

Princedom Street, Manchester

Design and Access Statement

July 2023

12192-AEW-XX-XX-PP-A-006 [P02]



aew architects

together we

**create buildings and interiors, masterplan
and design urban spaces, we work with the
virtual and the real, we make places to work,
live and play, we volunteer and fundraise,
we collaborate with each other, with every
client on every project.**

This is the work we do everyday.



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Introduction

Introduction

This Design and Access Statement has been prepared by AEW in support of the Planning Application for Princedom Street, Manchester.

The purpose of this document is to provide information to support the planning application for the proposed new construction of affordable residential accommodation in Harpurhey, Manchester. The proposed development incorporates 22 dwellings and aims to provide affordable low energy homes with ambition to provide optimum internal comfort for residents. This document will highlight:

- + Assessment of the site and wider context.
- + Evaluation of relevant constraints and opportunities and understand how these effects the development proposals.
- + Evaluation of ecological, environmental and geographical impacts on the site.
- + Outlines dialogue and consultation undertaken in formulating the proposals.
- + Identify and prioritise the design principles arising and promote a design solution.



The Team

The development of Princedom Street, Manchester involves multiple professionals working together to deliver the low energy homes.



Mosscares St Vincent's Housing Group (MSV) own and manage almost 9,000 homes in Greater Manchester, Lancashire and West Yorkshire. Our growth aspirations are to respond to the housing crisis in the North West, by assisting the millennial generation locked out of decent homes, the elderly, those on low incomes, those in need of specialist housing, first-time buyers, and people who are 'rightsizing'.

We pride ourselves on being a housing provider that has retained our original values and mission and we continue to deliver a range of housing solutions to the most overlooked and under-served in society. Our corporate strategy 'The MSV Way' commits to investing in People, Planet and Place with capacity for over 1,000 new sustainable homes over the next few years that people can afford, a sustainability plan to play our part in reducing the impact of climate change and investing in communities and neighbourhoods.

Our focus on specialist housing enables us to provide a safe and secure home for many marginalised people; for example, our two Foyers for young people in Manchester and Blackburn, our sheltered schemes and HAPPi schemes designed specifically for older people, schemes for care leavers and those with a learning disability, and specialist housing for homeless and rough sleepers. This is in addition to the modern sought-after properties we build for families and single people.



A construction management consultancy offering a comprehensive range of quality services and solutions to clients across the public and private sectors.

Working across the UK, our dedicated team of experts delivers specialist Building Consultancy, Project and Cost Management, Employer's Agent, Project Monitoring and CDM Principal Designer Services from our offices in Manchester, Bury and Stoke-on-Trent.

Our portfolio is vast and spans a wide range of sectors including Commercial, Education, Energy and Infrastructure, Heritage, Refurbishment and Maintenance, Hotel and Leisure, Residential, Retail, Senior Living and Student Accommodation.



Landscape architects - Our practice is based on the principles of being good listeners, great communicators and excellent designers. We operate an 'open-door' approach, embracing the opportunity to co-design with, and learn from other sectors. We quickly develop and retain strong communication channels with other consultants, local communities, councils and stakeholders, and strongly believe in the power of an integrated approach, where problems are easier solved together as a wider design team.



We are a 90+ strong team of Architects, Technicians and Technologists, Interior Designers, BIM specialists, Conservation Architects, Sustainability and Planning Consultants. We understand our strengths and stick to them, only working in our key sectors of Accommodation, Industrial, Retail, Offices and Sport and Leisure. We deliver projects to the highest standard and add value via our deep specialist knowledge, skills and experience for the benefit of everybody. Our work within the accommodation sector ranges from bespoke private dwellings, affordable and open market housing, specialist and retirement living, large scale residential projects, master-planning and complex mixed-use sites. Our activities are designed to ensure we deliver positive legacy effects on the local environment, community, our clients, business partners and our employees and we work openly with clients and stakeholders to maximise the benefits of good design for all, across all our services.



Nexus Planning offers a highly skilled team of consultants providing market-leading planning, regeneration and development advice alongside associated analytical demographic research capabilities to the private and public sectors. Nexus' Manchester office was awarded the Royal Town Planning Institute's North West 'Private Sector Planning Team of the Year' in 2021 and was shortlisted for the highly coveted national 'Planning Consultancy of the Year' in 2022. Nexus works hard to achieve positive outcomes for its clients and has a particular specialism in delivering residential planning permissions for Registered Providers, developers and housebuilders. Nexus is currently working across the North West, including in Manchester, and nationwide to deliver high quality housing in sustainable locations to meet the ever-increasing demand for new homes.

Assessment

Assessment

Location Plan

Manchester wider Context Prestwich



PARK

Manchester City Centre

Focused area: Site in Harpurhey

Assessment

Existing Site and Context



— Focused Existing Site

The site extends to approximately 0.5ha of green space, adjoining the built-up area of Harpurhey, Manchester. It is therefore under the jurisdiction of Manchester City Council.

The site is two parcels of grassland, previously developed as terrace housing.

The northern side is Sequoia street while Princedom street intersects both grassland areas. It has a flat topography and its immediate surrounding neighbourhood is residential.

The areas around the site comprise mainly community use facilities. These include schools, places of worship and health facilities. For example there is a large publicly accessible open space - David Lewis Recreation Ground - to the north of the site. Beyond this is further designated green space as well as residential areas.

These dwellings are 'conventional' in style and typical for areas such as Harpurhey. They are terraced and semi-detached properties with pitched roofs and feature commonly utilised materials such as red bricks and slate tile roofs.



Assessment

Harpurhey Wider Context

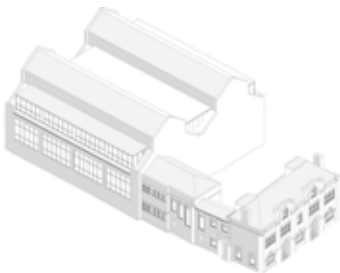


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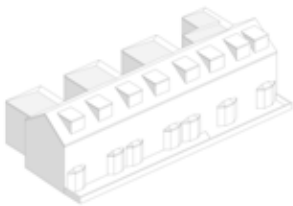
Harpurhey is a mainly residential inner-city suburb of Manchester for multiple cultures and communities. With a large number of different types of educational centres, shops, parks, and sports and leisure activities located in relation to Princedom Street, the focused site acts as a convenient position for residents to arrive at. This makes it an ideal spot for house scheme proposals to promote community congregation in this neighbourhood.

