

Clarification Document Following Planning Consultee Responses

Whitworth Park Mansions

Landscape Design & Site Access Layout incorporating the Boundary Treatment Proposal

and Bin & Cycle Storage Proposals



Image credits: Googlemaps Nov 2022

Address:

**Whitworth Park Mansion, 366-372 Moss Lane East
Manchester M14 4LU**

Reference: 22015 – March 2023 V1.0



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1.0 Introduction

This statement is submitted by **The Intelligent Design Centre** to accompany the Planning Applications 135257/JO/2022 & 135207/JO/2022 for the variation of conditions of planning application 124986/JO/2019 & 124967/LO/2019 associated with the Site layout, boundary treatments and bin & cycle storage for the residential development associated in renovating an existing listed building and subdivide it into 24 Flats.

Site Address: Whitworth Park Mansions

What3Words: record.defend.tigers

Grid Reference: SJ844956

Easting(x) 384403 Northing(y) 395695

Applicant: Whitworth Park Properties Ltd

The proposal is to seek approval for the updated design of the site layout and external areas for the residential development of the large grade 2 listed building.

The alterations that are being requested via this submission are;

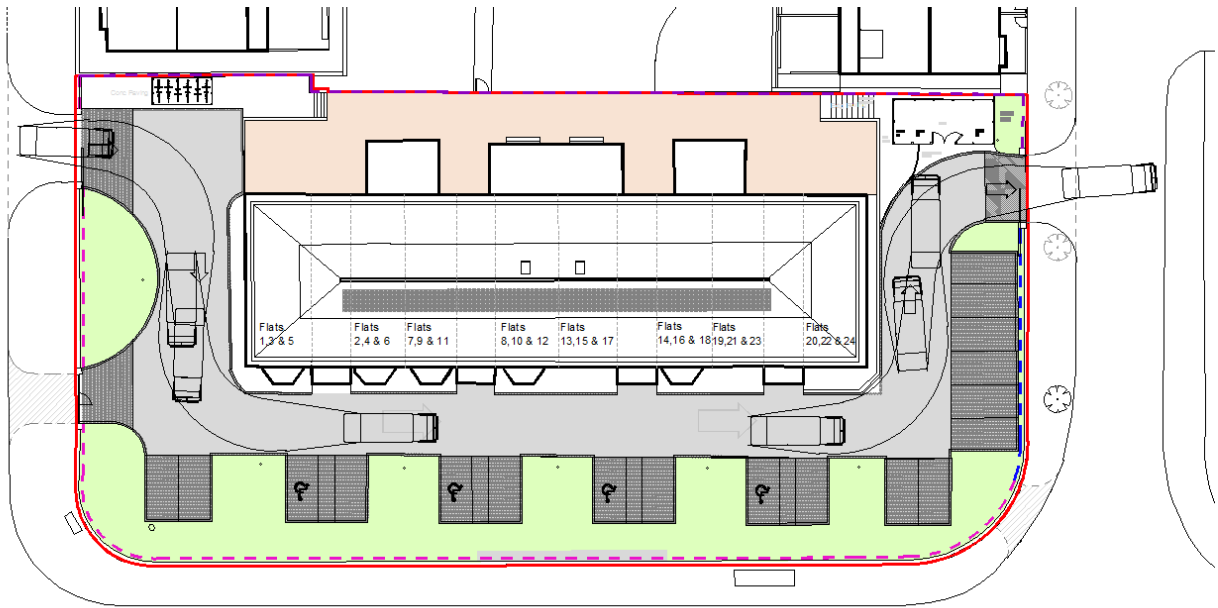
- 1) Installation of Solar panels to the hidden inner roof slope.
- 2) Creating a 1 way vehicular access to the site by utilising the already approved access off Upper Lloyd Street and forming a new exit onto Monton Street through the existing gap in the boundary wall.
- 3) Minor amendments to the approved parking layout to turn the parking bays at the front thro 90 degrees to add 6no additional parking spaces including wider spaces for disabled parking.
- 4) To install a heritage style railing around the site to create a secure site.

The additional details being submitted are for the above alterations together with the details of the bin and cycle stores. Also indicated is the swept path for a vehicle through the site.

