

DESIGN & ACCESS STATEMENT



DESIGN & ACCESS STATEMENT:

NEW BUILD RESIDENTIAL 23NR DWELLINGS,
BENCHILL ROAD, WYTHENSHAW, M22 8LF



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REVISION: B

DESIGN & ACCESS STATEMENT

This Design and Access Statement has been prepared by Michael Dyson Associates Ltd on behalf of Wythenshawe Community Housing Group, in connection with the proposed residential development at The Enterprise Centre, Benchill Road, Wythenshawe, Manchester.

The following pages should be read in conjunction with the submitted planning drawings and other supplementary information.



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1.0 Introduction

1.1 Purpose of Document

This document sets out the rationale behind the application proposals and how particular constraints of the site have influenced the proposals. This statement, together with the accompanying information submitted, demonstrates how the development responds positively to the particular site characteristics, advice, and policy objectives contained within Manchester Residential Quality Guidance and pre-application discussion with Manchester City Council.

1.2 Description of proposal

The proposed site, outlined in red on the site location plan is situated on Benchill Road, Wythenshawe, Manchester. The total site area is 0.45ha/1.1ac.

Currently located on the plot are two single-story buildings which include The Enterprise Centre and outbuilding. All properties on the site are under Wythenshawe Community Housing Group ownership. The demolition of the office building allows a new build residential scheme to be introduced to the site. The design and access statement outlines this scheme, which looks to introduce 23NRdwelling, consisting of the mix below:

11Nr of Houses made of the following house types:

2Nr 2B3P Bungalow

2Nr 2B4P Houses

12Nr 2B4P Flats

5Nr 3B5P Houses

1NR 4B8P House

1NR 4B8P Accessible House



Existing Site Plan

1.3 Development Opportunities

The proposal aims to provide a residential development of accessible housing. The location lends itself to a residential site due to the residential characteristic of the area.

The development is accessible from Benchill Road, Benchill Avenue, and Rothley Avenue. The introduction of additional residential properties within the site in question will complement the surrounding residential area.

2.0 Site Analysis

2.1 The Existing Site

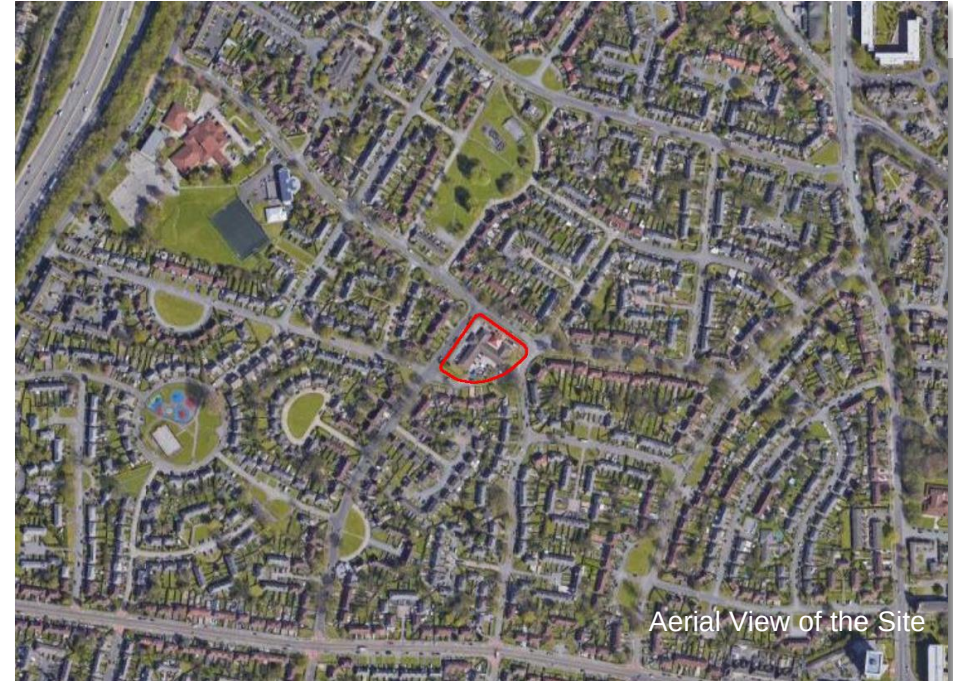
The site is located in Wythenshawe, Manchester and is surrounded within a residential area. The site is approximately 1 mile from the Wythenshawe town centre and is accessed via two vehicle access routes. The tram stop connecting to Manchester city centre is located 0.6 miles from the site. The existing Enterprise Centre is encapsulated by one site boundary as shown in the adjacent 'Areal View of the Site'.

