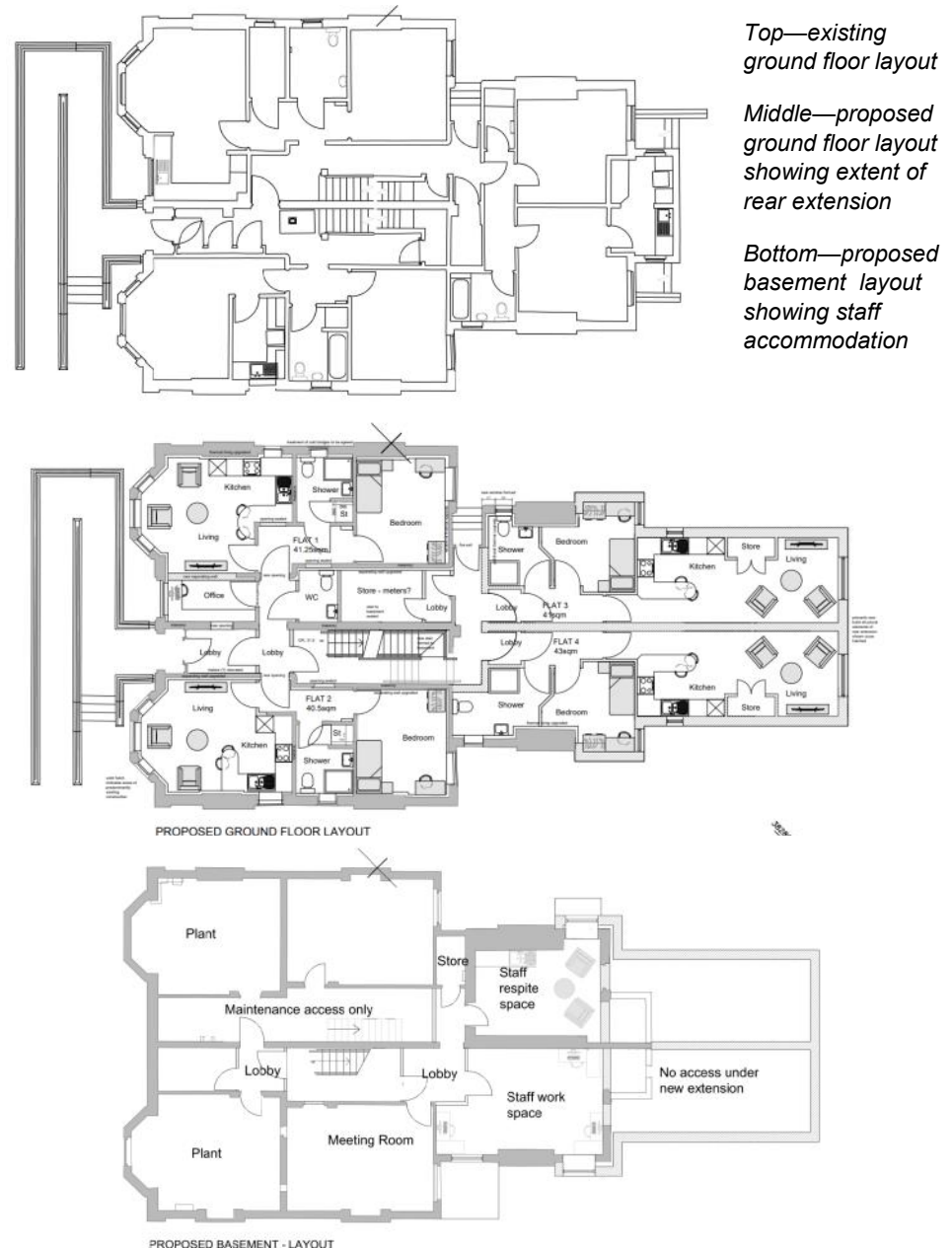
Currently the development is subdivided into nine one bed apartments, however this conversion was undertaken some decades ago, and the accommodation is now in need of an upgrade.

The owner and applicant is a Registered Social Landlord organisation, which intends to take the opportunity to expand and improve the accommodation on offer. This will involve a limited rear extension to deliver a total of twelve one bed apartments in the completed scheme.

In order to meet identified local needs, the scheme will have an affordable tenure and will be specifically targeted as providing supported accommodation for homeless women.

To deliver this service there will be a 24 hour staff presence within the building, with support and training being offered to residents. Thus communal and ancillary accommodation is included in the design proposals—primarily in the newly converted basement.

