

Design and Access Statement

Blackwin Street Development, Gorton

(Part of MCC's Project500 Phase 1)

October 2023

Introduction

This document is being submitted as part of the planning application for a new build development consisting of the erection of 7 houses, including 8 no. parking spaces and new boundaries. The site is owned by One Manchester and is currently unused brownfield land (previously a council office building, Forrester's House).

In association with Triangle Architects, this scheme is being developed by One Manchester. One Manchester aims to ensure that everybody can afford a good quality home, no matter what their stage of life or individual circumstances. Their approach to housing provision is based around being flexible and responding to the needs of each of resident and the communities they live in. One Manchester's customers have access to a range of tenure options. They provide social housing for people who cannot currently afford to rent at market rates and offer homes to rent at market rates for when people can afford this option. Our aim to create places and develop communities that will thrive and prosper.

According to the 2012 Core Strategy implemented by Manchester City Council, "East Manchester has approximately 30% of the City's available sites" (SHLAA 2010). In between March 2016-2027, the Council expects the area to grow with 6,860 units, having a 1,370 average annual provision. This percentage directly reflects the large amount of land availability to accommodate new residential developments and expand the tenure of housing on offer in Manchester. The Housing Need & Demand Assessment 2010 (Arc4) emphasises "the need for 3-4-bed family housing, and to provide housing accessible to the "excluded middle market" (defined as households on low/average income who cannot acquire a mortgage for a suitable family house)."



The aim of this proposal is to bring new development to available underused land in East Manchester to contribute to the long term social and economic sustainability of neighbourhoods. This will be achieved by providing high quality housing and positively contribute to the East Manchester development plan.

This site is part of the **Manchester City Council's Project 500 scheme**, which aims to deliver almost 600 new homes before 2024/25.

Consideration has also been given to the principles detailed in development control policy DC7.1 for new housing development.

The vacant land is located on Blackwin Street with Gorton Clinic and an existing electric sub-station neighbouring the site. The site also adjoins Valance Close, a residential estate with an existing public footpath running along the site allowing access from Valance Close to Blackwin Street.

Located 3.5 miles from Manchester City Centre, the site has good public transport links with bus stops on Gorton Lane and railway links from Ashburys train station on Gorton Road to allow access to the Greater Manchester area. Nearby, Gorton Clinic and the All Saints Primary School can be found. Moreover, Gorton Park, Gorton Fire Station and B&M Home Store and Garden Centre are all within 0.5 miles from the site.

Consultation

The scheme has been discussed in detail with Manchester City Council to conform to aspirations for the area and to local characteristics. Pre-application advice has been sought and meetings were undertaken with either the planners with whole P500 sites, or individually with planner/highways (with all comments fed back into the design) as follows:

- 21/01/21: Initial scheme feedback from Sue Wills at Planning.
- 27/01/21: Full P500 meeting with all architects/planners.
- 20/09/21: Meeting with Graham Price at Highways (with another separate meeting between Graham and Carley Daines, project structural engineer).
- 30/09/21: Full P500 meeting with architects/planners.
- 08/10/21: Update meeting with Sue Wills at Planning.
- 18/10/22: Pre-submission P500 meeting with Strategic Housing and Planning officers.

Also prior to the planning application being submitted, a public information sheet (see image below) has been sent to all residents in the local area to inform and invite feedback on the proposals. Any responses received were collated and added to the submission (see 'Community Consultation Comments' document included as part of this submission).



Share Your Views

One Manchester invite you to share your views on their proposals for the Blackwin Street Site, in Gorton. A total of 7 residential homes are proposed, together with associated access, car parking and landscaping.

One Manchester are a not-for-profit registered provider of affordable housing, operating in central, south and east Manchester to deliver much needed housing solutions which respond to the specific needs of local communities. They provide quality homes and work to shape services that improve people's lives and attract further growth and investment into the places where they live.

The existing site is derelict following demolition of the previous building and the majority of the site is overgrown. It therefore has a negative visual impact on the surrounding area which will be significantly improved through the proposed scheme.

The scheme has been designed by the local architectural practice, Triangle Architects.