Integration + Character

The proposed houses will reflect the materiality and character of the surrounding neighbourhood so that they aesthetically compliment Harpurheys existing communities. Taking influence from neighbouring brick terrace houses, the proposed scheme will incorporate similar materials to compliment existing nearby buildings.



The Manchester College
Harpurhey Campus



Residential Terrace Houses

1. Harpurhey Neighbourhood Nursery
- 2.i.North City Family&Fitness Centre ii.Manchester Youth zone
3. Harpurhey Health Centre
4. Daweteislami Islamic and Education Centre
5. The Manchester College-Harpurhey Campus
6. i.Harpurhey District Office ii.Harpurhey Police Station
7. Harpurhey Shopping Centre-Shopping Mall(Includes B&M Store, Poundland, Iceland, Wilko e.t.c& Restaurants)
8. i.McDonald's ii. KFC Harpurhey
9. ASDA Harpurhey Superstore
10. M9 Carwash
- 11.i.St John the Evangelist C of E Church ii. Christ Church
12. Residential Terrace Housing in Proximity

Focused Existing Site



Bus Stop





Assessment

Connectivity

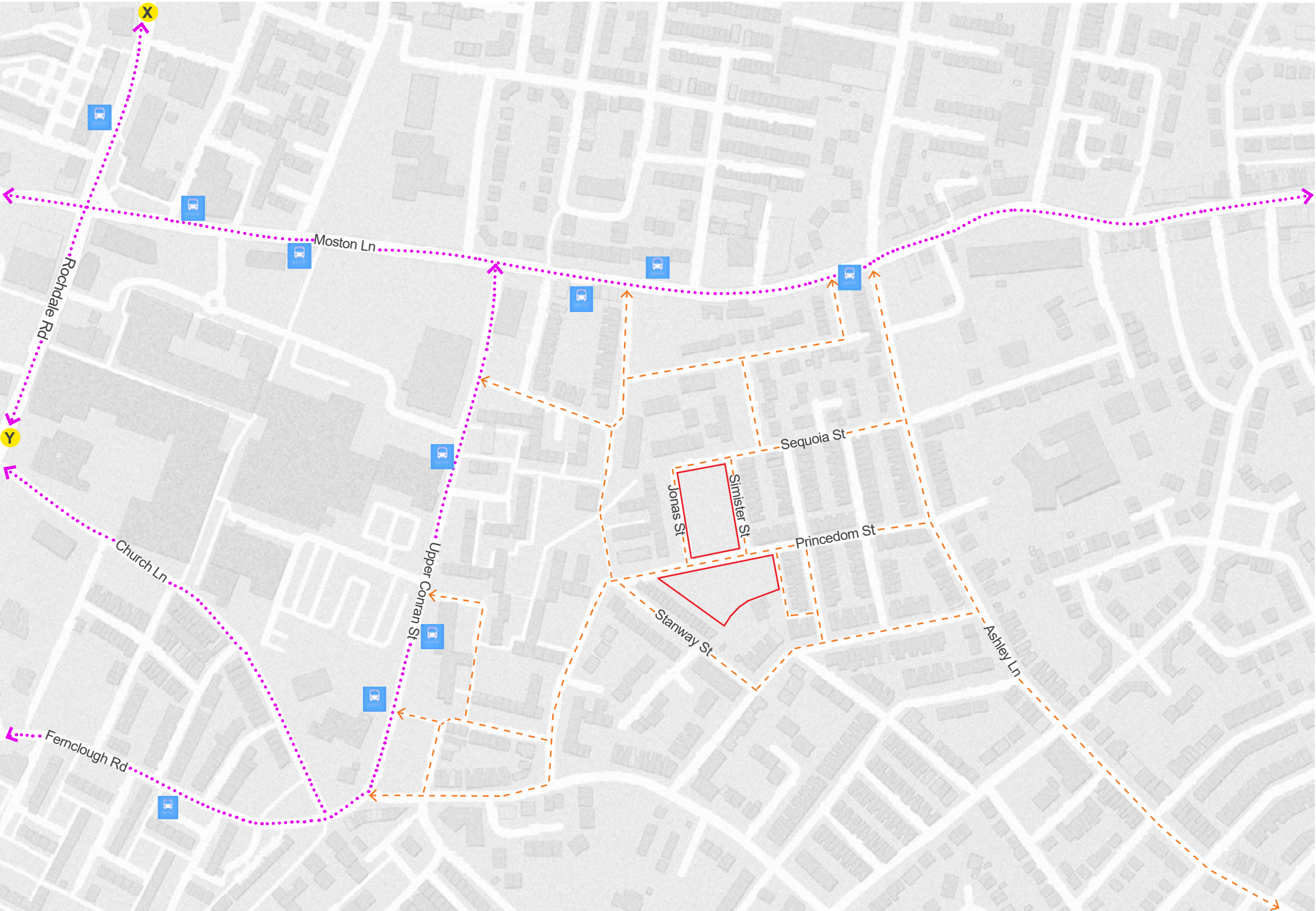
Transport Links

The main public transport links to the suburb of Harpurhey area is via bus on Rochdale Road. Rochdale Road links Rochdale towards the North and Manchester towards the South. Bus stops are located at strategic points in proximity convenient for residents to arrive and commute elsewhere.

Connecting Routes

Considering the area of the Site at the north is bordered by Jonas street on the west and Simister street on the east, connection to Sequoia street is feasible which links to notable transport routes such as Moston Ln. &... e.t.c. The southern area of the Site is immediately bordered by Princedom street(which serves as a central route between both areas) & a neighbourhood footpath at the east both linking to Upper Conran St. Rochdale road is accessible via Moston and Church Ln.

-  Towards Rochdale
-  Towards Manchester
-  Bus Routes
-  Connecting Routes between Site and Transport Links
-  Focused Existing Site
-  Bus Stops





Assessment

History

 Focused Site

The historical information has been supported by Sladen Associates who were instructed to carry out a Phase 1 Geo-environmental Study by Poole Dick Associates Ltd, acting on behalf of MSV Housing.

Before 1910, Harpurhey, Manchester was predominantly in agricultural use although the route of Rochdale Road was already an established thoroughfare to the west and there was scattered housing immediate to its proximity.