These alterations and approvals are being requested via the applications to vary conditions and provide the necessary details for condition discharge.

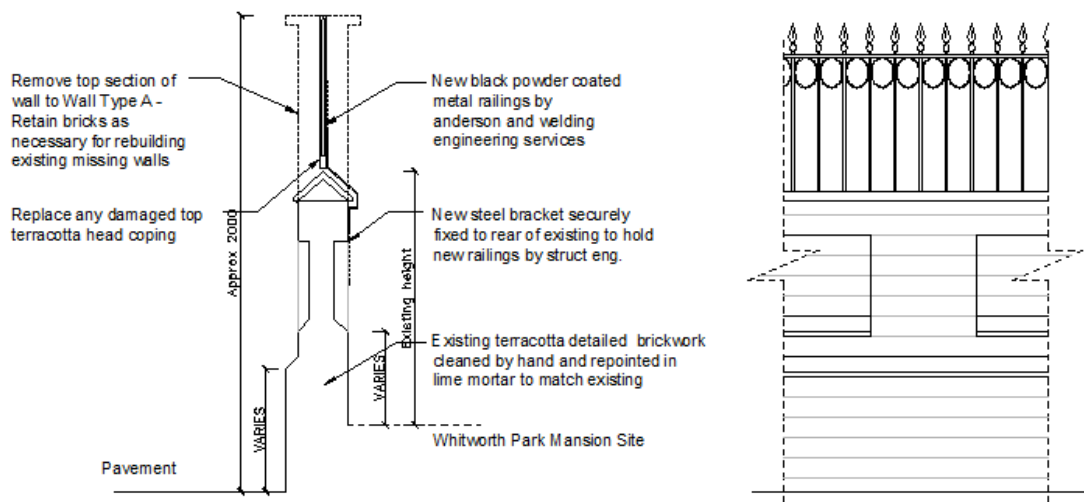
We note that consultation responses have been provided to the applications and this document is in response to these providing details of the key aspects and amended details where requested.





The railing designs appear very domestic and the sliding gates and pedestrian gate appear out of place. The design put forward is not shown accurately as it suggests a flat coping and no modelling in the wall. In reality the existing coping is a triangular clay / terracotta capping which would be difficult to attach to without causing damage.

IDC Note - The new proposed railing will be located at the apex of the triangular coping as indicated on our drawing ref 22015-15-A.



Proposed New Boundary Wall/Fence to Type A

Upper Lloyds Street and Moss Lane East

'There are also proposals to the pedestrian gate to add new piers but these are not detailed or the materials specified.'

IDC Note – Please see drawing ref 22015-15-A.

These examples below show precedence for the area, but this building's historical impression within the area means that a higher quality finish as proposed would be more fitting.



Fig 3.2.1a Apartment block less than 200m away on Lloyds Street with steel railings



Fig 3.2.1b Moss Court Apartments less than 100m away on Moss Lane East with brick wall and piers with railings

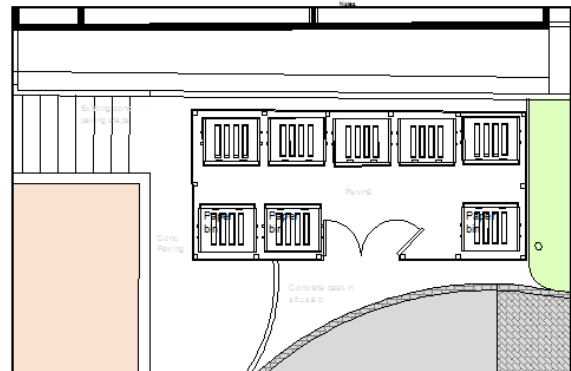
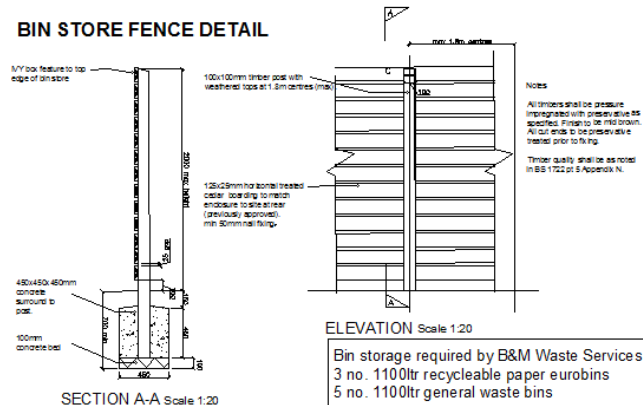


