



CUBE HOMES

**URBAN
DESIGN
GROUP** REGISTERED
PRACTICE

MPSL Planning and Design Ltd

4 Ball Green
Cobra Court
Manchester
M32 0QT



www.mpsl.design.co.uk
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HIGH LANE, CHORLTON

DESIGN AND ACCESS STATEMENT

Ref: 22114_DAS_01 Date: AUGUST 2023

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CONTENTS



MPSL Planning and Design Ltd

Cobra Court
4 Ball Green
Manchester
M32 0QT

www.mpsldesign.co.uk | T 0161 772 1999

Contacts

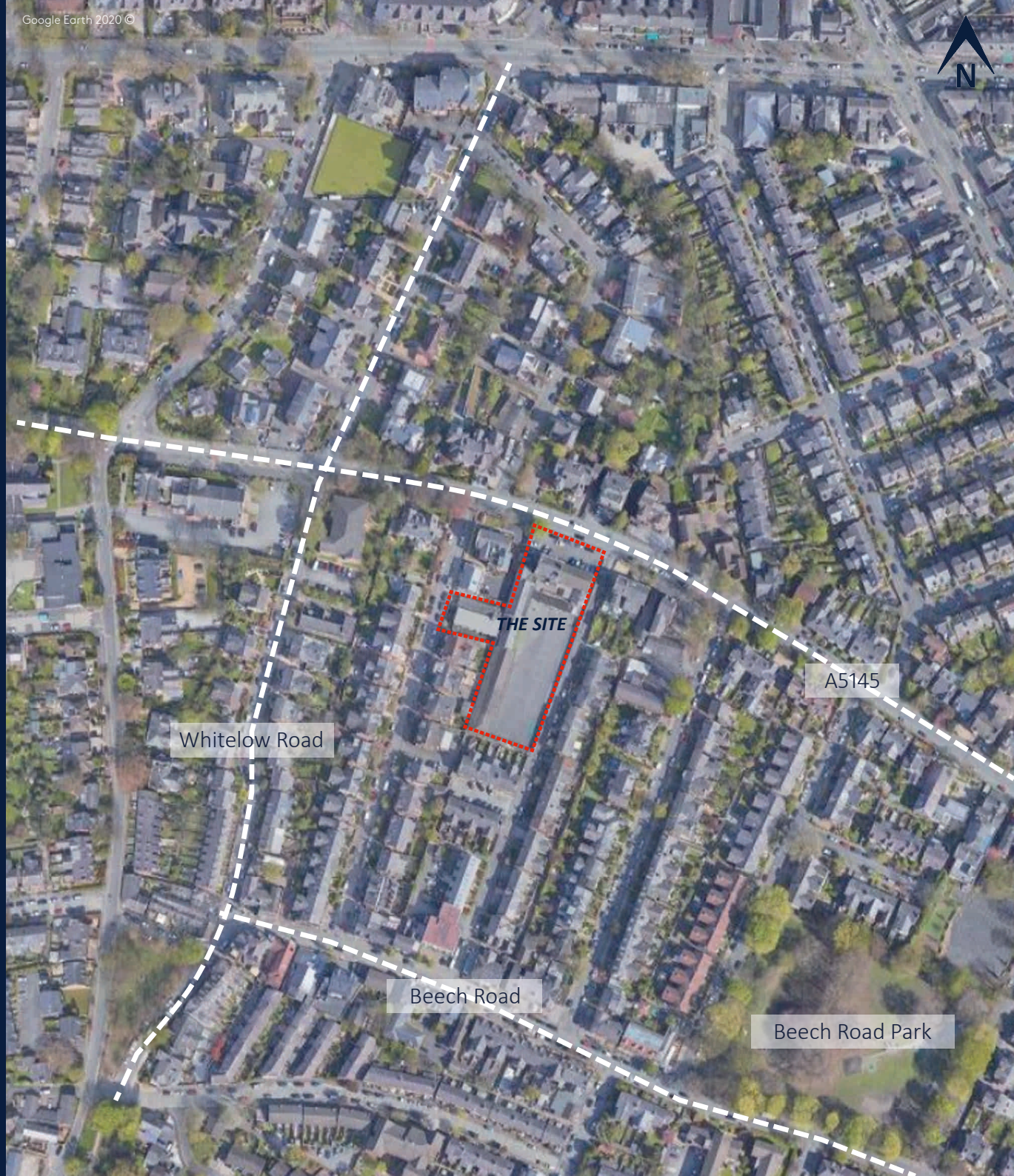
Adam Clews, Project Director
aclews@mpsldesign.co.uk

Soulla Rose, Planning Manager
srose@mpsldesign.co.uk

1.0 Introduction	
Introduction.....	6
2.0 The Site Context	
Site Location.....	8
Local History.....	9
Historical Form/Character.....	10
Heritage.....	11
Site Character.....	12
Local Character & Built Form.....	13
Existing Form & Massing.....	14
Planning Considerations.....	15
Local Typologies.....	16
Constraints & Opportunities Plan.....	17
Planning Policy.....	18
3.0 Design Development	
Pre-Application with Manchester City Council.....	20
Community Engagement.....	22
4.0 Development Proposals	
Amount.....	27
Proposed Layout.....	28
Landscaping.....	29
Scale & Massing.....	30
Appearance.....	34
Access & Highways.....	45
Parking & Cycle.....	46
Waste Management.....	47
Crime Prevention.....	48
Energy Statement.....	49
5.0 Summary	
Conclusion	51

**“TO SUPPORT THE
GOVERNMENTS OBJECTIVE
OF SIGNIFICANTLY BOOSTING
THE SUPPLY OF HOMES,
IT IS IMPORTANT THAT A
SUFFICIENT AMOUNT AND
VARIETY OF LAND CAN COME
FORWARD WHERE IT IS
NEEDED, THAT THE NEEDS
OF GROUPS WITH SPECIFIC
HOUSING REQUIREMENTS
ARE ADDRESSED AND THAT
LAND WITH PERMISSION
IS DEVELOPED WITHOUT
UNNECESSARY DELAY”**

‘PARA 60, NPPF 2021’





INTRODUCTION

1 INTRODUCTION

The Document

This Design and Access Statement (DAS) has been prepared by MPSL Planning and Design Limited, on behalf of Cube Homes Ltd in support of a Full planning application, submitted to Manchester City Council (MCC).

The document is structured in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and the National Planning Practice Guidance.

It explains how the proposals have been resolved through an understanding of local setting, access, scale, massing, and the relationship with its surroundings, along with existing site features. The document should also be read in conjunction with the accompanying Planning Statement, prepared by NJL.

The development comprises a parcel of Land positioned to the south of High Lane, known as the 'Site', edged red on the 'Site Location Plan' (**Figure 1**).

Planning History

The site has been subject to several previous planning applications between 1987 to 2009, refer to the accompanying planning statement for further details.

Planning Policy

The proposals have been informed and assessed against the relevant policies of the adopted Manchester Core Strategy (July 2012).

The proposals have also considered other material considerations, including the adopted Supplementary Planning Documents, the National Planning Policy Framework, the Planning Practice Guidance, and the National Design Guidance.

The Application

This application provides details relating to the proposed, access, layout, scale, appearance, and landscaping for the construction of 22no. residential dwellings, together with associated parking and landscaping, including the demolition of existing buildings and structures.

2

THE SITE CONTEXT



2 THE SITE CONTEXT

2.1 Site Location

The adjacent plan (**Figure 1**) highlights with a red edge, the area to which this full planning application relates.

The application Site is sustainably located approximately 400m to the south of Chorlton Village. The Site currently comprises the former Islamic High School for Girls. The school have outgrown the site and are in the process of moving to alternative premises within Disbury.

2.1.1 Site Description

The Site itself is bound to the north by High Lane, to the east by Acres Road, to the south by a rear alley which serves existing properties accessed from Hardy Avenue, and to the west by the rear gardens of properties accessed from Stockton Road. Part of the Site is positioned between No. 1 & No. 1a Stockton Road. The Site comprises the Islamic Girls High School main buildings which are arranged in an L shape, which include the original Carlton House and its early 20th century east extension located behind the school car park fronting High Lane.

The hardstanding playground occupies the remainder of the site, bound by a high brick wall which diminishes in height northwards along Acres Road. The Site is currently accessed via High Lane.



Figure 1: Site location plan.

2 THE SITE CONTEXT

2.2 Local History

The present-day Manchester suburb of Chorlton-cum-Hardy incorporates the historic settlements of Chorlton, Hardy, Barlow and Martledge. Chorlton was first recorded as Cholreton in 1243, the placename for which is believed to derive from the Old English meaning 'farmstead of a man called Ceolfrith' (Mills 2011, 114) and was part of the Withington Manor.

There is no record of the name Chorlton-cum-Hardy prior to 1700, this was more formally adopted by Victorian property developers in the late 19th century to differentiate this Chorlton from Chorlton-on-Medlock.



Figure 2: Present day Aerial from the east.

Taken from Google Earth 2020.