1893
Sparse grasslands and fields, with emergence of varying Housing Typologies on the evolving Urban Fabric.

1908-1909
New streets were developed and residential areas were constructed, providing mostly terrace housing. The South East quadrant of the site was yet to be developed.

1950
Fully developed Terrace Housing. Presence of linking streets connecting the Site and Jonas street on the north and also between the Site and Princedom street(then Princess st) on the south.

2003-Present
Pre-existing buildings in-situ demolished. The Linking streets in retrospect, connecting both sites to Jonas and Princedom street respectively are no longer present.



Assessment

Local Character



Key Location Image

1



Moston Lane Community Primary School

The neo-classical structure is predominantly made of brick, depicting certain mannerism emblems notably at its roof parapet. It uses a rhythmic facade grid, which symmetrically positions windows and cornices on its elevations. As an educational structure it aids the community by preparing pupils with core values. Princedom's proposed terrace dwellings will also use a similar façade system which has been influenced by this Primary School.

2



Social Condensers

Presence of Social Condensers such as the North City Family & Fitness Centre, The Manchester Youth Zone are in accessible proximity to the site. These edifices aid recreational & voluntary activities and in overarching youth development around the community. The materiality of the structures depict a conventional brick work whilst imbued with a Modern contemporary cladding system. The proposal scheme will reflect similar use of materiality.

3



Residential Housing

The surrounding context comprises of varying structures, mainly terrace housing, and a modicum of small semi-detached houses. The materiality includes a range of bricks, with warm colours. Certain houses are faced with brick and painted a distinct colour for aesthetic purposes. The proposal scheme endeavours to reflect similar use of warm colours and incorporate character of terrace houses such as conventional gable roof in order to acknowledge the character of its surroundings.

3



Assessment

Local Character

Detailing will form an important part of any proposed buildings success within the development site. There are numerous forms of detailing seen within the context and we will look to acknowledge this within the proposed elevation design.

The surrounding buildings consist of varying architectural styles with a conventional materiality scheme which includes red, grey bricks/ blocks, Timber & metal cladding and tiled roofing.

The character of the surrounding context depicts an interesting variance of Renaissance architecture and contemporary styles. Notable in the design of arches, windows, dormers and roofing styles as well as varying brick detailing elements and architectural features.

The subtle use of detailing will add a richness to the facade design, which like the adjacent examples, provides interest, helps break up the mass and assist with overall building proportions/rhythm. The proposed Princedom scheme incorporates similar use of materials and colours of Harpurhey's local character.

Key Locations to inform materiality of context;

- + Harpurhey Medical Centre
- + McDonald, Harpurhey, Manchester
- + 61 Princedom Street Residential Housing
- + Harpurhey Market
- + Harpurhey Shopping Centre
- + Harpurhey Police Station
- + St. John the Evangelist C of E Church
- + Asda Retail Store, Harpurhey
- +St John the Evangelist C of E Church





Assessment

Observations and opportunities

SWOT



Strengths.

- +Strong edge conditions.
- +Low noise pollution considering sites distant location from busier streets.
- +Levelled access across both parcels of land due to even gradation of site levels.



Opportunities.

- +Potential for captivating street facade, accentuating evident strong edge.
- +Potential for linked character through separate parcels of land.
- +Large opportunity for east-west terracing which provides units a north-south orientation beneficial to a sustainability perspective.



Weaknesses/Threats.

- +Privacy issues due to close proximity of neighbouring housing.
- +Existing underground services of electrical and water/gas supply(to be mitigated).
- +No Natural surveillance considering rears looking into site.



Assessment

Consultant Assessment

Varying reports have been prepared to both assist with the validation of the planning application and provide navigation to the design of the scheme. An overview of the reports will be contained within the Planning Statement. The below points highlight where points raised within the consultant reports have a direct influence on the design;

Phase 1 Geo-Environmental Survey

Poole Dick Associates Ltd, acting on behalf of MSV Housing has instructed Sladen Associates to carry out a phase 1 Geo-environmental study for a proposed residential development at a site off Princedom street in Harpurhey, Manchester. Considering the report, factual results entails the study & a conceptual model of potential pollution linkages together with comment on the potential constraints that may relate to re-development of the site. For more information, please refer to; *"Phase 1 Geo-Environmental Study 20-2276"*

Flood Risk Assessment

A FRA assessment have been undertaken by GeoSmart Information LTD. The Site is located within fluvial and tidal Flood Zone 1 (low probability), and within an area defined as being at Very Low risk. According to the government's standard advice on 'preparing a flood risk assessment', it is not a requirement for this report to be provided for planning. Further information on this is also included in the sustainable drainage reports, which are stated in the Sustainable Drainage Assessment section.

Ecological Assessment

An Ecological Assessment was undertaken by Kingdom Ecology. The Purpose of the assessment was to identify any potential ecological constraints to the proposed development. Development proposals will affect a 0.5ha of land which comprises exclusively of closely mown, amenity grassland and hardstanding. These habitats are all considered to be of limited nature conservation value. Considering that habitats site comprised exclusively closely mown amenity grassland, it is considered very unlikely that the site supports any protected or notable species. The site does not support any suitable habitat for roosting bats, badgers, hedgehog or nesting birds. For more information, please refer to; *"Ecological Appraisal - Princedom Street- Preliminary"*

Sustainable Drainage Assessment

The Sustainable drainage assesment have been conducted by Align Property Partners under the commission of Mosscafe St Vincents which includes comments regarding discharge to SuDS strategy. The proposed Sustainable Drainage Scheme (SuDS) strategy is comprised of permeable paving and attenuation tanks to attenuate surface water runoff onsite. Surface water will then be discharged to the public sewer network, subject to confirmation from the sewer utility provider, and the incorporation of SuDS. For more information, please refer to; *"Drainage - Drainage-Statement PV2309-APP-92-XX-RP-C-1001"* & *other SuDS Reports.*

