



Design and Access Statement

PROJECT NO: 1227

PROJECT NAME: PLANT HILL ROAD MANCHESTER

DOCUMENT DATE: 30.11.2022

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01

Introduction

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Introduction

1.1 Foreword

The following Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLG guidance on information requirement and validation.

The document follows the structure of the Design Council guidance “Design and Access Statements—How to write, read and use them” in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

1.2 Application

The document supports the application at Plant Hill Police Station, Plant Hill Road, Manchester, M9 8LU

The application is for full planning approval for the demolition of the existing police station and the development of a 12 unit 3B5P Family housing scheme and associated landscaping.

DOCUMENT	ISSUED BY
Design and Access Statement	JDA
Architectural information	JDA
Phase 1 Site Investigation	Curtins
Transport Assessment	TPS
Drainage Strategy / Highways Design	Shape
Landscape Design	Urban Green
PRA	Urban Green
AIA	Urban Green
Biodiversity Net Gain	Urban Green
Biodiversity Net Gain – 30 Year Management Plan	Urban Green
Noise Impact Assessment	Idom
Air Quality Assessment	Idom
Crime Impact Statement	GMP
Planning Statement	Nexus



02

Site and Context

Site and Context

2.1 Overview

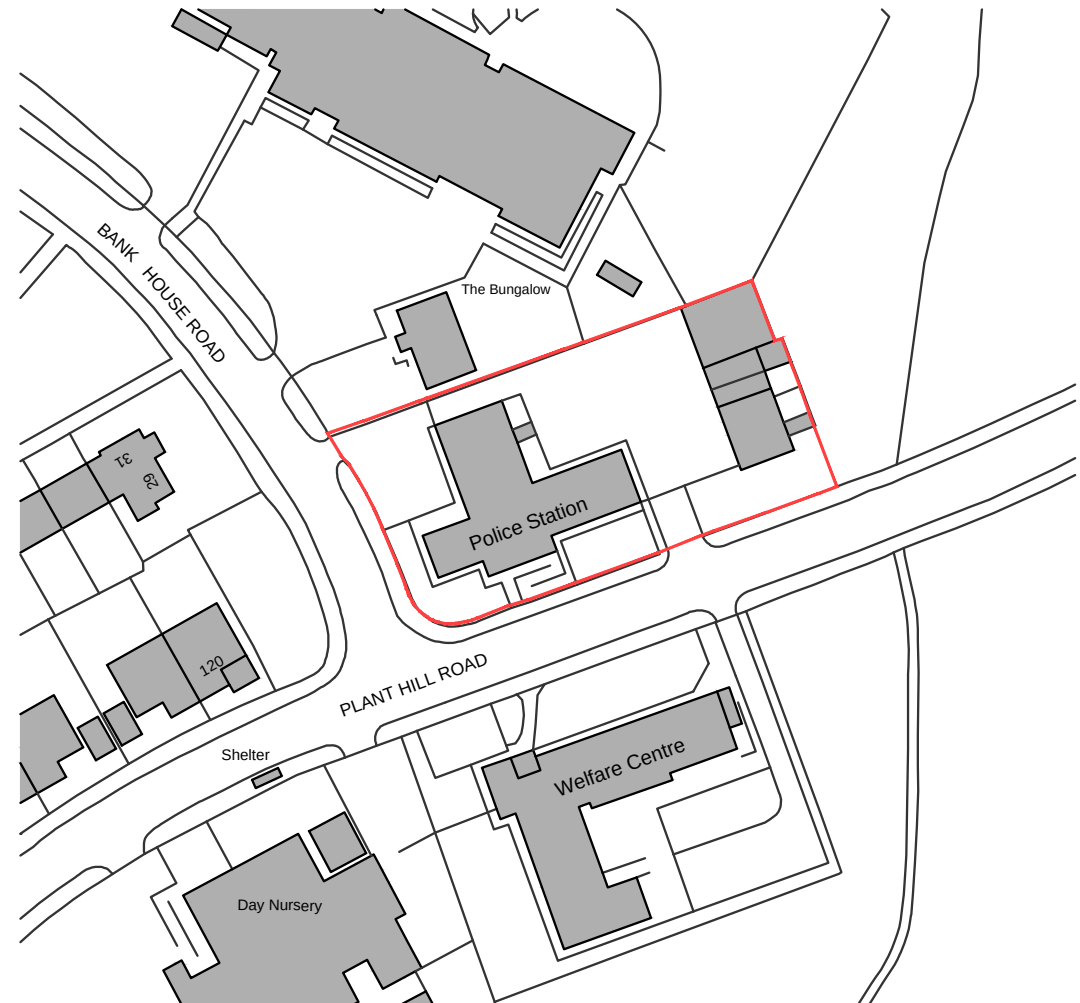
Plant Hill Road is located in a largely residential area of north Manchester, within the M60 Ring Road. The proposed site is the former Plant Hill Police Station.

