



Greenbrow Social Club, Wythenshawe, Manchester M23 2TU

June 2023

Contents:

Greenbrow Social Club | Design & Access Statement

Introduction	3-4
Planning & Design Context	5-6
Design Considerations	7-9
The Development Proposal	10-16
Sustainability & Renewable Energy	17

Introduction:

Introduction & Location

This Design & Access Statement (DAS) accompanies the Full Planning Application made on behalf of Wythenshawe Community Housing Group at Greenbrow Social Club, Wythenshawe, Manchester M23 2TU.

The development will entail a total of eight houses, two 2-bed 4-person houses, four 3 bed 5-person houses and two 4-bed 6-person houses each with a private garden per housing unit.

The development will also entail a total of 15 flats, 10 1-bed 2-person flats and 5 2-bed 3-person flats.

The following will be designated as Social Rent.

10 1-bed 2 -person flats, 5 2-bed 3-person flats, 2 2-bed 4-person houses and 2 3-bed 5 person houses

The following will be designated as Shared Ownership.

2 3-bed 5-person houses and 2 4-bed 6-person houses.

This scheme will provide housing on the Greenbrow Social Club. The development will enhance the urban environment and contribute towards the high demand for housing in the Wythenshawe area, whilst respecting and enhancing the site's environmental and cultural assets.

The proposed site is not situated within or adjacent to a Conservation Area and is located in Flood Risk Zone 1.



The image above highlights the areas for development in red

Introduction:

Design and Access Statement Methodology

The structure and detail of this document follows guidance set out by the Planning Practice Guidance (PPG), adopted on 6th March 2014. This document provides the following guidance on Design & Access Statements:

What is a Design and Access Statement?

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable and considerate response to the site and demonstrate that it is accessible by all prospective users.

Introduction and Purpose Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application.

What should be included in a Design and Access Statement accompanying an application for planning permission?

A Design and Access Statement must:

(a) explain the design principles and concepts that have incorporated in the proposed development

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development's context refers to the characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been considered. They must detail any consultation undertaken and how the outcome of this consultation has informed the proposed development.

Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.



Planning & Design Context:

Planning Context and Design Guidance

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies the planning application. This section focuses on the planning policies most relevant to the design and access proposals for the development.

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's Planning Policy for England and is a material for consideration in all planning decisions. As the site is allocated for a new housing development, its development meets much of the NPPF in relation to housing policy, with Section 5 of the Framework providing guidance to local authorities on allocating land for development through the Local Plan and determining applications positively to achieve the Government's objective of significantly boosting the supply of new homes.

Paragraph 124 of the NPPF concerns appropriate densities in new developments. It states that decisions should support development that makes efficient use of land, including the identified need for diverse types of housing; the desirability of maintaining an area's prevailing character and setting; and the importance of securing well-designed, attractive, and healthy places.

Recent updates to the NPPF include the addition of a new paragraph (131) regarding the design of new development. This states that planning decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments.

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a 'presumption in favour of sustainable development'. Section 12 of the NPPF 'Achieving well-designed places' establishes the Government's commitment to good design and requires that developers address the following:

- add to the overall quality of the area;
- establish a strong sense of place;
- optimise the use of land and placing an importance on high quality design;
- respond to the local character and history;
- create safe and accessible environments; and
- (developments which) are visually attractive with good architecture and appropriate landscaping.

As part of this commitment to good design, the NPPF expects applicants "to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably." (paragraph 132, NPPF, 2021)

Manchester's Local Development Framework – Core Strategy Development

The Manchester Core Strategy looks ahead to 2027 and sets a shared direction of travel for the long-term future of the city, bringing together a number of strategic planning processes into one place. Key policies considered relevant to the application proposal are addressed in detail below:

Policy SP1 - Spatial Principle provides guidance on the key spatial principles which will guide the strategic development of Manchester to 2027. The policy states that the emphasis is on the creation of neighbourhoods of choice, providing high quality development around district centres which meet local needs, all in a distinct environment. The policy identifies regeneration areas across the city including Wythenshawe and states that all development should have regard to the character, issues, and strategy for each regeneration area.

The policy highlights the Core Development Principles including the need to make a positive contribution to neighbourhoods of choice by creating well designed places, contribute to the health, safety, and wellbeing of all residents, and to protect and enhance the natural environment. The policy also highlights the need for development to minimise emissions, reuse previously developed land wherever possible and improve access to jobs, services, education, and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.



Planning & Design Context:

Policy EN1 – Design Principles and Strategic Character Areas stresses the need for development to have regard to the strategic character area in which the development is located and requires Design and Access Statements to detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City.