Transport and Travel Plan Assessment

Transport and travel plan assessment was undertaken by SCP. The Context is a sustainable location, proximally situated within local services and amenities. Vehicular access to the proposed development will be provided via Princedom street and sequoia street. Estimation for the scheme will generate 12 two-way vehicle movements in both the AM 12 in the PM peak hours. Volumetrically, this equates to around 1 additional vehicle movement two-way every 4 to 5 minutes or so in both the AM and PM peak hours. The recently available personal injury accident data for 5-year period demonstrates that no accidents have been recorded in the vicinity of the site. Provision of 22 car parking spaces for the proposed apartments terrace housing scheme, which is plausible in the context of sustainable location of site. Considering the TS analysis, the application proposals are acceptable with regards to transport. For more information, please refer to; *"Transport - Technical Note - SCP 210748 Princedom Street, Jonas Street, Manchester REV A"*

Noise Impact Assessment

Professional Consult have undertaken a noise impact assessment to identify and assess any surrounding noise-generating activities which may have the potential to constrain the proposed noise-sensitive development. This Assessment has shown that, the existing noise climate around the Site is sufficiently low enough which affords noise levels in external and internal habitable areas of the Site which accord with the 'No Observed Adverse Effect Level' as detailed in the PPG and as such noise should not be deemed to be a determining factor in the granting of planning permission for this Site. For more information, please refer to; *"Acoustic - Noise Impact Assessment 21.158.1.R1 - Princedom St, Manchester"*

Broadband and Connectivity Assessment

The findings of the broadband connectivity assessment indicate that existing broadband infrastructure and good connectivity is already available, with existing fibre installed along streets adjacent to the Site. Good download speeds are likely to be experienced. It is suggested that the developer engages with BT Openreach to facilitate a connection to their fibre network. Virgin media can also be considered with equipment in close proximity to the site. The developer will commit to enable the Proposed Development for robust connectivity and future-proof upgrading by following the guidance presented in Data Ducting Infrastructure for New Homes - Guidance Note, March 2008, Department for Communities and Local Government. For more information, please refer to; *"Broadband Connectivity Assessment v0.1 - Princedom Street"*

Tree Survey

The Tree survey and constraints plan was undertaken by Mulberry Tree Management. Considering details in the report, there are no evident trees on the area within the site boundary however, there are a few outside of the site boundary in proximity. This trees can be retained, following the precautionary method of working near trees in the accompanying Arboricultural Method Statement. Regular (annual or biannual) inspections of all retained trees should be undertaken by a qualified Arboricultural Consultant, with regards to the site development. For more information, please refer to; *"Arb Impact Assessment"*

Involvement

Involvement

Community Involvement

Introduction

Project 500 is an established innovative approach that supplements Manchester City Council's wider Affordable Housing Programme, by utilising surplus brownfield land which they own. It is planned for the land to be sold to a number of RPs including MSV to develop a range of Affordable Housing to meet the increasing demand in all areas, tenures, and property types.

MSV have been identified to develop a housing scheme on the Princedom Street site for 22 new homes. Princedom Street is located in Harpurhey about 3 miles north of Manchester City Centre. It is a highly sustainable area with excellent access to schools, shops and employment with good transport links to wider parts of Greater Manchester. Working with Officers in the Council, MSV have determined the tenure for the scheme as a mix of Rent to Buy and Affordable Rent and includes 3 bed houses. Refer to the table below for the unit mix, tenures and rents. This is reflective of local demand and will meet needs of existing households on the Housing Waiting list.

Approach to Community Involvement & Engagement

An open Drop-in Public consultation event was held at North City Family & Fitness Centre on 24th April 2023 between 3pm & 7pm, this location is within a close proximity to the site. Over 55 local households and businesses within the surrounding area of the site were had letters advertising the event.

At the event members of the design and construction team AEW Architects were on hand to answer questions, as were, staff from MSV. Architects' drawings of the scheme were displayed alongside, information which was provided to attendees.

A public register and written comments were collected at the event as well as interest from individuals wanting to have further information regarding renting or buying an apartment on completion.

Further comments on completion of the event were left open through email.

The event was attended by 20 Households.

Conclusions

Continuing to engage with and involve the local community in the design process for the Princedom Street P500 site has been critical to MSV achieving our vision and ambitions for the site.

MSV has used traditional communication methods and activities to create informed discussions about the proposed plans for the site. The open and transparent approach to consultation ensured that as many people as possible have been able to engage with the revised development proposals for the site.

Based on the responses received from the local community, while a number of respondents stated that they were in favour of the proposals and supportive of the scheme overall, the following key issues were identified for further consideration:

1. Parking – Number of spaces and potential effect on local residents
2. Trees – Removal of mature trees to accommodate scheme proposals
3. Design of the building, height, and light issues.
4. Impacts on infrastructure – including local GPs, Dentists & other primary services

MSV have where possible considered all the comments provided and have strived to incorporate them within the final design to be submitted for planning consent.

Based on the information contained within the above report, it can be considered that MSV has fully embraced consultation with the local community, which has resulted in positive changes to the proposed development. This should be looked upon favourably when determining this application

Consultation and Engagement

Extensive pre-app discussions have taken place with the Local Planning Authority and other departments in MCC. The last meeting was held on 13 October 2022 with managers in Planning and Strategic Housing at MCC. They responded that it was a good scheme and planners were happy to advise on design to ensure it continues to meet local policy. In addition, the Residential Growth Panel (made up of a number of departments within MCC) had approved the housing scheme at Parkmount Road/Princedom Street in October 2021.

Local Ward Councillors have also been consulted via MCC Housing Strategy and have expressed their robust support for the scheme which brings much needed affordable housing to the area.

In November 2022 the Executive Committee of MCC expressed their strong support for the P500 project which includes Parkmount Road/Princedom Street. This detailed Phase 1 of the P500 which identified 378 homes on over 27 sites predominately in the North and East of the city. [Report to the Executive (manchester.gov.uk).

Both reports provide delegated authority to enable the disposable of the sites to the Registered Providers who are part of the P500.

Manchester City Council has an established Programme Board for P500 which is led by MCC with full engagement by participating RPs. This enables all partners to be sighted on progress, agree actions and provides a forum to escalate any concerns or slippage on delivery. It is also a place that enables the sharing of common practices.

Additionally, MSV have their own internal governance. The entire project from concept, planning stages to delivery and handover will have the direct involvement of an experienced Development Manager and Development Officer employed by MSV. They will run the project day to day with oversight provided by MSV's Director of Development and Programme Manager. MSV's Board and Executive Team will also receive regular reports of the progress of this scheme through Planning, start on site and delivery to handover and letting.