2 THE SITE CONTEXT

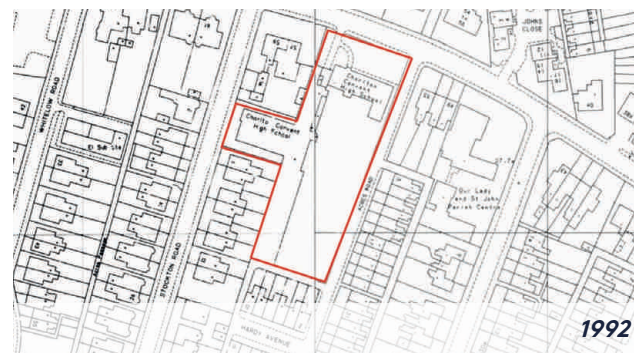
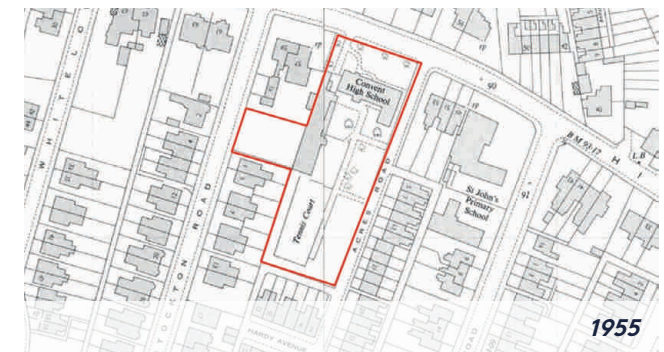
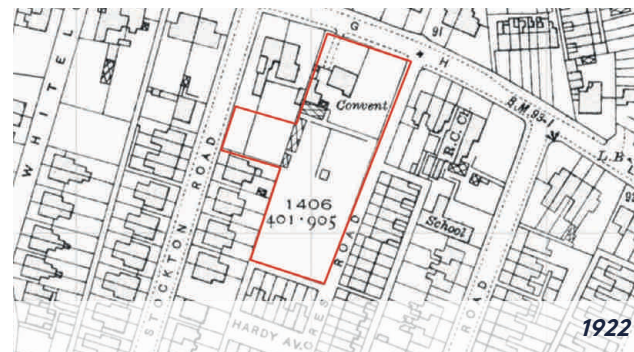
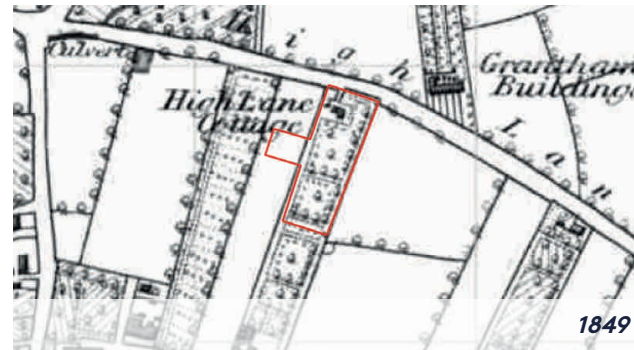
2.3 Historical Form/Context

Until the late 19th century, Chorlton was a relatively large settlement dispersed along three main roads; Barlow Moor Road, Whitelaw Road and High Lane. The Site, located to the southern side of High Lane, appears to be undeveloped during the late 18th century.

The railway was extended out from Manchester to Stretford, to the west of Chorlton, in 1849. The attraction of living outside of the industrial centre of Manchester, but within easy reach via the train for the wealthy industrialists, resulted in grand Victorian villas being built along Edge Lane in Stretford, and eventually High Lane into Chorlton.

By 1880, a station was opened in Chorlton on the Midland Railway line which attracted further development to the east, centred on the Barlow Moor Road and Wilbraham Road crossroads. High Lane Cottage was replaced by Carlton House, which is one of a series of large villas fronting High Lane. Rows of workers' terraces & semi-detached properties formed infill development to the rear, developing the street patterns seen to date.

By the mid-20th century, the Site was shown as a 'Convent High School', and was extended further with tennis courts marked in the south-west corner. The school was extended further still along the western side of the playground, and into the western portion of the Site fronting Stockton Road by the late 20th century, known as Chorlton High School.



2 THE SITE CONTEXT

2.4 Heritage

The former Carlton House forms the oldest section of the existing buildings, and is a characteristic of the conservation area, constructed from red brick with bracketed eaves supporting the overhanging pitched Welsh slate roof and four brick chimneys. It is considered that this building has a heritage value, from an architectural and conservation perspective.

Carlton House was extended to the east sometime between 1922-33, as part of its conversion into a school. This comprises a three bay brick structure, each bay separated by brick piers, with slightly lower tiled roofline than the adjacent former Carlton House, and a small single storey extension to the rear.



Figure 3: Carlton House and the modern extension to the left.

2 THE SITE CONTEXT

2.5 Site Character

The Site extends to approximately 1.04 acres/0.42 hectares of relatively flat brownfield land. Currently the Site comprises the former Islamic Girls High School buildings which are arranged in an L shape, positioned along the northern and western boundaries. The buildings comprise the original Carlton House and its early 20th century eastern extension fronting High Lane and single storey buildings running along the western boundary (**Photo 5**), which link to the building fronting Stockton Road (**Photo 3**).

The remainder of the site is occupied by hardstanding playground, bound by the existing wall adjoining Acres Road (**Photo 4**).

High Lane is defined by a low natural stone walls (**Photo 2**) which transitions to a brick wall along Acres Road.



Existing access from High Lane.



Existing stone wall fronting High Lane.



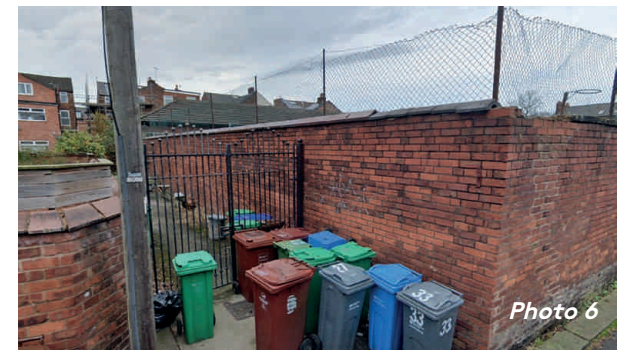
Single storey building adjacent to Stockton Rd.



Existing wall fronting Acres Road.



Modern three storey Apartment Block.



Existing wall along the southern boundary.

2 THE SITE CONTEXT

2.6 Local Character & Built Form

Several of the large villas remain along High Lane, as demonstrated by **Photo 8**. Properties comprise a mix of 3 / 2.5 & 2 storey semi-detached dwellings, constructed in red brick, front elevations include a mix of timber and brick detailing.

Large semi-detached properties are present to the west, along Stockton Road. Properties comprise a mix of 2 / 2.5 story semi-detached dwellings, constructed in red brick and include ornate eaves detailing and contrasting band course details.

The former 'workers' terrace houses are positioned to the east of the Site along Acres Road.

More recent development to the south, adjacent to Acres Road and Beech Road, comprise 2.5 / 3 storey dwellings constructed in a contrasting white render (**Photo's 11 & 12**).



Semi-detached properties - Stockton Road



Existing Villa - High Lane.



Rows of terrace properties - Acres Road.



Terraced Properties - Hardy Avenue.



Modern three storey Apartment Block.



Modern terraces along Acre Road.

2 THE SITE CONTEXT

2.7 Existing Form & Massing



The adjacent scale and massing plan (**Figure 4**) demonstrates existing storey heights within the immediate vicinity of the Site.

This plan demonstrates that a large proportion (to the north and west) of the surrounding character comprises Victorian Villas which are 2.5 storeys in height with a basement, although it is noted that the higher ground floor level and ridge height creates the impression of a 3/4 storey dwelling.

The existing building to the west of Carlton House features 3.5 storeys to the rear.

Properties positioned directly to the south and east, off Hardy Avenue and Acres Road respectively, comprise 2 storey terraced dwellings, although several properties appear to have undergone loft conversions, and subsequently feature dormers and/or roof lights.



