Manchester, 123 Palatine Road (The Rossett)

Design & Access Statement

12392-AEW-XX-XX-RP-A-001 (P03)
31/03/2023

Contents

Design and Access Statement

Foreword	Page 03
Documentation	Page 04
Site Overview & Client Brief	Page 05
Site Location & Existing Context	Page 06-07
Proposed Site Strategy	Page 08
Arboricultural Survey & Retention Information	Page 09
Blackburn Park Conservation Area	Page 10
Existing & Proposed Site Plans	Page 11-12
Existing & Proposed Site Elevations	Page 13-14
Proposed Landscape Plan	Page 15
Proposed Plans	Page 16-17
Proposed Sections	Page 18
Elevation Design Contextual Analysis	Page 19-20
Proposed Elevations	Page 21-22
Architectural Strip Section Through Windows	Page 23
Contextual Street Scene Elevations	Page 24
Illustrative 3D Views	Page 25-26
Access & Maintenance Statement	Page 27
Accessible Bedrooms	Page 28
Cycle Storage	Page 29
Refuse Strategy	Page 30
Proposed Area Schedule	Page 31

Foreword

This Design and Access Statement has been prepared on behalf of the applicants Great Places & Cube Homes to support the full planning application seeking permission for:

- Demolition of the existing 1970's residential building to the rear of the site (containing 6no. residential apartments)
- Construction of a new residential building to the rear of the site (hereafter referred to as "New Build") to provide 8no. residential apartments

The design process for the project is set out within this document, supported by plans, documents and information set out elsewhere in the application package, to assist Manchester City Council in its consideration of the planning application.

Documentation

Architectural Information for Approval:

LOCATION & SITE	
	REV
Location & Site	
12392-AEW-XX-SI-DR-A-0500_Location Plan	P01
12392-AEW-XX-SI-DR-A-0501_Existing Site Plan	P03
12392-AEW-XX-SI-DR-A-0502_Proposed Site Plan	P05
12392-AEW-XX-ZZ-DR-A-0503_Existing Site Elevations	P02
12392-AEW-XX-ZZ-DR-A-0504_Proposed Site Elevations	P04
12392-AEW-XX-ZZ-DR-A-0505_Existing & Proposed Contextual Street Scene Elevations	P02
12392-AEW-XX-SI-DR-A-0506_Demolition Site Plan	P02
12392-AEW-XX-SI-DR-A-0507_Landscape Strategy & Boundary Treatment Plan	P03
NEW BUILD	
Proposed Plans	
12392-AEW-NB-00-DR-A-0610_NB_Proposed Ground Floor Plan – New Build	P05
12392-AEW-NB-01-DR-A-0611_NB_Proposed First Floor Plan – New Build	P05
12392-AEW-NB-RF-DR-A-0612_NB_Proposed Roof Plan – New Build	P05
Proposed Elevations & Sections	
12392-AEW-NB-ZZ-DR-A-0620_NB_Proposed North West Elevation – New Build	P04
12392-AEW-NB-ZZ-DR-A-0621_NB_Proposed North East Elevation – New Build	P04
12392-AEW-NB-ZZ-DR-A-0622_NB_Proposed South East Elevation – New Build	P04
12392-AEW-NB-ZZ-DR-A-0623_NB_Proposed South West Elevation – New Build	P04
12392-AEW-NB-ZZ-DR-A-0624_NB_Proposed Section A-A – New Build	P04
12392-AEW-NB-ZZ-DR-A-0625_NB_Proposed Section B-B – New Build	P04
12392-AEW-NB-ZZ-DR-A-0626_NB_Indicative Detail Strip Section – New Build	P03
Reports	
Reports	
12392-AEW-XX-XX-RP-A-001_Design & Access Statement	P03

Site

Site Overview & Client Brief

The Overview of the scheme is as follows:

- 123 Palatine Road (“The Rossett”) comprises two buildings: a 3-storey Victorian-era Villa to the front of the site, and a circa 1970’s 2 storey block to the rear.
- There are currently 6no. apartments within the rear 1970’s building.
- The 1970’s building is in a particularly poor state of external & internal repair. Low levels of insulation and thermal efficiency are contributing to a higher overall carbon footprint, while the internal layouts do not make the best use of the available space. There is a significant opportunity to address these issues.
- There is a large amount of low-quality housing in the area, and therefore a great opportunity to improve on the current situation, contributing to the council’s wider objectives on carbon efficiency and local social housing provision.

The Client’s brief is as follows:

- To demolish the existing 1970’s building to the rear of the site, and to construct new-build apartments (to modern efficiency standards) in its place.
- To address the issue of low-quality housing in the area by maintaining and improving the level and quality of housing available for social / affordable rent.
- The intention is to improve overall housing provision in the area, creating better homes for local people with lower carbon footprints.
- All new build accommodation will achieve current NDSS space standards.

Existing Villa to the front of the site (does not form part of planning application)

Existing 1970’s block to the rear of the site (proposal is to demolish & replace)

Site
Location

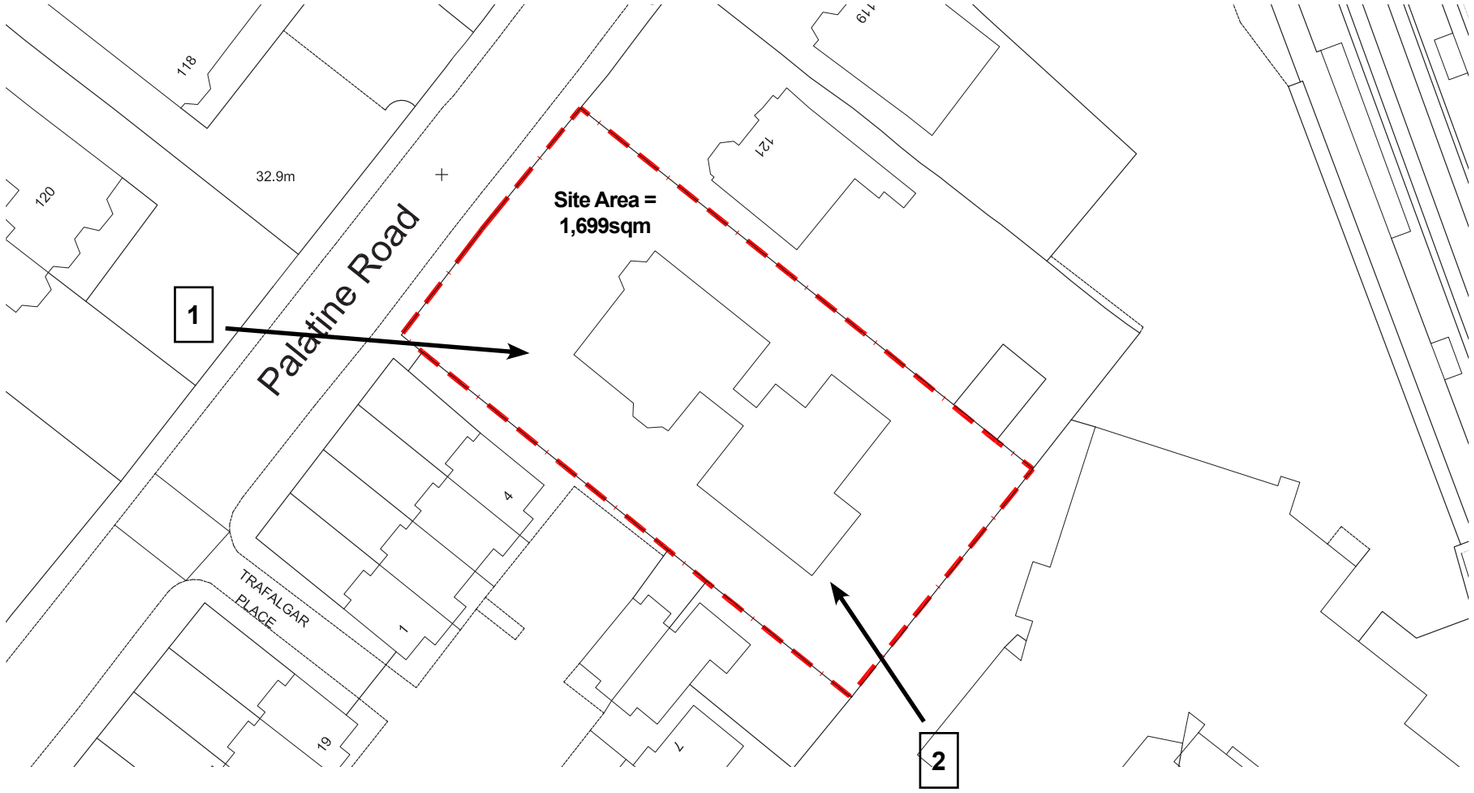
Existing Site Context

Site Constraints & Considerations

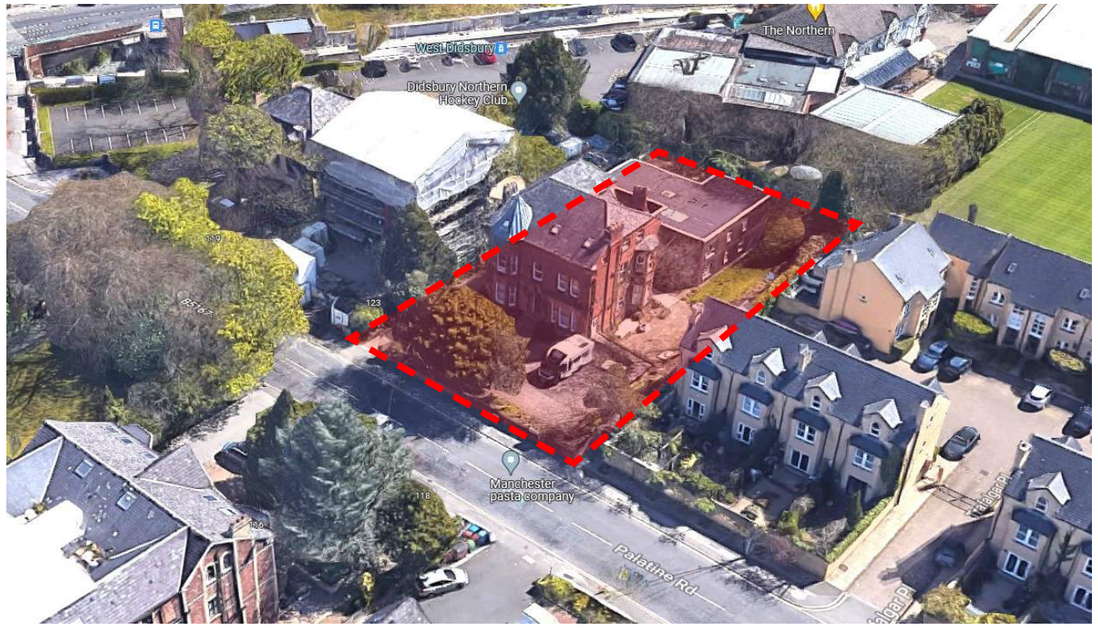
- Located within the Blackburn Park Conservation Area
- Access to site only from single entrance; rear of site accessible via existing road to side of Villa.
- Existing trees within the garden (see RPA information on subsequent page)

Site Opportunities

- Location very close to West Didsbury Metrolink and other public transport links
- Opportunity to improve residential provision to the rear of the site with a modern, efficient building which responds to its heritage context.



Existing Aerial View 1



Existing Aerial View 2

Proposed Site Strategy

The Proposals for the site are as follows:

- The Victorian Villa to the front of the site will undergo internal refurbishment works not requiring a planning application.
- The new build element to the rear (replacing the 1970's block) will provide 8no. 1-bedroom (2-person) apartments.
- 100% bicycle storage for the site will be provided
- Existing landscaping will be modified to suit the new scheme and will continue to provide communal amenity provision.
- Design of the New Build element will be tenure blind with respect to the Villa.