The policy includes a description of the Wider Wythenshawe Character Area referring to it being developed along the lines of the 'garden city' movement and references a predominance of low rise, low density semi-detached houses, short terraces and lowrise blocks of flats and maisonettes, all set within private gardens. The principal features to be retained in any new development is the sense of the existing low-rise suburban character set within soft landscape.

Policy DM1 – Development Management lists the issues which all development should have regard to, the list includes the following:

- ✓ Siting, layout, scale and form.
- ✓ Impact on the surrounding areas in terms of design, scale and appearance.
- ✓ Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
- ✓ Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- ✓ Community safety and crime prevention.
- ✓ Adequacy of internal accommodation and external amenity space.
- ✓ Refuse storage and collection.
- ✓ Vehicle access and car parking; and
- ✓ Flood risk and drainage

Manchester's Local Development Framework – Core Strategy Development

Plan Policy H 7 – Wythenshawe

According to the policy document cited, the Council expects that Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high quality high density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.

The Housing Needs Assessment 2007 showed that Wythenshawe has a predominance of family housing. Despite this, the Housing Need and Demand study (2010) has identified a shortage of family housing in addition to that for single people and first-time buyers. However, Wythenshawe has only a small amount of land available for development (SHLAA 2010). This is likely to permit only a limited number of new family housing units. The net shortfall will be met to some extent by making better use of the existing housing stock by providing additional 1 and 2 bedroom housing for newly forming households and elderly people, thus releasing existing housing provision for families. New residential development which addresses under-occupancy of family housing by providing more suitable accommodation for current occupants will therefore be encouraged.

Wythenshawe Strategic Regeneration Framework

There are the twelve key objectives cover the economic, social and physical strands of the Strategic Regeneration Framework, two of which are:

- ✓ Making Wythenshawe the location of choice for existing and new residents – creating more opportunities for people to buy or rent the type of home they want, and more housing investment in the area.
- ✓ Creating safe and high-quality neighbourhoods - providing a safe and secure environment, through good design and layout of neighbourhoods, and effective coordinated action by police, neighbourhood wardens, and partner agencies to tackle crime and reduce the fear of crime.



Design Considerations:

Site Location & Context

The proposed site is located to the west of Wythenshawe Centre in the in the Baguley ward/electoral division and in the constituency of Wytheshawe and Sale East.

The proposed site is in a predominantly residential area and has street frontage onto Newall Road at the south side of the site and Greenbrow Road on the east side of the site. The west and north border with residential properties.

There is a mix of residential housing around the site with semi detached housing to the west and north of the site, terraced housing opposite the site on both Greenbrow Road and Newall Road.



View of the site taken from the corner of Greenbrow Road and Newall Road.



View of the access road to car parking at the rear of the site via gated entrance.



View from access road with the terraced houses on Greenbrow Road.



View from the back of the site showing the residential properties that border the site.



View of the back of the current building and carpark.



View of the south side of the site from Newall Road.



View of Newall Road with the site on the left hand side.



View of Greenbrow Road with the site on the left hand side.



Design Considerations:

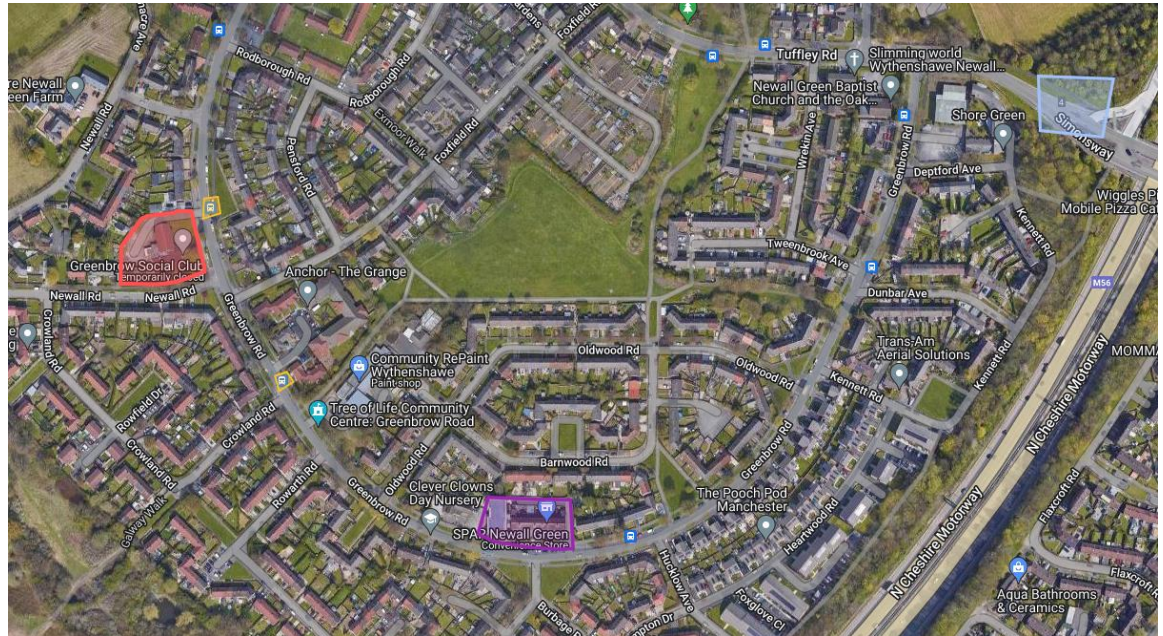
Local facilities & Transport Connections