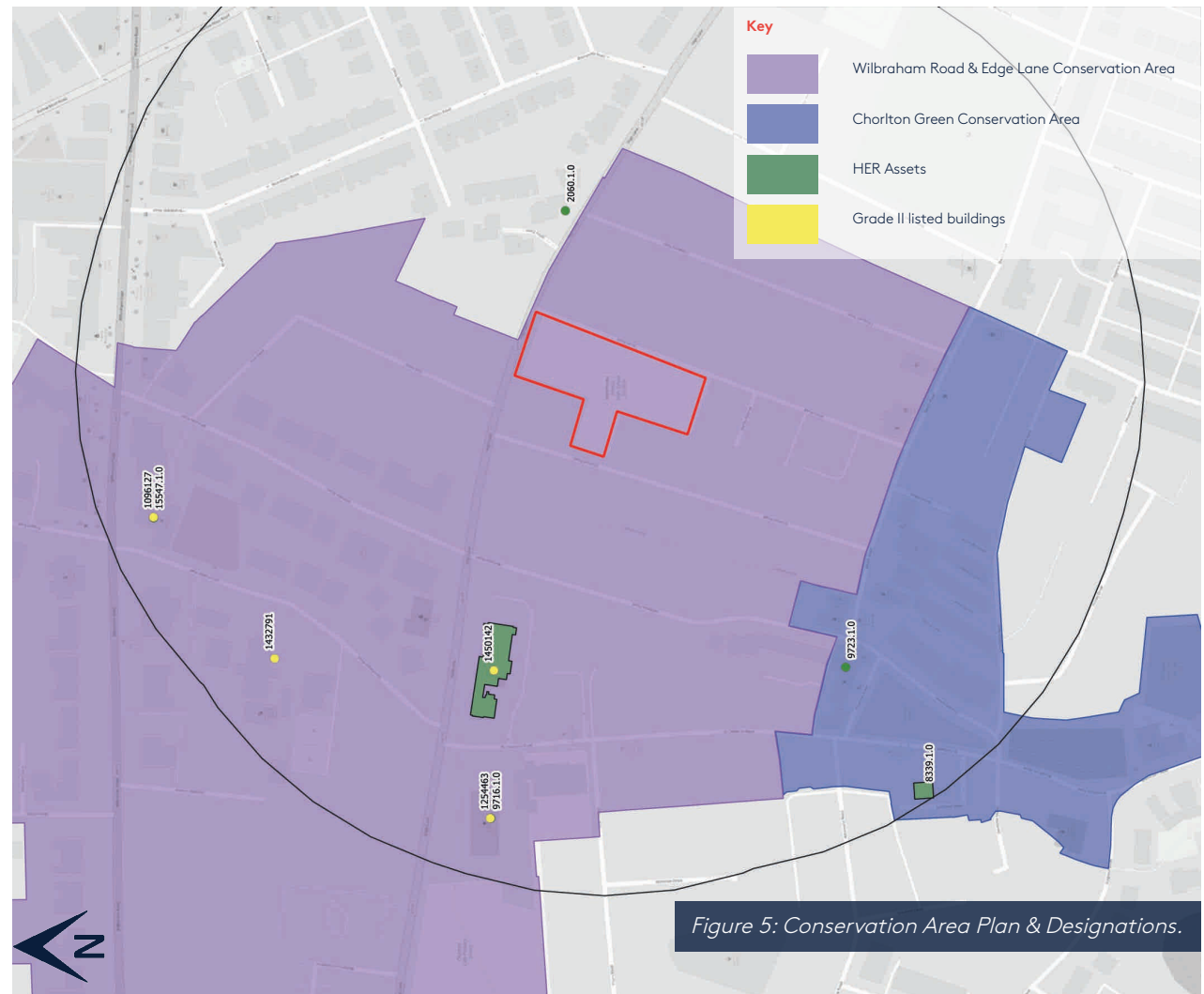
Figure 4: Existing scale and massing plan.

2 THE SITE CONTEXT

2.8 Planning Considerations

The Site is positioned to the south-eastern side of the Wilbraham Road and Edge Lane Conservation Area, as demonstrated on the adjacent plan (**Figure 5**).

There are four Grade II listed buildings located within 250m of the Site, although their significance will remain unaffected by the development proposals, due to the surrounding urban context.



2 THE SITE CONTEXT

2.9 Local Typologies

Semi-Detached

Existing semi-detached properties are present to the north and west of the Site. Properties comprise red brick with slate roof tiles, arranged in handed pairs. Single or two storey bays and arch doorways are a prevalent feature of the area. Tall window portions are an indication that the houses would have traditionally had sash windows.

Terraces

Existing runs of terraced properties are present to the east of the Site.

Acres Road - Comprise red brick with slate roof (although some have been replaced with modern roof tiles). The houses are arranged in rows of up to nine dwellings, in handed pair configurations with doors placed together. Properties feature deep window apertures, arch brick details and chimneys. A mix of boundary treatments separate front garden space from the pavement.

Chequers Road - Comprise red brick with slate roof tiles. Again, these properties include single storey bay windows and arch doorways. Window details include arch heads and stone sills connected by a horizontal contrasting brick stretcher course. An ornate dentil course is positioned at eaves level.



2 THE SITE CONTEXT

2.10 Constraints & Opportunities Plan



The Site 'Constraints and Opportunities Plan' shown adjacent, in plan form (**Figure 6**), presents key parameters and principles which have informed the layout design, ensuring that the development appropriately considers local context, and existing on-site features.

Key Constraints & Opportunities

1. Existing tree fronting High Lane should be retained.
2. Maintain existing mansion house, Carlton House. Opportunity to demolish existing extension and replace it with a pair of villa style semi-detached.
3. Infill block opportunity adjacent to Stockton Road to reflect scale and massing of existing villas.
4. Building alignments should have a strong built form fronting existing streets.
5. Careful thought should be given to sensitive boundaries with existing properties ensuring adequate interface distances are maintained.
6. Opportunity to widen Acres Road to improve the existing infrastructure and on-street parking for existing residents.
7. Maintain existing access from High Lane.



Figure 6: Opportunities and Constraints Plan.

2 THE SITE CONTEXT

2.11 Planning Policy

National Planning Policy Framework

The revised National Planning Policy Framework (“NPPF”) was adopted in July 2021, and sets out the Government’s planning policies for England. The NPPF recognises that good quality design is an integral part of sustainable development. At chapter 12, the NPPF outlines a series of statements, which seek to ensure development proposals achieve high quality design.

Specifically, it emphasises that **“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”**

(Paragraph 126).

Proposals should demonstrate how the development will function well, and add to the overall quality of the area over the lifetime of the development; be visually attractive; responds sympathetically to local character, and landscape setting; establishes a strong sense of place; optimise the potential to accommodate an appropriate amount, and mix of development; and create places that are safe, inclusive and accessible, and which promote health and well-being.

(Paragraph 130).

The NPPF requires design quality to be considered throughout the evolution and assessment of development proposals, and encourages early discussion between applicants and local planning authorities in relation to the design and style of emerging schemes (Paragraph 132).

Local Planning Policy

The Local Plan for Manchester City Council comprises the Manchester Core Strategy (2012), Extant Unitary Development Plan policies, and the adopted Supplementary Planning Documents (SPDs).

Planning Practice Guidance

Further detail is provided through the National Planning Practice Guidance (PPG) for Design, which encourages the use of design masterplans and briefs as an appropriate tool for setting out the strategy of new development, including general layout and scale.

National Design Guide

The National Design Guide was adopted in October 2019 and addresses the question of how we recognise well designed places, by outlining and illustrating the Government’s priorities for well-designed places in the

form of ten characteristics.

This document will outline how the proposed development will employ a high-quality design, respond to local context, and incorporate a suitable mix of development in accordance with the above.



Extract from the adopted Proposals Map - Manchester City Council



DESIGN DEVELOPMENT

3 DESIGN DEVELOPMENT

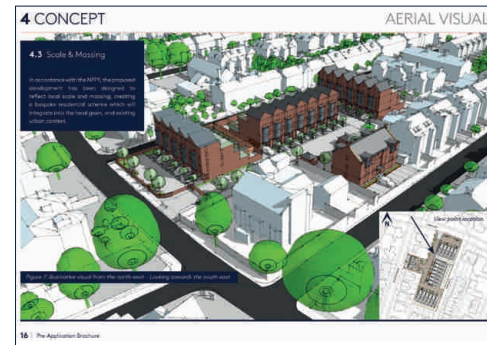
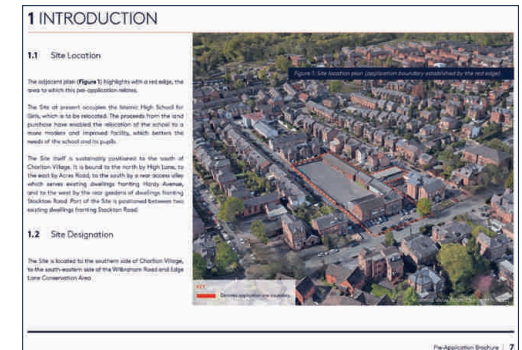
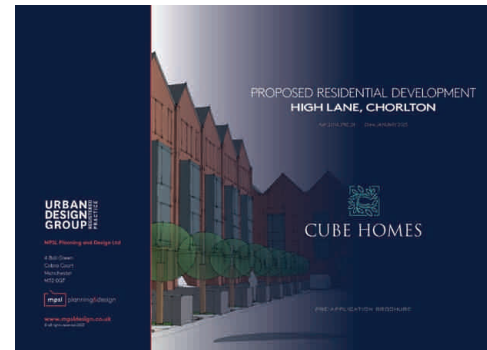
PRE-APPLICATION

3.1 Pre-Application Discussions with Manchester City Council (MCC)

A pre-application meeting was held with MCC on the 26th January 2023, and a follow up meeting was held on the 29th March 2023, during these meetings a pre-application brochure (extracts demonstrated adjacent) which explained the proposals, were presented. MCC were invited to comment on the proposals, their main comments and suggestions are summarised below:

- MCC expressed concerns in relation to the proposed demolition of Carlton House due to its architectural importance in the Conservation Area.
- Concerns were raised about inward-facing development causing a lack of community integration and impact of the development on the surrounding Conservation Area.
- Exploration of the retention and conversion of Carlton House was suggested.
- Justification for any proposed building demolitions was requested.
- Re-evaluation of boundary treatments, parking provisions, and the potential to front and widen Acres Road was suggested.
- Consideration of scale and massing.
- Incorporation of the development's homage to the local area's history and character.
- MCC expressed the preference for affordable and family housing.