Arboricultural Survey & Retention Information

NOTE:

Arboricultural survey provided by Amenity Tree Care, dated 09-07-2021

Key - Info from Tree Constraints Plan

Retention value key

(RETENTION VALUE A)

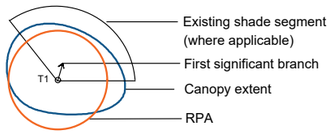
(RETENTION VALUE C)

(RETENTION VALUE B)

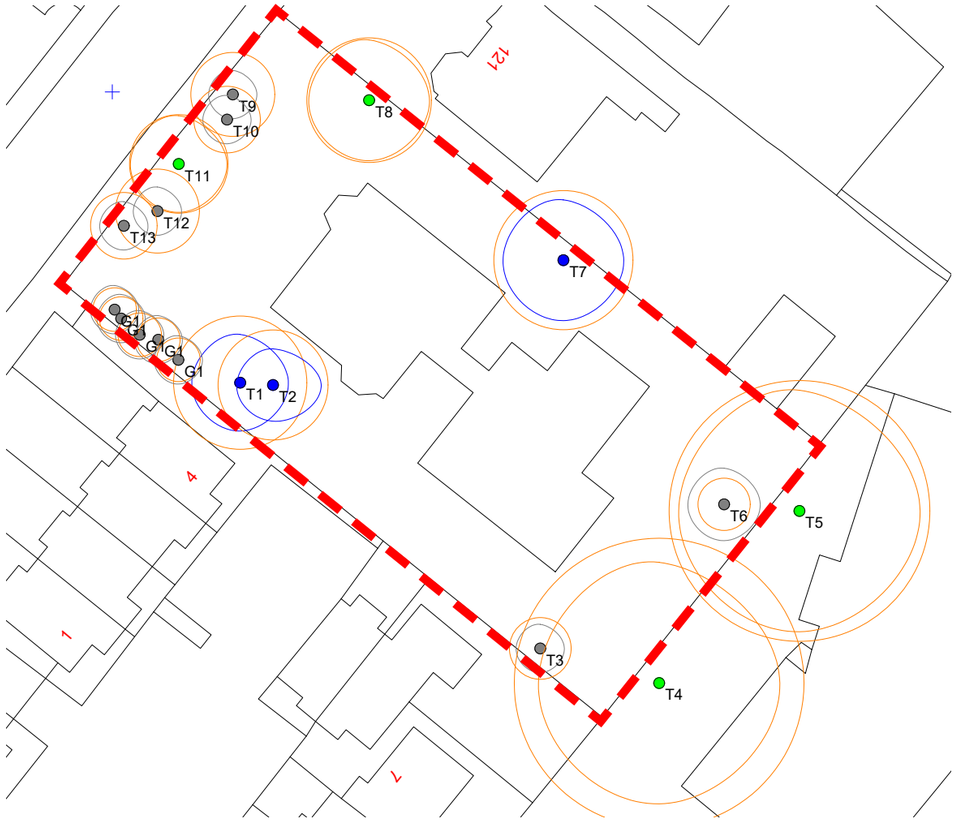
Trees to be removed (RETENTION VALUE U)

Root Protection Areas (RPA)

Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's have been shown as a red polyline.



It is not proposed to remove or undertake any works to trees identified on the arboricultural survey



Tree No.	Common Name	Life Stage	Diameter(mm)	Stems	Height(m)	Crown Height(m)	North(m)	South(m)	East(m)	West(m)	Category	Remaining Life Expectancy	Comments	Recommendations following AIA	RPA(R)	RPA(m)
T1	Sycamore	M	460	1	15	2	4	4	4	4	B2	40+	Previous limb removed at base.		5.5	96
T2	Beech	M	380	1	15	2	3	3	4	3	B2	40+			4.6	65
T3	Smooth Arizona	M	213	4	10	2	2	2	2	2	C2	40+			2.6	21
T4	Beech	M	1000	1	18	2	10	10	10	10	A1	40+	Ivy on stem. Unable to inspect stem due to Ivy. Diameter		12	452
T5	Beech	M	900	1	18	2	10	10	10	10	A1	40+	Ivy on stem. Unable to inspect stem due to Ivy. Diameter		10.8	366
T6	Holly	M	180	1	6	2	3	3	3	3	C2	40+			2.2	15
T7	Horse Chestnut	M	480	1	15	2	5	5	5	5	B2	40+			5.8	104
T8	Yew	M	430	1	10	2	5	5	5	5	A2	40+			5.2	84
T9	Holly	M	290	1	8	2	2	2	2	2	C2	10+	Low bud/leaf density.		3.5	38
T10	Holly	M	230	1	8	2	2	2	2	2	C2	10+	Low bud/leaf density.		2.8	24
T11	Yew	M	340	1	11	2	4	4	4	4	A2	40+			4.1	52
T12	Holly	M	290	1	8	2	2	2	2	2	C2	10+	Low bud/leaf density.		3.5	38
T13	Holly	M	230	1	8	2	2	2	2	2	C2	10+	Low bud/leaf density.		2.8	24
G1	Holly Ash	EM	150	1	8	2	2	2	2	2	C2	20+			1.8	10

Blackburn Park Conservation Area

123 Palatine Road is located within the Blackburn Park Conservation Area, designated by Manchester City Council in 1979.

It ccmprises the area bounded by Barlow Moor Road, Palatine Road, Lapwing Lane and Wilmslow Road

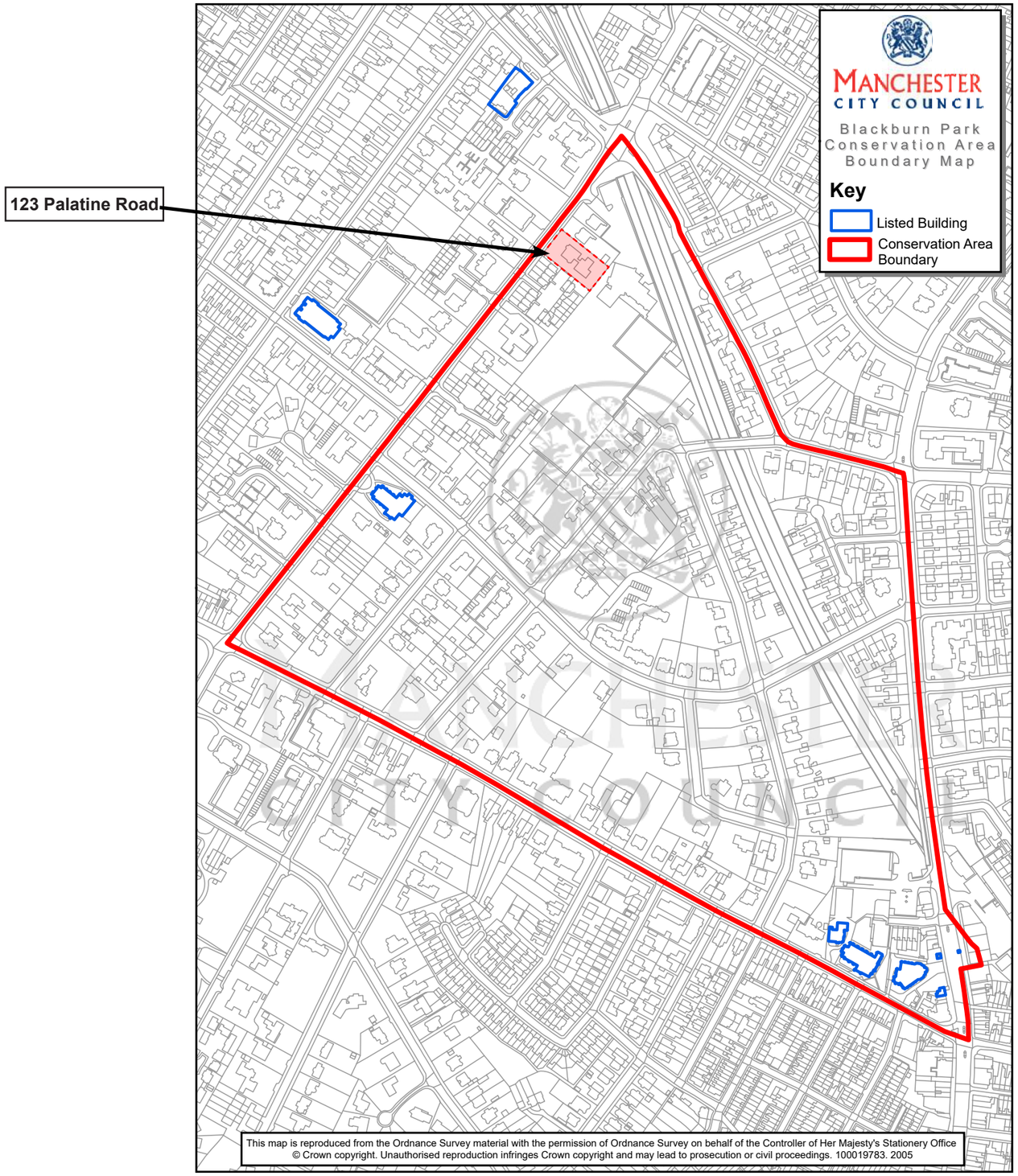
The following excerpt from the Manchester City Council website highlights some of the area's architectural characteristics:

- *Blackburn Park is principally an area of large family houses with spacious gardens, arranged along tree-lined roads which criss-cross the level ground of the park.*

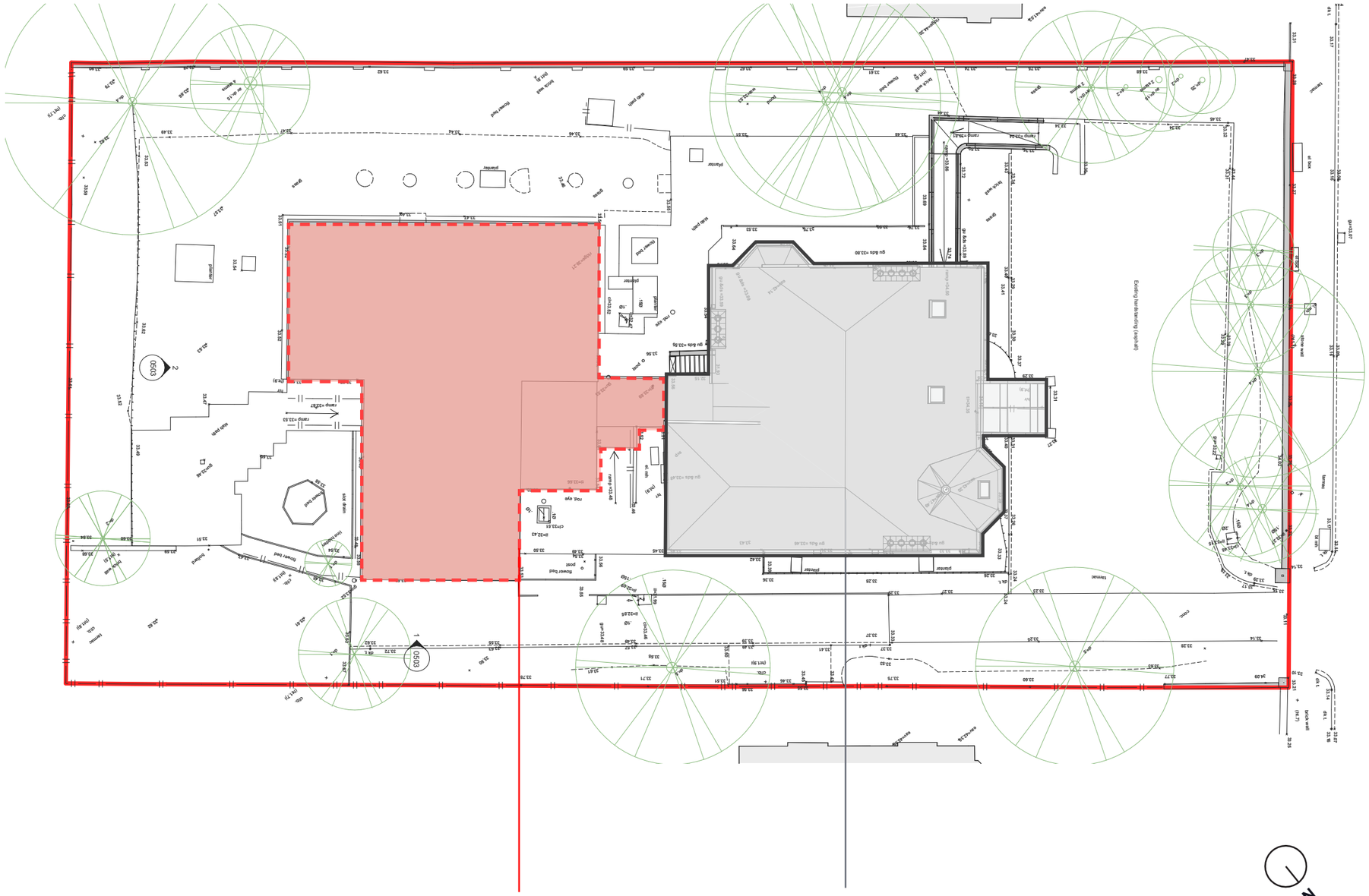
- *Building materials and styles are very varied. The older houses generally have textured light red or buff brick walls with blue slate roofs, and in some cases brick or stone dressings in contrasting colours are used even for window mullions.*