2.2 Site and Area

Situated in the leafy suburbs of Greater Manchester, the former Plant Hill Police Station is surrounded

by 1-3 story low rise residential developments and educational buildings. Notably, a primary school is under construction to the north of the site.

The local building stock comprises of both flats and small family homes, utilising red and brown brick, often paired with render. The site is in close proximity to Plant Hill Park and co-op Academy Manchester.



Location Plan - NTS



Street Scene - Plant Hill RD - NTS



2.3 Context Photographs

The photographs opposite display the proposal site and its surrounding area.

1. View South West along Plant Hill Road towards Chapel Ln, with the former Plant Hill Police station to the Right and Plant Hill Clinic Opposite.

2. View towards the site and the junction between Plant Hill Rd and Bank House Rd. The former Police Station is currently derelict, and subject to vandalism.

3. View from Chapel Ln, North-East up Plant Hill Rd towards the proposed site.





2.4 Constraints Opportunities and Approach

-  Trees to be Removed
-  Building to be Demolished
-  Primary School Under Construction
-  Amended Access Point
-  2 Story Building
-  1 Story Building
-  Primary Routes of Travel
-  Secondary Route of Travel
-  Open Space

2.5 Planning History

There have been ongoing conversations with the planning authority on the Plant Hill Scheme along with the Jurby Street partner scheme since late 2020. The original proposal of apartments was not deemed appropriate by local councillors and a strong interest in family housing was indicated.

Since this advice we have developed a scheme which takes into account the LPA's recommendations.

The following are notable planning applications with reference to the site;

- 131873/TEL/2021 - *Prior approval for the installation of a 20 metre monopole and cabinet at base together with associated ancillary works*
- 133578/TEL/2022 - *Prior Approval for the installation of 15 metre high telecommunication monopole with wraparound Cabinet at base and associated ancillary works.*

It has been confirmed by the telecoms company that the applications for the monopoles will not be implemented.

- 124767/FO/2019- *Erection of a new single storey primary school building, together with a multi-use games area (Use Class D1), access,*

landscaping, boundary treatment and other associated works, following demolition of existing building.

2.6 Planning Policy and Review

JDA have worked with Nexus Planning and the LPA as part of the project 500 initiative to ensure local planning policy has been consulted prior to this application.

The planning statement concludes that the site is within a previously developed settlement in a sustainable location which meets the identified needs of the local community. There are also no planning policy or technical issues that would prevent planning permission being granted for the proposed development. It is also in accordance with the NPPF.

2.7 Socio Economic Assessment

According to the Indices of deprivation data collected by government in both 2015 and 2019 Plant Hill Road falls within the 10% most deprived neighbourhoods when all metrics are considered, and falls within the bottom 30% of Neighbourhood when considering the quality of the local environment.

Providing good quality social housing in this area will meet a high demand for affordable family homes.

2.8 Report and Survey

The following reports and surveys have been completed to inform the design process, and are attached to this application.

- Phase I Site Investigation

The following recommendations have been suggested through the phase I report.

- Intrusive ground investigation.
- GQRA as part of the ground investigation.
- Undertake ground gas monitoring over a period of two-three months for potential hazardous gases.

- Noise Impact Assessment

The environmental noise assessment concludes that good design practice and principles mitigate the affect of noise to rear gardens, whilst operable windows are appropriate for rapid ventilation.

It is highlighted that trickle vents should be specified as to not introduce a acoustic weak point, and mechanical ventilation can be utilised to prevent this.

- Air Quality Assessment

The Air Quality Assessment concludes that expected pollutants will be comfortably below the AQO and is therefore suitable for the proposed development.

Due to the use of ASHP it is concluded that the energy strategy results in zero on-site emissions, and the overall affect on local air quality is judged as 'not significant'.

- Landscape Design, BNG and 30 year management plan.