Refer to the accompanying planning statement for further details.



3 DESIGN DEVELOPMENT

REVISED SCHEME

3.1.1 Pre-Application Discussions with Manchester City Council (MCC)

In response to MCC's feedback the applicant conducted further surveys to evaluate the feasibility of retaining and refurbishing Carlton House.

Following this, a revised sketch layout was prepared to respond to the feedback. The key design changes were;

1. The retention of Carlton House and conversion into two residential dwellings.
2. The widening of Acres Road to 5.5m wide with 2.0m wide footpath along the western side.
3. The re-orientation of properties to face Acres Road with rear gardens within the site.
4. Parking for the apartment block relocated to the rear.
5. A pair of semi-detached dwellings proposed to the east of Carlton House, designed to reflect the context of the conversation area, and the existing mansion house.

Figure 7: Revised sketch proposals.



3 DESIGN DEVELOPMENT

ENGAGEMENT

3.2 Community Engagement

A community engagement session was held with local residents on the 19th July 2023. Prior to the event, a consultation website was launched on the 10th July 2023 and a resident notice was delivered to a total of 610 properties within the local vicinity.

A comprehensive review of the engagement event and feedback received is provided within the following sections, and accompanying Statement of Community Involvement, including the applicant's responses to the comments received.

HIGH LANE CONSULTATION

Islamic High School for Girls, Chorlton-cum-Hardy, Manchester, M21 9FA

CUBE HOMES

Dear Resident,

This consultation notice is to let you know about Cube Homes' redevelopment plans for the Manchester Islamic High School for Girls site on High Lane, Chorlton and provides details of how you can view the plans and provide feedback for the project team to consider as part of the pre-application consultation process and prior to submitting a planning application to Manchester City Council.

The Manchester Islamic High School for Girls has been looking to sell the site and relocate to new fit for purpose facilities for some time and will now move to its new site in Didsbury in time for the new school year in September 2023.

Cube Homes, which is part of Great Places Housing Group (GPHG) acquired the site last year to redevelop it for housing. The plans for the site are for 22 high quality, energy efficient homes and sustainable new homes comprising 14 four bedroom townhouses, 6 two-bedroom apartments and the retention and refurbishment of Carlton House which will be converted into 2 homes. The scheme has a 100% parking provision including 2 parking spaces per property for properties fronting onto Acres Road.

There are several ways in which you can view the plans and provide your feedback:

- Visit the project website www.cubehomeshighlaneconsultation.co.uk and complete the online feedback form
- Attend the consultation event (details overleaf).
- Contact the project team by telephone: 07809 140016 or email: contact@cubehomeshighlaneconsultation.co.uk



You can scan this QR Code to view the proposals online and provide your feedback.

The pre-application consultation ends on Monday 31st July 2023.

Extract from the resident notice.



Figure 8: Photographs from the community engagement event.

3 DESIGN DEVELOPMENT

ENGAGEMENT

3.2.1 Community Engagement

The images shown adjacent provide an example of the presentation boards presented to local residents during the community engagement event.

WELCOME

CUBE HOMES



Cube Homes is part of Great Places Housing Group (GPHG) and acquired this site last year to redevelop it for housing. The Manchester Islamic High School for Girls will soon be relocating to new 10 far purpose facilities in Ince, ahead of the school year in September 2023. The school has long since assigned the facilities at High Lane and the space to be built will provide for a much improved learning environment for pupils and staff at the school, which is over-subscribed, to expand to accommodate more pupils.

This event is an opportunity for members of the public to review the plans and provide feedback to be considered by the council before the submission of a planning application to Manchester City Council.

The Pre-Application Consultation ends on Monday 10th July 2023.

Once a planning application has been submitted there will be further opportunity to view the submitted plans and provide feedback to Manchester City Council's planning portal as part of the formal consultation undertaken by the local planning authority.

THE DEVELOPER

Cube Homes is part of Great Places Housing Group (GPHG).

GPHG exists to improve the lives of the people living in our 24,000 homes across the North West and Yorkshire. GPHG is made up of three main divisions, providing a wide range of services and prioritising partnership work to create vibrant, sustainable communities.

Cube Homes is a social housing organisation that specialises in creating quality, energy efficient and sustainable homes.

Cube is different to other housing providers as we operate a "rent for purpose" business model where profits from the business are gift-aided to GPHG's social value programme as a charitable donation to directly benefit the communities where it operates social housing and associated services.

SITE BACKGROUND

The Site Location Plan below highlights the site boundary.

The site is currently occupied by the former High School for Girls, which is to be relocated. The grounds from the land purchase have enabled the relocation of the school, which has assigned the plot at High Lane to a main residential and improved facilities to primary, which better suits the future needs of the school and will provide a much improved learning environment for its pupils.

The site is sustainably located to the south of Chorlton Village. It is bound to the north by High Lane, to the east by Acre Road, to the south by a rear access alley which serves existing properties, forming Henry Avenue, and to the west by the rear gardens of properties forming Stockton Road. Part of the site is partitioned between two existing properties forming Stockton Road.

Cube Homes has previously engaged with Manchester City Council in the preparation of this application. Cube has met with the planning officers and shared with them the details of the proposals and seek feedback. The process has led by amendments to the scheme to ensure it better responds to the planning requirements. An overview of the design evolution is provided on the next board.

HIGH LANE CONSULTATION

Islamic High School for Girls, Chorlton cum Hardy, Manchester, M21 9FA

www.cubehomeshighlaneconsultation.co.uk



EARLY CONCEPTS

CUBE HOMES



The constraints and opportunities plan, shown above, informed this initial layout proposal which was presented to Manchester City Council as part of the pre-application submission. A review of the surrounding context established the following key points:

1. Access should be taken from High Lane.
2. Potential access is via the existing development.
3. Maintain existing built form along High Lane with proposed building following the existing highway.
4. Potential opportunity for lifts.
5. Lifts should be provided to access the site.
6. Internal building should have a strong built form.
7. Access to the site should be via a rear access alley.
8. The site should be protected in its current state with the existing and retained and made good, where necessary, existing residents use this information for on-site parking.

This layout was based on the constraints and opportunities mentioned above and was presented to the Council as part of the pre-application. The key design elements of this proposal are detailed as follows:

1. Layout will follow High Lane, accessed via a small private access road.
2. A gated entrance will provide access into the main development area.
3. A rear access will be provided to the site.
4. The development will be provided for the provision for low parking spaces and cycle storage.
5. The development will be provided with a mix of access areas, which include a rear courtyard and rear garden.
6. The development will be provided with rear parking spaces.
7. Refuse / cycle storage will be provided to the rear of the development.



The layout is engaged in pre-application discussions and Manchester City Council in January 2023. Following this meeting the scheme was revised to include a rear access alley, which better suits the future needs of the school and will provide a much improved learning environment for its pupils.

The key design changes incorporated into the proposal are detailed below:

1. The retention of Carfax House, which will be refurbished and converted back into residential use.
2. Introduction of the existing development with the replacement of 3 units with townhouses.
3. The parking spaces for the rear access alley off Stockton Road will be relocated to the rear.

As a result of further comments from Manchester City Council, and the Council's desire to provide a rear access alley, the scheme was revised to include a rear access alley, which better suits the future needs of the school and will provide a much improved learning environment for its pupils.

The key design changes incorporated into the proposal are detailed as follows:

1. Access Road will be widened to 3.5m with 1.0m footpath to the western side.
2. Existing house to be converted into a single dwelling.
3. One parking space per dwelling, with an additional integral parking space provided for properties off Acre Road.
4. A rear of site forming Stockton Road.
5. Parking to the side of the dwellings accessed from Stockton Road.
6. 2.3 three townhouses proposed either side of the existing Carfax House.
7. 12m townhouse with green terrace along Acre Road.
8. Proposed rear garden.

HIGH LANE CONSULTATION

Islamic High School for Girls, Chorlton cum Hardy, Manchester, M21 9FA

www.cubehomeshighlaneconsultation.co.uk



THE PROPOSALS

CUBE HOMES



Heritage and Conservation Area

- Create a proposal which is designed to be in keeping with the local area, with consideration to the Conservation Area
- Retain Carfax House

Relationship with existing properties

- Visual of the Carfax House
- Retain existing building form and layout for the existing residents
- Retain existing building form and layout for the existing residents
- Consider existing residential amenity, with the use of appropriate aspect distances

Housing

- Type of housing: a mix of family homes to apartments
- Sustainable Development and use of locally sourced materials
- Provision for affordable housing on site

Access, parking and local highways

- Improvements to Acre Road including pedestrian access

Resilience and greening of the proposals

- Maximum opportunities for greening the development
- Resilience to AGT 10m

DESIGN CONSIDERATIONS

The proposals are for 22 high quality, energy efficient and sustainable new homes comprising 14 four-bedroom townhouses, 4 two-bedroom apartments, and the retention and refurbishment of Carfax House, which will be converted into 3 homes.

Since acquiring the site, Cube Homes have held extensive pre-application discussions with Manchester City Council's planning department, which have led to several changes in the design and improvements to the proposed development.