External areas and the building fabric will be upgraded as part of the proposals.



Design

Design Evolution

Initial proposals produced by others envisioned the demolition of the current rear outrigger, followed by construction of a new build extension containing six flats. However in looking at the design in more detail we were able to identify a solution which retained the majority of the existing building.

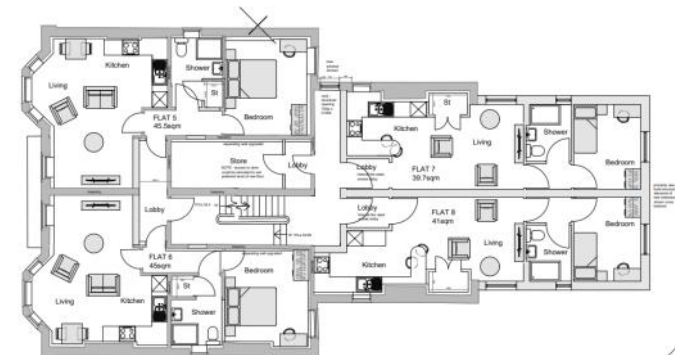
Originally it had been hoped to also retain one of the existing staircases, however we have subsequently been advised by the fire engineer that a new stair will be required as the number of flats in the building is increasing.

A version of the current proposals was presented to Local Authority planners at an online pre-app meeting held on 13 September 2023. This was supported in principle, however concerns were raised about the massing of the proposed rear extension and side facing habitable windows.

As a result we revised the design to address these concerns. The new proposals were submitted for comment, and feedback indicated that the issues had been successfully dealt with. Some further changes have taken place to the design of the rear extension, following comments received from the fire assessor. However it is not felt that these make a substantial difference to the design.



Proposed First Floor

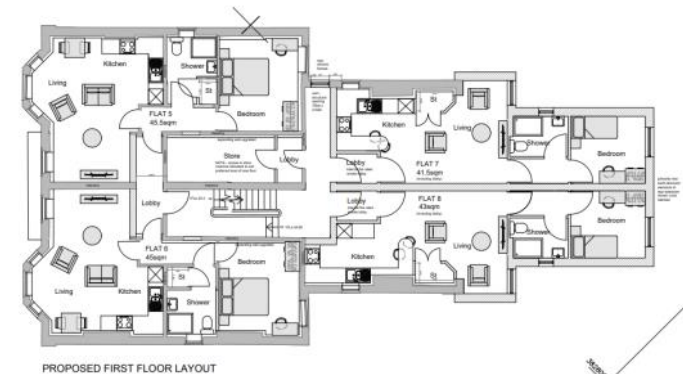


PROPOSED FIRST FLOOR LAYOUT

Top—initial scheme with outrigger rebuilt

Middle—revised design with outrigger retained

Bottom—revised scheme following pre-app comments



PROPOSED FIRST FLOOR LAYOUT

Design

Consultation

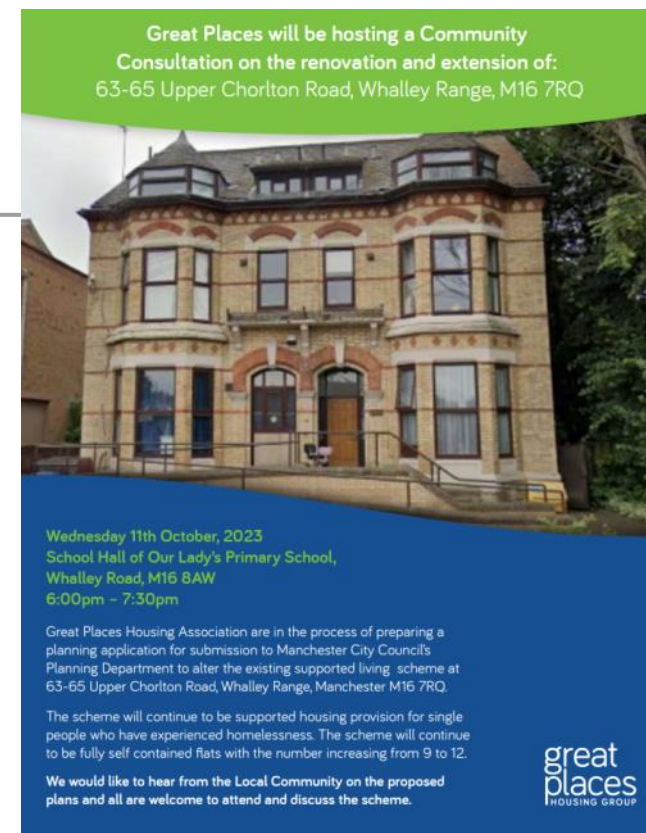
A public consultation event was held at Our Lady's Primary School, Whalley Road, which is located around a quarter of a mile from the site. This was an evening event held between 6pm and 7.30pm on 11 October 2023. The applicant had leafleted some 120 homes and businesses in the local area in advance of the meeting, giving details of the proposals, and inviting interested parties to attend so that they could express their views. Representatives from the design team and client were present on the evening in question, however no members of the public attended. From this we conclude that there are no objections in principle to the proposed development from the local community.