The Landscaping GA along with the hard and soft landscaping have been developed hand in hand with the biodiversity net gain, 30 year management plan, AIA and PEA to produce an overall scheme which has a positive impact on the local environment.

Moving forward a Bat survey will be required and carried out once the season has begun.

- Drainage Strategy

The main sewerage for the development will be kept private with foul and surface water connecting to the existing combined sewer network via a proposed sewer connection on site, ensuring the infrastructure shall be owned and maintained by the client or management

company.

- Highways Design / Transport Note

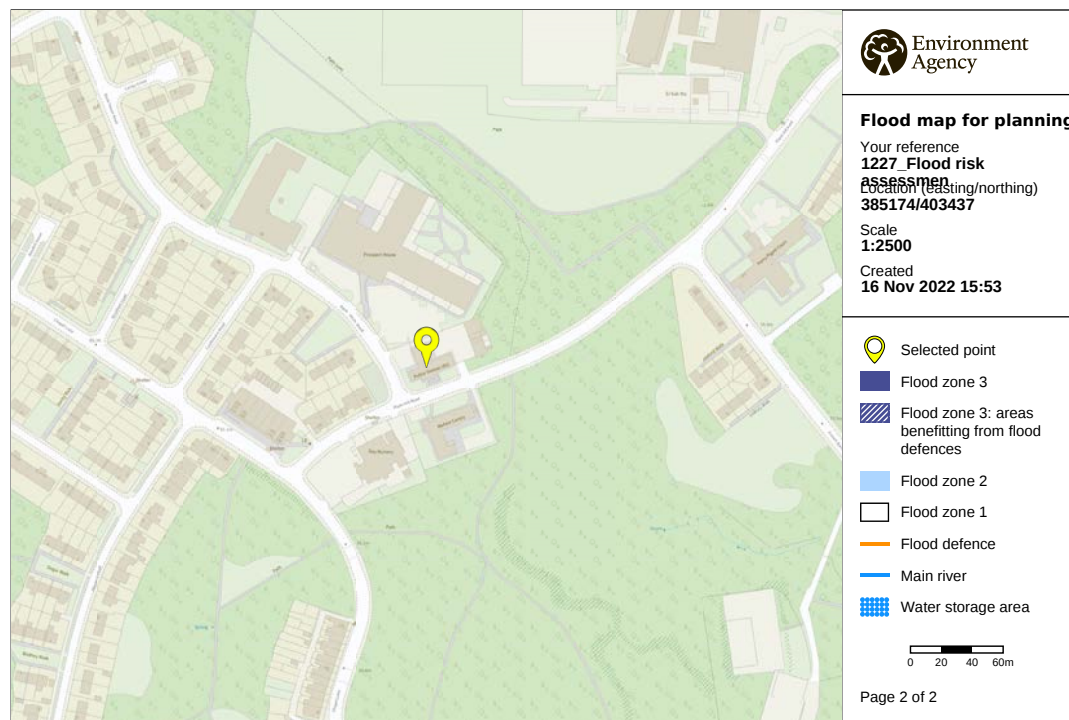
The TPS concludes that the new development is in keeping with local and national transport and land use planning agendas, with parking and cycle storage meeting operational requirements and the requests of the LPA.

Overall the proposals will not result in a 'severe residual cumulative impact'.

2.9 Flood Risk

The government's OGL flood map for planning shows that the site lies within the Flood Zone 1, which means there is considered to be a low probability of flooding.

Due to the site area being under 1ha, a Flood Risk Assessment is not deemed necessary.



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2.10 Assessment

The Site and Context chapter of this Design and Access Statement has shown the suitability of the site for development.



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Design Process

Design Process

3.1 Consultations

We have had ongoing consultations with the LPA as part of the Project 500 initiative.

This has steered several aspects of the scheme, notable aspects are listed below:

- We initially proposed an apartment scheme as displayed opposite, we received feedback from local councillors that this apartment mix would not be desirable, we therefore moved towards a 12 3B5P units.

- The LPA has suggested that 1 parking space per 3B5P unit would be acceptable given the sustainable location of the site, this has allowed us to provide more landscaping to the front of the properties.

- The local authority has also

indicated their desired boundary treatment to the front of the development, dwarf walls with metal railing with piers.