Aerial View of Blackwin Street Elevation

Front Elevation Details:

- A: 100mm high boundary, 100mm low brick wall & 100mm metal railing above. Shrub/hedge planting behind.
- B: 100mm high metal railing.
- C: Concrete paving to entrance/exitways.
- D: Open areas for car/pedestrian entry points (to lessen impact of glass along street front).
- E: Terrace to car parking area.
- F: 100mm high border fence.

Proposed Cladding Details:

- 1: Facing brickwork (Darkish Brown, or similar).
- 2: Shaped bricks - mixed pattern brickwork pattern.
- 3: Brick detailing around entry points.
- 4: Grey thin profile concrete intersecting roof tiles (Hertford Slender Edge, Anthracite, or similar).
- 5: 'Maximum effect' uPVC windows, type to be agreed (colour dark grey: RAL 7023).
- 6: Metal clad canopies (corro stainless steel, or similar).
- 7: Gable and windows to improve street scene and maximize view along Blackwin Street.



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Benefits of the scheme include:

The re-development of a vacant, brownfield site with a good quality housing scheme that is in keeping with its surroundings, in an accessible and sustainable location.

The provision of 7 no. 2, 3 & 4 bed houses with a good level of private amenity space.

High-quality, robust, low-maintenance, energy-efficient homes that will meet Future Homes Standard 2025.

The provision of housing for a mix of 'social and affordable rent' which will meet an identified need.

The development of a scheme that will not have an adverse impact on the amenity of existing neighbouring residents. On the contrary it will improve amenity through the provision of a more sensitive use of the site bringing a poor quality space back into use.

The provision of soft landscaped garden areas to the rear of the properties and shrub planting to the front to integrate the development within its surroundings.

Improved surveillance and activity to Blackwin Street and Valence Close, which will reduce the potential for anti-social behaviour.

Have Your Say

In order to hear your views on the proposal we would be grateful if any queries or comments could be provided to the following e-mail address:

studio@trianglearchitects.co.uk

We are aiming to submit a planning application to Manchester City Council soon and following its submission the Council will undertake a formal consultation exercise. However, in advance of this we thought that it would be appropriate to notify residents living adjacent to the development of the proposal.

It is not envisaged that any personal data will be supplied by virtue of this consultation, but in the event that any personal data is supplied, it will be disregarded and deleted without undue delay.

Accommodation

The proposed scheme consists of 7 dwellings with the following mix:

- 2no. 2-bed 3-person house
- 4no. 3-bed 4-person house
- 1no. 4-bed 5-person house

Properties are being developed for a mix of social rent and affordable rent.

The new housing exceeds '**Manchester Space Standards**' minimum area targets.

House-type plans and external wall construction thicknesses follow a 'Fabric First' approach and are large enough to accommodate **Future Homes Standards 2025 U-value targets**, ensuring better thermal performance is achieved.

New housing, in terms of size and tenure, will encourage growth of diversity within the community. The mix of dwellings being provided caters for the young and old alike as well as responding to the need for dwellings for those living alone or in families. Local community facilities will benefit from this wider choice of housing by the increased population.

This wider housing opportunity and improved mix of size and type is an aspiration and need of the local community. It is also in accordance with the Local Plan and with the context of the existing surrounding environment. As the wider context of the site is predominantly housing, we feel that the proposals will sit within the existing usage without any negative implications. The proposed properties will improve the housing mix and thus infuse the area with new residents and diversity.

Proposed Site Layout

In terms of the Proposed Layout, we have:

- Provided 7 good-quality family housing (2, 3 and 4-bed), all to Manchester Space Standards, with front or side curtilage parking from both Blackwin Street and Valance Close.
- Incorporated adjacent land owned by One Manchester to ensure development fits better within the surrounding context and improve the aspect from the end of Valance Close, whilst still maintaining adequate overlooking distances.
- Used a narrow, wide frontage unit/side aspect dwelling along the edge of Valance Close to increase the building line (as a result of the extra land added), but to maintain adequate overlooking distances across the site and allow vehicle access.
- Positioned windows and orientated main housing aspects to ensure overlooking distances are maintained in this small awkward shaped site.
- Provided large, good quality external amenity space for the new dwellings.
- Kept a maintenance strip around the existing sub-station on our site, to ensure access is maintained.
- Incorporated the comments of the Highways Officer to include a new section of adoptable pavement along the Valance Close edge.
- Shown 100% parking provision generally, increased to 200% for the larger 4-bed family housing.



