

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk

Design and Access Statement

3764 – Ashton Old Road, Openshaw

Site address: Vacant Site, 1468 Ashton Old Road, Openshaw, M11 1EP

Erection of 1 No. three-storey semi-detached property with three one-bedroomed flats.



Directors: V J Saunders BA(Hons), B.Arch, ARB, RIBA, SCA, CAABC. M Atkinson BA(Hons), M.Arch, ARB, RIBA. Associate Director: S Dennis BSc, B.Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M.Arch, ARB, RIBA. L J Beirne BA(Hons), M.Arch(Hons), ARB, RIBA. A Wan BA(Hons), M.Arch, ARB, RIBA. Company No. 4168609.

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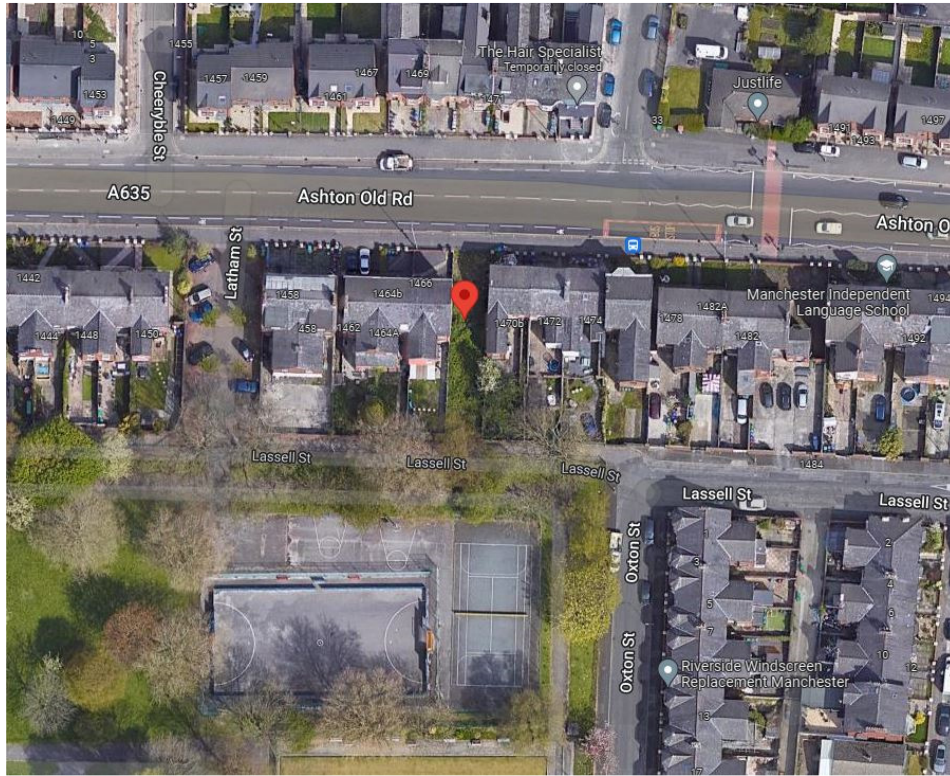
Land Use

The proposed development is located on a narrow vacant rectangular site between two existing rows of terraced houses on Ashton Old Road, Openshaw. The total site area is approximately 204m² bordered by residential properties to the East and West, a footpath to the South and the main road to the North. Delamere Park to the South of the site provides a children's play area, skate park, sports courts, and a bowling green which can be conveniently accessed from an entrance via Latham Street.

The location plan below shows the site boundary in red and the neighbouring property 1466 that is situated next to the site highlighted in blue which is also owned by the applicant.

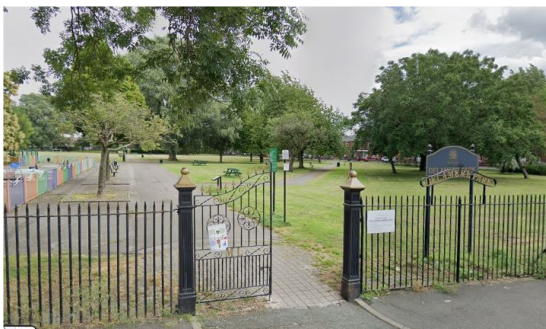


Site and Surrounding Area



Aerial view (Red pin indicates site location)

The site is situated on the A635 (Ashton Old Road) which links Manchester City Centre to areas in the East including Openshaw, Audenshaw and Ashton-under-Lyne. The site is within walking distance of Lime Square Retail Park and other local services and amenities including supermarkets, shops, medical practices, Post Office and food outlets. There are also plenty of opportunities for recreation within Delamere Park immediately behind the site. Further details of the sites amenities and accessibility can be found in the accompanying 'Highway technical Note' by Roberts Highway Consultants.