- The scheme has also been reviewed by the LPA in reference to;

- Overlooking Distances,

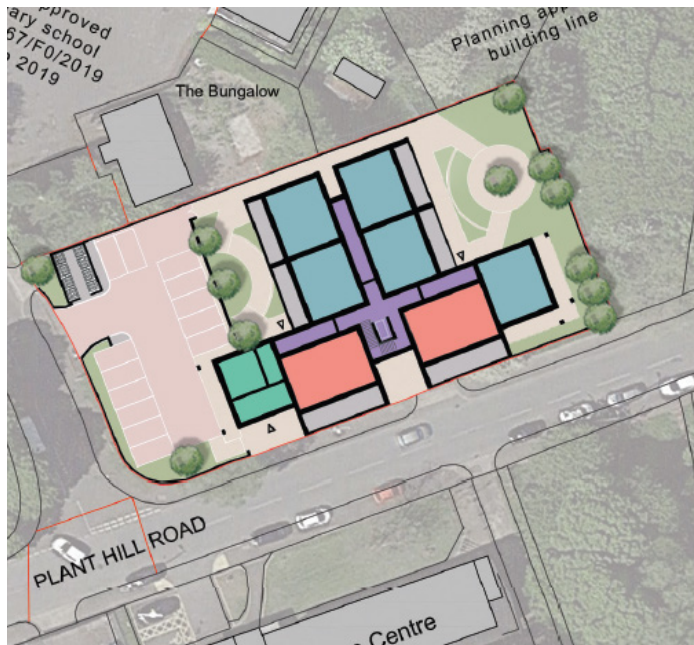
- Obscured glazing

- Bin collection and storage positions.

The following advice, along with the reports submitted alongside this application have informed our design development as demonstrated on the opposite page.



Previous Iteration of Site Plan



1



2



3



4

3.3 Design Evolution

The images to the left demonstrate how the project has evolved in plan.

1 - Originally the proposal was more dominant in scale, reflecting the existing mass on site. As this type of development did not meet housing needs, a scheme with 3B5P Houses has been developed.

2 - The first iteration of the 3B5P development did not fully consider the landscaping and the impact access would have on the street frontage, it did not consider boundary treatment to it's full extent.

3 - This development explored the need for 2 storey housing, this increases the footprint, which negatively affected the overall appearance of the proposals and subsequent over looking distances.

4 - The submitted site plan has attempted to take into account all elements explored, to produce a scheme sympathetic to its context.

Previous Scheme - Street Scene - Site Plan 3

The above street scene which refers to Site Plan 3 on the previous page, shows our initial 2 storey option with wider units, we believed this to create a heavy and over crowded street scene, with little opportunity for landscaping or appropriate parking provision.



Current Scheme - Street Scene - Site Plan 4

The street scene above is reflective of our submitted scheme, the scale of the existing building has been taken into context and slimmer more elegant 3 storey units have been proposed, we believe this offers more space to each unit and creates a lighter more open scheme.





