

Design & Access Statement

Devonshire Street, Ardwick

October 2023



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Introduction

This Design and Access Statement has been produced by DK-Architects in support of the planning application submitted for a C2 residential institution in Ardwick, Manchester.

The intention of this scheme is to provide a new carefully designed, high-quality, Class C2 residential institution offering temporary accommodation for residents on behalf of Jigsaw Homes. Facilities of this nature are under prescribed in this area and so additional provision is sorely needed.

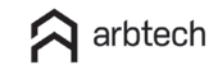
The site is situated in Ardwick, a district of Manchester, South East of the City Centre. The land is located on an area of vacant scrub land on the junction between Devonshire Street and Coverdale Crescent.

The design proposal is intended to meet all policy guidance and will serve as an architectural asset to the area, creating a high-quality, sustainable development. The proposal is indented to appear domestic in nature and to be of a scale sympathetic to the area. Being sited on an area of key frontage, it is important that any design proposal meets the high quality design aspirations set out by the local authority and contributes to the neighbouring area.

Design Team



Client: Jigsaw Homes



Ecologists: Arbtech



Architect: DK-Architects



Structural Engineer: Sutcliffe



Planning Consultant: Eden



Transport Consultant: SK Transport



Employers Agent: AA Projects



Acoustician: e3P



Site Location and Context

Location

The site is located in Ardwick, South East Manchester. The site consists of an area of overgrown scrub with Devonshire House, a medical facility to the South and residential units to the East.

Ardwick is a very well connected district of Manchester and its only a short walk (1.2miles)from the Universities and the city centre. There are frequent bus services running along Hyde Road and Stockport Road and within walking distance of Ardwick railway station that connects to Manchester Piccadilly. The site is also in close proximity to the Ethiad Campus (1.4miles) and amenities along Hyde Road.

There are several parks and areas of green space within the area, highlighted in green on the adjacent page. Adjacent to the site are large expanses of green space which was a former housing estate that was demolished in the early 90s and left as amenity space.

Key:

- Local bus stops
- Train lines
- Areas of green space
- Arterial road



Local Context

The surrounding area is primarily residential albeit with a diverse mix of use types typical of a peripheral city centre location including social housing, student accommodation, apartments, healthcare facilities, light industrial units, bungalows and semi-detached houses and local shops, developed around Hyde Road which runs East to West in the area.

There is diversity on scale and quality of surrounding built form and a varied palette of red, brown and buff brick buildings within the immediate street scene.

There are notable pieces of historical architecture around the wider area which are significantly larger in scale such as the Manchester College of Arts and Technology (to the north of the site on Hyde Road) and St Lukes Church (on Devonshire Street South). Both buildings are located on busy junctions and are brick built with detailing and interest throughout the elevation treatment.



1
St Lukes Church



2
Devonshire House



3
Manchester College of Arts and Technology



4
Coverdale Crescent - Adjacent housing



5
Coverdale Crescent - Green Space



6
Devonshire Street

Feature Corners

Within the local grain there are multiple examples of feature corners. Each corner generally has an increased massing and includes either a change in material or brick detailing, providing animation to both conditions of the street scape.

presents an opportunity to increase the massing and scale to provide an architectural response that will help create an identity within the wider area.

The application site offers a similar opportunity at the junction of Devonshire Street and Coverdale Crescent. This corner



Opportunities & Constraints

An assessment of the site's key constraints and opportunities has been undertaken to inform our vision and design concept, as follows.

Constraints:

Highway Access

The site is currently vacant with no vehicle access. Devonshire Street is a relatively busy road and the corner junction location of the site doesn't present the opportunity for a vehicle access from Devonshire Street. The eastern most point of the site along Coverdale Crescent provides the maximum distance between the junction and a proposed vehicle entrance.

Levels

The levels fall away from the party fence line with Devonshire House to the south. There is also a slight fall from east to west towards Devonshire Street.

Existing Building Line

There is no clear and consistent building line on Devonshire Street but consideration must be made to be sympathetic to the surrounding context. The corner site offers the chance to create a feature building. This provides flexibility in the building line to create emphasis.

Views

Views from several key positions must be considered. This consideration may affect the geometry of the final proposal.

Frontages

There are two key frontages to the site: Devonshire Street and Coverdale Crescent.

Massing

Consideration of the massing of the proposed building, especially onto the corner junction to provide detail and interest

Security

Clear segregation of public and private space is important of the use of this building, hence it is important to enclose as many spaces within the perimeter of the building

Easement

A 3 meter easement is currently located along the frontage of Coverdale Crescent (as advised from UU) this will inform the building location and landscaping design

Opportunities

Building on a vacant site. The proposal will be a high quality design that creates a positive impact on the street scene and improve the clarity of public and private spaces developing a derelict site which currently provides an opportunity for anti-social behavior.