- *Entrance doors are varied with combinations of fielded timber panels and stained glass panels, and they always open on to a covered porch. These are formed by a projecting gable or some other overhanging element of the house.*

- *Walls are mainly of brick with moulded terracotta copings, and occasionally the wall is divided into fielded panels with a plinth below and corbelled brickwork above. Sometimes brickwork is bonded in a darker red or in other brick colours.*



Existing Site Plan



Site Area

1,699.2 sqm / 18,290 sqft

1970's Block:

Building at Rear of Site (to be demolished)

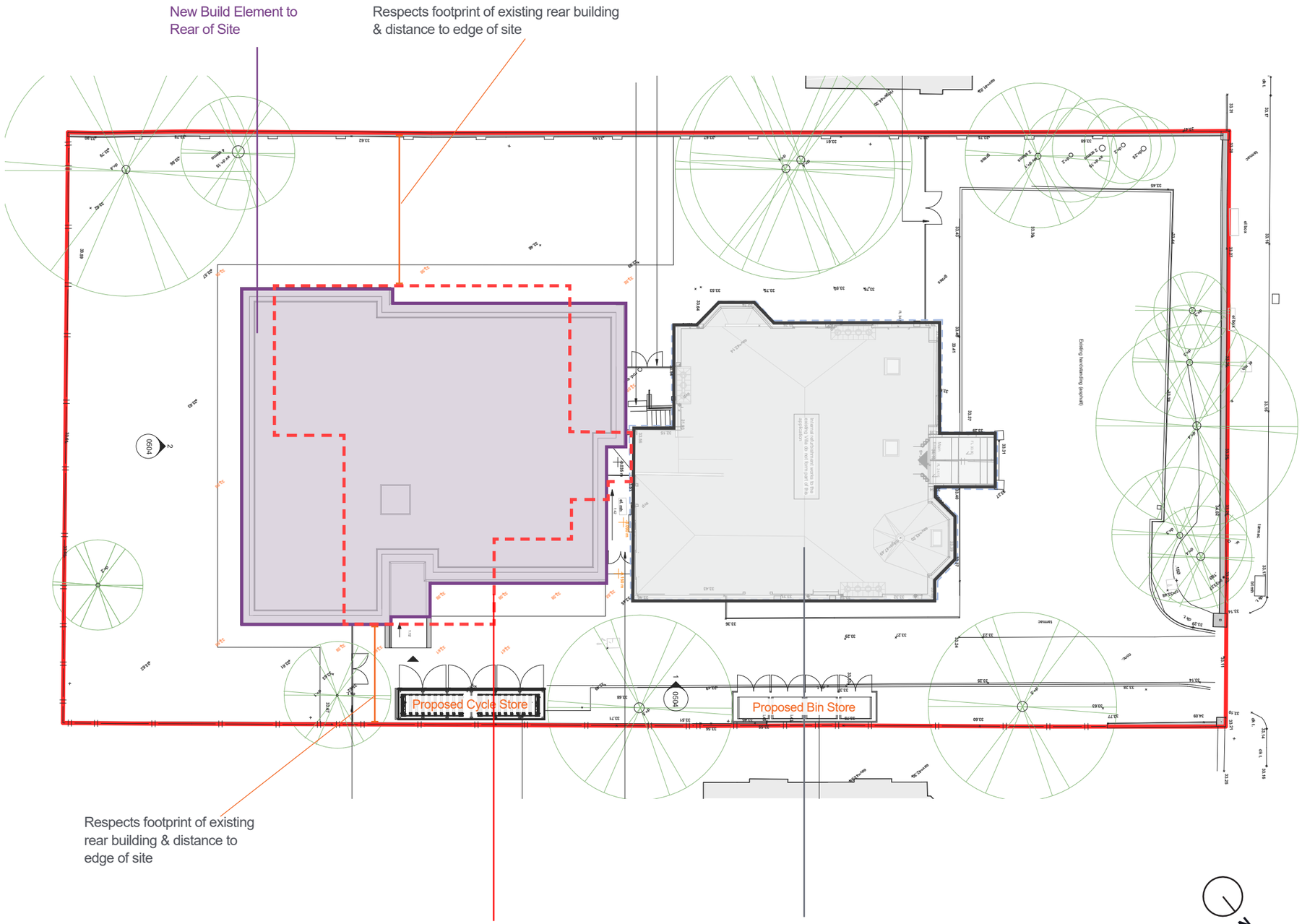
Victorian Villa:

Building at Front of Site. Internal refurbishment works not forming part of planning application

Proposed Site Plan

The proposed new building has been designed and sited to respect the footprint of the existing rear building to the left and right hand side of the site, for minimal visual impact as viewed from Palatine Road.

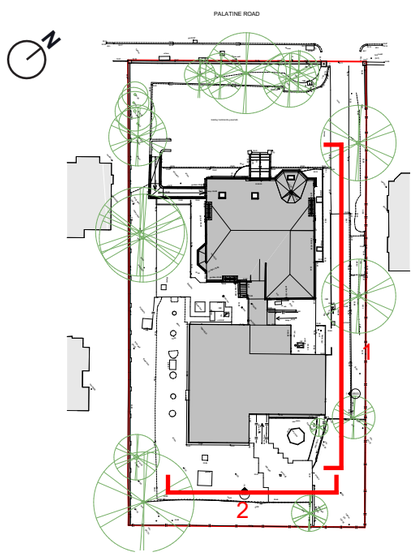
Due to higher efficiency of the new build internal layout, the additional footprint to the rear is minimised



Site Area

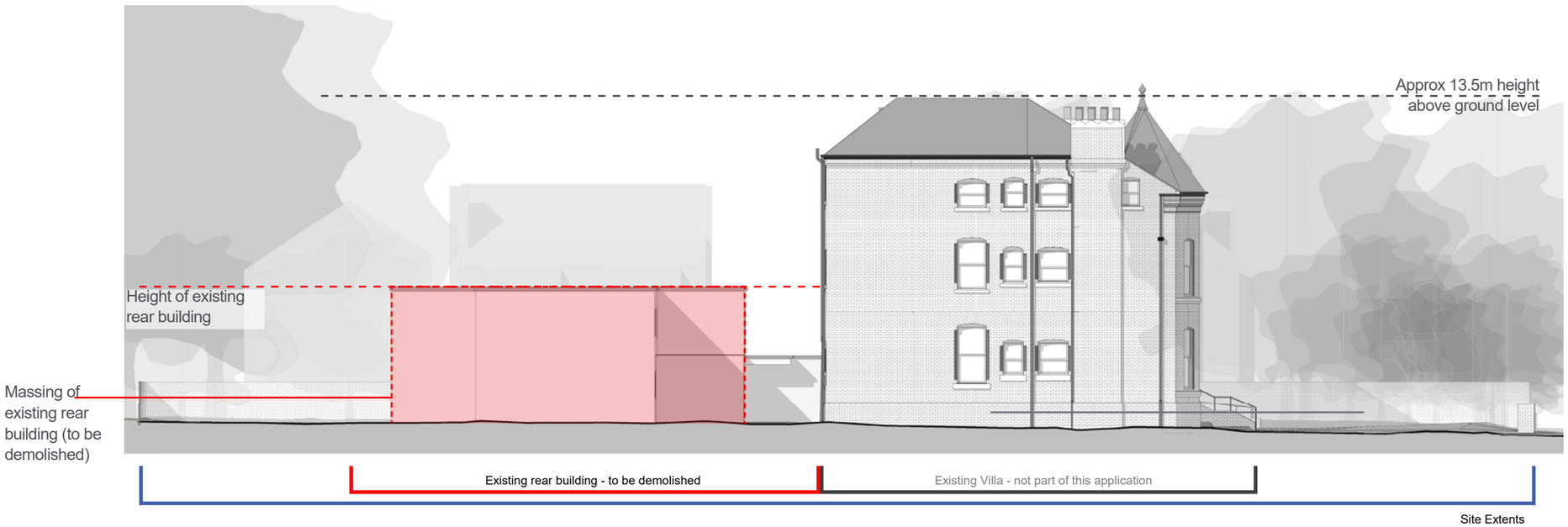
1,699.2 sqm / 18,290 sqft

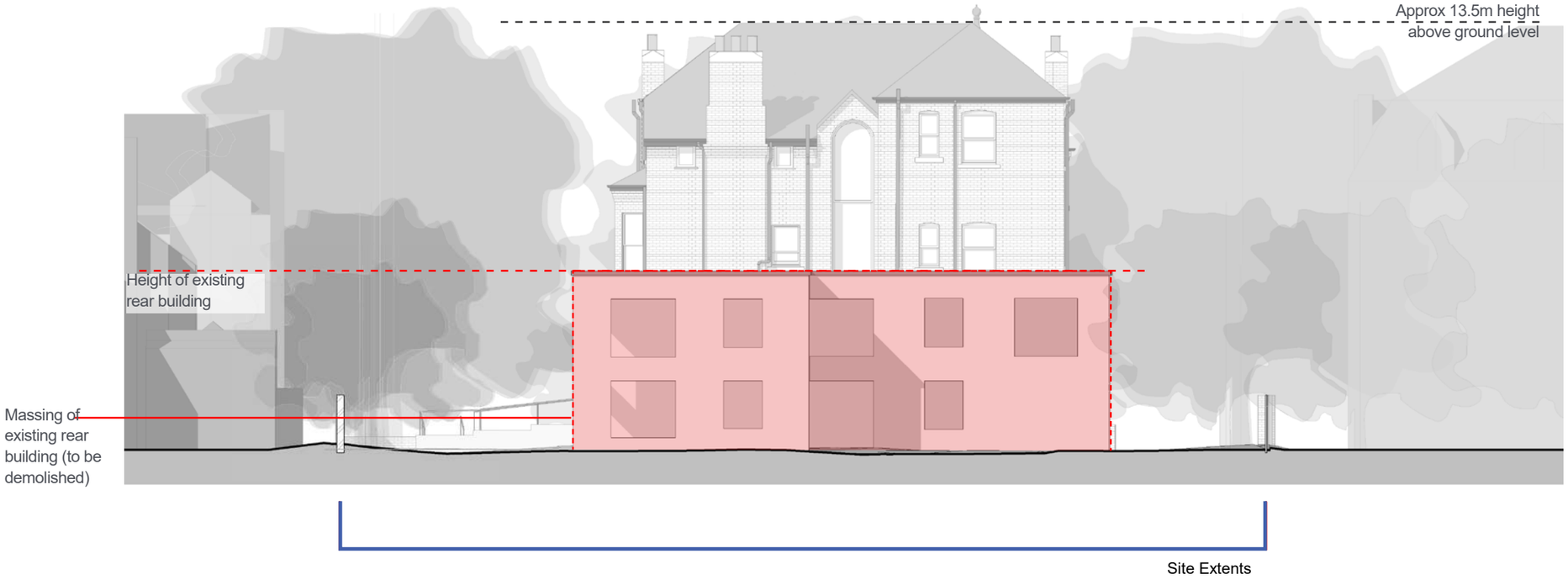
Existing Site Elevations



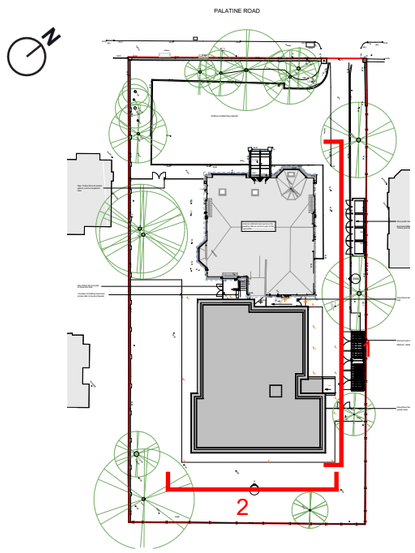
Key Plan

Elevation View





Proposed Site Elevations



Key Plan

Elevation View

The additional height of the proposed new building over the existing rear building has been minimised as far as possible.