The proposals are summarised as follows:

- High quality design of 22 energy efficient and sustainable new homes.
- Access Road will be widened to 3.5 meters, providing improved traffic flow.
- Additionally, a 2 metre footpath will be constructed on the western side, providing pedestrian safety and convenience.
- Retention and refurbishment of Carfax House. The existing residence house will undergo conversion into two modern new homes. To accommodate this conversion, an extension will be added to the western side. The current existing will be demolished.
- Heritage Parking: A 100% car-free parking scheme will be implemented, ensuring ample parking spaces for residents. Additionally, 2 parking spaces per property will be provided for those properties forming Acre Road.
- Affordable Housing: A new apartment block will be constructed along Stockton Road, specifically designed to provide affordable housing options. The block will consist of 10 units, each with two bedrooms and access to four shared parking spaces. The new property will be built, each spanning 2.5 stories. These dwellings will be designed to maintain the architectural character of the conservation area and the existing houses on the high lane.
- New 2.5 Storey Properties: The new property will be built, each spanning 2.5 stories. These dwellings will be designed to maintain the architectural character of the conservation area and the existing houses on the high lane.
- Heritage Parking: Parking will be located behind a boundary wall, ensuring an aesthetically pleasing arrangement.
- Townhouses: A row of 14 townhouses will be constructed, 12 of which will be built as a green terrace at the rear.
- Proposed Rear Gardens: The development plan includes the creation of rear gardens for the various dwellings.

HIGH LANE CONSULTATION

Islamic High School for Girls, Chorlton cum Hardy, Manchester, M21 9FA

www.cubehomeshighlaneconsultation.co.uk



3 DESIGN DEVELOPMENT

3.2.2 Community Engagement

A summary of the responses received are detailed below, along with the applicants' responses.

Transport

Q. Comments related to increased congestion, parking provision, pedestrian safety, and sustainability.

There was some positive feedback to the widening of Acres Road, although others cautioned against this, fearing it could lead to increased traffic and detract from the area's quiet character.

There was a suggestion to create an alternative layout, such as, having garages accessed from within properties, and repositioning gardens to Acres Road, removing on-street parking.

A. The Transport Assessment concludes that the proposed development will lead to a material reduction in traffic movement associated with the site during the traditional highway hours and on a daily basis.

The proposed widening of Acres Road, the introduction of a 2m wide footway along the site frontage to Acres Road, and the installation of tactile paving's at the junction of Acres Road with High Lane will seek to improve and promote pedestrian safety. The accompanying Travel Plan

will provide details and promote sustainable means of transport within the local area.

Design

Q. Concern about the proposed architectural character, particularly along Acres Road, and the contemporary design not being in keeping with the area.

Differing views were expressed regarding whether an inward facing development within gardens backing onto Acres Road would be better.

Impact of the proposed apartment block on the Passivhaus (No. 1A) on Stockton Road.

A. The proposal has been informed and assessment against an existing character review, ensuring that the development will harmoniously fit within its setting. Rather than replicate existing details, the proposals have been carefully designed to create a modern interpretation.

Daylight & Sunlight

Q. Concern was raised regarding the heights of the proposed buildings and potential overshadowing.

A. An assessment has been carried out by BWB, this assessment concludes that the proposed development's effect on surrounding amenity spaces (gardens) is negligible. The overshadowing assessment demonstrates

that all gardens will continue to experience favourable sunlight levels subsequent to the completion of the proposed development, maintaining the existing conditions. With all assessed gardens fully adhering to the BRE guidelines and retaining adequate sunlight on the 21st of March, the impact of the proposed development on the sunlight levels of the surrounding amenity spaces is deemed minimal.

Scale & Privacy

Q. Concern was raised about the height of the proposed townhouses adjacent to Acres Road, and the scale of the apartment block adjacent to Stockton Road.

A. The technical team have undertaken a detailed assessment of the existing context and surrounding building heights. The design incorporates a blend of 2 to 4-storey dwellings that correspond to the proportions of the immediate surroundings. Refer to section 4.4 for further details.

Affordable Housing

Q. Residents feedback relating to affordable housing included, price and affordability, quantum and tenure, general support for affordable housing, and the location of the affordable housing.

A. The apartment block fronting Stockton Road will comprise a total of six two bedroom apartments which will be offered as affordable dwellings. This results in a

3 DESIGN DEVELOPMENT

provision of just over 27% affordable housing which is above the target for 20% of new housing provision to be affordable within Policy H8 of the Core Strategy. Refer to section 4.1.1 for further details.

Green Space

Q. Residents feedback related to the provision of green space, along with the addition of more tree planting, and Biodiversity and Environmental Considerations, e.g. biodiversity net gain, the use of plants, and wildlife-friendly features like swift boxes. There was support for the townhouse gardens, but a preference for natural grass. Concerns about potential tree damage due to pavement parking.

A. The proposals plan to enhance the quality and quantity of green infrastructure with the addition of structured tree planting, landscaping and green spaces. In addition, the proposals will include sedum roofs and bat and bird boxes which will contribute to on-site wildlife habitats.

The proposed site layout accommodates existing trees and their associated root protection areas, maintaining the existing street character along High Lane.

Sustainability

Q. Residents feedback related to energy efficiency measures and the potential to look at Passivhaus design.

A. The development has been designed with a fabric-first approach, aiming to exceed Building Regulations Part L 2022 standards. Efficient MVHR systems are proposed for certain house types to further reduce energy demands and ensure healthy indoor environments. Properties will also include solar panels and ASHPHW units which results in a further carbon reduction. All properties will also be provided with electric vehicle charging points and cycle storage facilities. Refer to section 4.11 for further details.

Construction

Q. Residents raised concern regarding, subsidence, construction, party walls, and potential foundation work implications.

A. Subject to planning, the appointed contractor would submit a Construction Environmental Management Plan (CEMP) to the Council prior to the commencement of any works.

Cube Homes is a responsible developer and is committed to ongoing consultation with local residents throughout each phase. A community liaison officer will be appointed at the beginning of the construction phase and local residents will be provided with key contact information to ensure they are able to raise issues quickly and have them investigated and responded to in a timely fashion.

Residents would be provided with sufficient notice of any works that are likely to cause disruption and will be kept regularly informed throughout via resident notices.

Bin Storage

Q. Concern about the storage of bins, details of how the new properties refuse will be managed, stored, and collected was requested.

A. A Waste Management Plan is provided as part of the application pack and details the proposed waste strategy for the site. Refer to section 4.9 for further details.

3.2.3 Community Engagement - Response to Resident Feedback

The feedback received has been reviewed and assessed, and the following changes have been incorporated into the proposals submitted herein.

1. Access into the parking court serving the apartment block has been relocated to the northern boundary.
2. The full height glazing proposed to the apartment entrance has been replaced with a more modest window.



4

DEVELOPMENT PROPOSALS

4 DEVELOPMENT PROPOSALS

4.1 Amount

The development seeks approval for the construction of 22no. residential dwellings (Class C3), comprising a mix of 2 bedroom apartments and 4 bedroom townhouses which will be offered as affordable and open market sale properties, respectively.

The existing Carlton House will be retained and converted into two properties, along with the construction of 14no. townhouses and 6no. apartments. The remaining school buildings and associated ancillary buildings will be demolished.

Property typology has been informed by local context and housing needs, comprising a mix of apartments and larger semi-detached and mews dwellings, which will offer a variety of high-quality starter and family homes.

The residential schedule shown adjacent (**Table 1**) details the accommodation proposed as part of this application. Refer to the suite of planning drawings, which accompany the application, for further details.

4.1.1 Affordable Housing

In line with Policy H8 of the Core Strategy, the development will offer the two bedroom apartments as affordable dwellings, equating to 27% site wide.

The properties will be offered as Shared Ownership and Affordable Rent, although the exact tenure will be agreed with MCC.

In addition, and in line with Policy DM1 of the Core Strategy, the ground floor apartments have been designed to be Part M4(2) compliant, equating to 10% across the site.

4.1.2 NDSS

All dwellings have been designed in line with the Nationally Described Space Standards.

ACCOMMODATION SCHEDULE			
	House Type	Description	No.
	Type A	4 Bed Townhouse	12
	Type B	4 Bed Townhouse	2
	Type C	2 Bed Apartment	6
	Type D	4 Bed Semi-Detached	1
	Type E	4 Bed Semi-Detached	1
		TOTAL	22

TABLE 1

4 DEVELOPMENT PROPOSALS

4.2 Proposed Layout



The proposed site layout responds to feedback provided as part of pre-application discussions. Properties have been carefully positioned to provide infill development which reflects local urban form, whilst creating active frontages to existing roads. Properties positioned adjacent to Acres Road have been set back to ensure appropriate separation distances are provided. A new apartment block is proposed adjacent to Stockton Road, with vehicle access to the northern side. Parking is proposed to the rear, maintaining a small front garden to the front of the block, a reflection of the existing residential character along Stockton Road.

The existing mansion house (Carlton House) will be converted into two dwellings. The existing outbuildings will be demolished to accommodate a new extension to the west. A pair of semi-detached villas will replace the current eastern extension. Their scale and massing has been purposely designed to be subservient to the existing house.

The layout therefore demonstrates good urban design practice, respects local context, and delivers a high standard of private amenity space.