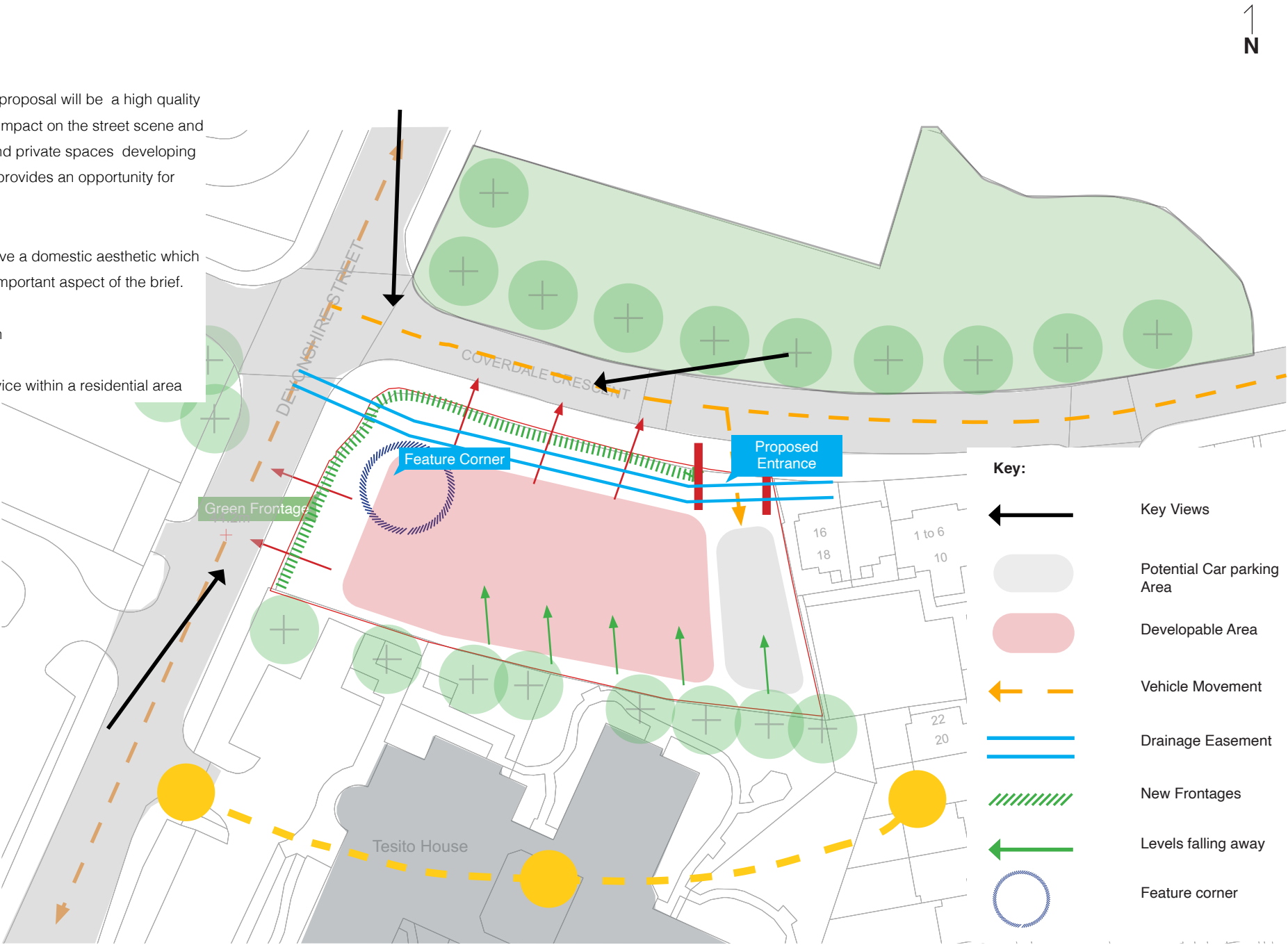
Allowing the architecture to have a domestic aesthetic which doesn't feel institutional is an important aspect of the brief.

Respond to the path of the sun

Providing a much needed service within a residential area

Conclusions

From this analysis it is clear that development would benefit the local community and the wider area by providing a clear and sustainable use for this unkept scrub-land site which is increasingly subject to ASB. All constraints can be accommodated within the scheme design.



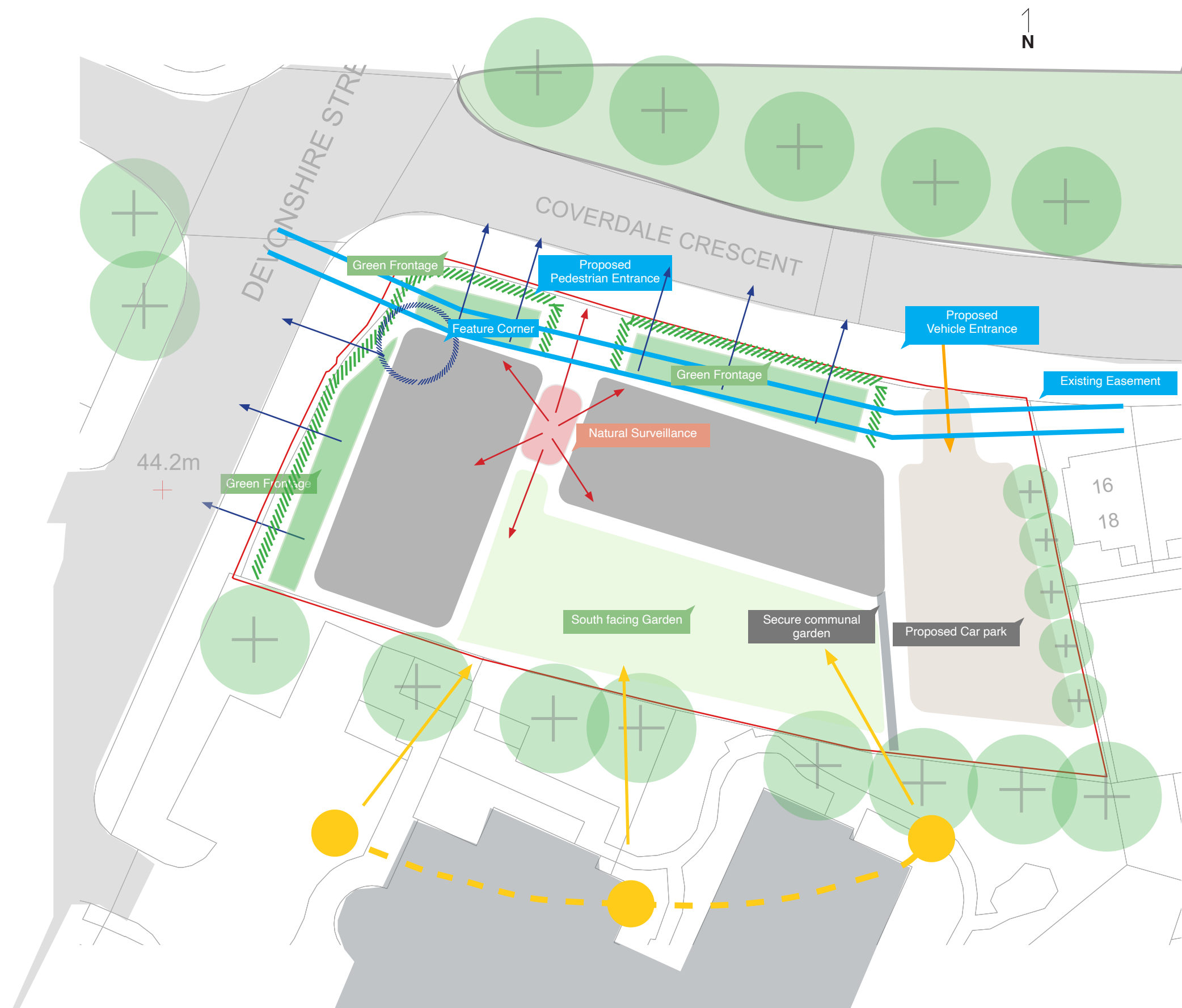
Initial Design

The initial design response was to provide two strong frontages onto Devonshire Road and Coverdale Crescent, using a central access point into the building. A clear and over-looked access point allows on duty staff to monitor occupants, prevent any tailgaters, and provide adequate security for residents. The area marked in red on the diagram opposite signifies the centrally located entrance area which would also provide a staff / office area and access to communal rooms.