The Enterprise Centre is within proximity to the M56 to the west and north of the site.

There is one single-story commercial building located on the site. Currently, the site has vehicle access from 3nr sides and pedestrian access from all sides.

To the northeast side of the site boundary runs a strip of landscaping along the roadside.

On the perimeter of the site, there are approximately 4 lighting columns and 2 nr telegraph poles.



Aerial View of the Site



Existing Aerial View



Enterprise Centre

2.0 Site Analysis

2.2 Flood Risk Assessment

The map adjacent demonstrates the areas of flood risk, in and around the site.

As this application is not adding more than 100m² of new hard landscaping and is only looking to convert existing hard landscaping into new hard landscaping, no SuDS design will be incorporated into the application.

☒ Flood Risk from Rivers

☒ Flood Risk from Rivers - Extent

High

Medium

Low

☒ Flood Risk from the Sea

☒ Flood Risk from the Sea

High

Medium

Low

☒ Flood Risk from Surface Water & Small Watercourses

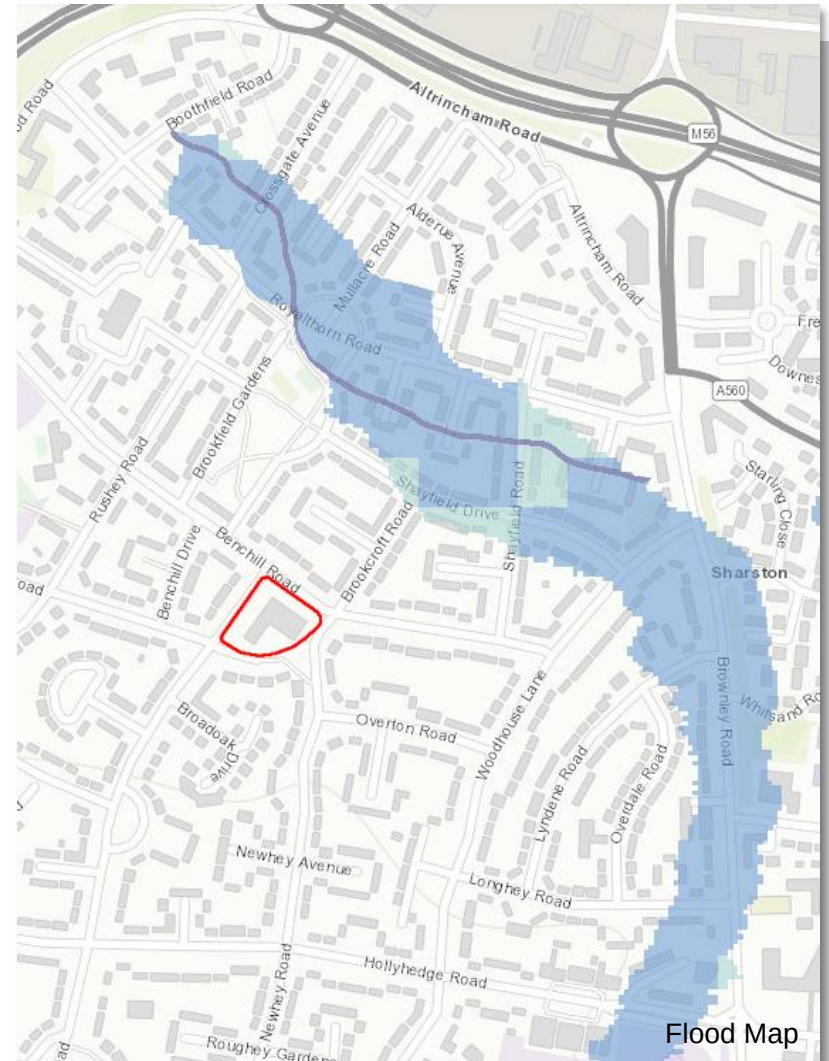
☒ Flood Risk from Surface Water & Small Watercourses Extent