It is considered that the proposals are in full accordance with the National Design Guide, and the Supplementary Planning Documents (SPD's). The layout also accords with the requirements of the adopted National Planning Policy Framework and Local Planning Policy.



Figure 9: Proposed Site Layout.

4 DEVELOPMENT PROPOSALS

4.3 Landscaping

Figure 10: Extract of the 'Landscape GA Plan', drawing 348-LST-DR-L-0101 P01.

Landscape Strategy

The landscape strategy has been designed to create a balanced mix of hard and soft landscaping, which will positively contribute to an overriding character and sense of place.

Front garden space will comprise a mix of native/ornamental shrub and hedge planting, which will be complemented by ornamental tree planting. Rear gardens will be laid to lawn, with the exception of areas of hardstanding reserved for refuse and patios. For further details, refer to the Landscape General Arrangement Plan prepared by Land Studio, submitted as part of the application.

Private driveways and access ways will be constructed in either resin bound gravel, or block paving, refer to the Site Layout for further details.

Trees

The existing tree to the northwestern corner of the site will be retained as part of the development proposals, maintaining the existing street character along High Lane.



4 DEVELOPMENT PROPOSALS

4.4 Scale & Massing



The proposals have been informed by the surrounding built form and the existing scale and massing plan presented in Section 2.7. As a result, the scheme has been designed to integrate and complement the surrounding context, comprising 2.5 storey villas adjacent to High lane, a 2.5 storey apartment block adjacent to Stockton Road, and 4 storey units adjacent to Acres Road.

The existing scale of neighbouring properties, ranging from 2 to 3 storeys and sometimes 4 storeys, plays a key role in enabling the proposals to integrate with the prevailing character and scale of the surrounding residential properties.



Figure 11: Storey Heights Plan.

4 DEVELOPMENT PROPOSALS

4.4.1 Scale & Massing

The 'Illustrative Site Sections' shown adjacent (**Figure 12**), demonstrate the relationship between the development proposals and existing properties positioned along Stockton Road and Acres Road. Properties along Acres Road have been carefully positioned to ensure an appropriate set back and separation distance is achieved to neighbouring properties, minimising any potential impact on existing residential amenity.

In line with comments received as part of the pre-application feedback, the villas to the east of Carlton House, and townhouses to the rear of Carlton House, have been designed to have a lower ridge height, which are subservient to the existing house.

The stepped terracing to the rear of plots 1 - 12 also assists with maintaining appropriate separation distances to properties along Stockton Road, minimising any potential impact on existing amenity space.

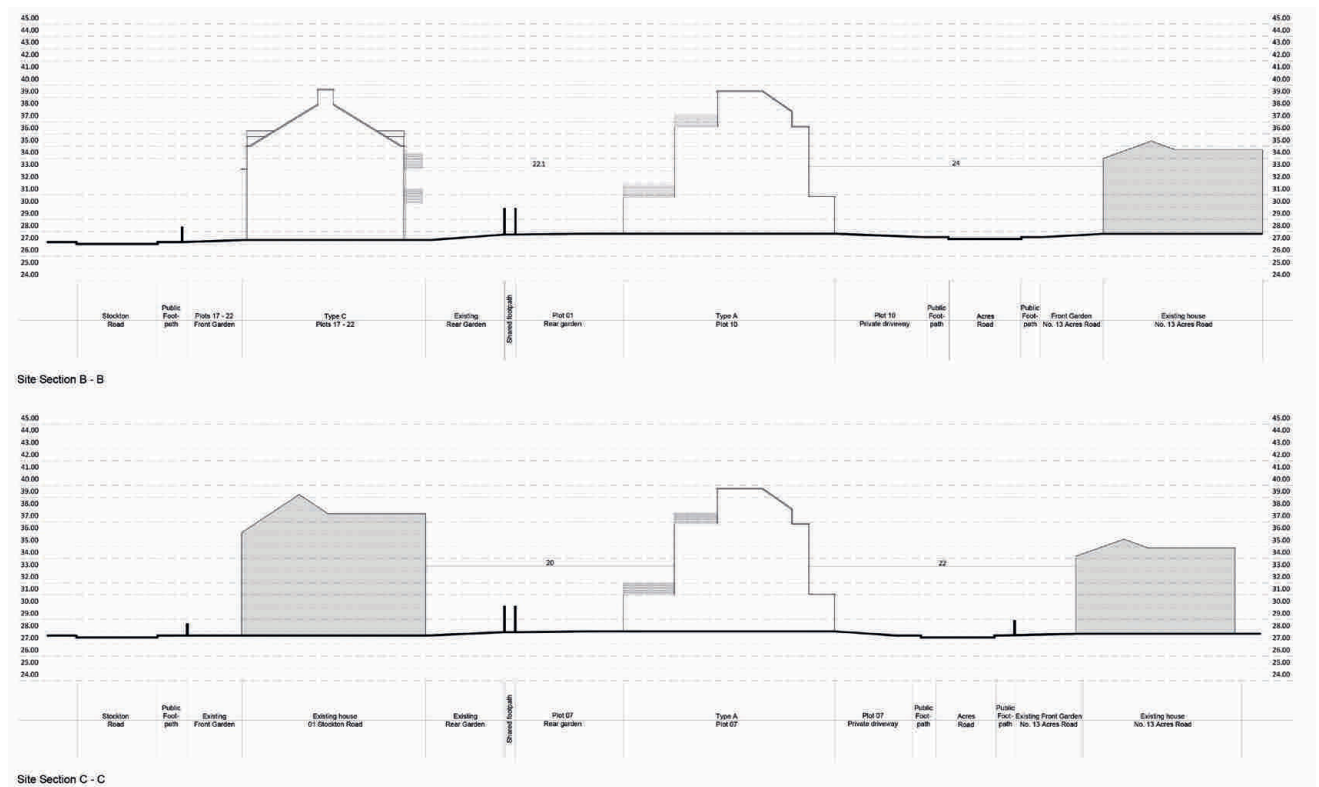


Figure 12: Illustrative Site Sections.

4 DEVELOPMENT PROPOSALS

4.4.2 Scale & Massing - Illustrative Aerial Views



Figure 13: Aerial view from the north east.



Figure 14: Aerial view from the north west.

4 DEVELOPMENT PROPOSALS

4.4.3 Scale & Massing - Illustrative Sketch Views



Figure 15: Illustrative eye level view from High Lane - Looking southeast.



Figure 16: Illustrative eye level view of Carlton House and the proposed extension.



Figure 17: Illustrative eye level view along Acres Road - Looking North.



Figure 18: Illustrative eye level view along Stockton Road - Looking North.

4 DEVELOPMENT PROPOSALS

4.5 Appearance

The scheme has been designed in accordance with the Manchester Residential Quality Guidance (March 2017), ensuring that the proposals respect the local context, and create a development which will fit seamlessly within its surroundings.

To retain a high quality and ensure that the character is coherent, the following design principles have been adopted throughout the development.

Placemaking

The design concentrates on creating successful **'places'** for people. Building layout and style, hard and soft landscape, highway design and use of materials, all work together within the development to create a cohesive overriding character and sense of community. These elements have taken local context into account to ensure that the design will fit harmoniously into its surroundings.

Building Materials and Colour

The proposed materials echo the prevailing local palette, as the scheme aims to blend seamlessly, rather than stand out. Through careful material choices and the study of the local vernacular, the design harmoniously integrates into its context.

Building materials include a mix of red brick facings, mock slate roof tiles, and standing seam zinc roofs. Architectural details include contrasting stacked brick arrangements, contrasting soldier course, recessed brick details, artstone parapets, and zinc metal surrounds. Refer to section 4.6 for further details of the proposed materials for each housing typology.

Streetscape

Land Studios' evaluation of the current streetscape along Acres Road demonstrates the adverse impact of the existing boundary wall on the street, serving as a prominent detractor within the Conservation Area. The widening of Acres Road assists with the perceived sense of 'openness' along the street.

Building Layout

Building layout is used to frame effective public spaces within the development, whilst responding directly to the landscape setting. Corner buildings at street intersections are articulated to define the corner and provide active interfaces on both sides.

Building Style and Form

The proposed building scale seeks to emulate the size and

structure of neighbouring properties. Building typology comprises a mix of semi-detached and terraced style properties, which are 2.5 & 3.5 storeys in height, along with a 2.5 storey apartment block, refer to section 4.4 for further details. Ridge heights have been given careful consideration, ensuring that they remain subservient to the existing Carlton House.

Boundary Treatment

Boundary treatments have been carefully chosen to create well defined streets and spaces, which clearly demarcate between public and private areas. Boundary treatments, building materials, surface treatments, and soft landscaping will work collaboratively to establish a comprehensive streetscape and overall sense of place.

The existing walls fronting High Lane and Stockton Road will be retained, although opening will be adapted to suit the proposals and made good where necessary. Proposed boundary treatments include 2.1m high screen walls and 1.8m high double slatted screen fencing with 0.3m trellis above. A combination of low level planters and hedgerow clearly define property curtilages along Acres Road, whilst offering visual interest within the streetscape. Refer to the accompanying 'Boundary Treatment Layout' & 'Boundary Treatment Details', submitted as part of the application pack, for further details.