By splitting the building into two masses, the building can address different street conditions and provide a 'secure line' boundary to the street through subtle architectural means. It also creates a substantial enclosed amenity space to the rear of the built form which would be shared communally between residents. The garden is south facing and secure with robust boundary treatments separating it from the car park.

A enclosed green frontage has been proposed, softening the architecture and providing further areas of amenity and improving biodiversity within the development. There will be natural surveillance from the apartments looking over the space to help discourage future ASB.

The proposed vehicle entrance is located at the furthest distance from junction of Coverdale Crescent and Devonshire Street, providing adequate vision splays for pedestrians and vehicles. The car park will be a secure and managed area which will contain bin stores.



Planning Policy

The key planning considerations and policy assessment are detailed within the Planning Statement submitted with the application. This considers key planning matters and technical requirements against the requirements of the development plan, which comprises the Core Strategy Development Plan (Core Strategy) (2012) and the saved policies of the Manchester Unitary Development Plan (UDP, Adopted 1995).

The material considerations relevant to the proposed development include the National Planning Policy Framework (NPPF, 2023), the Guide to Development in Manchester SPD and Planning Guidance (2007), Affordable Housing Strategy (2007), Providing for Housing Choice SPD (2008), and Special Needs and Supported Housing SPG (1998).



Existing Site Plan

Key policies within the Core Strategy include Policy DM1, Development Management, which identifies the key considerations for assessing the design of proposed development as:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- The development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighborhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, sustainable construction techniques

Core Strategy Policy EN1 – Design Principles and Strategic Character Areas requires all development to follow the seven principles of urban design:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

The site is within the 'Central Arc' Strategic Character Area. Policy EN1 identifies the opportunity for development on a large scale using innovative urban design solutions, using District Centres and key nodes of public transport as focal points and involve existing communities.

The tenure proposed is fully affordable dwellings available to rent within a C2 Use Class. The Providing for Housing Choice planning guidance (2008) requires development and designs to be tenure neutral so that the design, quality and location are not marked by significant design differences. It also emphasises that the Council expects affordable housing to be built to a high standard of design and amenity.

The Guide to Development in Manchester SPD and Planning Guidance (2007) provides detailed guidance on layout including active frontages, strong corners as important landmarks, a clear indication of public and private space and consideration of parking and landscaping as important design considerations. These have all been carefully considered through the design evolution of the application proposal.

In summary, key design policies have been considered and have informed the proposed design described in detail within this Statement, and illustrated on the submitted plans.

Pre-Application Response

A collaborative and proactive approach has been taken to the preparation of the application which has involved multiple discussions with Officers at Manchester City Council. Contact was initially made with the Planning Officer in July ahead of plans being prepared so that comments could be incorporated into the proposed design.

During the first conversation at the end of July we were informed that a design led approach to the site would be needed, making sure that key road frontages were adequately addressed. Other comments provided included:

- Noise and Air Quality Assessments would be needed to inform design due to high volumes of traffic in the vicinity.
- All apartments should be NDSS compliant
- Part S compliance is needed
- Consideration should be had to Secure by Design for Manchester
- Ecology will be an important consideration, particularly badgers, and hedgehogs.
- Bat and bird boxes will be needed
- Materiality should include traditional brick tones, not light colours and not render.

Following the initial feed back a full pack of draft drawings was sent to Manchester Council on 11th August for review and a follow up conversation was held on 18th August. Feedback from that conversation included:

- Generally positive feedback on the direction that the scheme had headed.
- Welcomed 3 storeys on the junction. But commented that it could be possible to give a presence at the junction with the right design features and a 2 storey scheme.
- More articulation was requested on the elevations, i.e. deep-set reveals, headers and cills and / or failing that raised brick work detailing to add interest.
- Rainwater goods should be recessed on elevations so they can't be climbed up.
- Boundary treatments – welcomed the wall and railings approach to Devonshire Road. Elsewhere timber would not be appropriate and green metal was suggested instead. It would be OK to maintain the currently boundary treatment to adjacent residential properties.

- In the traffic assessment be aware that Devonshire Road backs up. Right hand turn could be tricky.
- Permeable paving/surface should be used for internal road/car park.
- Need to make sure parking works with number of apartments provide a clear indication of how they will be allocated and used – management strategy upfront would be good.
- Needs some apartments designed for disabled people at ground floor.

- Will need to understand level of care that residents will have if in Use Class C2. This detail can be provided in the planning statement.
- Advised that if only a Phase 1 geotechnical report is submitted a standard pre-commencement land contamination condition would be applied.

The comments received from Manchester Council have been taken into account and directly reflected in the proposed design.

Comments

1. Permeable paving required
2. M(4)2 /3 provision
3. Recessed RWP
4. Boundary Treatments - Brick / Railing
5. More articulation on corner elevation



A plan of the proposal submitted for Pre-Application guidance

Site Plan: Final Proposal

The scheme has been designed to provide increased massing and interest to mark the junction of Coverdale Crescent and Devonshire Street at the North West corner of the site. This provides a focal point within the street scape and gives the scheme identity. The design employs increased height through the roof scape and feature gabled, with varied architectural detailing accentuating the increased height. The layout has remained consistent with the pre-application discussions with Manchester Council, utilising a central, single storey access point with two 'wings' either side. The building line has been informed by the drainage easement along Coverdale Crescent which has also been an important consideration on landscape and boundary design in this area. Highways and access comments have been addressed within the developed design.