Design

Design

This section demonstrates the design and sustainability approaches to the Princedom Street scheme. Landscape drawings and images illustrate the visual atmosphere the proposal aims to achieve.



Design

Approach to Developing Site

Movement

The proposed design introduces pedestrian movement between Sequoia Street at the North to Princedom Street centrally located between both parcels of land. The connection between both is via Jonas Street and Simister Street located on the East and West respectively.

Presence of varying access routes between the East to West, notably via the centre on Princedom Street.

The proposed design acknowledges the existing vehicular access around the site, this endeavours making a linked connection for vehicles to access the varying provided car parking spaces on frontages whilst access to the cycle stores is via the rear of the each dwelling.

Orientation

The proposal envisages an East-West terracing granting units a North-South orientation, subsequently leading to a two fold gain in terms of avoidance of hinderance/cluttered view of neighbouring dwellings and a beneficial sustainability approach.

The strategy aids both development sites by populating the individual dwellings with hedges adjacent to brick boundary wall adding a functional and aesthetic gain to its overarching landscape design.

Separation distancing between New and Existing Buildings

The proposed design considers the neighbouring dwellings by exceeding the required overlooking distance of 21m between habitable rooms and 14m between habitable and non-habitable rooms.

 Hedges adjacent to brick boundary wall

 Pedestrian access strategy

 Vehicular access strategy



Design

Use and Amount

Amount

End Terrace

8no. 3 Bed@ 87.16sqm

Persons: 4 Persons

2 Storeys Terrace House

Mid Terrace

14no. 3 Bed@ 88.12sqm

Persons: 4 Persons

2 Storeys Terrace House

Total no. of units = 22

All rooms in the varying dwellings are designed to meet Manchester's Emerging Standards.

NUMBER OF BEDROOMS (b)	NUMBER OF BED SPACES (persons)	1 STOREY DWELLINGS	2 STOREY DWELLINGS	3 STOREY DWELLINGS	BUILT-IN STORAGE (m³)
3b	4p	74	87	90	2.5
	5p	86	96	102	
	6p	95	102	108	

- End Terrace
- Mid Terrace
- Three (3) Bed Town House



Design

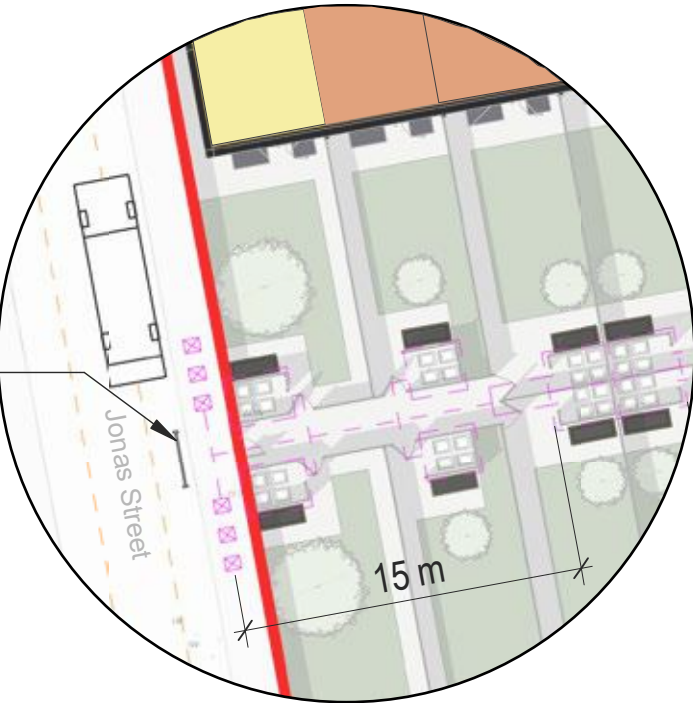
Waste Management

The proposed design provides varying bin locations for disposal of refuse across strategic points on site.

Designated refuse disposal locations for each dwelling includes both general and recycled waste.

The strategic positioning of the disposal locations also provide accessible routes to bin collection points considering the required travel distances and guidance regulations.

- Route of Bin Lorry
- Bin Locations
- Route of Bins
- Bin Collection Point
- 'H' Bar to Prevent Parking



Design

Landscaping



Design

Landscaping

Landscaping Vision & Approach

The landscaping proposal has been developed by Exterior Architecture and submitted as part of the planning application.

PROPOSED SOFT LANDSCAPE

- LOW MAINTENACE SHRUBS/HEDG
- AMENITY LAWN
- PROPOSED TREE



Design

Landscaping

Landscaping Vision & Approach

The landscaping proposal has been developed by Exterior Architecture and submitted as part of the planning application.

EXISTING LANDSCAPE

-  EXISTING TARMAC
-  EXISTING TREE
-  EXISTING ROAD

KEY

-  SITE BOUNDARY

PROPOSED HARD LANDSCAPE
SURFACE TYPES

-  COLOURED ASPHALT
E.G. NATRATX COTSWOLD IN SILVER GREY
-  BUFF COLOUR PAVING SETTS
E.G. TEGULA – GOLDEN BY TOBERMORE 200X100MM
-  SILVER COLOUR PAVING SETTS
E.G. SIENA SILVER COLOUR BY TOBERMORE 100X100MM

PROPOSED SOFT LANDSCAPE

-  LOW MAINTENACE SHRUBS/HEDGE
-  AMENITY LAWN
-  PROPOSED TREE

PROPOSED LANDSCAPE FURNITURE

-  1.8M HEIGHT TIMBER FENCE
-  0.9M HEIGHT METAL RAILINGS
-  GATE (TO MATCH FENCING)
-  CYCLE STORAGE
-  0.9M MASONRY WALL FENCE TO MATCH
FACING BRICK ON HOUSES
-  2.2M EXISTING METAL RAILING



Design

Access

Proposed Vehicular access

The proposal acknowledges the evident access roads around the two proposed development sites. Varying parking spaces have been provided to serve the individual dwellings.

Vehicular access to plots 01 - plot 06 is from the North end of the site, via Sequoia Street. Additionally, vehicular access for plots 07 to plots 22 are from Princedom Street.

Proposed pedestrian access

Both parcels of the proposed sites have an even to uniform gradation in terms of the site levels. This provides opportunity for levelled access in the overarching development scheme.