Proposed Site Plan

3.4 Design Evolution

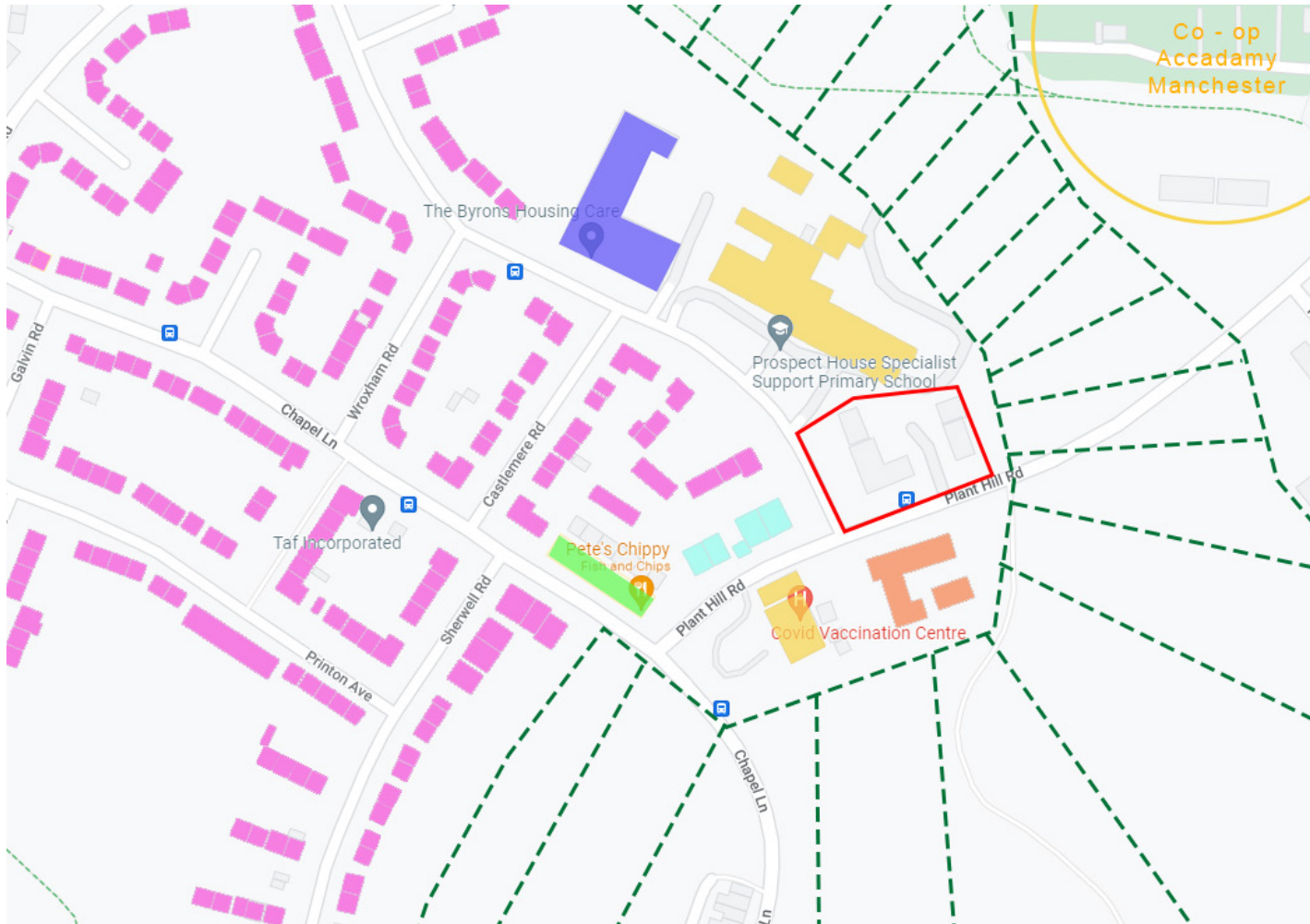
This corner site has allowed us the opportunity to respond to two street frontages, and accommodate taller buildings due to the existing scale established by the Plant Hill Police Station. Initially access and depth of the site posed significant restraints. This has lead us to a tall slender typology allowing the semi-detached units to breath, whilst also offering the opportunity for landscaping to property frontages, which responds positively to the open space which surrounds the site to the north-east and south.

Along with the LPA's and Client's input we believe that the design evolution has enabled us to present a well rounded thoroughly considered scheme which responds to the context and the requirement for affordable family homes in Greater Manchester.



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Use Amount Scale



Use Diagram



Use Amount Scale

4.1 Use

This development proposes 12 no. 3B5P semi-detached units under use class C3. The proposal of affordable family homes sits comfortably within the local context, offering variety against the existing bungalows on Plant Hill Rd and the flat developments on both Bank House Rd and Chapel Lane, this house type also offers larger alternative to many of the family homes on the estate to the north of the proposed site.

The site is sustainably positioned within walking distance to both primary and secondary schools, a desirable attribute for family homes. It also has several links via foot and public transport to shop and many other local amenities, as demonstrated opposite.

Due to the reasons mentioned above, the proposal of family housing appears to be a perfect match for the existing context. This has also been established through our ongoing conversations with the LPA.

4.2 Amount

The proposed amount of units reflects many of the developments in the local area. Our design development demonstrates that we have previously explored proposals with an increased unit amount through an apartment scheme and this was deemed an over development of the site.

The introduction of 12 new family homes will not overwhelm local services, with a new primary school being developed locally, ample green space within walking distance, along with several local shops.

3.2 Scale and Density

The current proposal includes

12 3B5P 3 storey semi-detached properties. The scale of these units has been established by the existing Plant Hill Police Station which currently sits on site. The use of 3 storey units allow us to provide family homes without a large footprint, which increases the economic viability of the project.

Please see below a comparison

between the existing site and what is proposed. In addition there are several developments in the local area which utilise a similar scale, as demonstrated opposite, establishing precedence for this typology.