Through careful consideration of the layout, active frontages have been introduced throughout, providing animation and natural surveillance to all elevations. A number of considerations have influenced the site layout, including:

- Key views – entrance to site/vista/key corners
- Street scape design
- Natural surveillance
- Visual activity
- Residential amenity
- Overlooking distances
- Security
- Management, including refuse strategy

The layout responds to the character of the area, with feature gables and corners controlled by the careful space planning of the units and associated landscaping. A green frontage has been included to both Devonshire Street and Coverdale Crescent to provide a buffer between the street and the built form.

The secure staff parking area has remained to the south east corner of the site providing adequate parking and a secure boundary line to the enclosed communal garden. This area also provides a bin store and will be softened by low maintenance shrubs and planting.

Please refer to drawing 1326-101 Proposed GF Plan



Design

Architecturally, this development seeks to create a unique sense of place that acknowledges and relates to its setting. The key design driver for the appearance of the scheme is to provide a strong design that accents the corner junction with a high quality aesthetic throughout. The language is contemporary whilst using traditional forms in keeping with the surrounding residential buildings.

Key principles are:

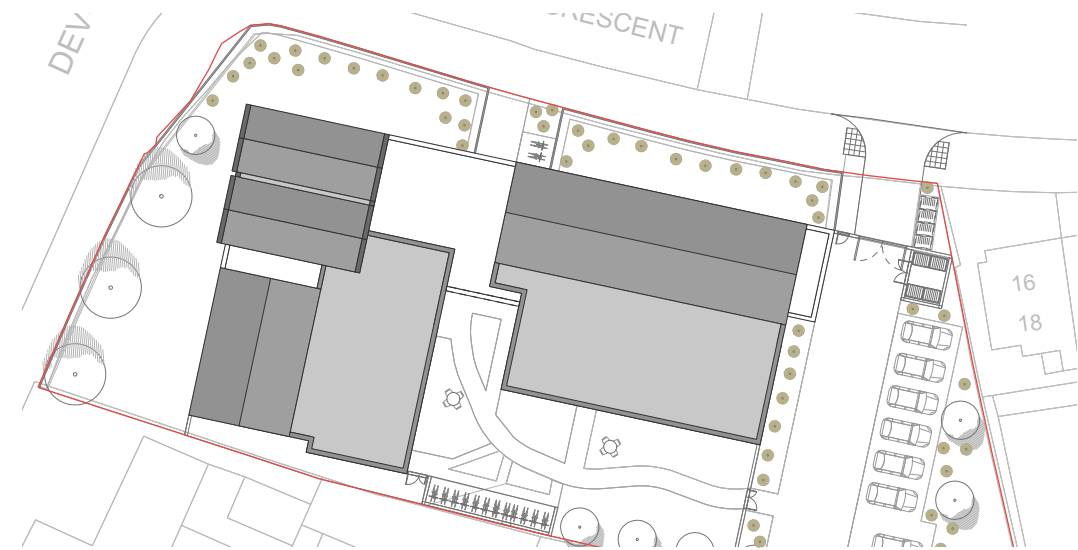
- To respond sensitively to the existing context in an appropriate and contemporary fashion
- To provide active frontages and street activity
- To utilise a restrained palette of high quality, hard wearing and appropriate materials, which will age gracefully and feel appropriate to the wider context
- Provide a safe and secure access and a secure rear communal garden
- To provide flexibility through a wide range of apartment types to cater for a wide range of needs including M(4)2 / 3 accessible units.

Amount

The proposed development is for 24 1bed 1 person residential units with associated landscaping and staff car parking. 5% of the accommodation provided will be M4(3) compliant which equates to 2no M4(3) apartments with all other units M4(2) compliant. The tenure has been considered and calculated based on the needs of the area and local community. The development has a generous south facing, secure communal garden space, 2no treatment rooms and staff facilities consisting of an office and staff room. The communal and staff accommodation is based on Jigsaws management model.

Scale

The proposal features a high 2 storey gable massing fronting onto both Devonshire Street and Coverdale Crescent and flat roof areas to the rear. A single storey element containing the building entrance connects both two storey blocks, providing interest within the street scene.



Roof Plan



First Floor Plan



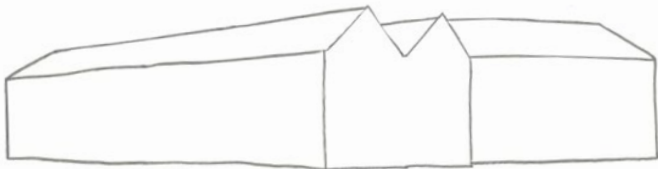
Ground Floor Plan

Elevations - Design Development

The massing of the scheme was a key aspect within the pre-application discussion. An emphasis to the scale of the built form at the junction between Devonshire Street and Coverdale Crescent was required.

In order to provide the sense of scale and interest at this corner the design approach included the increase in length of the building and carefully considered details to emphasise the verticality. The design approach is illustrated on the adjacent page.

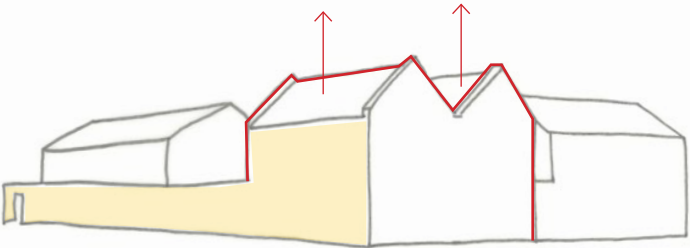
1. Proposed Massing of Building with feature corner



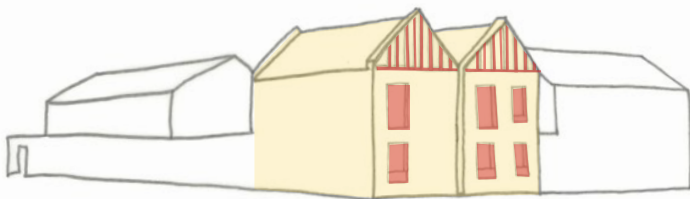
2. Introduce breaks to emphasise the corner condition and introduce gable parapets to increase the height



3. Increase the scale between the corner and the two 'wings'. Introduce continuity of the massing at Ground Floor level anchoring the building.