Considering both are surrounded by pavements, the proposal adopts a perimeter pedestrian access strategy. Access to the Front and Rear of *plot 1- plot 12* on the Northern Parcel is via Jonas, Sequoia, Princedom and Simister street whilst access to *plot 13- plot 14* on the southern parcel is via Princedom street and proposed footpaths to access the rear of both blocks.

Parking and cycle space provision

+Car Parking Spaces @ 22

+Cycle Store Spaces @ 22

-  Pedestrian access
-  Vehicular access
-  Car Parking Provision
-  Cycle Store Provision



Design

Appearance

Facade Rhythmic Grid

The housing typology adopts a grid system unique to its facade design.

This imbues a vertical rhythm across the facade resulting in an aesthetic elevation.

The vertical drainage system's positioning accentuates the typical bay of each unit

- Grid accentuating Typical unit bay
- Grid for wall openings



Design

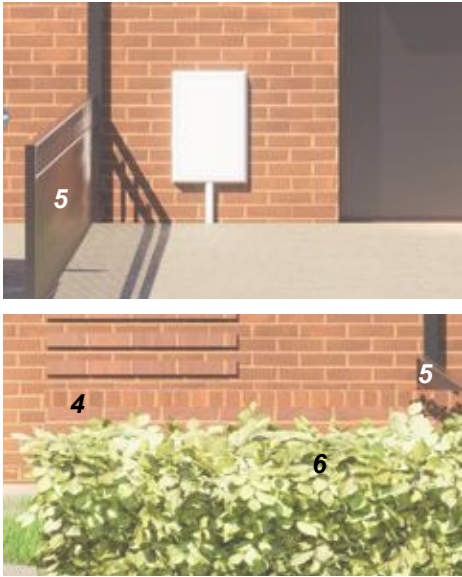
Appearance

With Reference to the local character assessment, the proposal takes influence from the composition of the key materials of its context. The materiality includes red facing brick as the predominant palette. Brick features panels and detailing break up the facade and add interest whilst acknowledging the various brick detailing features seen in the local character analysis, in a contemporary manner.

Note; Reference Image used is Front Elevation of Block 2 from Princedom street

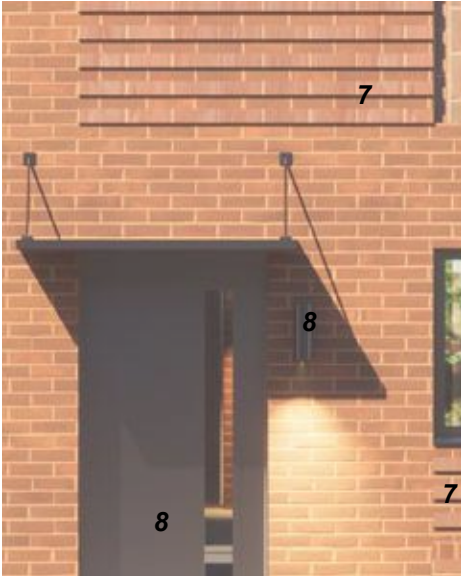
Brick Pattern

- 1. Considering the context around the site, referencing assessment from its immediate local character, the proposal is for red facing brick with detailing panels as described on this page.
- 2. At strategic points, the brick pattern is placed vertically below the windows to accentuate the windows extension whilst providing an aesthetic prominence to the facade. This is a direct response to the low energy strategy and to limit overheating risks of the west facing rooms.
- 3. Detailing provides solar shading above the windows for shade, below it is a similar approach of vertically placed bricks to reference lintels.



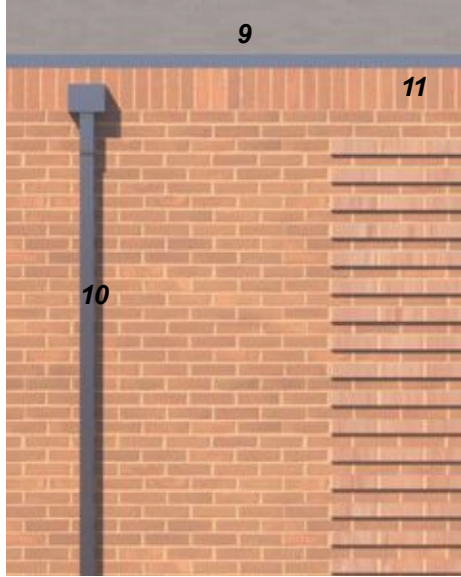
Boundary wall and Railings

- 4. Incorporation of brick soldier course on the cap of the boundary wall.
- 5. Powder coated metal railings-coloured grey.
- 6. Hedges adjacent to boundary wall across varying plots provides striking contrast between the planting and the dwelling facades.



Brick Projections and Specified Elements

- 7. Red facing brick is used in the incorporation of rhythmic horizontal linear projections across the facade. This also introduces a unique frame around windows.
- 8. Specified element's materiality such as doors and lighting have been chosen in consideration of the dark metallic character evident on sites neighbouring Architecture.(Composite door coloured grey).



Roof, Drainage System and Brick Soldier

- 9. The roof cladding is grey concrete roof Tiles.
- 10. Vertical drainage system is situated at strategic points, accentuating the typical bay of each unit on varying dwellings.(UPVC Rainwater goods coloured grey).
- 11. Incorporation of brick soldier course on the parapet to the eaves.



Design

Sustainability

The proposed development of 22 affordable homes has been designed in accordance with Passivhaus principles. The development shall seek certification from the Passive House Institute with the aspiration to achieve the Classic level of performance. If any units fail to achieve the Classic level of Passivhaus certification, then they are expected to meet the Passive House Institute (PHI) Low Energy Building performance standard. As such, as range of performance for the site is demonstrated between the PHI Low Energy and Passivhaus Classic standards.

Following the Passivhaus standard has put a significant emphasis on a fabric first approach and resources are focused on reducing energy demand, the first and most important step of the energy hierarchy. Applying Passivhaus principles is expected to reduce the site emissions by between 49 and 65% through energy efficiency alone.

The development is designed benefit from low carbon heat, in the form of air source heat pumps, and is designed to be solar PV ready, such that this technology could be easily retrofitted for a future upgrade from Passivhaus to the emerging UK Net Zero Carbon Building Standards.