Proposed Use

The proposals set out in this planning application seek to create a total of twelve new one bed apartments across three floors, with ancillary staff and communal accommodation which is primarily located in the basement. The new accommodation is designed to provide supported living placements for homeless women. It is envisaged that the premises will be staffed at all times.

The new flats are intended as one bed one person dwellings, with floor areas of 41-45sqm. These areas exceed both NDSS and Manchester Design Guide space standards. The bedrooms in the larger flats in the main existing building are of a sufficient size to accommodate a double bed, therefore they provide a degree of flexibility in case needs change in future.

The building will continue to be owned and managed by Great Places Housing Group. It will be operated in conjunction with the City Council's homelessness service to provide accommodation for those in need in the borough.



Consultation leaflet and distribution area (site marked in yellow)



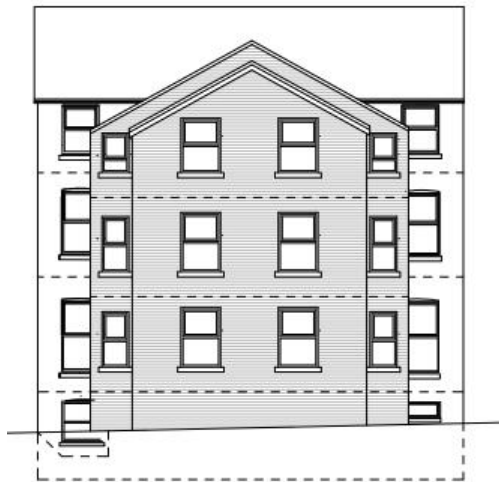
Design

Design Principles

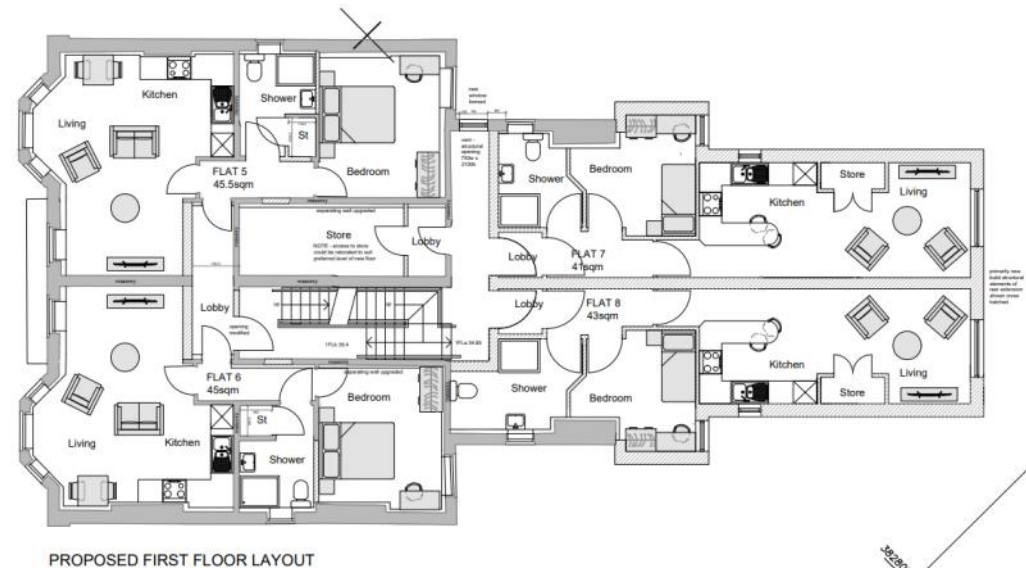
The proposed scheme has been designed to be sympathetic to the existing building and its surroundings. Specifically the proposals have been developed with the intention of retaining as much of the existing building as possible. This has involved working with the complex existing floor levels, and where possible the existing internal walls. It was originally intended to retain one of the existing staircases to serve the new building, however new fire regulations have meant that this was not possible. The proposed new rear extension is designed to be visually similar to the existing outrigger, making use of existing window styles and proportions. Window orientation has been specifically

configured to avoid overlooking of adjacent dwellings from habitable windows

Right—proposed rear and side elevations with areas of new construction shown hatched