High

Medium

Low

Key



Flood Map

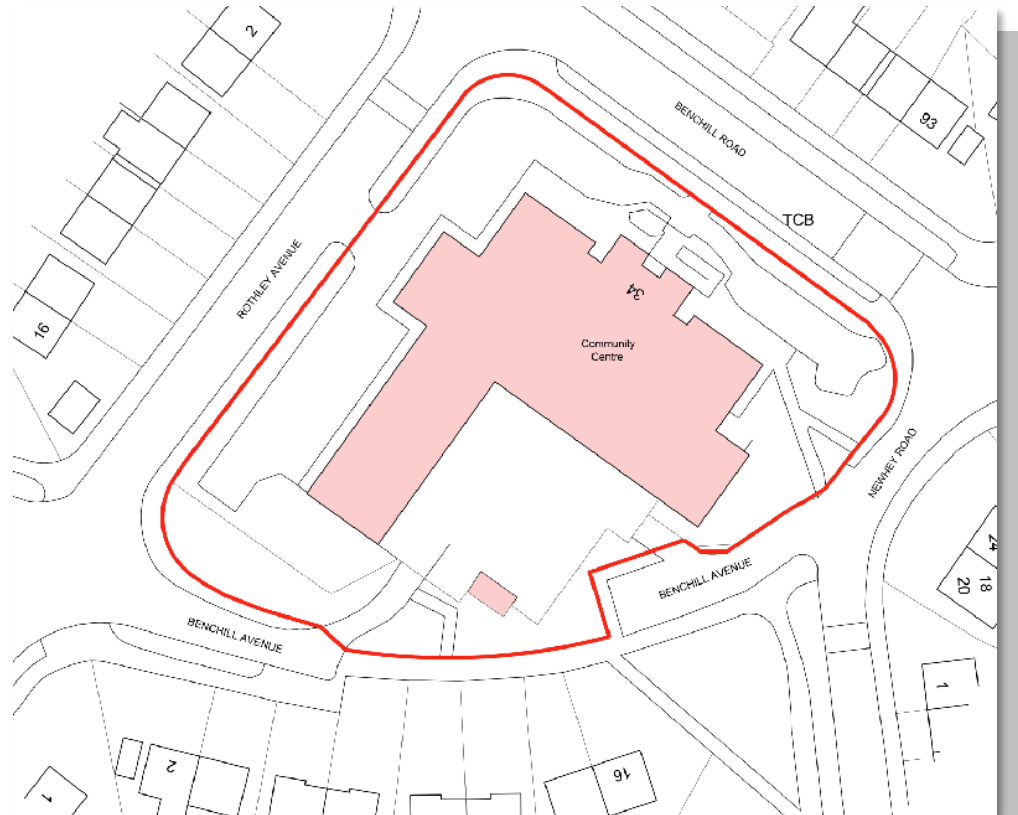
2.0 Site Analysis

2.3 Proposed Demolition

This application proposes the demolition of the existing commercial building and adjacent outbuilding currently located on-site. The existing building is common in design with surrounding buildings. Its' characteristic consists of a brick façade with a traditional pitched roof.



Existing Aerial View



Extent of Demolition

2.0 Site Analysis

2.4 Surrounding Existing Properties around Wythenshawe



3.0 Design Process

3.1. Pre-application advice

Wythenshawe Community Housing Group sought advice from Housing & Residential Growth MAC and the feedback was positive. This proposal was also submitted for pre-application advice in March 2023 where advice was received during a pre-application meeting later that month.

The proposed development seeks to change the purpose of use and increases housing stock for social and shared ownership housing. The reuse of land is in line with The National planning policy framework and it is encouraged for more housing within towns with effective use of land by using land that has been previously developed.