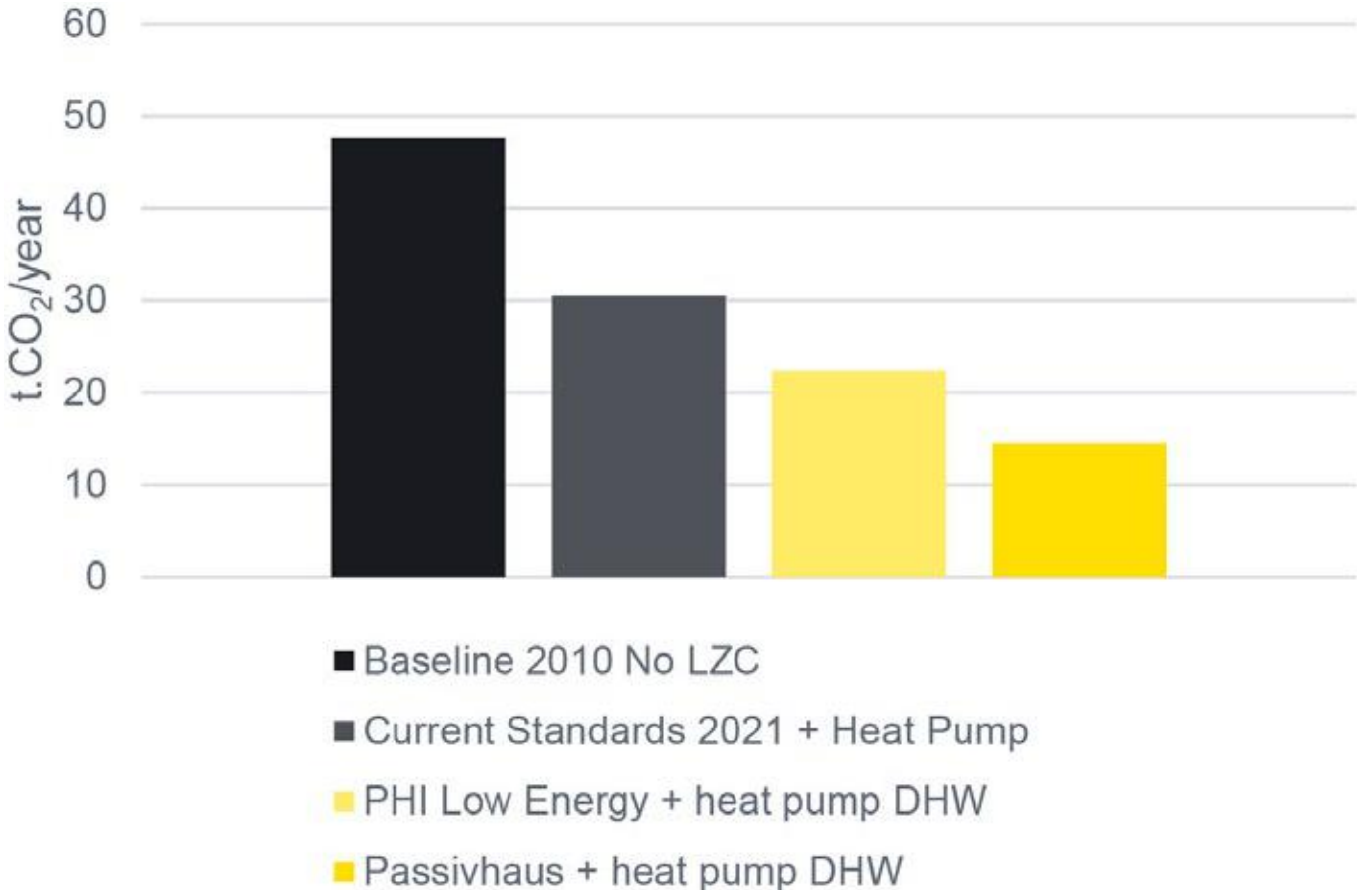
Use of low carbon heat from an air source heat pump for hot water demands will further reduce emissions to a cumulative total reduction of between 53 and 69% against a 2010 baseline.

The proposed improvements in energy efficiency through following Passivhaus principles are expected to result in improvements of 27to 52% against a Part L 2021 Building Regulations compliant development using heat pumps.

In terms of construction materials, an off-site manufacturer timber panelised system is proposed. This construction method utilises lower embodied carbon building materials and modern methods of construction to reduce wastage and construction impacts on site.

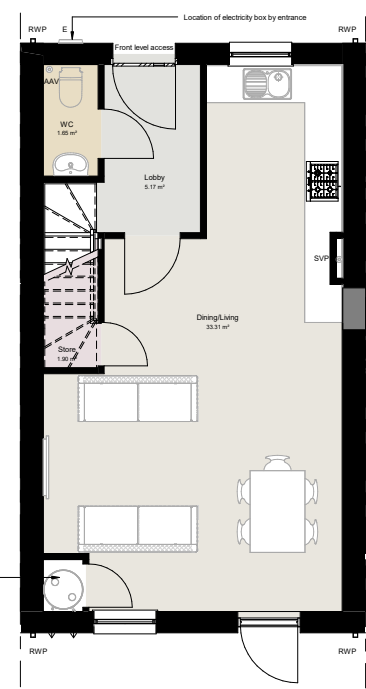
Thermal comfort calculations have been performed in accordance with CIBSE TM59 to ensure that the proposed development is resilient from overheating expected in a changing climate. Measures to manage overheating risks include fixed shading and natural ventilation.

Adapatation measures for a changing climate include permeable paving and attenuation sustainable urban drainage systems (SUDs) to reduce surface water run off. Biodiversity enhancements native hedgerow planting and new trees which shall contribute towards Biodiversity Net Gain (BNG).