4. Provide architectural detail to the corner elevation which will visually emphasise verticality onto Coverdale Crescent and Devonshire Street



Final Option



Elevations

One of the requirements through pre-application was to provide “Articulation to the elevations, i.e. deep-set reveals, headers and cills and / or failing that raised brick work detailing to add interest” After several iterations exploring the massing of the feature corner, a contemporary take on a traditional pair of gable forms was employed.

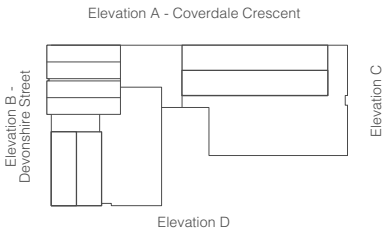
Below is a summary of the key design moves that we have achieved this through incorporating the following:

- Providing concealed gutters that are recessed into the fabric
- Utilising a parapet condition, adding additional height and massing to the feature corner
- Windows have been reduced to provide a domestic appearance whilst providing adequate ventilation and outlook for residents in accordance with approved document L and O at construction stage
- Head and sill details in pigmented concrete / reconstituted stone elongate the windows and add scale to the elevation
- Brick banding has been used across the scheme, giving the design proposal one holistic architectural language and improving the texture of the building
- Brick detailing to the gable forms fronting onto Devonshire Street providing interest and scale to the feature corner

Materials Palette

Below is a list of the materials that have been specified on the elevation drawings

- ① Main facing brick - Red multi brickwork
- ② Pigmented concrete / reconstituted stone head and cill panels
- ③ Feature stack bonded brickwork banding to project 15-20mm
- ④ Projecting 15-20mm vertical header course to gables and ground floor
- ⑤ Composite alu/wood double glazed windows - RAL 9011 [All operable ground floor windows/doors to be PAS 24]
- ⑥ Soffit to be black pre-finished board [Equitone linea or similar] with colour matched fixings
- ⑦ Aluminium framed glazed entrance doors - RAL 9011
- ⑧ Roof Tiles to be Cedral Thrutone Fibre Cement roof tiles with Cedral aluminium continuous dry verge trim
- ⑨ Square gutter and Rainwater goods to be black
- ⑩ Flush fascia boards to be matt black uPVC
- ⑪ Aluminium Coping to parapet to be RAL 9011
- ⑫ PPC mild steel railing vehicular and pedestrain entrance gates
- ⑬ Brickwork arch over vehicular and pedestrain entrance gates



Proposed Elevation B - Devonshire Street



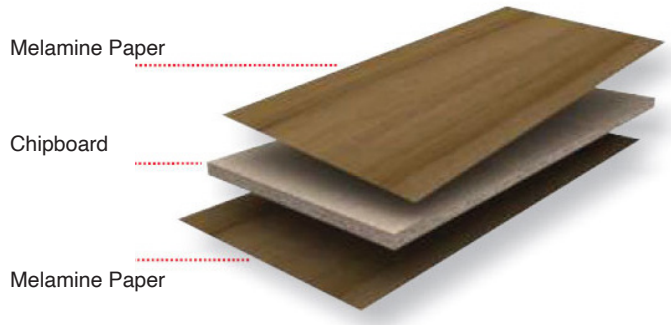
Proposed Elevation A - Coverdale Crescent

Module Unit Type

To increase the quality and living experience within the 'modular apartment' has been produced which provides adaptable open space which is highly efficient and enables residents in adapting to feel part of a more domestic setting in adapting to an individual apartment style of accommodation provides a balance that assists residents to adjust and move to a more domestic setting.

As the building is a class 2C residential institution offering temporary accommodation with short stays expected, it has been decided that units should meet NDSS resulting in each unit being minimum 37m2.

This modular apartment has informed the overall design and aids in the achievement of the goal that the development will provide a high-quality living environment for all its residents.