The site lies approximately 1.7 miles west of Wythenshawe Civic Centre and can be accessed via Simonsway. The site is 0.6 miles (2 minutes drive) to Junction 4 of the M56 motorway.

There are several primary schools and a secondary school within 0.5 miles from the site. In addition to this there are a mix of religious, community, and care facilities close to the site, which you would expect in this outer city region setting. The site also has access to shops and food outlets which are within <0.5 miles of the site, so within walking distance.

There is an existing bus stop located outside the east side of the site on Greenbrow Road which has regular bus services to Wythenshawe and Stockport. The nearest train station is Manchester Airport which is 1.3 miles from the site.

Greenbrow Social Club | Design & Access Statement



A map showing the site location in red and the local amenities & transport connections. The amenities are highlighted in purple, the bus stops are highlighted in yellow and the M56 Junction 4 is highlighted in blue to show the proximity to the site.



Design Considerations:

Historic Mapping

The historic maps below show the development of the site area since the middle of the twentieth century. The 1938 map shows the site and surrounding area as being farmland. Local historians have discussed the development of Wythenshawe from farmlands into a 'garden city'. Patrick Abercrombie, a town planner identified the area's suitability for a housing development in the 1920's. Building work began around WW2 with some building work started. The 1951 map shows additional housing appearing around the site location and Wythenshawe. By the 1970's the site and surrounding area have been developed into the present-day map. The site has been vacant for several years and is in need of a re-purpose.

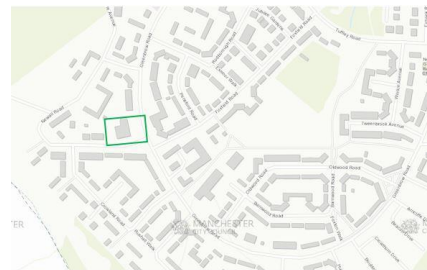
1938



1951



Present day



The Development Proposal:

Greenbrow Social Club | Design & Access Statement

Project Aims

1. The proposal has been designed to achieve high quality, modern residential housing.
2. The buildings form, height and appearance resonate with the local environment thereby integrating the scheme into the existing residential context.
3. To retain or move trees as feasible.