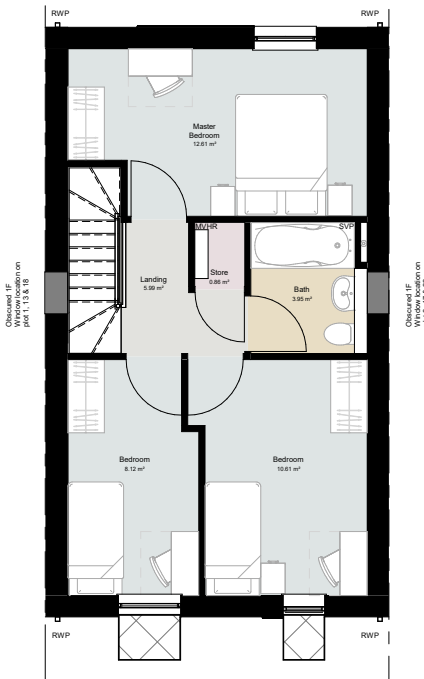


Design

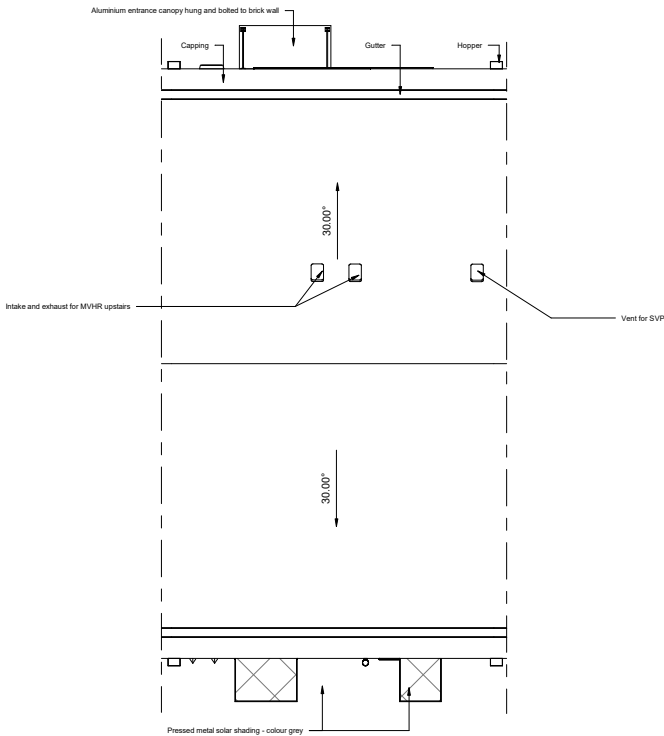
House Typology | North Facing | Three Bedroom Terrace House-4 Persons



Ground Floor Plan



First Floor Plan



Roof Plan



Front Elevation - Middle Terrace Plots



Rear Elevation - Middle Terrace Plots



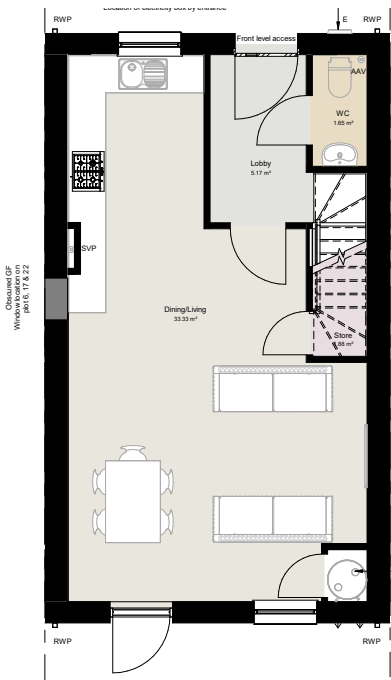
Gable Elevation - End Terrace - Plots 6, 17 & 22



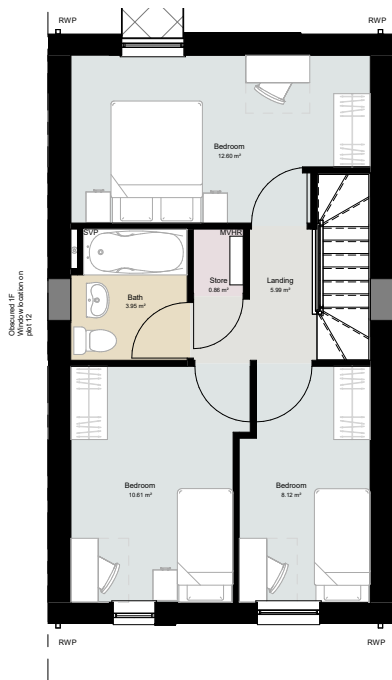
Gable Elevation - End Terrace - Plots 1, 13 & 18

Design

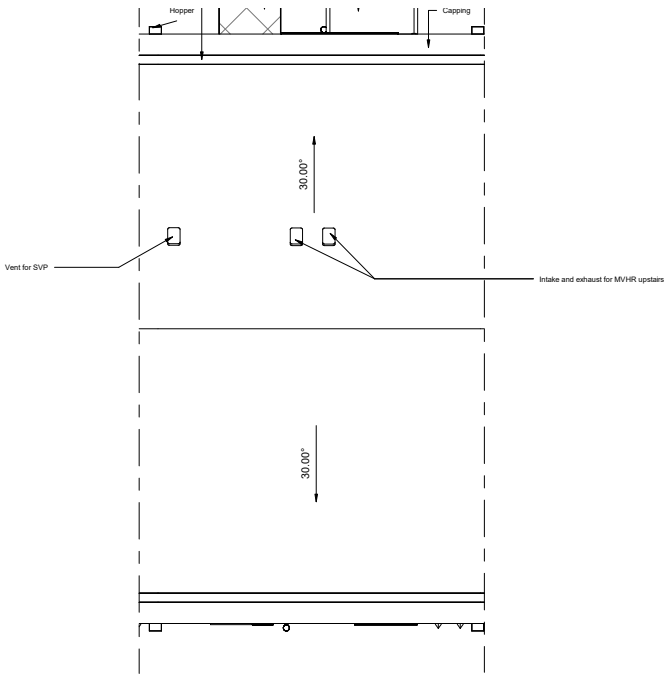
House Typology | South Facing | Three Bedroom Terrace House-4 Persons



Ground Floor Plan



First Floor Plan



Roof Plan



Front Elevation - Middle Terrace



Rear Elevation - Middle Terrace



Gable Elevation - End Terrace - Plot 12



Gable Elevation - End Terrace - Plot 7

Design

Visuals



Design

Visuals

South view looking at Front Elevation of Block 01 from Jonas Street.



Design

Visuals

North-East view looking at Block 02 from Princedom Street



Design

Visuals

South-West view looking at Block 01 from Sequoia Street



Design

Visuals

View of Block 02, 03 and 04 from Princedom Street





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