Fig 3.2.2 Gate to immediately adjacent house behind – Courtesy of googlemaps

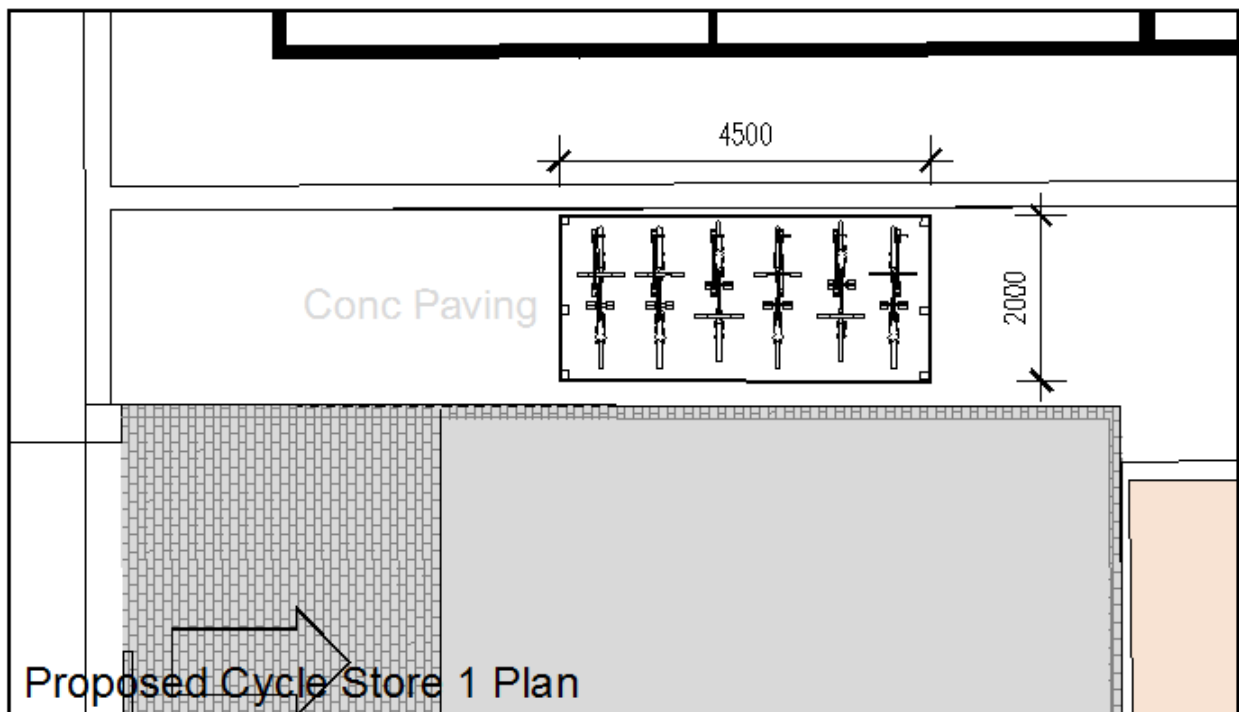
'The proposed bins stores and cycle store encroaches into the setting of the listed building adding more built form into the former landscaped ground which will cause a degree of harm to the setting. The bins store is also an awkward shape which doesn't help with the appearance. The cycle store projects almost to the boundary and breaks forward of the established building line of the terraced housing. If this is an enclosure then ideally this should be brought back to the line of the front of the terrace and the timber boundary fence to the side of the end terrace house reduced in height where it meets the front. If we are to accept more built form within the curtilage in this location than the enclosures should be of high quality design and not poor quality timber fencing. Perhaps a high quality brick lower level with a more open railing type arrangement above. Although we are happy to look at alternatives.'