The new build features a low roof edge parapet to minimise the overall height of the building from the site as seen from ground level and from Palatine Road.

A fold-down rooftop edge protection system has been shown indicatively. This will only be raised during maintenance works and will otherwise be folded down. When folded down it will not be visible from ground level or from Palatine Road.

Proposed Landscape Strategy & Boundary Treatment Plan

PLAN KEY

Landscape Strategy

Hard Landscaping

- Existing to be retained or renewed subject to existing condition
- Proposed - New Feature paving to entrance route (L.Arch's design)
- Proposed new hard landscaping (L.Arch's design)

Soft Landscaping

- Existing - to be retained or renewed
- Proposed - Refer to Landscape Architect's design

External Boundary Treatment

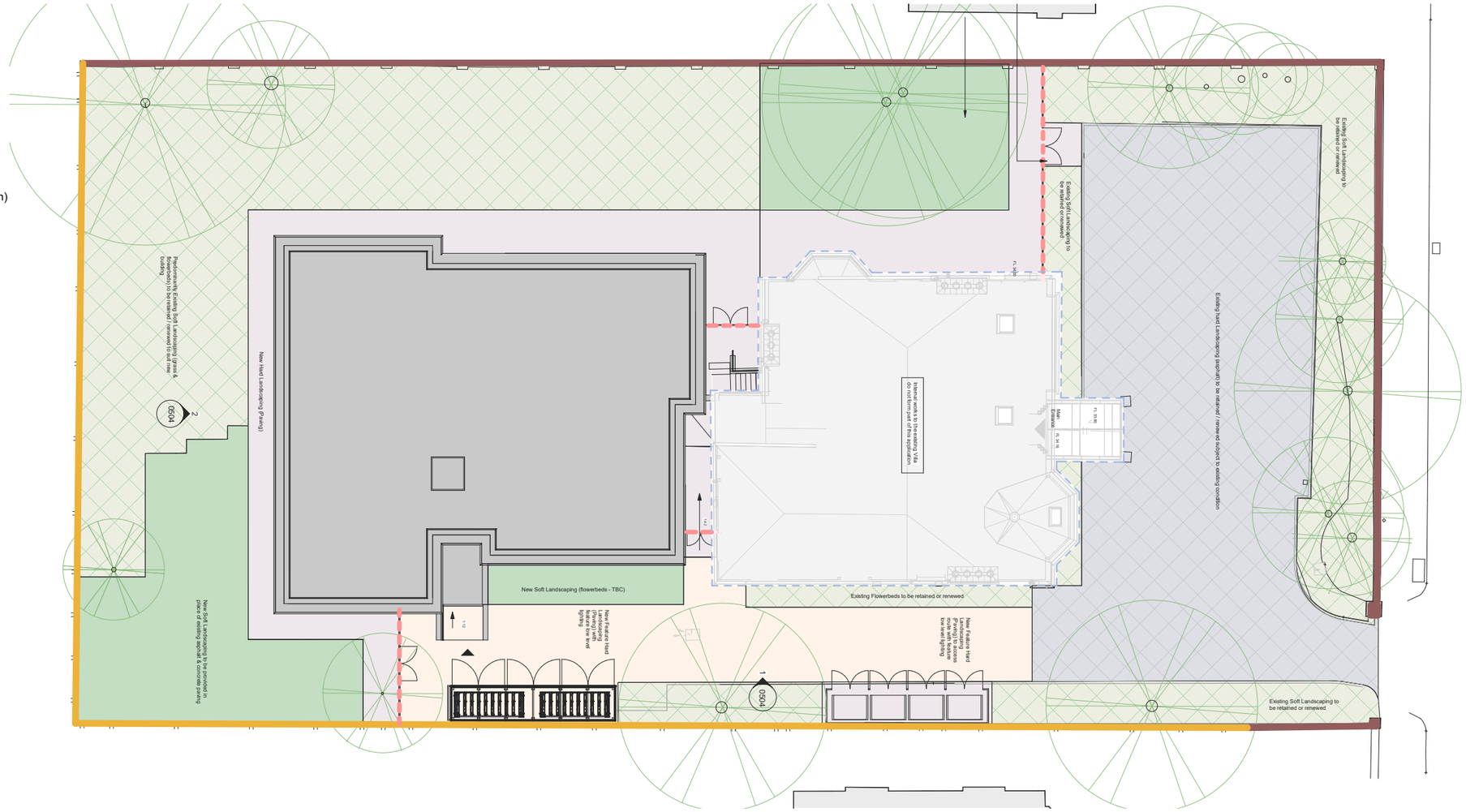
- Existing Timber & Post Fence - clean & repair as necessary
- Existing Masonry Wall - clean & repair as necessary

Internal Boundary Treatment

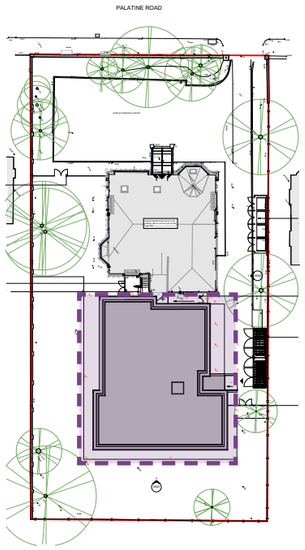
- New Timber Fence & gates

NOTE:

All information to be read in conjunction with Landscape Architect's information



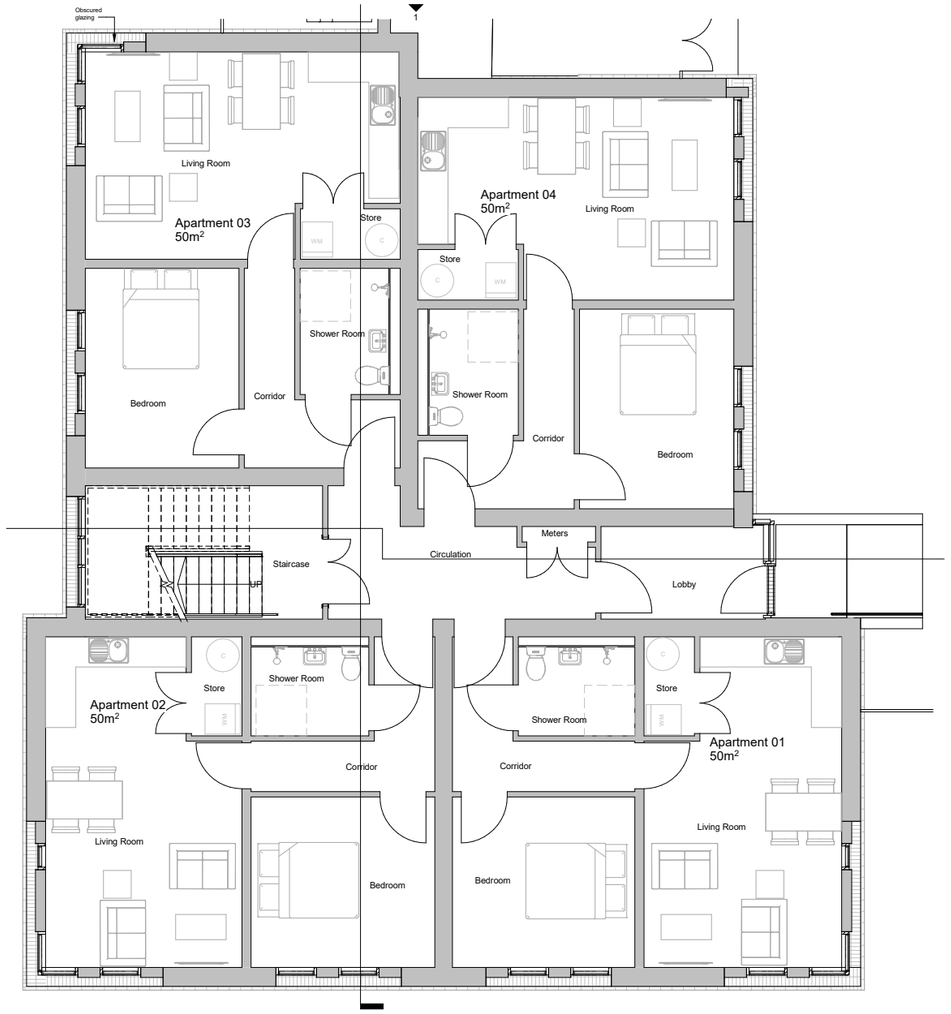
Proposed Ground & First Floor Plans



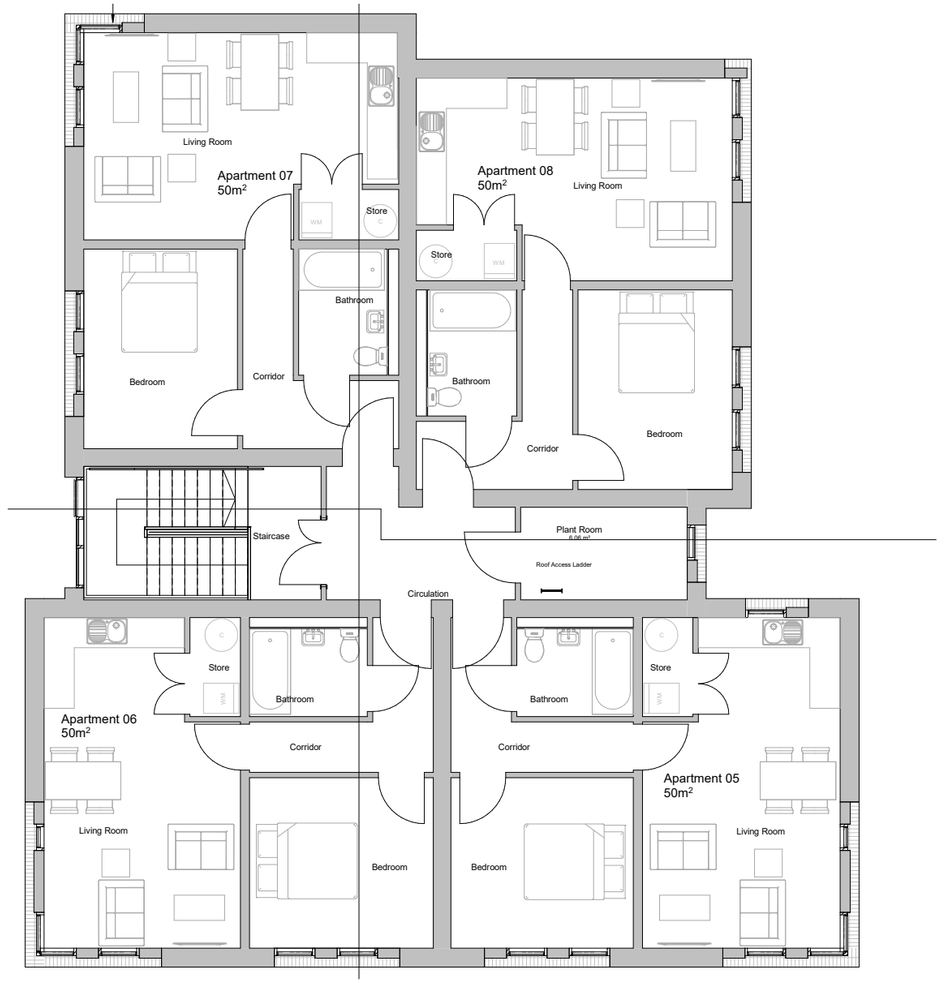
Key Plan

The apartments have been efficiently laid out with regard to remaining within the footprint of the existing rear building.