Existing Site



Proposed Site



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Layout and Appearance

Layout and Appearance

5.1 Layout

As displayed on the Design Evolution (section 3.3), proposed amendments to the layout of the site plan focus on optimising landscaping to the frontages, and providing suitable access and space around the units. Additionally the scheme has undergone a process to consider how to optimise use of the space available.

The central access point allows us to fully utilise the depth of the site, whilst not interfering with ongoing or future developments by facing the rear and side boundary with blank gables, this also allows is to respond sympathetically to the street frontages.

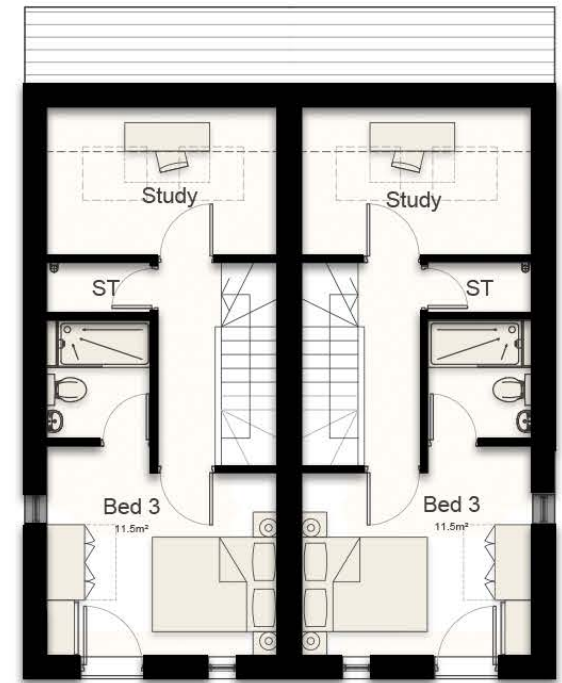
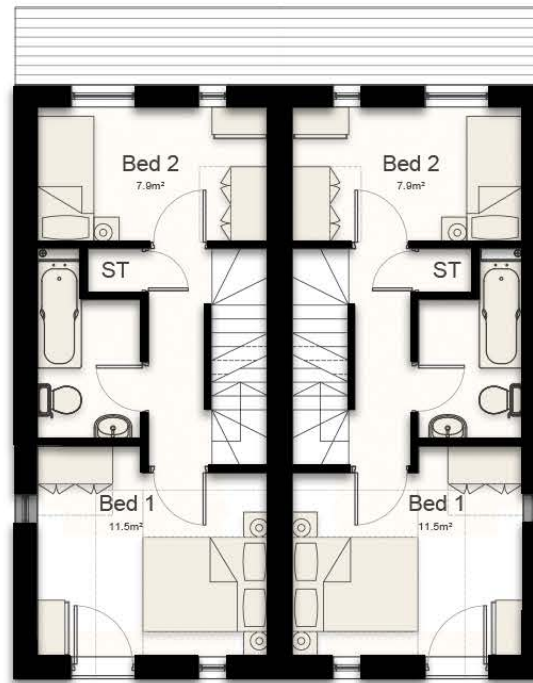
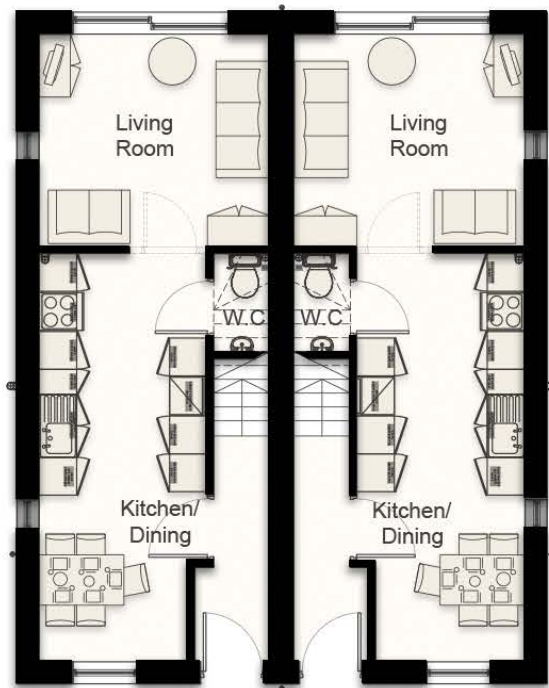
The house types have been designed for level access to the ground floor and will all be M4(1) and NDSS compliant. Additionally glazing has been included to the gables where appropriate to ensure passive surveillance of the public realm, to avoid inappropriate overlooking distances units 6 & 7 will have obscured glazing.