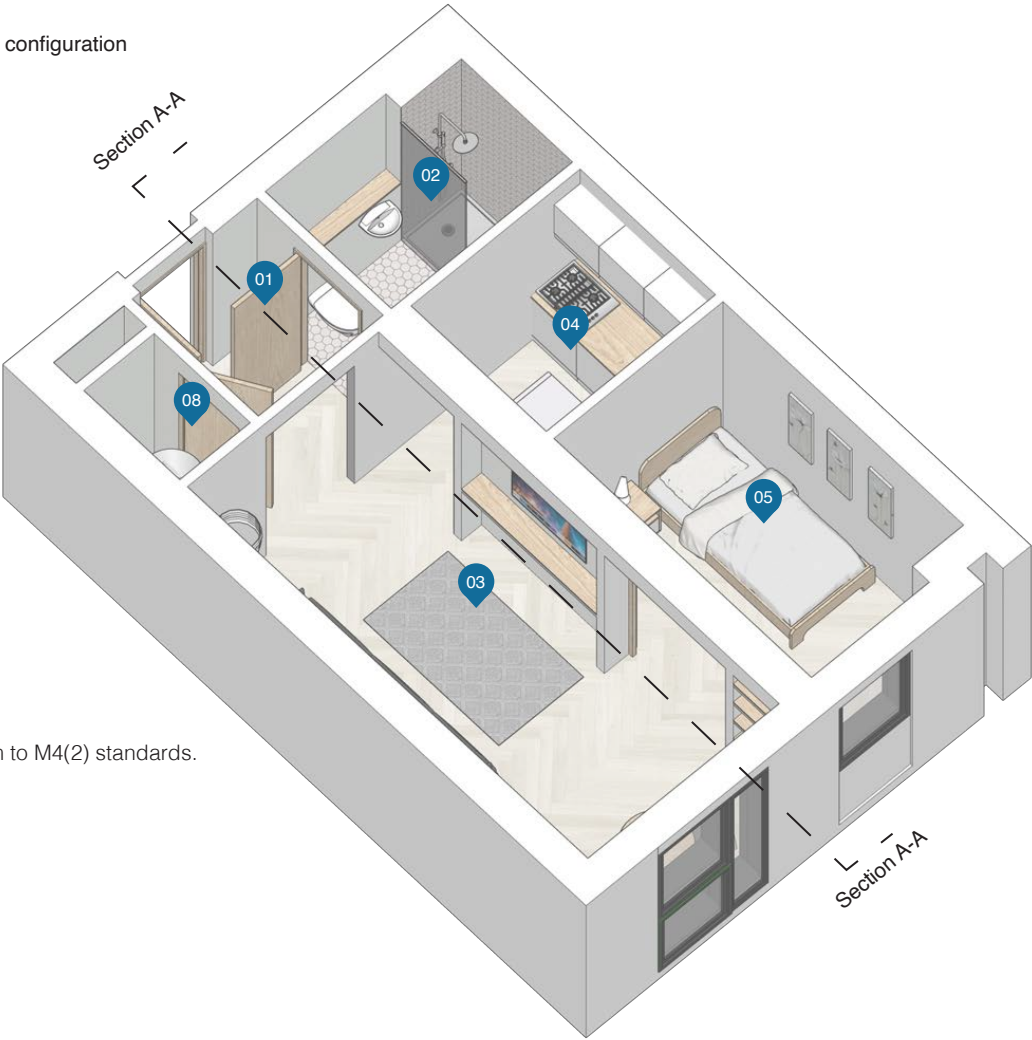


Egger Board build-up - Laminated Chipboard



Example of Egger Board product

Axonometric of modular room configuration



KEY

- 1. Dedicated entrance area.
- 2. Large private shower room to M4(2) standards.
- 3. Spacious living space.
- 4. Residents private kitchen.
- 5. Single person bedroom.
- 6. In unit storage / Boiler cupboard (M&E)



Living space with pocket door into bedroom

Section A-A - Cross-section through living space

Highways

The parking strategy has been developed through the design process, working closely with SK Transport. We have adopted the principle of having a staff parking at the side of the development and introducing landscaping to both demarcate and soften the visual impact vehicles will have on the street.

Visitor cycle spaces have been included to the main entrance of the scheme, in a well surveillanced area with 100% cycle storage for residents located within the secure communal garden (within an area that can be monitored by staff)

The parking area has 6no vehicle spaces and 1no Disabled vehicle space which is adequate for predicted staffing levels.

The bell mouth access onto Coverdale Crescent has a 3m radius and has appropriate vision spays for highway safety (As demonstrated on the proposed site plan)

Refuse

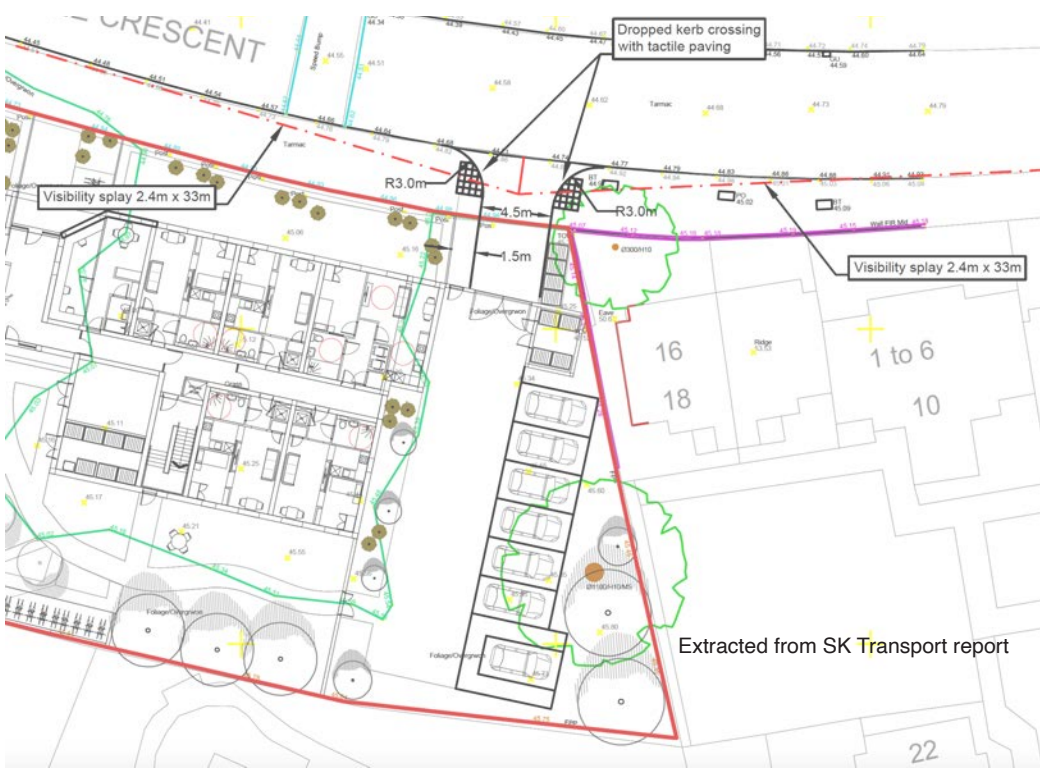
Areas for the storage of refuse bins have been proposed centrally to building to enable surveillance from the staff office area. Using Manchester Councils Proforma, it was calculated that the following bin capacity will be required:

- General refuse - 3 x 1100 litre
- Pulpable recycling - 2 x 1100 litre
- Mixed Recycling - 2 x 1100 litre
- Food Waste - 1 x 240 litre

Garden waste will be collected as part of a management programme.

There are two bin storage areas within the scheme. One accessed via the secure communal garden which is accessible to residents. The other is within the managed staff car park which contains bins that are at full capacity and have been wheeled by the management staff to the secure bin store, making it closer to the kerbside collection point. This is to prevent any overflowing bins within the communal bin store preventing excess odours and uninvited vermin etc.

On collection day, a staff member will relocate the bins within the demarcated zone adjacent to the vehicle entrance where it can be collected by the local authority.



Materials

The building has been designed to be an attractive, contemporary addition to the urban environment. The materials selected have been chosen in response to the following considerations;

- To be contemporary yet responsive to the surrounding context,
- From well managed, renewable sources with low lifetime energy costs,
- To be cost effective,
- To be robust, requiring minimal maintenance and to weather actively over time,
- To be attractive, uplifting and complementary.

Architecturally, this development seeks to create a unique sense of place that complements the surrounding built form. Through careful material choices, the proposed building responds to and complements the character of the local area. Modern features such as brick detailing and well proportioned windows add a modern twist to a considered design all built with robust and high-quality materials.

The overall appearance is softened through the use of landscaping to the front boundaries and the proposed tree planting scheme across the development.

