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# KENYON LANE, MOSTON

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PROPOSED OVER 55'S RESIDENTIAL DEVELOPMENT

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DESIGN AND ACCESS STATEMENT

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ADELPHI (KENYON LANE) DEVELOPMENTS LTD

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APRIL 2023

FCH

Design intelligence, commercial flair.

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# KENYON LANE, MOSTON

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# INTRODUCTION

# KENYON LANE, MOSTON

## INTRODUCTION

This Design and Access Statement is intended to document the design process and subsequent proposal of an over 55's residential development located on Kenyon Lane, Moston. The proposal is four storeys in height and includes residential accommodation with associated resident's facilities such as parking, refuse and cycle stores and a landscaped resident's garden.

Approximate Site Boundary

Image source: Google maps

# SITE LOCATION

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## SITE LOCATION

Site Location

The application site is located in Moston which is a district of Manchester located approximately 3.2 miles north east of the city centre.

The site benefits from access to nearby public transport links such as Newton Heath and Moston Tram Station and Moston Train Station. Both provide a direct route to Manchester City Centre as well as other areas of Greater Manchester.

The surrounding road network also offers access to Manchester City Centre via Oldham Road to the south and Rochdale Road to the west.

KEY

- Site Location
- Newton Heath and Moston Tram Station
- Oldham Road
- Rochdale Road

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## SITE LOCATION

Site Context

The adjacent aerial images and following street photographs illustrate the character of the context surrounding the site.

As mentioned previously, the buildings surrounding the site are primarily residential in typology. The surrounding area also houses retail and commercial, religious, educational buildings which support the surrounding population.

The site is neighbored to the east by Lightbowne Evangelical Church.

An apartment development ranging from three to four storeys is located directly opposite the development site

Two storey semi-detached houses neighbour the site to the west with the entrance to a builder's merchant

KEY

Approximate Site Boundary

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## SITE LOCATION

Kenyon Lane looking east

Chinley Avenue looking south

Kenyon Lane looking west

Deanway looking south

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## SITE LOCATION

Site Location

The site is brownfield and approximately 2776.8 sq. m in size. The site is currently occupied by a DIY hardware store and associated service area.

Site area - c.2776.8sqm

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# SITE OPPORTUNITIES

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## SITE OPPORTUNITIES

The site is in a prominent location with access to excellent transport links to Manchester City Centre. The building currently occupying the site is used for DIY hardware retail purposes.

With regard to the above it is considered that the site provides an opportunity to:

- Maximise the use of a brownfield site that is not currently achieving its full potential
- Provide new high quality living accommodation within close proximity to a number of transport links connecting the site to Manchester City Centre, other areas of Greater Manchester further afield.
- Provide a safe environment for building user.
- Act as a catalyst for regeneration and future developments.

Approximate Site Boundary

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