IDC Note – We have redesigned the bin and cycle stores and these drawings are below. We have also amended the locations and formats as indicated on the site plan above.

BIN STORE FENCE DETAIL



Proposed Bin Store Plan



It is proposed to realign the new cycle storage shelter with the established building line. See drg 22015-12. The initially proposed cycle store was a 'BXMW-CHE-1.00 Cheshire Cycle Shelter' for 10 cycles. This would included Sheffield style cycle stands.

The latest approved site plan includes a cycle store which specifies an 'Extended Front Wall Dock Shelter' from www.bikedocksolutions.com. This only houses 10 cycles, however we are informed that this can be made to suit the required 12 cycles. See below.



Fig Example of Extended Front Wall Dock Shelter
(www.bikedocksolutions.com)

In conjunction with B&M Waste Services the requirement for the site is:
 5 no 1100ltr Refuse Bin
 3 no. 1100ltr Cardboard/Paper Total of 8 bins
 Having one common bin storage location will help to aid collection.

The previous schemes do not provide allocation for this much waste storage and so the site layout is in need of redesign. See new proposed site layout drawing for proposed bin stores. The materials and design will be the same as that previously approved in Planning Applications 108496 & Listed Building App 108497 as See drg 22015-12.

'If we are to accept more hard-standing parking at the front then the materials should be of a high quality palette. Where concrete setts are proposed these should be in natural stone to reference those found in the area (the heritage statement identifies these).'

IDC Note – We have incorporated areas of natural stone sets to balance the areas of tarmacadam included on the approved drawings. Please see the above site plan.

'If solar panels are being proposed as part of this application then it needs to be made clear on the application and my preference would be to limit these to the inner slopes of the roof to lessen the impact but also allow some benefit in terms of sustainable design and renewables.'

IDC Note – We have reduced the extent of solar panels being applied for so they are contained on the hidden roof slope as indicated on the above site plan. These are included in the application to assist the apartments meeting suitable EPC ratings.

Consultee response – Highways

We note the following highways response;