Facing brick

Brick is the dominant material for buildings in the area. The use of brickwork will help to root the new building within the local context whilst offering a building material that is robust, attractive, requires minimum maintenance and will improve over time. Brick detailing and bonding patterns have also been proposed in key areas to add depth and texture to the external envelope of the properties.

Pitched roofs

Fibre Cement Slate tiles will provide a robust contemporary aesthetic whilst minimising maintenance. The tiles will be finished with an aluminium trim detail provided by the slate manufacturer.

Windows

A composite **alu/wood double glazed window will provide** a low maintenance, contemporary aesthetic providing maximum natural daylighting and a high quality finish to the interior.

Brick Detailing

As shown across the page, are examples of brick detailing that have be incorporated into the scheme following pre-application advice from Manchester Planning Authority. This consists of vertical stack bonding, brick banding, vertical header course detail within the ground floor and gable elements of the proposal.

Materials Palette

Below is a list of the materials that have been specified on the elevation drawings

- 1

Main facing brick - Red multi brickwork
- 2

Pigmented concrete / reconstituted stone head and cill panels
- 3

Feature stack bonded brickwork banding to project 15-20mm
- 4

Projecting 15-20mm vertical header course to gables and ground floor
- 5

Composite alu/wood double glazed windows - RAL 9011
[All openable ground floor windows/doors to be PAS 24]
- 6

Soffit to be black pre-finished board [Equitone linea or similar] with colour matched fixings
- 7

Aluminium framed glazed entrance doors - RAL 9011
- 8

Roof Tiles to be Cedral Thrutone Fibre Cement roof tiles with Cedral aluminium continuous dry verge trim
- 9

Square gutter and Rainwater goods to be black
- 10

Flush fascia boards to be matt black uPVC
- 11

Aluminium Coping to parapet to be RAL 9011
- 12

PPC mild steel railing vehicular and pedestrain entrance gates
- 13

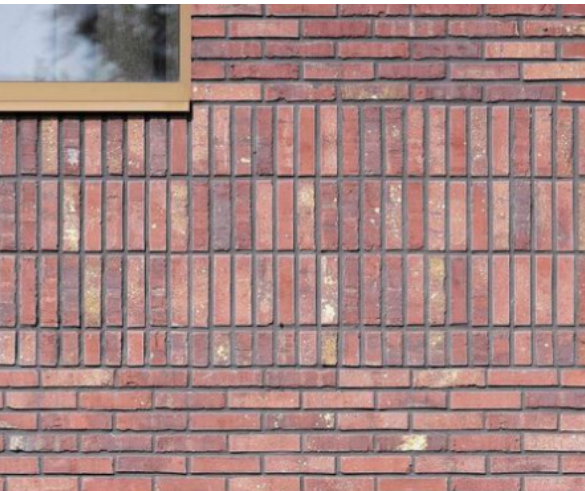
Brickwork arch over vehicular and pedestrain entrance gates



Pigmented concrete / reconstituted stone head and cill panels



Cedral Thrutone Fibre Cement Slate



Feature stack bonded brickwork banding to project 15-20mm



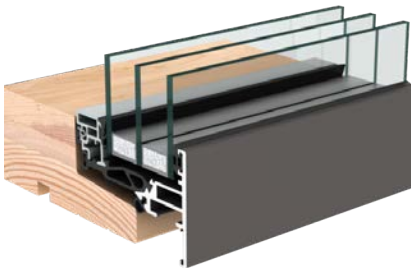
Red Multi facing Brick



Projecting vertical header course
To gables and ground floor



Cedral aluminium continuous dry verge trim



Composite alu/wood double glazed windows - RAL 9011

Access

All units are designed to comply with Approved Document M(4)2 of the Building Regulations providing accessible apartments which can cater for all. There has also been an allocation of minimum 5% M4(3) compliant units as requested by the local authority equating to 2no units as requested during the pre-application discussions.

There will be a level access approach to the entrance and access to the secure rear gardens and step free access on the ground floor.