4 DEVELOPMENT PROPOSALS

4.5.1 Appearance - Illustrative Street Scenes

Illustrative Street Scene - Acres Road



Illustrative Street Scene - High Lane



Illustrative Street Scene - Stockton Road



Illustrative Street Scene
Locations



4 DEVELOPMENT PROPOSALS

HIGH LANE

4.5.2 Appearance - Illustrative Visual



Figure 19: Illustrative view from High Lane.

4 DEVELOPMENT PROPOSALS

ACRES ROAD

4.5.3 Appearance - Illustrative Visual



Figure 20: Illustrative view along Acres Road.

4 DEVELOPMENT PROPOSALS

STOCKTON ROAD

4.5.4 Appearance - Illustrative Visual



Figure 21: Illustrative view along Stockton Road.

4 DEVELOPMENT PROPOSALS

TYPE A - 4 BED TOWNHOUSE

4.6 Appearance -

Proposed House Type A

GIA - 2034 sqft/189 sqm

Properties have been designed to reflect traditional terrace arrangement, and existing densities to the east of the Site. This arrangement creates a repetitive built form along Acres Road, which also allows space for the inclusion of soft landscaping and tree planting, creating natural breaks between parking spaces.

Properties will be constructed in red brick with a standing seam zinc roof. Architectural details include contrasting soldier course, contrasting stacked bricks, recessed brick details, and artstone parapets. Windows feature a 200mm reveal which will contribute to the depth and character of the overall streetscape.

The properties feature amenity space in the form of external terraces to the rear. These areas have been carefully designed to step back towards the dwelling, and will be enclosed by a timber screen, ensuring existing amenity of properties backing onto the Site is protected.

Refer to the accompanying planning drawings for further details.



Existing terraces on Chequers Road



Proposed Type A Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

4 DEVELOPMENT PROPOSALS

TYPE B - 4 BED SEMI-DETACHED

4.6.1 Appearance -

Proposed House Type B

GIA - 1819 sqft/169 sqm

These properties take their lead from existing dwellings along High Lane, although have interpreted traditional architectural detail in a modern way.

Properties will be constructed in red brick with a thin leading edge concrete roof tile. Architectural details include contrasting solid course, recessed brick details, zinc dormers, zinc door surrounds, and feature bays.

Window proportions generally have a vertical emphasis and are quite narrow in width. The windows proposed within the feature bay take their lead from this arrangement and will feature a 200mm reveal which will contribute to a degree of depth and character.

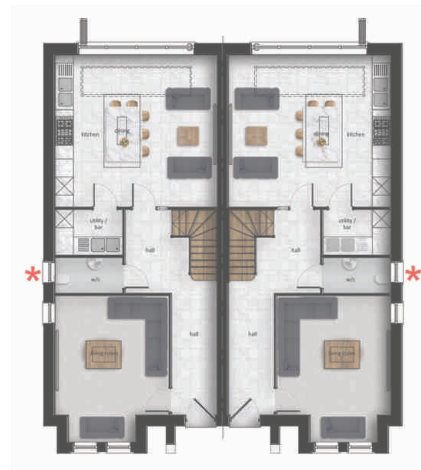
Refer to the accompanying planning drawings for further details.



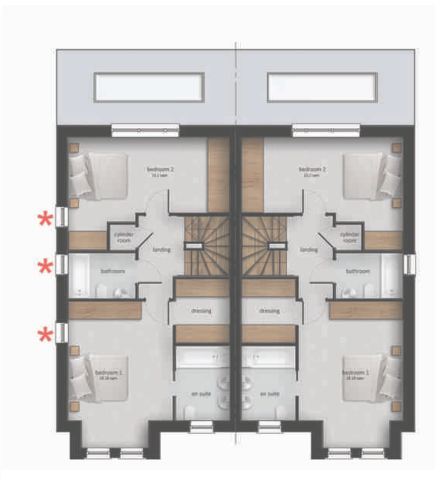
Existing terraces on High Lane



Proposed Type B Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

4 DEVELOPMENT PROPOSALS

TYPE C - 2 BED APARTMENT

4.6.2 Appearance -

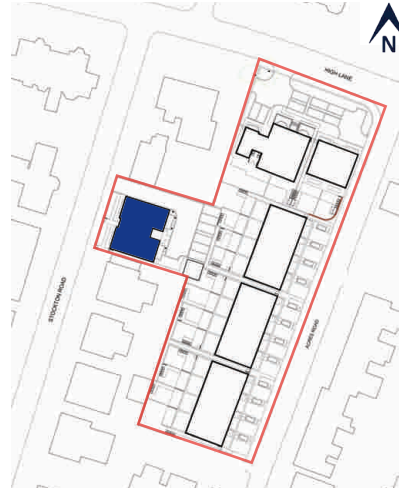
Proposed Type C

GIA - 786 sqft / 72 sqm

Properties positioned along Stockton Road are arranged as mirrored pairs. A common feature is the inclusion of 2 storey bays and dormers. The apartment block has been designed to take its architectural lead from these properties.

The block will be constructed in red brick with a standing seam zinc roof. Architectural details include contrasting stacked bricks, recessed brick details, and artstone parapets. Windows feature a 200mm reveal which will contribute to the depth and character of the overall streetscape.

Refer to the accompanying planning drawings for further details.



Existing semi's on Stockton Road



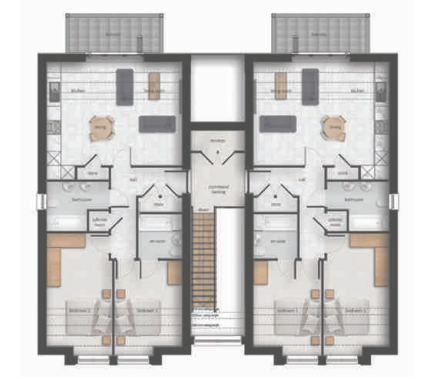
Proposed Type C Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

4 DEVELOPMENT PROPOSALS

TYPED/E - 4BEDSEMI-DETACHED

4.6.3 Appearance -

Proposed House Type D & E

GIA - 2413 sqft / 2744 sqft

Carlton House is considered as a non-designated heritage asset which positively contributes to the Conservation Area. As such, the proposals include the retention of Carlton House, which will be refurbished and converted into two residential dwellings. The existing façade will be maintained, although will be refurbished where required.

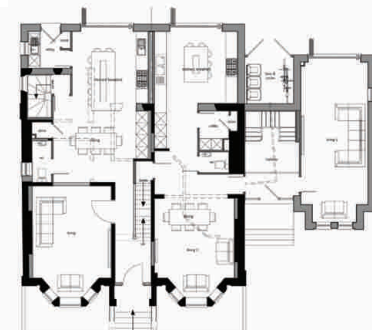
A new extension is proposed to the west of Carlton House. The extension is more contemporary in its design, intended to complement the new villas to the east, rather than replicate the existing architectural style. Refer to the accompanying planning drawings for further details.



Proposed Type D & E Elevation



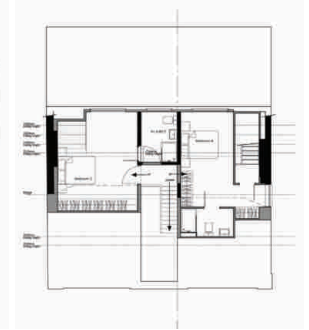
Basement Floor Plan



Ground Floor Plan



First Floor Plan



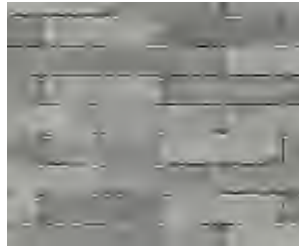
Second Floor Plan

4 DEVELOPMENT PROPOSALS

4.6.4 Appearance - External Materials



Grey block paving to driveways fronting Acres Road.



Charcoal Multi setts



Nutmeg resin bound gravel



Granite paving flags



Lightweight sedum roof tray



Resin bound gravel with block edging.



Bin & cycle storage



Post box



Low-level planters

4 DEVELOPMENT PROPOSALS

4.7 Access & Highways



Existing Highway - Acres Road

Acres Road will be widened to 5.5m along the Site frontage and will include a 2.0m wide footpath to the western side.

Access

Plots 1 to 12 will be served directly from Acres Road. Properties will have a increased driveway length and width, which will aid manoeuvrability. A new access, approximately 10m south of the junction of Acres Road with High Lane will serve plots 13 & 14. The existing access from High Lane will be retained, although it will be increased slightly in width to the east and will serve plots 15 & 16. Plots 17 to 22 will take access from Stockton Road, linking to a parking court to the rear.

Level Access

Access to and within the public external environment has been designed to ensure that, where possible, there are no excessive changes in level between the highway and the principal access. Each property will therefore be provided with level access, either to the primary or secondary entrance point. Carlton House will maintain the stepped approach to the front elevation. All houses will have a path and/or driveway providing a safe access route from the public highway to this entrance point.



Figure 22: Refuse Plan.

4 DEVELOPMENT PROPOSALS

4.8 Parking & Cycle



Parking

The scheme features a mix of in-curtilage arrangements, predominantly featuring driveways to the side of the dwelling, or driveways fronting both detached and integral garages. A limited number of properties feature up front parking bays, although these are limited across the site and will be separated through soft landscaping.