Proposed Site Plan

5.1 Layout

The house types have been designed for level access to the ground floor and will all be M4(1) and NDSS compliant. Additionally glazing has been included to the gables where appropriate to ensure passive surveillance of the public realm, to avoid inappropriate overlooking distances units 6 & 7 will have obscured glazing.



5.2 Character , Street Scene and Appearance

The proposed development utilises a similar brick to that which is dominant in the local area and used in the existing Plant Hill Police Station.

The elevations have been developed to provide a harmonious rhythm to the street frontages, whilst the windows are intended to be proportional to the scale of the elevation. Simple detailing provides an elegance to the proposals.

The use of a dwarf wall and metal railings, as used in the bungalow scheme adjacent, aims to tie the two schemes together.

5.3 Landscaping

Parking access is largely provided to the side of properties, this allows for landscaping to the frontage, softening the transition from public to private realm, and reflecting the ample open space in the local area.

Level access has been considered on all properties, with parking

provided in close proximity to the associated property, with bin and cycle storage all provided within the individual property boundaries.

Whilst we propose the removal of existing trees, they are maintained where possible, and we also propose additional trees as a replacement.



Proposed Site Sections

Layout and Appearance

5.4 Key Building Elements and Materials

The selected building materials are listed below and refer to the indicative images opposite. These have been chosen based on the proposed use and adhere to required specifications and standards of the industry and client. An example of a completed unit is shown to the right.

1. Brown Brick or Similar
2. Grey Composite UPVC Door or Similar
3. Slim Frame UPVC Windows or Similar
4. Slim GRP Door Canopy or Similar
5. Slim Profile Roof Tile or Similar.
6. Dwarf wall and Railings to Front Boundary
7. Closed Board 1.8m Fence to Boundary
8. Grey UPVC Rainwater Goods or Similar



Proposed Elevation

5.5 Secured By Design

The development will be undertaken subject to local security standards. Please Refer to report carried out by Design for Security submitted alongside this application.



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Access

Access

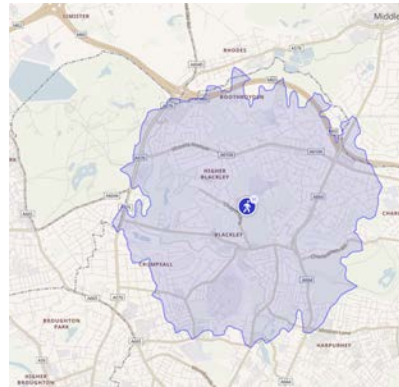
6.1 Transport Assessment

A Transport Note has been provided by TPS to accompany this application the following are the main point highlighted by the report;

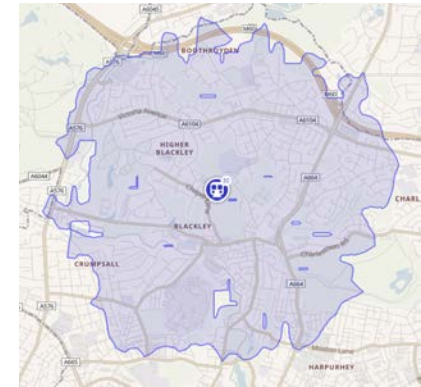
- Proposals are in keeping with local and national transport and planning agendas.
- Easy access with local amenities, with access to public transport, walking routes and cycling.
- No accident trends that might be exacerbated by the development.
- Not a significant increase in trips generated
- Car and Cycle parking to meet operational requirements.

6.2 Access and Travel

Cycle Storage for 2 Cycles has been provided in the rear gardens of all properties. The diagrams below show the areas of Greater Manchester which can be accessed within 30 by a range of transport types.



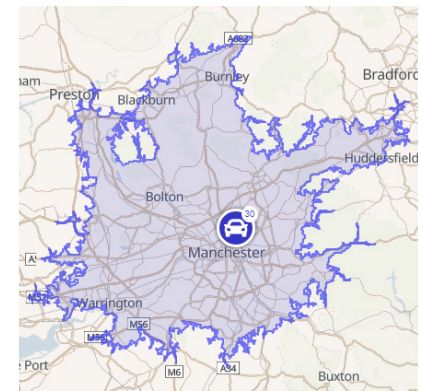
A large area of North Manchester can be access **on foot** in 30 minutes from this area, including Higher Blackley, Blackley, Crumpsall, and the Northern edges of Harpurhey.