Blackwin Street is within a residential area, therefore noise levels from excessive vehicular traffic will be minimal, nor will the new dwellings add a significant increase to the neighbourhood noise levels. Due to the site location consideration has been given to the neighbouring properties on Valance Close as the turning head currently used as parking for existing dwellings is accessible to minimise disruption for the residents.

Bin collection will be undertaken from the existing highway in front of the properties. Each house where the rear amenity space is accessible from the front has a refuse/recycling storage area at the rear of the property. Whereas mid terrace plot bin storage is to the front of the properties in a brick-built enclosure to compliment the proposed material palette for the new houses.

In accordance with the GD04 (Waste Storage & Collection Guidance for New Developments) the proposal will incorporate 4no. 240l wheeled bins for recycling and waste storage as follows:

- 1 No. 240l wheeled bin for refuse
- 1 No. 240l wheeled bin for paper/cardboard recycling
- 1 No. 240l wheeled bin for glass/cans/plastics recycling
- 1 No. 240l wheeled bin for garden/food waste

Design

In terms of the Dwelling Design, we have:

- Kept the materials pallet low and limited it to mainly facing brickwork to help minimise future building maintenance and keep the dwellings robust.
- Introduced small feature brickwork panels of different brick bonds/snapped-headers, to add interest, and tied them in to window locations, with some additional interest around the entrance doors.
- Used different window locations on key corners.
- Established a design approach that is simple, legible, with modern language which achieves architectural interest through the careful use of colour and window proportions. This further ensures the proposal does not have an over dominant appearance and is compatible with the surrounding area.



Boundary Treatments/External Works

We have proposed robust high quality boundary treatments in front as follows:

- 900mm high boundary; 450mm low brick wall & 450mm metal railings above shrub or hedge planting behind, along back-of pavement. This will allow good visibility between the public/ private threshold while still establishing a clear area of defensible space.
- Separating boundary railings back to the dwellings are shown as 900mm metal railings to denote the individual curtilage of each property. These create a more desirable feel of enclosure/private space from the pavement.
- 1800mm high timber board fencing, as secure line between front and rear spaces (with 2.1m high timber post with horizontal timber board fencing around the existing electric substation)
- Concrete paving to entries/pathways

- No car gates or pedestrian gates have been shown. This will lessen the visual impact of the boundaries from the street. Surface treatments have also been kept simple with tarmac car entry areas & paved elsewhere (for low maintenance, keeping frontages clean & tidy).
- These proposals will further enhance private amenity space and privacy of neighbouring properties.



View from Blackwin Street West Approach

In Conclusion

Benefits of the scheme include:

- The re-development of a vacant, brownfield site (cleared since 2010) with a good quality housing scheme that is in keeping with its surroundings, in an accessible and sustainable location.
- The provision of 7no. 2, 3 & 4 bed houses with a good level of private amenity space.
- High-quality, robust, low-maintenance, energy-efficient homes that will meet Future Homes Standard 2025. A 'Fabric First' approach also ensures less energy consumption. Through maximising air tightness and not relying more on add-on solutions (e.g.: PV panels) and by instead providing higher U-values for building elements, long-term maintenance is minimised. Additionally, the excellent thermal mass brick has offers better noise and fire insulation.
- The provision of housing for a mix of 'social and affordable rent' which will meet an identified need.
- The development of a scheme that will not have an adverse impact on the amenity of existing neighbouring residents. On the contrary it will improve amenity through the provision of a more sensitive use of the site bringing a poor-quality space back into use.
- The provision of soft landscaped garden areas to the rear of the properties and shrub planting to the front to integrate the development within its surroundings.
- Improved surveillance and activity to Blackwin Street and Valance Close, which will reduce the potential for anti-social behaviour.
- A proposal that delivers a high-quality construction that aligns with The National Planning Policy Framework (NPPF) and the principles of sustainable development with economic, social and environmental objectives and the scheme will thus integrate well within its context and provide an excellent living environment.