The advice received at pre-application was as follows:

- The parking provision was too high and should be reduced to 100%.
- Side of Block 1 not aligning with house fronts alongside Benchill Road.
- Distribute parking accordingly to shorten stretches of the dropped kerb.
- High quality design.
- Consideration for boundary treatment.

Since the pre-application discussion, we have revisited proposals and reduced the number of parking spaces to 1 space per dwelling, removed all visitor bays and introduced cycle storage. The position of Block 1 was considered and reflected on Block 2 as well. The use of, materials and architectural elements have been carefully considered during the design process and reflects within the submitted design. Boundary treatment and landscaping were introduced to the front of properties to increase the biodiversity of the site.

3.2. Public consultation

In order to engage with the local public there was a letter drop to local residents to encourage feedback on the proposed development prior to the submission of this planning application.

166 Nr of letters were sent to local residents.

Following the feedback, designs were updated and concerns raised were addressed if applicable.

4.0 Proposal

4.1 Site Layout and Access

The proposed site design seeks to introduce new residential dwellings with associated parking and a mix of both private and communal gardens. There will be designated areas around the site that provide cycle storage to the residents.

The new development will include a total of 23 dwellings made of 2Nr of apartment blocks of 6 flats each and 11Nr of Houses made of the following house types:

2Nr 2B3P Bungalow M4(3) – wheelchair accessible house

2Nr 2B4P Houses

12Nr 2B4P Flats

5Nr 3B5P Houses

1NR 4B8P House

1NR 4B8P Adaptable House

The detached and semi-detached houses are located by Rothley Avenue and Benchill Road. The two apartment blocks are located by Benchill Avenue.

Each dwelling has allocated 1Nr parking space. Parking spaces for Block 1 and Block 2 are located within the site, surrounded by the dwellings. They can be accessed by the entrance road from Benchill Avenue. Proposed spaces have been shown at 2.6x4.8m to comply with the supplementary planning guidance.



—	OTHER LAND IN APPLICANTS OWNERSHIP
—	PLANNING APPLICATION BOUNDARY
---	BUILDING DEMOLITION
---	ASSUMED OVERHEAD FIBRE CABLES

Proposed Site Plan

4.0 Proposal

The proposed vehicle and pedestrian access remain as existing. There is no change to how properties on Benchill Avenue are to be accessed. No public parking is compromised.

4.2 House Types and Apartments Design

Houses are designed to comply strictly with The Building Regulations, Manchester City Council Design Guide, and Emerging Space Standards keeping with more than a minimum distance for overlooking requirements.

The design approach to this site is to have a modern look with traditional materials and elements like the soldier brick course.

The apartment block has a stepped design to it allowing for the best use of space by following the curve of the site. It helps to break up a building into sections. Each front segment is similar in width to the rest of the designed houses i.e. bungalows or 4B8P houses.



3D view of the apartment block



3D view of the 4B8P House

3D view of the Bungalow

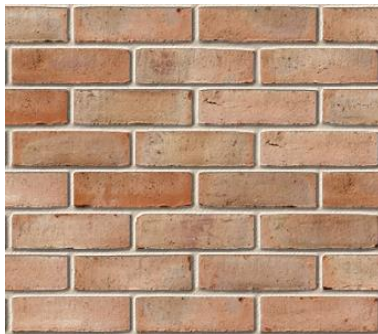
4.0 Proposal

4.2 Materials



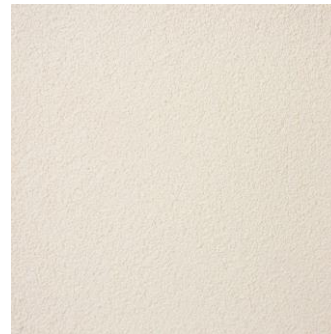
Roof

Concrete Interlocking
Roof Tiles Grey



Facade

Northern Buff with light mortar



Facade

Light Render

Other building Materials:

- Dark Grey U-PVC windows
- Black U-PVC rainwater goods
- Double brick soldier course to ground floor
- Dark Grey Composite doors



Facade

Northern Buff double soldier course
with light mortar



Elevation Example



Elevation Example



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