View of Delamere Park
(Directly behind the site)



Lime Square Retail Park

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Background

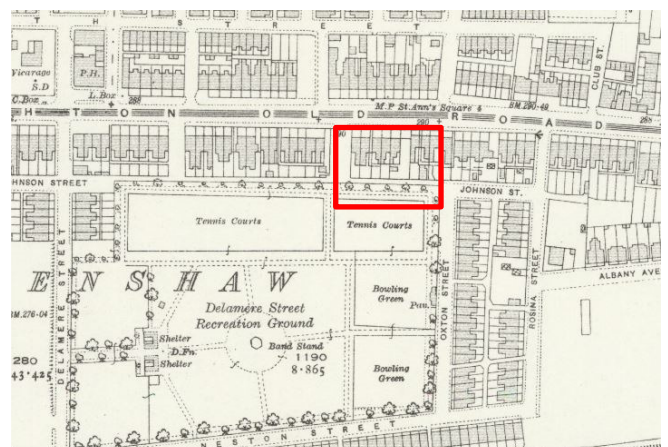
The historic maps of the site and surrounding areas below show the proposed site in the context of the growth of the local area since the Nineteenth century. The 1894 map shows that the houses neighbouring the site and local amenities such as St Clement's church and a local social club were already established. The 1910 map shows an increase in residential development surrounding the site. By the 1935 map Delamere Park has been formed to the South with further terraced properties to the perimeter. From these maps there is no evidence of the site having ever previously been developed it may have once formed additional garden to a neighbouring property.



Map of the site in 1894



Map of the site in 1910



Map of the site in 1935

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Transport, Access and Highways

Please see the accompanying 'Highway technical Note' by Roberts Highway Consultant with full details of the site's highways and transportation provisions.

Proposed Site Plan



Above is our Proposed Site Plan which forms part of this application.

Site Density

The proposed scheme is for one unit, a three storey, semidetached property providing three self-contained one-bedroom flats. There is off road parking for a single vehicle to the front of the property on Ashton Old Road, which will be allocated to the highest need. Cycle storage for two bicycles will be provided to the rear of the property in secure cycle lockers.

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The scheme has been designed to meet a need for single households in Manchester with low-cost social rented housing in self-contained, energy efficient, well designed, affordable accommodation.

This demand is evidenced by:

Manchester Move Housing Waiting List

Manchester Move - For singles / couples as on 06/10/22, there were **6,167** on the register needing a **one-bedroom property, 2,247** of which were in bands 1-3, i.e., **in urgent housing need.**

City Centre Market not meeting all needs

Although the Residential Growth Strategy has seen the delivery of large-scale city centre development these apartments are mainly serving the investment and overseas markets and not available to residents on housing benefits, subject to bedroom tax, on low incomes, moving on from supported housing or temporary accommodation or needing to move out of poorly managed PRS.

Under occupation

1. The under-occupation issue remains in social rented housing in Manchester, many of which have no opportunity to downsize and are caught by the bedroom tax. MSV's evidence shows that this is causing hardship as tenants are forced to top up rents to bridge the bedroom tax gap. The appropriate use of family housing vacated by those downsizing reduces the requirement for new build units in the city.

Older Person rightsizing

The Affordable Homes Strategy also targets older persons requiring to right size. This can be achieved through the delivery of specialist housing but also by delivering good quality single persons 1 bed accommodation in neighbourhoods where people wish to remain.

Supported housing move and Millennials

MSV operates the 61-unit Manchester Foyer and for years has had persistent issues with securing suitable move on accommodation. MSV established the Snugbug house share brand which provides some accommodation, but shared housing is not suitable for all. Self-contained one bedroom accommodation is difficult to secure in the public or private sectors, demand from the foyers is for 20+ units per year and often hardship funds are used to support residents with deposits etc. in the private sector. Young people and others in high cost supported housing cause a 'bed blocking' situation preventing others from entering these higher cost services.

In addition, there is large demand for care leavers these are dealt with via the current panel arrangements and awarded band 1, so in competition with others in band 1. We are often asked by MCC and other agencies to assist with the Care leavers situation.

Waste Collection

No problems are envisaged with the refuse bin collections from the site. There is adequate hard standing provided to the rear of the property where the bins can be stored securely improving the appearance from the street. Four bins will be provided for each flat: Black bin for non-recyclables, Green bin for garden and food waste, Blue bin for paper, cardboard and cartons and Brown plastic, glass, tins, cans and aerosols.

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Design Considerations

- Sympathetic in scale, materials and architectural details to blend with the neighbouring properties and existing buildings around the site.
- Crime prevention with external lighting to front and rear, partial front boundary to back of pavement, rear access gate and Sold Secure Bicycle Diamond Standard (the highest available) lockers.
- As described above MSV are experiencing a shortfall in single occupancy accommodation for tenants. The scheme will provide much sought-after provision.

Appearance

Main considerations:

- Matching red brick frontage and street boundary wall to harmonize with neighbouring houses.
- Low maintenance materials to give long-term durability and good weathering performance which will retain a smart appearance.
- Height and scale to link with existing roof line on street frontage.

Sustainability

The property has been designed to facilitate a fabric first approach to reduce heat loss / gain through their thermal elements which addresses fuel poverty by reducing energy consumption. The construction will meet or exceed the current building regulation requirements. Early design stage SAP evaluations have been made on the dwelling which have influenced the use of electric heating and hot water provision as well as the fabric standards to achieve a Pass rating.

Access

The submitted scheme reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the need of people with impairments is considered as an integral part of the development process. Where potential residents are found to be unable to use the new building with dignity through any condition they may have, the client will give consideration to their needs and will aim to provide specially adapted accommodation to meets their needs.

By developing an inclusive environment, the scheme shall have positive effect on society by benefiting the population and provide opportunities for the housing group.

The scheme has been designed based on the following publications: -

- BS 8300: 2001 Design of buildings and their approaches to meet the needs of disabled people.
- Design and Quality Standards 2007.
- Building Regulations Part M 2015 (inc.2016 amendments)
- Housing Quality Indicators (HQI) (referred to for guidance)
- Lifetime Homes Requirement (referred to for guidance)
- Equality Act 2010

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