The apartments are provided with one allocated parking space to the rear of the block.

Furthermore, each property will be provided with a 'Mode 3' Electric Vehicle Charging point.

Cycle

All properties will be provided with the facility to store bicycles, either within a cycle shed (located in the rear garden), within an integral garage, or within the designated cycle store.



Figure 23: Parking & Cycle Plan.

4 DEVELOPMENT PROPOSALS

4.9 Waste Management



Refuse and recycling storage has been a key design consideration throughout the layout evolution. As a result, each property is provided with a paved area within the rear garden, siting 4no. waste bins, in accordance with the Council's recycling and refuse policy and the current Building Regulations Part H.

All properties are provided with direct access from the rear garden to the highway, enabling ease of movement for bins to be left out on the relevant collection day.

Refer to **(Figure 24)**, adjacent, for an example of refuse storage areas, along with the Waste Management Plan, refer to drawing 22114_07 for further details.

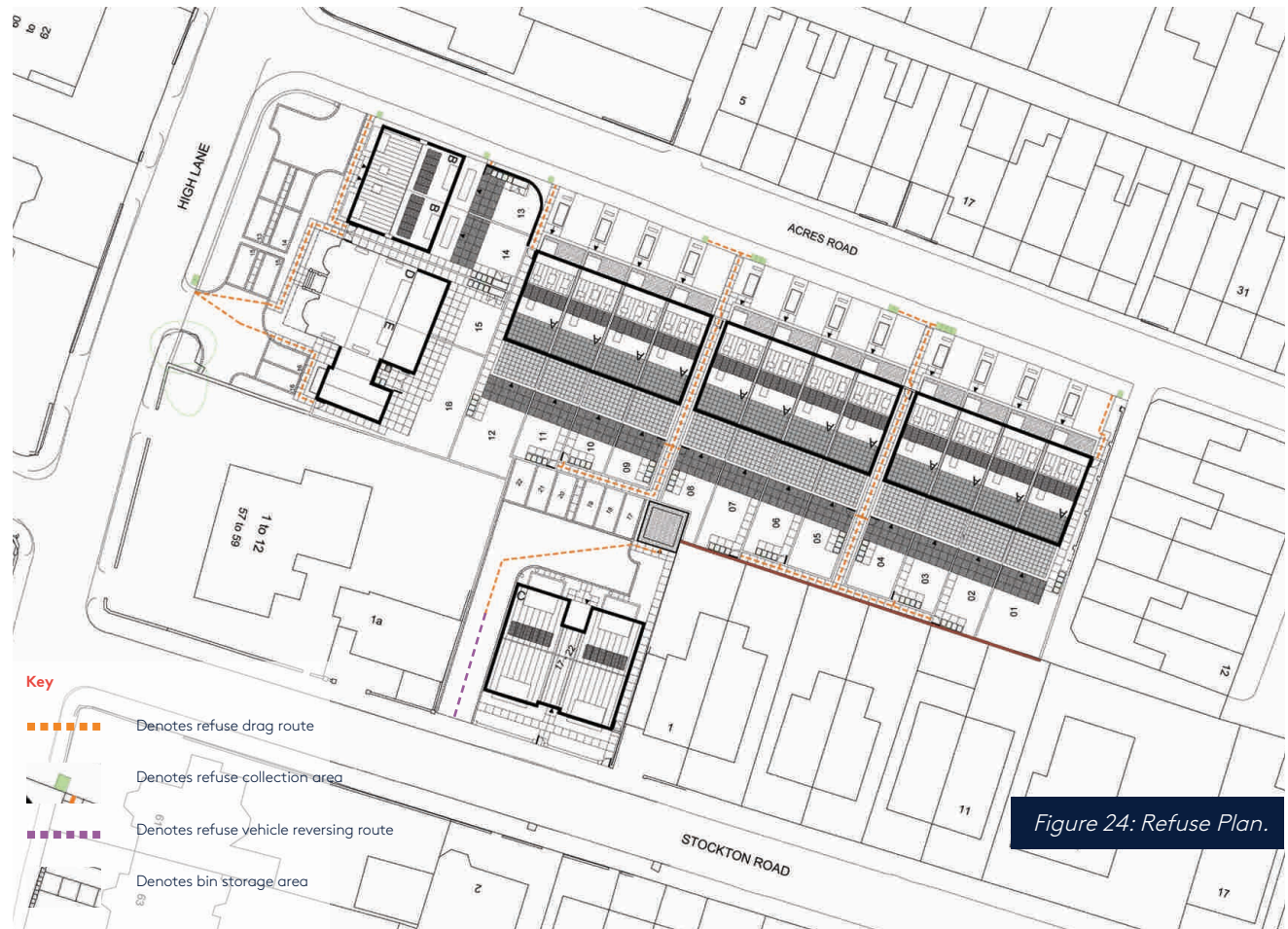


Figure 24: Refuse Plan.

4 DEVELOPMENT PROPOSALS

4.10 Crime Prevention

In accordance with the National Planning Policy Framework (NPPF 2021), and the Crime Impact Statement, the development seeks to deliver the following;

"Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience;" (Paragraph 130f).

The layout has been designed and developed to incorporate the fundamentals of crime prevention and best practice guidance, as further explained below.

Footpaths and Walkways

The combination of well-designed block form and property orientation creates natural surveillance of footpaths and walkways across the Site. Footpath lighting will be designed in accordance with BS: 5489. A lighting strategy will be submitted for the approval of the LPA.

Front of Buildings

The natural surveillance benefits of residential development will assist in enhancing the security to fronts of buildings.

On a more physical level, properties will comply with BS: PAS 24 (2016), in accordance with approved document Part Q.

Private Spaces Behind Buildings

Private spaces behind buildings, essentially rear gardens, are screened by 2.1m high fencing.

Natural Surveillance

The enclosing arrangement of dwellings, and close proximity of footpath and parking areas, will ensure that the development benefits from the maximum level of natural surveillance.

Areas of open space are overlooked by adjacent housing. There are no areas within the Site which provide visual refuge, where intruders could remain unobserved.

Lighting

The proposed highway network and private parking areas will be suitably lit, in accordance with BS: 5489.

Details will be discussed and agreed with the local Authority as part of the technical Section 38 Agreement.

Boundary Treatments

Boundary treatments have been carefully chosen to provide a degree of physical security, whilst acting as a psychological deterrent to opportunistic crime. Private boundaries include brick walls (to boundaries which abut the public realm) or fencing at a minimum height of 2.1m. Low walls or hedgerows provide clear and defined demarcation between public and private spaces and dwelling frontages. Access gates are positioned as close as possible to dwelling frontages. Refer to the 'Boundary Treatment Layout' for further details.

Landscaping

Landscaping incorporates a variety of trees and shrubs that will contribute to security by means of their density and hostility to climbing, refer to the landscaping layout which is submitted as part of the application.



Example of defensible planting - Plot 13 eastern gable.

4 DEVELOPMENT PROPOSALS

4.11 Energy Statement

The applicant is committed to improving the energy performance of the development and aims to exceed the current Building Regulations Part L 2022 standards.

The design proposes to use efficient MVHR systems for house types A & B, which will further reduce energy demands and ensure healthy indoor environments. This low-energy design concept results in high-energy performance and qualifies the development as low carbon.

In addition, a feasibility assessment determined that a 34kWp solar system, and ASHPHW units, to each dwelling will further reduce carbon emissions. The development can be defined as being carbon neutral, as a result of obtaining energy from a renewable electricity supply.

Sustainable surface water drainage systems, green infrastructure (such as green roofs and structured planting), and waste minimisation will also assist with offsetting carbon emissions.

This approach will reduce the levels of CO₂ emissions associated with the development, and improve the energy efficiency of each dwelling over its lifetime, whilst promoting residents' wellbeing.

Refer to the Environment Standards Statement produced by Watt Energy for further details.



Electric vehicle charging points



Inline photovoltaic panels (solar panels)



Air source heat pump hot water tank



SUMMARY

5 SUMMARY

5.1 Conclusion

The Site has undergone an extensive design review, in close collaboration with the applicant Cube Homes, the consultant team, and the Local Authority.

The development will deliver a high-quality, energy efficient, and sustainable residential scheme, which will utilise redundant brownfield land. It will contribute to local housing needs and create a distinct sense of place.

The refurbishment of Carlton House, into two residential dwellings, will reinstate its previous historical use, whilst maintaining the character along High Lane.

Furthermore, the development will not have an adverse impact on the neighbouring amenity, and will provide improved road infrastructure, to the benefit of local residents.

To conclude, this statement clearly demonstrates that the proposals will positively contribute to the Conservation Area, in terms of its aesthetic, landscape, and ecological value, whilst according with National and Local Planning Policy. The proposals have also considered the criteria contained within the National Design Guide.

We therefore request that positive and expeditious consideration is given to this application.



For more information contact;

Name: Soulla Rose

Job Title: Planning Manager

MPSL Planning and Design Ltd

4 Ball Green
Cobra Court
Manchester
M32 0QT

T: 0161 772 1999

E: srose@mpsldesign.co.uk



www.mpsldesign.co.uk