The site is in close proximity to several **Bus** routes in the local area, Primarily Bank House Rd Stop, with routes to Middleton and Plant Hill.



Much of Northern and Central Manchester can be accessed via 30 Minutes of **cycling** including the City Centre and Salford.



By **Car** much of the North West can be access this is due to the sites close proximity to the M60 outer ring road.



07

Other Considerations

Other Considerations

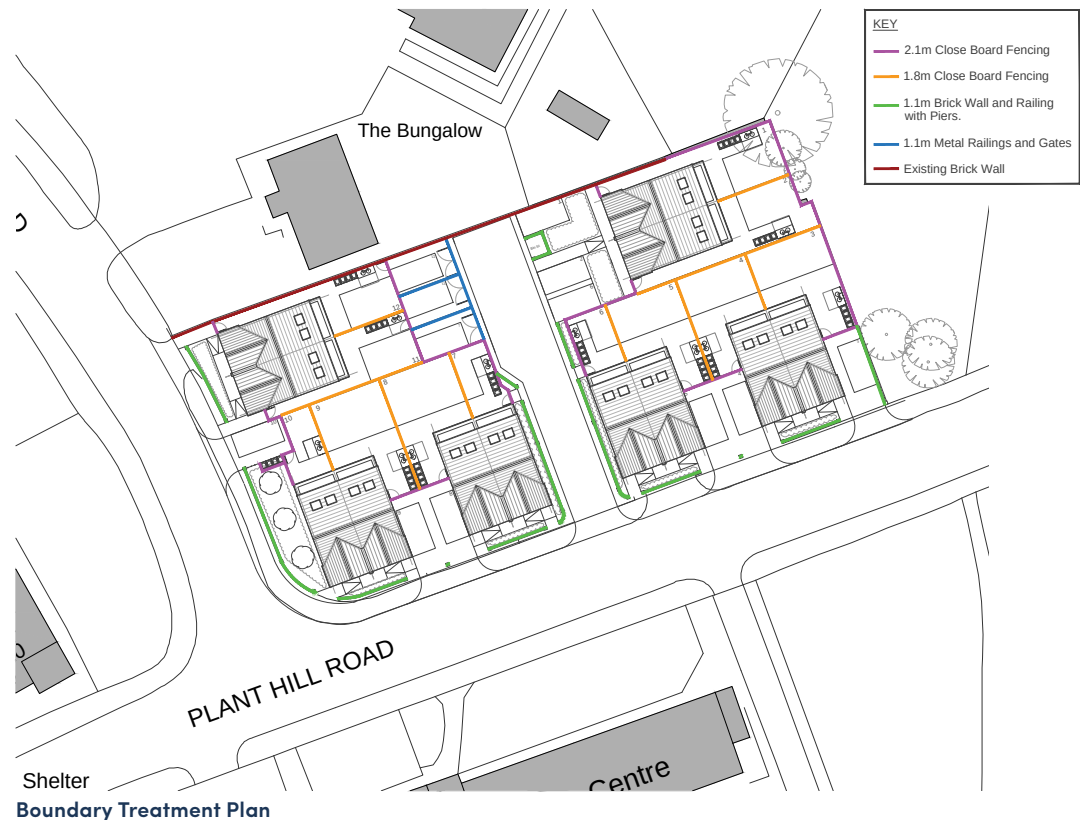
7.1 Refuse and Recycling

A Waste Management Strategy has been provided along with this application, as demonstrated below, this follows the guidance set out by Manchester City Council and utilised the existing collection protocols for residential developments.



7.2 Boundary Treatment

A Boundary Treatment Plan accompanies this scheme and is set out below, this aims to provide the security required by GMP, and considers the LPA's recommendations for a dwarf wall and railing to the back of pavement.





08

Conclusions

Conclusions

8.1 Other Considerations for the Future

please don't hesitate to get in contact with JDA Architects.

The Design Team are committed to implementing the highest standard of design and specification and any future design development should also look to ensure best practice

8.2 Conclusions

We believe with our ongoing consultation with the LPA, Client and Consultees has allowed JDA to provide a high quality and informed scheme which respect the local context and provides much needed affordable family homes to the local community.

If you have any further queries,

Design and access statements

How to write, read and use them





Thank you!

**We look forward to your
comment and consideration.**