Rear Elevation



PROPOSED FIRST FLOOR LAYOUT

Above—current proposed floor plan



Side Elevation (North)

Design

Site Layout and Vehicular Access

The new extension at the rear of the building falls entirely within areas of existing hardstanding. Similarly the new parking area is kept within the confines of the existing car park. However it has also been moved closer to the north eastern boundary to allow a greater proportion of the site to be given over to soft landscaping. Where new hardstanding is proposed it will be designed to incorporate sustainable drainage.

The rear garden area contains facilities and amenity space for the residents and staff of the new development. This area also accommodates other facilities such as cycle storage and a smoking shelter.

Due to the quantity and quality of the existing trees on the site, together with the negative impact that results, some tree removal is proposed. However replacement trees will be provided, potentially in off site locations

It is proposed to limit vehicular access to the wider of the two existing gateways, as this will avoid the need for vehicles to negotiate the restricted front entrance area and exit onto the highway via the narrower gate (2.7m wide)

The smaller entrance will then be limited to pedestrian use, and the areas of landscaping in the front garden will be replanted in accordance with the landscape design proposals.

Parking

Given the nature of the development residents are unlikely to be car users. Therefore parking provision is limited to staff and visitors—specifically four spaces to the rear and one accessible space to the front of the site. A parking analysis has been carried out based on anticipated usage, and this is submitted as part of the application. It demonstrates that in normal usage spare capacity should always be available on site.

All spaces will be provided with ducting to allow future installation of EV chargers. In addition one space will be fitted with a charging unit. A cycle store accommodating twelve bikes is also provided.

Design

Sustainability

The new buildings will be constructed to the latest building regulation standards, which will include high levels of insulation to minimise domestic energy costs. The key sustainable features include:

- Good thermal efficiency of new walls, floors and roofs within its construction
- Upgrade of existing fabric elements where accessible
- Good sound insulation
- Triple glazed windows
- Recycling facilities
- Good links with local transport network
- Low energy lighting throughout
- Internal air source heat pump and MVHR as detailed in the energy assessment.

Security

A Crime Impact Statement (CIS) has been commissioned for this development and has been submitted in support of the application.

We have consulted with Design for Security and have designed the scheme to address the main security issues in the area by adopting the principles of Secured By Design New Homes 2014.

The presence of staff on site at all times will further deter crime and anti-social behaviour occurring.

Design

Landscape and Biodiversity

New landscape proposals are included as part of the application. These include separate hard and soft landscaped amenity areas for use by residents and staff. Improved soft landscaping is also provided at the front of the building to replace areas that are currently overgrown.

The proposals will involve the removal of some trees as detailed elsewhere. Replacement specimens will be provided, off site as necessary. Full details of existing trees on the site are included in the arbocultural report accompanying this application.

The application also includes an ecological assessment of the site. This concludes that the site presently contains no ecological habitats of note. However it does make recommendations as to how the new development can incorporate ecological features. These will be provided as part of the new works.

Accessibility

The ground floor of the existing building is raised 1m above external ground level, however an external ramp does exist. This ensures that the four ground floor flats are accessible to disabled users or visitors. To facilitate this the proposals include the provision of an accessible parking space outside the main entrance, and shower provision in bathrooms. A communal accessible WC is also provided on the ground floor. However due to the nature of the existing building upper floors and basement areas are not accessible to wheelchair users

Design

Waste and Recycling

Waste storage on site is currently limited to an informal area at the front of the building. The proposals therefore involve the creation of a dedicated fire rated bin store at the side of the building. This would stand behind the current fence line, and would accommodate 4no. 1100 litre and 2no. 240 litre bins to serve the twelve one person flats on the site. An additional 1100 litre bin would be provided for staff waste. This will be located in its own dedicated enclosure.

The main bin store is designed to extend back from the current fence line at the side of the building. As this is located immediately adjacent to trees on the neighbouring site, it will not be possible to use brick construction as the foundations would damage the roots. Therefore a more lightweight fire resistant cladding system is to be used, spanning between individual posts. The roof of the bin store will be slate to match the main roof of the house.



Current waste storage arrangements at the front of the building



Right—indicative 1100 litre commercial wheelie bin store by flytesofancy.co.uk