All apartments have been designed with large feature windows to ensure excellent light levels and views towards the outside within the bedrooms and primary living spaces

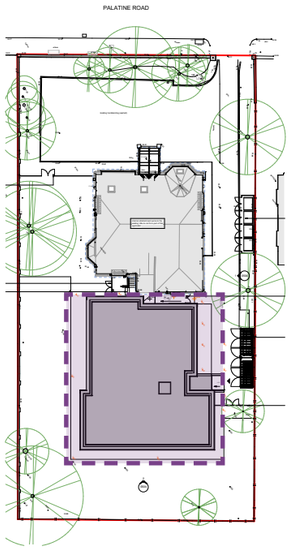


GF



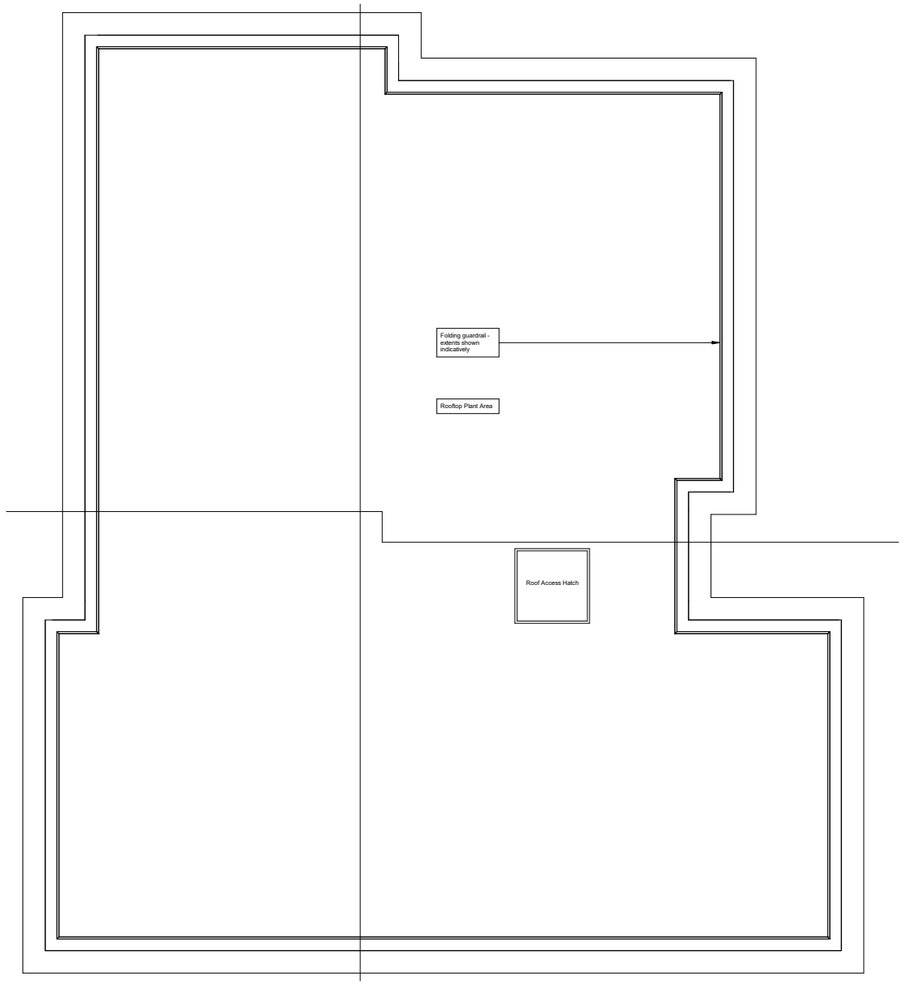
1F

Proposed Roof Plan



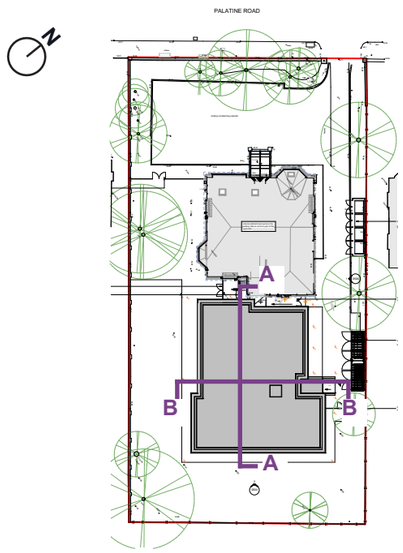
Key Plan

A rooftop edge protection system has been shown indicatively. This system will fold down when not in use in order to not be visible from ground level and from Palatine Road.



RF

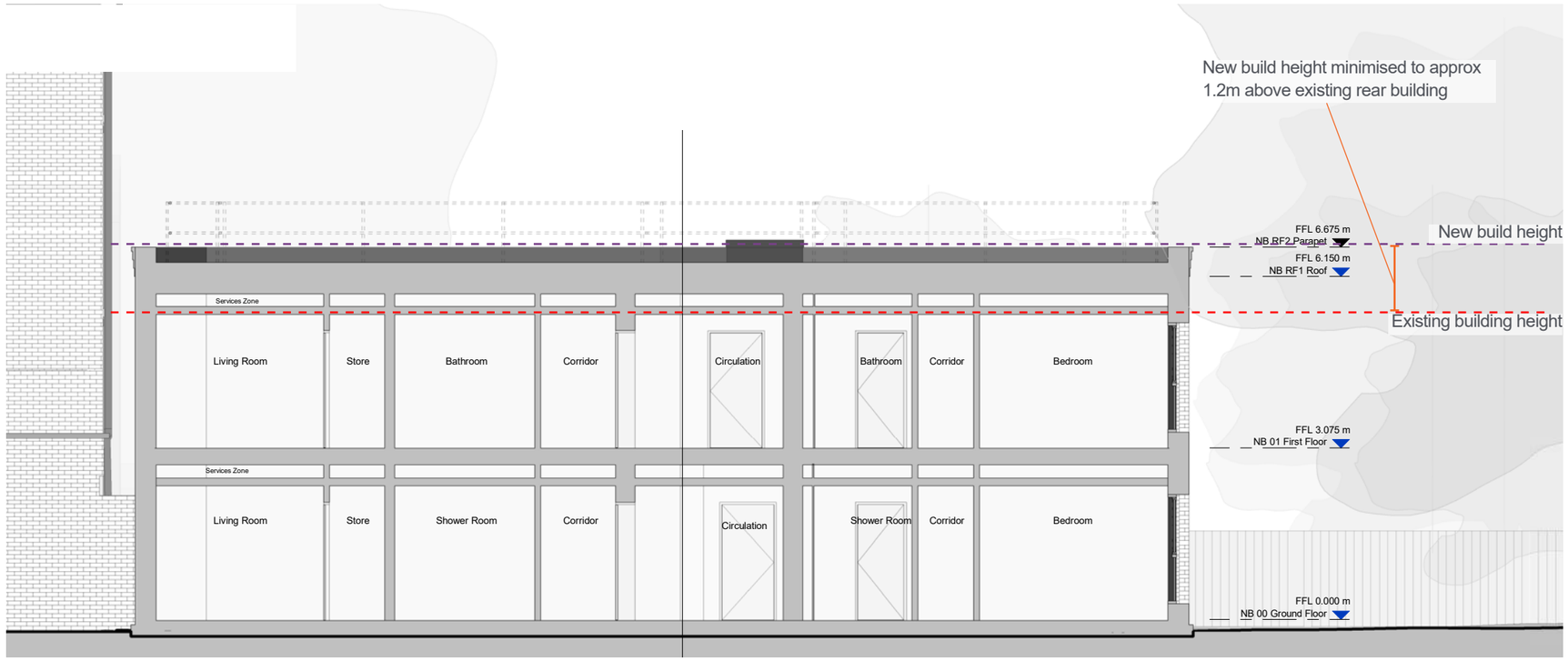
Proposed Sections



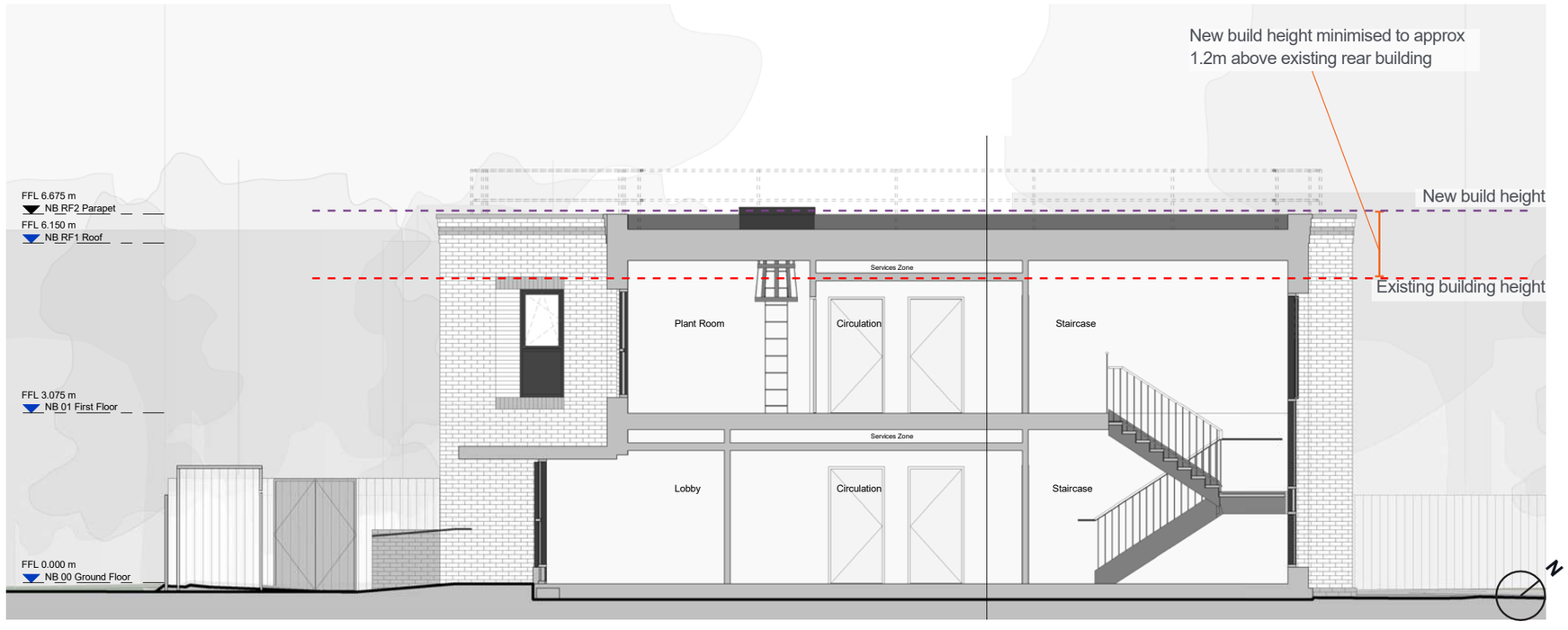
Key Plan

Section View

The additional height of the proposed new building over the existing rear building has been minimised as far as possible through the use of a low roof edge parapet



A - A



B - B

Elevation Design - Contextual Analysis & Detailing

Contextual analysis of the Victorian-era Villa to the front of the site has informed the elevation design and development of the materiality and detailing of the proposed new build to the rear.