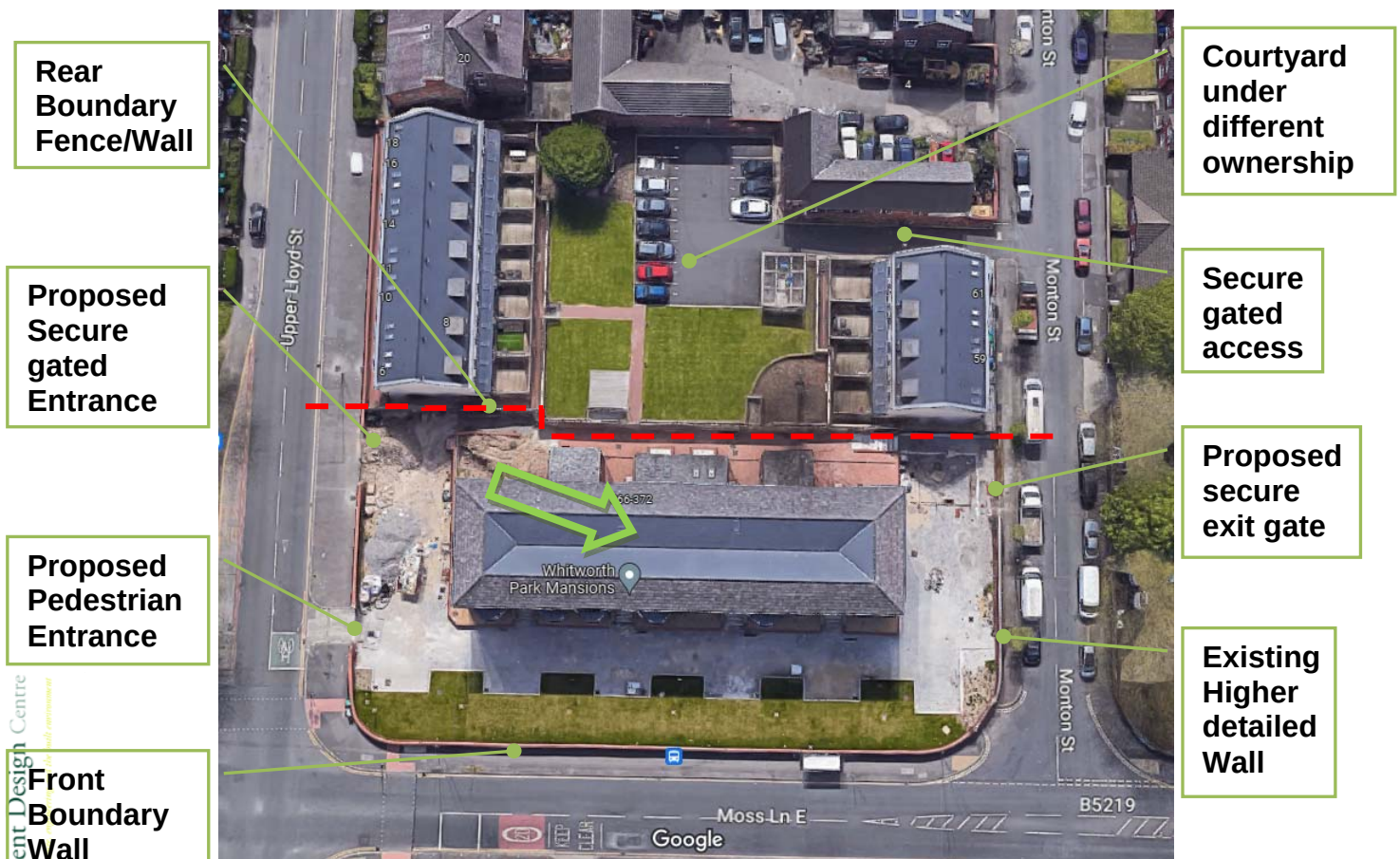
'In relation to servicing it was proposed that a lay by was provided outside of the new houses on Upper Lloyd Street and this is still required. At submission stage for the original application, it was not clear how and where waste associated with the apartments was to be collected and whether internal servicing was proposed. This is still not clear and clarification is sought from

the applicant including the submission of any supporting vehicle swept path information. It would now appear that the proposal for a two-way access/egress from Upper Lloyd Street is replaced with a vehicle access on Upper Lloyd Street and a vehicle exit on Monton Street. Whilst this is acceptable in principle, again vehicle tracking is required to demonstrate that this arrangement is workable. The gating arrangements are acceptable to us. As per our previous comments, alterations to the highway are required which are to be delivered through S278 agreement between the applicant and the highway authority. The additional method statement to the Construction Management Plan does not seem to have been uploaded and we request that it is for our further consideration.'

IDC Note – We have indicated a vehicular swept path on the above site plan and included details of the bin store also. This is intended to address waste collection.

Unfortunately the whole development site approved/refused as above is now not entirely currently owned by the client/developer. The new build housing to the rear has been completed and constructed and sold/owned by another, together with separate bin storage and parking courtyard.

Below shows the Google map aerial view of the site to the rear of the applicant's site including the occupied houses and courtyard.



Google map –Aerial View of Whitworth Park Mansions site

3.0 Conclusion

It is envisaged that the proposed development will result in the delivery of a high quality and attractive place to live and enjoy. The enhancements to the area by the creation of the development are substantial and the proposed development provides the local need for attractive homes in the area with appropriate off-road parking.

Without the protection of higher railings to the frontage or the controlled gated access it is seen likely that the site would have a weak border protection and could suffer from antisocial behaviour, illegal parking, fly tipping, trespass and unpleasant graffiti.

The proposed materials have been designed with great care to ensure fully sustainable waste storage and secure cycle storage areas required.

We believe the proposed development will positively impact both the surroundings and the local community while developing a site which is presently underused and an eyesore.

A key aspect of the proposed development and important feature is for its visual success and serviceability. The revised design will help to improving the neighbourhood streets with additional proposed parking availability and the thoroughfare design. These with the new sympathetic proposed boundary treatments will help achieve more security for the development and surroundings.