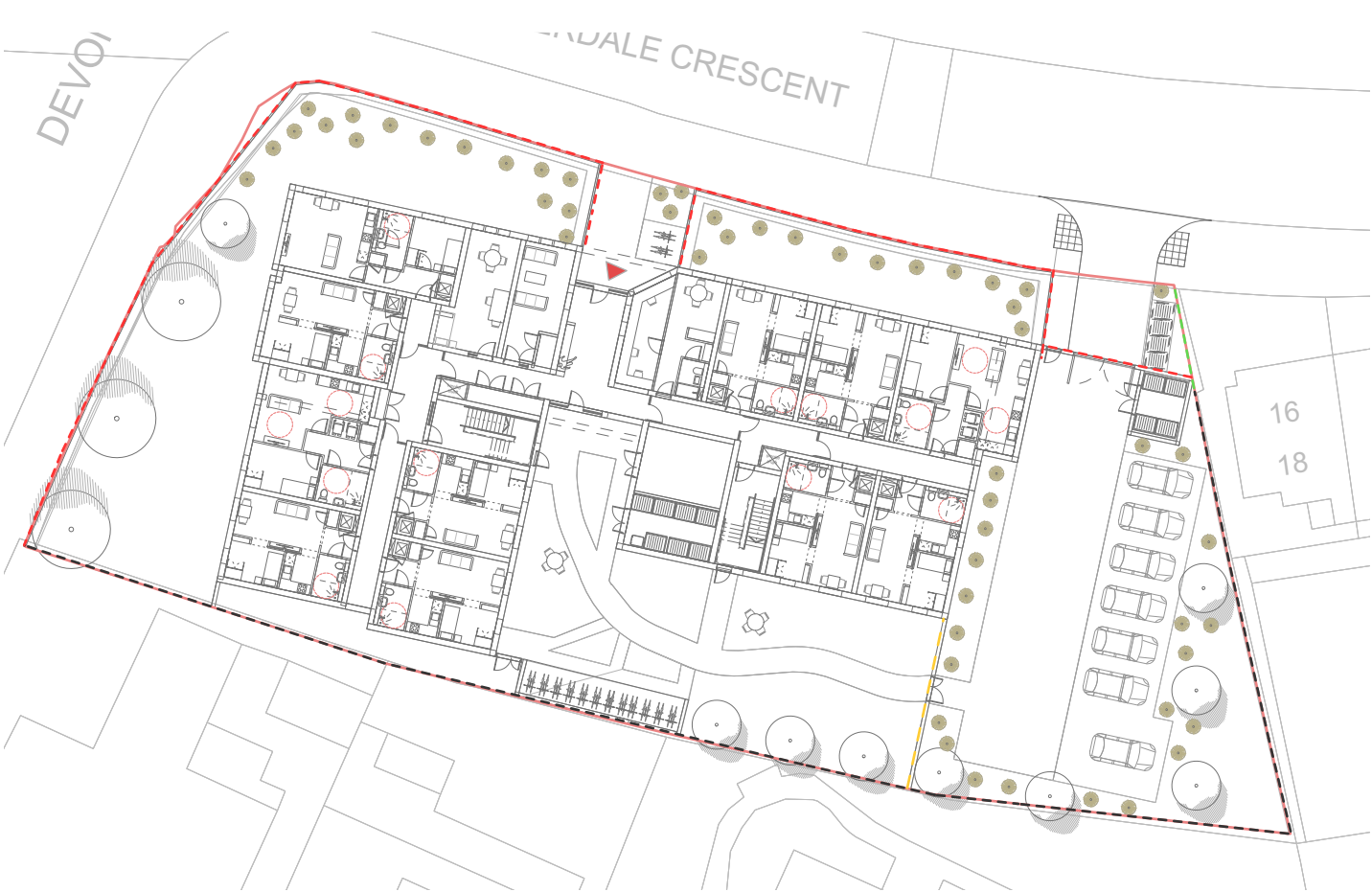
Boundary Treatment

The approach to boundaries has been informed by the overall character of the scheme and its surroundings. Front boundaries have been constrained by the existing drainage easement along Coverdale Crescent, only permitting railings and hedge planting which will provide openness whilst keeping a clear separation from the footpath and highway forming a defensible buffer space.

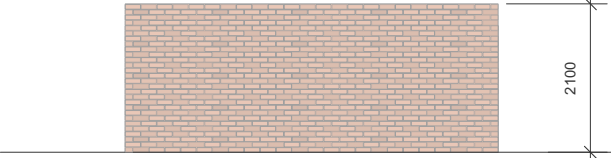
There is clear definition and legibility between public and private spaces ensuring that ownership is clearly understood and high levels of security and enclosure are achieved. The combination of carefully selected boundary treatments. The use of hedges across the scheme add character and quality to the scheme providing softness between curtilages

Please refer to drawing 1326-105 Proposed Boundary Treatments

-  Pedestrian Access
-  M(4)2 Apartments
-  M(4)3 Apartments



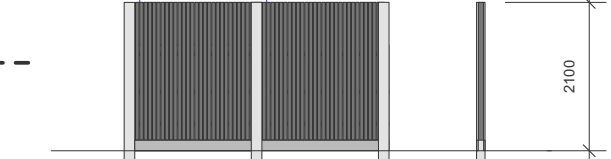
2100mm high brick wall - Within Carpark area



900mm high flat bar railing with hedge behind



2100mm high timber fencing and concrete fence posts - Stained black (Over existing boundary treatment)



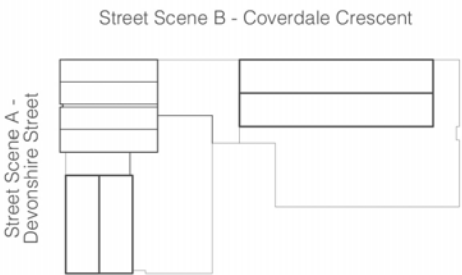
Boundary Treatment unknown (As existing)



Street Scenes

The design respond positively to the context of neighbouring dwellings and its corner site location through the integration of the gabled archetype. The expressed gables to the feature corner provide scale, mass and interest.

The overall aesthetic of the street scene is consistent with the nicer aspects of the wider area with key features such as as brick detailing, traditional gable forms and window sizes informing a modern aesthetic within an established residential neighbourhood.



Street Scene A



Street Scene B

Please refer to drawing 1326-202 Proposed Street Scenes

Environmental & Sustainability

The development has been designed to be highly sustainable, it will provide attractive mixed tenure addition to the local housing market, providing open market sale and affordable new housing to meet the specifics of local demand. The detail of the new homes also addresses the sustainable principles of energy use, quality of environment, transport and ecology through:

- High performing external envelope with high levels of insulation and airtightness together with carefully designed details to eliminate cold bridging.
- Excellent quality of natural daylight and connection with external space to reduce the requirement for artificial light and improve the sense of well-being.
- Specification of low-energy light fittings.
- Low water usage sanitary ware, aerated taps with flow restrictors.
- Excellent levels of sound insulation between dwellings.
- Specification of soft planting to encourage biodiversity.
- Specification of materials and products from renewable or managed sources.
- Homes to be provided with Home User Guide.
- Each property will be provided with space externally for recycling and refuse storage.
- Low energy white goods.
- Where possible, dwellings have been sited and designed to maximise solar gain.
- Sustainable drainage solutions
- Excellent local public sustainable transport links via Rail and bus to Manchester as well as walking distance to local district centres
- Selective tree planting throughout the scheme
- All dwellings are adaptable and can accommodate all ages and needs whilst also allowing a family to live in the house through to old age.

Conclusion

The proposed development represents an opportunity to provide high-quality C2 residential institutional accommodation that will contribute to and compliment the character of the area whilst meeting a strategically identified need. Through careful design development and consideration, the proposal offers a contemporary design response, sensitively integrated into the existing context. This development will meet an identified land need for accommodation of this type.

The proposal aims to positively contribute to the local area by:

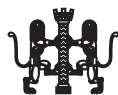
- | | |
|--|--|
| • Increasing the provision of a specialist service within the area | • Creating bespoke apartments designed around the occupier to improve life outlook |
| • Using robust timeless details that will contribute to the local aesthetic | • Providing south facing, secure amenity space for residents |
| • Utilising un-used land and increasing visual amenity on a busy thoroughfare | • Provision of 100% cycle space |
| • Improving security by developing a vacant site, removing issues of ASB that currently exists | • Sustainable building which has a high performance envelope in accordance with Part L and O of the building regulations |
| • Improving biodiversity by introducing new indigenous trees, hedges and other planting, specified by an ecologist | • Increasing the number of adaptable apartments available - M(4)2 and M(4)3 |



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