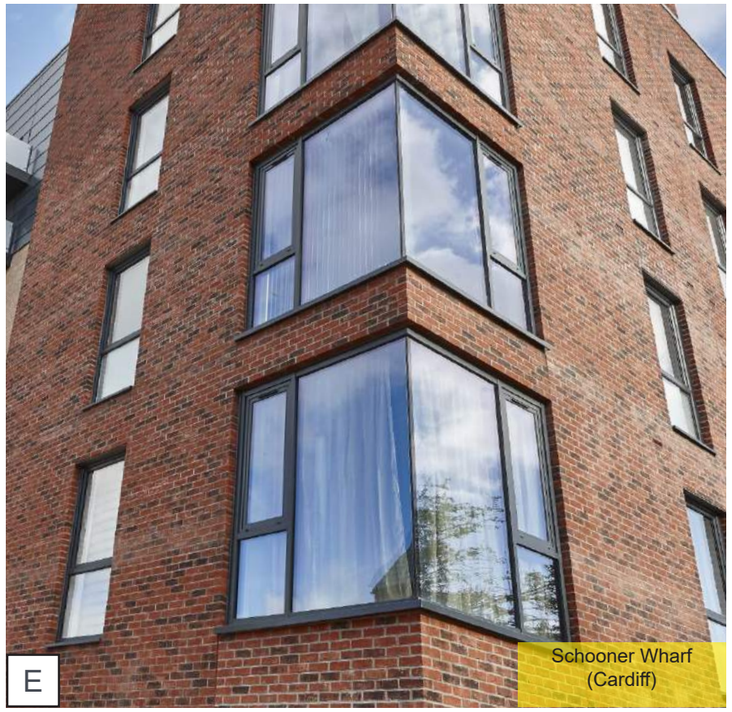
- The Villa features ornate brickwork corbelling along the eaves **(A)**
- The Villa ground floor level sits on a projecting plinth of contrasting colour brick **(B)**
- Villa window heads feature contrasting brick patterns & orientations **(C)**
- Villa windows are deeply recessed within the external brickwork and feature decorative corbelling/racking at head & foot **(D)**

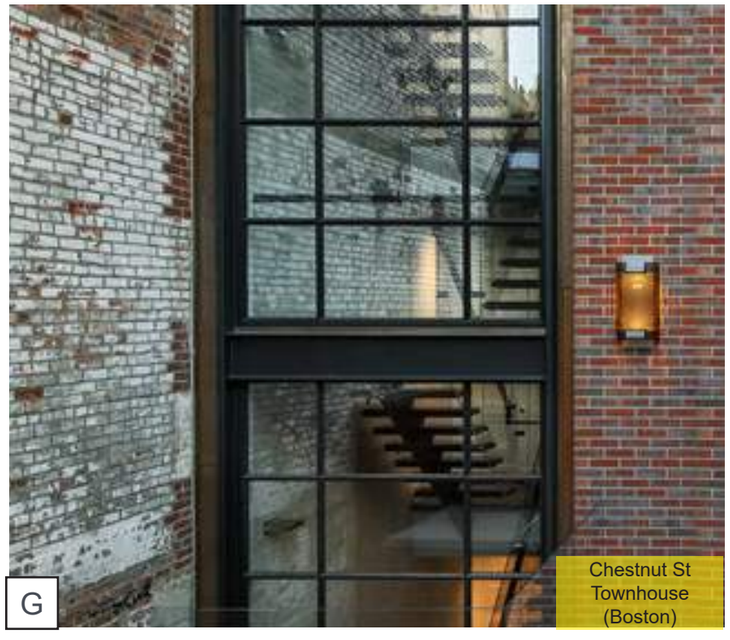
Where appropriate, elements of these decorative features have been used within the elevation design of the new building.

Elevation Design - Materiality Precedents

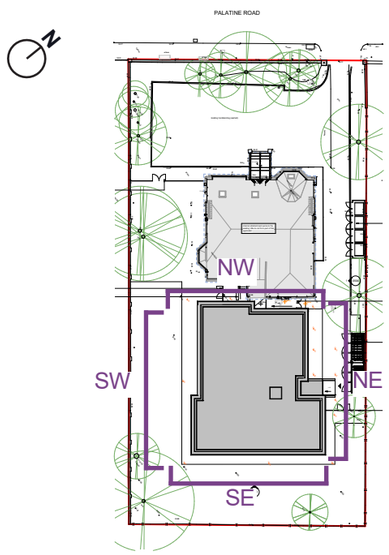
Wider analysis of materiality precents has further informed the elevation design and development of the materiality and detailing of the new build to the rear.

- Wraparound punched-out corner windows to maximise light into the apartments **(E)**
- Punched-out windows with contrasting brickwork patterns **(F)**
- Glazed central stair core **(G)**





Proposed NE & SE Elevations



North East Elevation

Key Plan

Elevation View

Analysis of the detailing of the front Villa building, as well as wider materiality analysis, has informed the elevation design of the new build.

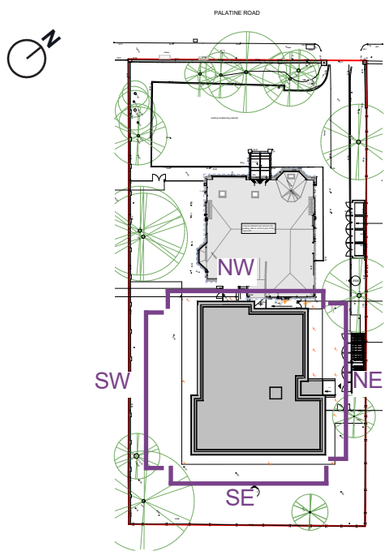
The building is of red brick to complement the existing Villa brick material. This sits on a projecting plinth of contrasting colour brick. Windows are deeply recessed and feature contrasting panels between the glazing panes. Window heads and cills feature a soldier course of contrasting brickwork.

At the eaves is a corbelled brick parapet featuring contrasting colour brick bands and coping, taking inspiration from the eaves of the existing

South East Elevation

New Build - Materials Schedule	
Material ID	Material Description
1	Red Brick 65mm
2	Red Brick 65mm - Stack Bond
3	Blue Grey Brick
4	Blue Grey Brick (Soldier Course)
5	UPVC Flush Casement Windows - Frame Colour Black, Clear Glazing
6	UPVC Flush Casement Windows - Frame Colour Black, Obscure Glazing
7	Parapet Coping Stones - Dark Grey
8	Folding Metal Guardrail - Galvanised Steel (indicated in upright position)
9	Canopy / Handrail - Metal PPC - Colour Black to match window colour

Proposed NW & SW Elevations



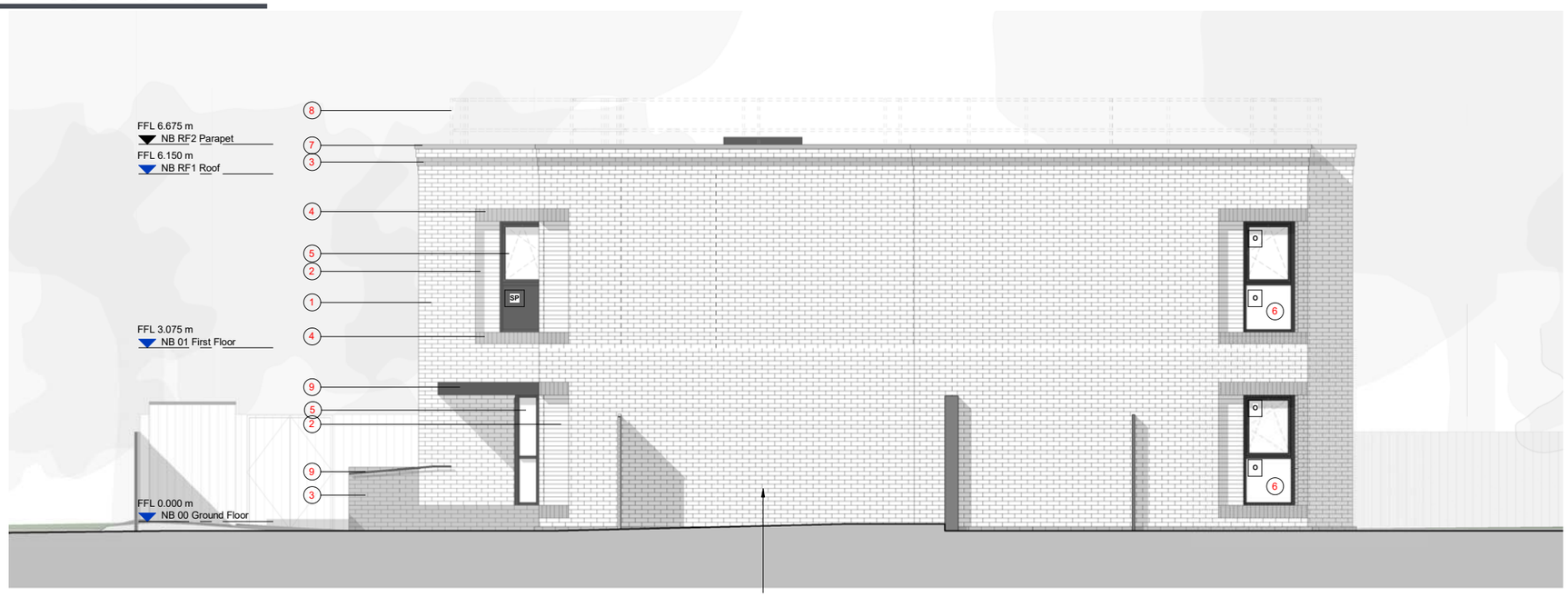
Key Plan

Elevation View

Analysis of the detailing of the front Villa building, as well as wider materiality analysis, has informed the elevation design of the new build.

The building is of red brick to complement the existing Villa brick material. This sits on a projecting plinth of contrasting colour brick. Windows are deeply recessed and feature contrasting panels between the glazing panes. Window heads and cills feature a soldier course of contrasting brickwork.

At the eaves is a corbelled brick parapet featuring contrasting colour brick bands and coping, taking inspiration from the eaves of the existing



North West Elevation

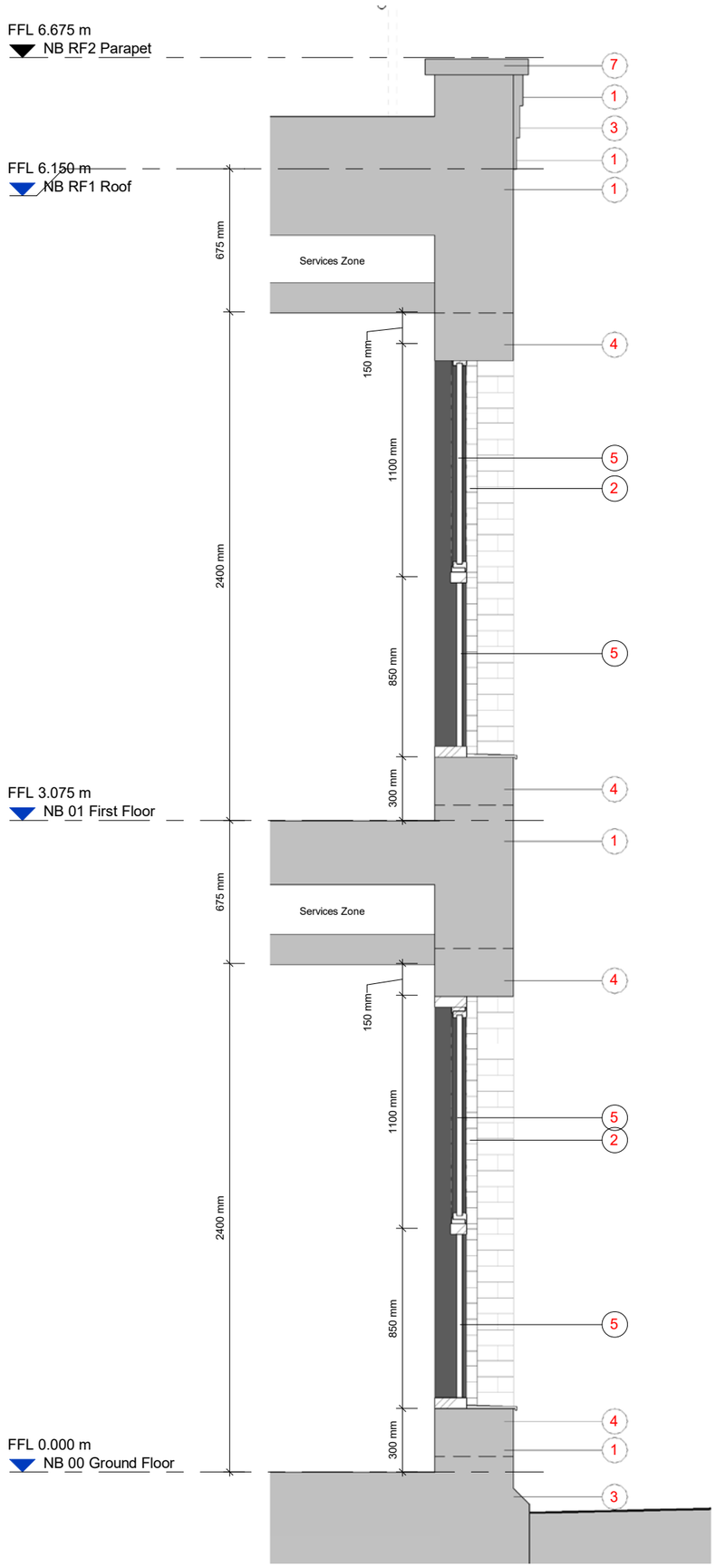
South West Elevation

New Build - Materials Schedule	
Material ID	Material Description
1	Red Brick 65mm
2	Red Brick 65mm - Stack Bond
3	Blue Grey Brick
4	Blue Grey Brick (Soldier Course)
5	UPVC Flush Casement Windows - Frame Colour Black, Clear Glazing
6	UPVC Flush Casement Windows - Frame Colour Black, Obscure Glazing
7	Parapet Coping Stones - Dark Grey
8	Folding Metal Guardrail - Galvanised Steel (indicated in upright position)
9	Canopy / Handrail - Metal PPC - Colour Black to match window colour

Architectural Strip Section through Windows

Windows have been designed with deep reveals to accentuate the articulation of the facade and to visually complement the windows of the existing Villa to the front of the site.

A corbelled brick parapet has been provided to the roof edges, taking inspiration from the brick detailing of the existing Villa.



New Build - Materials Schedule	
Material ID	Material Description
1	Red Brick 65mm
2	Red Brick 65mm - Stack Bond
3	Blue Grey Brick
4	Blue Grey Brick (Soldier Course)
5	UPVC Flush Casement Windows - Frame Colour Black, Clear Glazing
6	UPVC Flush Casement Windows - Frame Colour Black, Obscure Glazing
7	Parapet Coping Stones - Dark Grey
8	Folding Metal Guardrail - Galvanised Steel (indicated in upright position)
9	Canopy / Handrail - Metal PPC - Colour Black to match window colour

Contextual Streetscene Elevations

The proposed new building has been designed and sited to respect the footprint of the existing rear building to the left and right hand side. The additional height over the existing rear building has also been minimised as far as possible, with a low roof edge parapet to minimise visual impact from ground level and from the road.

The materials used respect the existing Villa building, enabling the new build to blend into the existing streetscene.

Existing - as seen from Palatine Road

Proposed - as seen from Palatine Road

Illustrative 3D View - Street Scene Perspectives

The perspective view as seen from each side of the existing Villa highlights the care which has been taken in respecting the local area and impact of the new build on the street scene.

Materials and detailing complement the existing Villa and allow the two elements to be read together visually.

Illustrative 3D View - New Build Approach Route

The approach route to the New Build is reached via the side of the existing Villa.

The overall design language combines traditional and contemporary elements, with the result being a building which respects and responds to its local context.

The fold-down rooftop edge protection is not visible from ground level when not in use.

Materials and detailing complement the existing Villa and allow the two elements to be read together visually.

Access & Maintenance Statement

Guidance Principles

The design for the new building has adopted an approach that will facilitate access and use by all people who will work and move around the building, including people with mobility, sensory and cognitive impairments. Inclusive access will be encouraged by ensuring that, where possible:

- The development is able to be accessed by all potential visitors, regardless of age, gender or any disabilities which they might have
- The external environment, including the location and orientation of the entrance, will be legible and not act as an impediment to any potential users.
- The internal building environment can be successfully and safely used by all potential users and visitors to the building.
- Where possible, opportunities will be taken to utilise colours, materials, textures and the treatment of space to assist in the legibility and aesthetic value of the development and to improve design standards overall.
- The design will comply with Manchester City Council's Validation Requirements in that at least 10% of the apartments within the new building will be accessible (i.e. they comply with Part M(1) of the Building Regulations). All apartment internal layouts have been designed to comply with Part M(1).
- Due to the small size of the building & the fact that all ground floor apartments are Part M(1) accessible by wheelchair users, no internal passenger lift has been provided.

Public Transport

Public transport is available via the existing nearby bus stops on Palatine Road and Lapwing Lane, and via the nearby West Didsbury Metrolink stop approximately 150m away.

Vehicular Access & Parking

It is not proposed to provide any dedicated parking for the new build apartments.

Cycle Access & Facilities

100% cycle storage provision will be provided across the site.

Principal Entrances

The main entrance into the new building is clearly identified. A step-free approach is provided to the front entrance. Door widths and ironmongery will be fully compliant with Part M.

Fire Strategy

All features and materials will comply with the measures detailed in the Fire Safety Design Evaluation provided separately as part of this application. A building-wide emergency procedure in case of fire will be developed, following the measures detailed within the above document.

Internal Circulation

Communal corridors will achieve a minimum 1200mm clear route, suitable for ambulant disabled access.

The internal staircase will comply with the Building Regualtions for ambulant disabled people, featuring handrails and contrast nosing to stairs.

All doors are to be fitted with ironmongery contrasting in terms of colour and luminance. All doors on corridors and giving access to rooms and spaces will be fully compliant with guidance in Part M.

Signage & Communication

Signage will be located within the main entrance, to assist with way finding. All signage will be designed with reference to current good practice guidance and will form part of an integrated communication scheme that gives clear directions, information and instructions for the use of the building.

Maintenance Strategy

Access to the roof area of the new build is achieved via an internal roof ladder and access hatch, which are accessed via a secure door at first floor level.

The flat roof will drain towards the centre of the building, enabling gutter maintenance to be undertaken away from the edge of the building. For other essential maintenance, a fold-down edge protection system will enable a safe working area at roof level. Additional maintenance can also be undertaken via a MEWP from ground level.

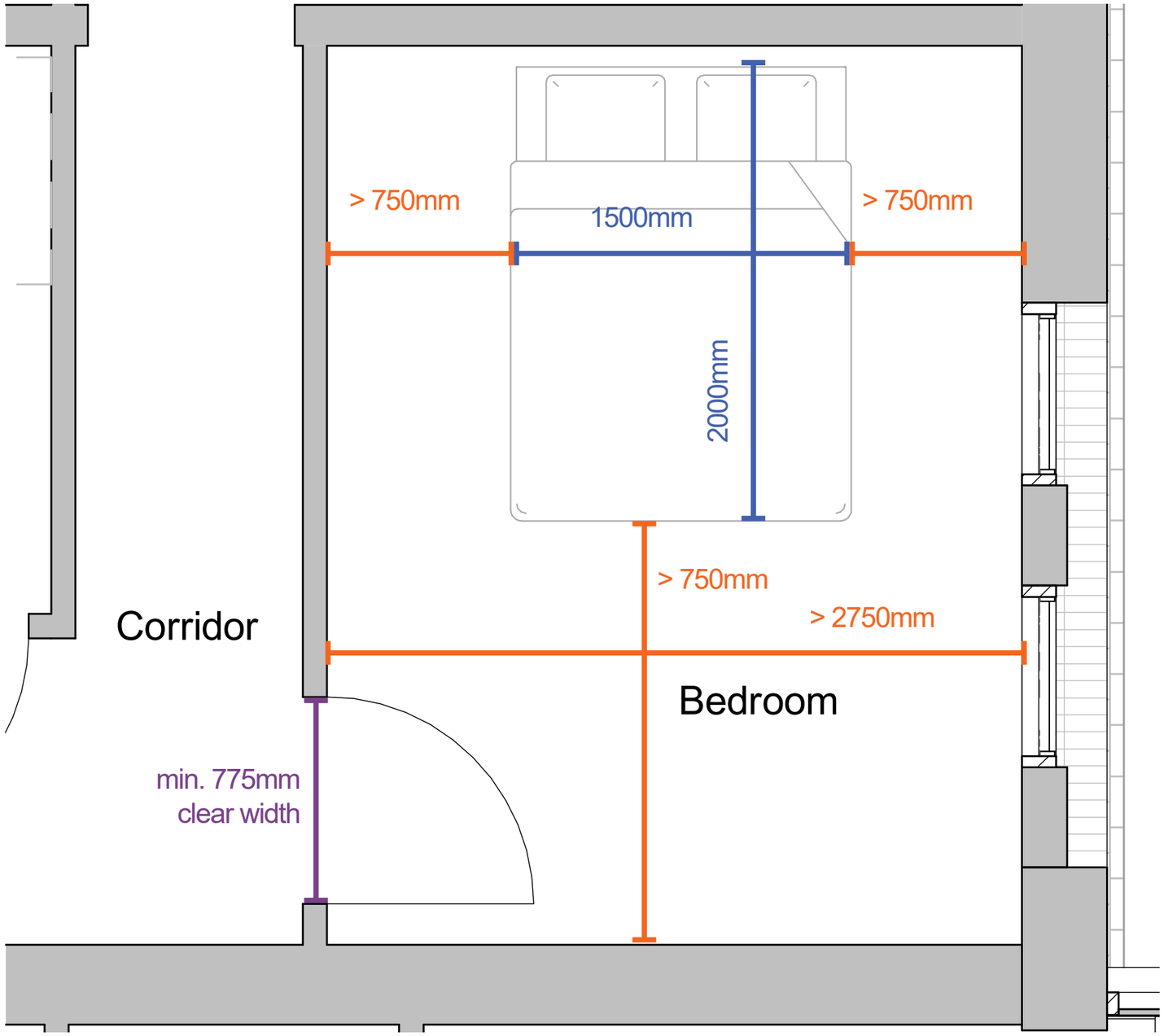
Window cleaning can be undertaken via reach wash from ground level.

Accessible Bedrooms

A representative bedroom layout is indicated to the right, which indicates the measures taken to ensure that bedrooms are accessible.

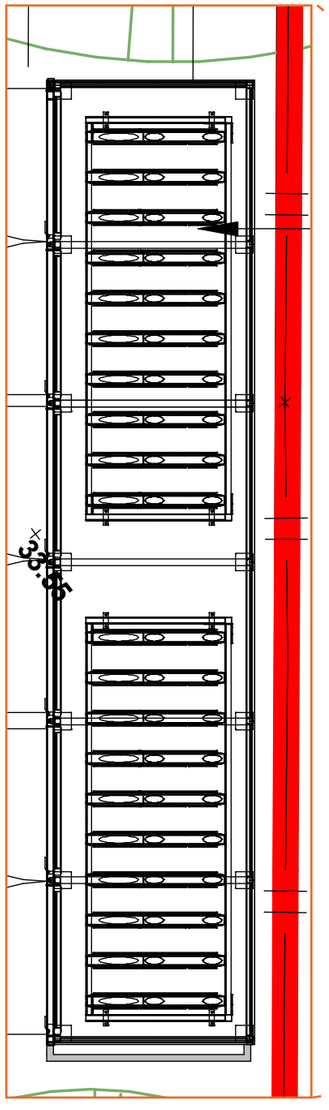
A double bed is indicated with dimensions compliant with the Part M requirements (Appendix D)

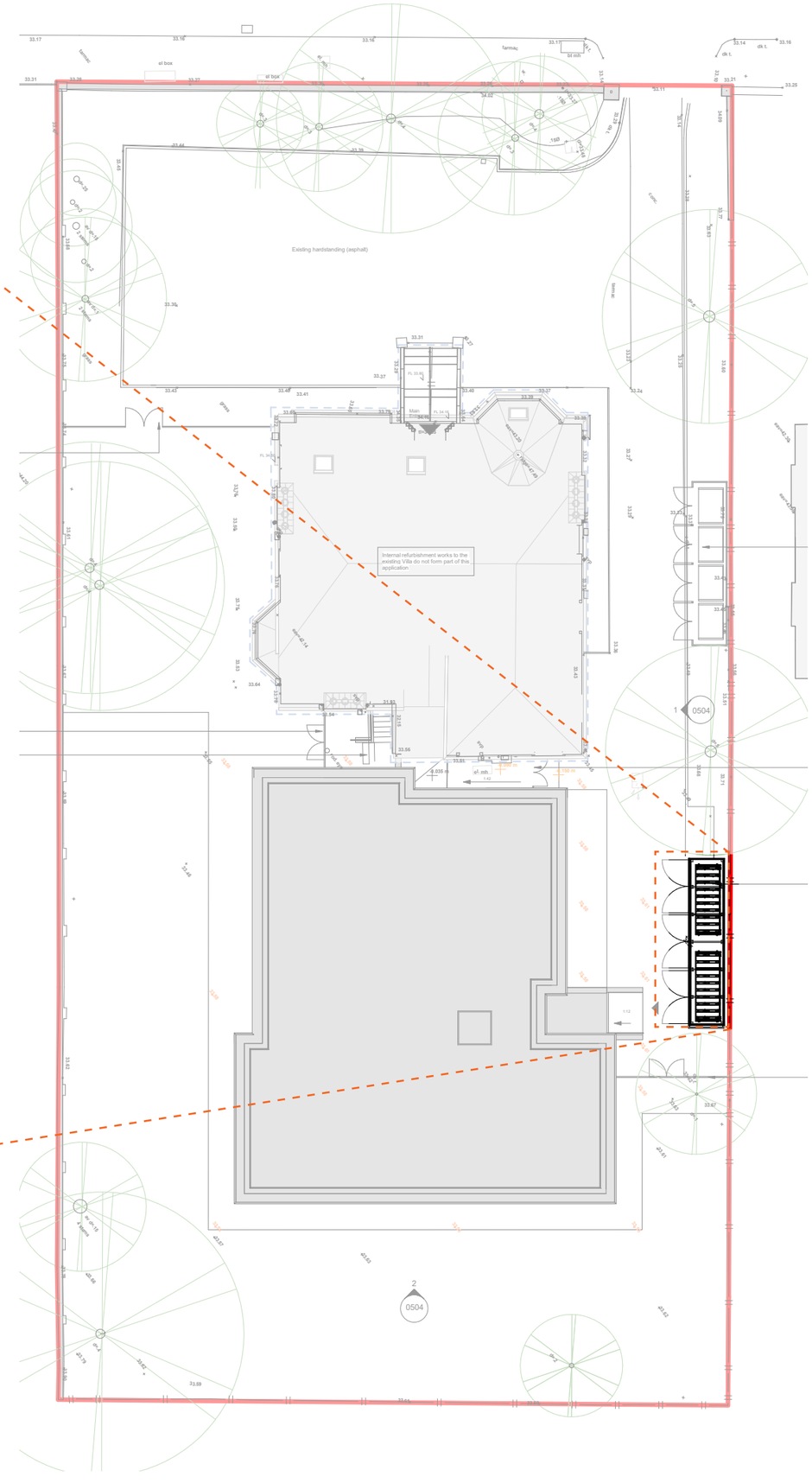
Bedroom sizes comply with the minimum required sizes specified in the NDSS.



Cycle Storage

A minimum of 100% bicycle storage for the site will be provided (1no. space per apartment - 16no apartments across the New Build & existing Villa)





Waste Management Strategy

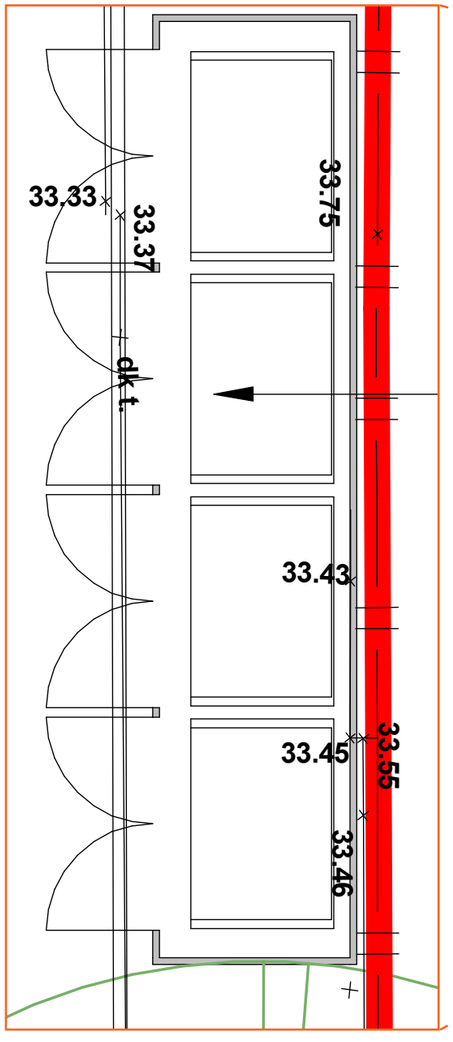
A shared refuse store has been provided based upon Manchester City Council's Waste Management Strategy (GD 04).

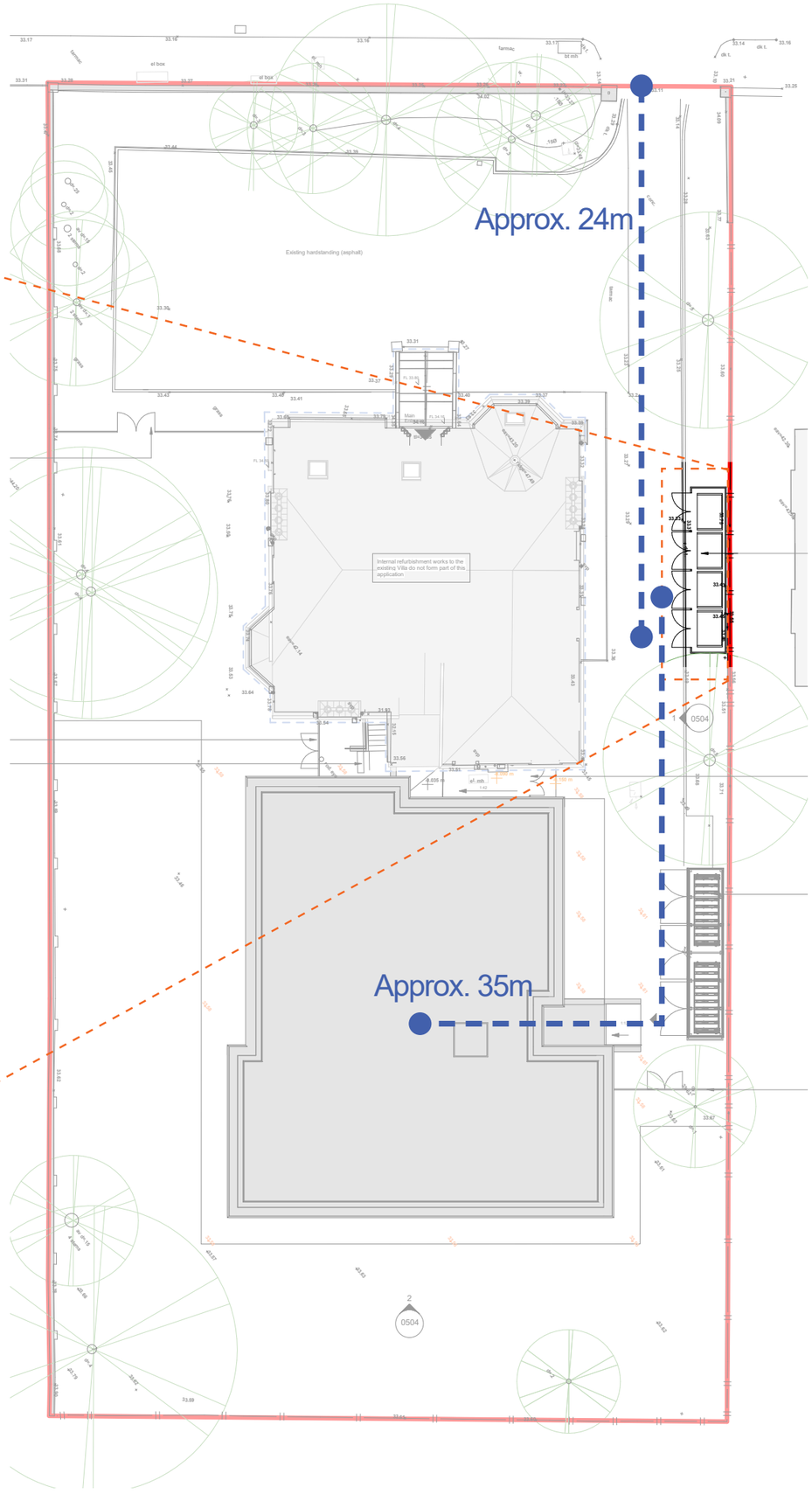
As there are 16no apartments across the site (8no. existing and 8no. within the new building), calculations have been made according to MCC's guidelines for high rise development which is for 10 or more flats.

A minimum of 0.43m² container space has been provided per apartment. For 16no. apartments, a minimum of 6.88m² has been provided, indicatively shown as 4no. Eurobins based upon the required floor area indicated in the guidance.

The horizontal travel distance from apartments to the waste storage area is approximately 35m. This is 5m greater than the distance indicated by Part H, but the bin store has been carefully sited to be accessible to residents of both buildings, and close to the front entrance to the site, while not encroaching upon existing tree RPAs.

The bin store is located within the 25m distance specified in Part H to the proposed collection point at the site boundary.





Proposed Area Schedule

Apartment Schedule - New Build

LEVEL	TYPE	Apartment Number / Area (sqm)								Total
		1	2	3	4	5	6	7	8	
G	1 Bed (2p)	50	50	50	50					4
1	1 Bed (2p)					50	50	50	50	4

Total Apartments	8

Space Standards Key

ND Space Standard (sqm)
58 (2 storeys)
50 (1 storey)

70 (1 storey)
61 (1 storey)

aew architects
Trinity Court
16 John Dalton Street
Manchester, M2 6HY

T: 0161 214 4370
www.aewarchitects.com