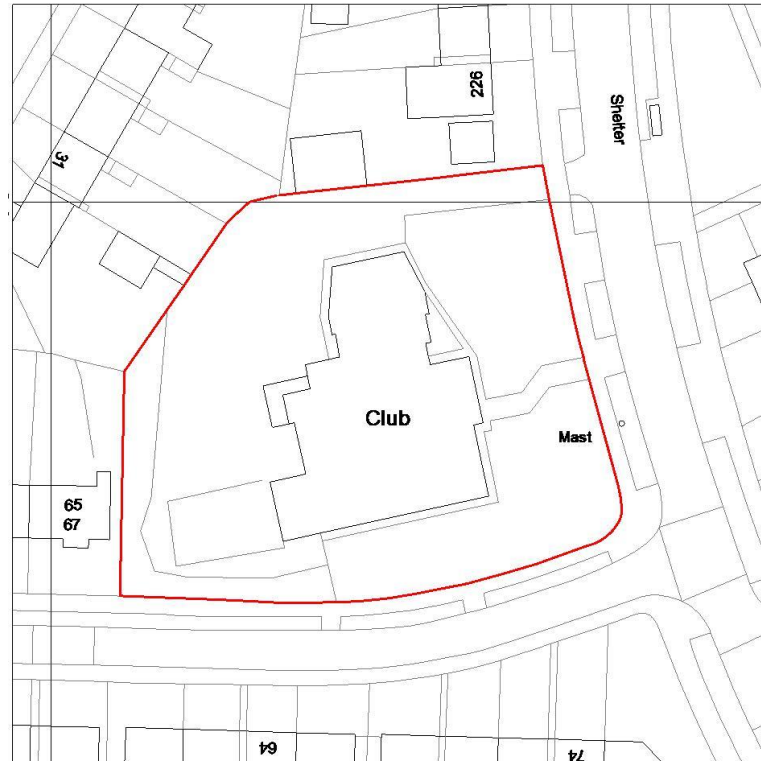
Key Objectives for the Development

1. Respecting local character and to retain and enhance views, including views from adjacent housing.
2. Delivering a high quality "place" which is sustainable, safe, and attractive.
3. Providing flats along with a mix of 2-bed, 3-bed and 4-bed housing with private gardens.
4. Providing much needed affordable housing, all houses will be for social rent or shared ownership.

Quantum of Development

The total developable area is:

- 10 No. 1B2P Flats at 50m²
- 5 No. 2B3P Flats at 61m²
- 2 No. 2B4P Houses Semi-Detached @ 79m²
- 4 No. 3B5P Houses Semi-Detached @ 96m²
- 2 No. 4B6P Houses Detached @ 108m²



Red Line Boundary Map



The Development Proposal:

Proposed Site Plan

The proposed layout, along with supporting text and illustrations in this section of the Design and Access Statement, indicates the principles of urban structure, (i.e., the framework and the layout of streets and pedestrian routes), and the urban grain, (i.e., the location, arrangement, and design of the development).

Layout

The site offers parking spaces per residential unit (per house). Each house also has the necessary hard standing space for the storage of four bins and garden space.

Constraints

The main site constraints are as follows:

- The site is surrounded by existing residential buildings, therefore overlooking distances must be maintained and trees and hedging to mitigate these overlooking distances to respect the privacy of neighbors and the future residents of the development buildings.
- Existing trees

Opportunities

- Creates much needed affordable housing.
- The location is suitable for this type of developments with the necessary amenities within a close walking distance.
- The site is abandoned and therefore detracts value from the area, therefore developing the site will be of greater benefit to residents than in its current state.



Proposed Site Plan



The Development Proposal:

Greenbrow Social Club | Design & Access Statement

Pre-application advice

As part of the design process, Pre-application advice was sought with Manchester City Council prior to the scheme being formally submitted with the response to comments received.

Summary

Feedback was received by Robert Griffin and Linda Marciniak. The application has been made based on the following suggestions:

- Scheme is 100% affordable.
- No driveways in the location of the 4 no lime trees along Newall Road.
- Secure cycle storage for all residents. All houses have secure external cycle parking within locked sheds.
- Min 100% parking provision for all residential units.
- Flat block will not impact on TPO tree to Greenbrow Road.

Public Consultation

A public consultation was held on Thursday 8th June 2023 in conjunction with Newall Green TARA, please see below summary:

- Layout – flats in close proximity to existing residential property
- Road congestion and traffic – a Construction Management Plan will be provided once the contractor has been appointed.
- Loss of trees. – mitigated by tree planting/landscaping scheme.
- Allocations – resident within the close proximity would like family member on allocation list for these properties.

Neighbourhood Letter Drop

WCHG provided a neighbourhood letter drop to the residents within the vicinity of the development site. The letter drop was arranged to give residents the chance to view the plans prior to the Planning Application and give them the opportunity to put forward concerns, comments and suggestions.



The Development Proposal:

Appearance & Materiality

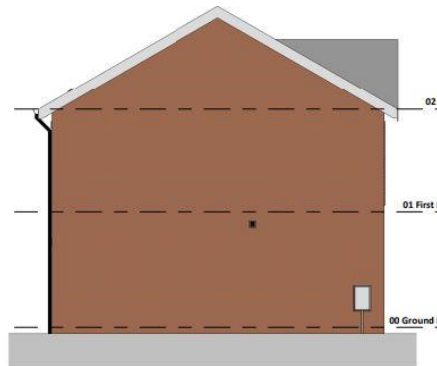
The buildings will follow a scale that is in keeping with the adjacent landscape and urban context, which is predominantly 2 storey with pitched roofs. Combined with the use of quality building materials, a sensitively designed hedge planting in front gardens and retaining trees, the building development can be sympathetically integrated into the landscape. Facing brick has been chosen as the primary material to complement the existing surrounding materiality creates a unique character and offers high quality solution to a redundant site. The combination of walls and fencing offer the desired level of privacy. The palette of materials in low maintenance to give long-term durability and weathering performance.



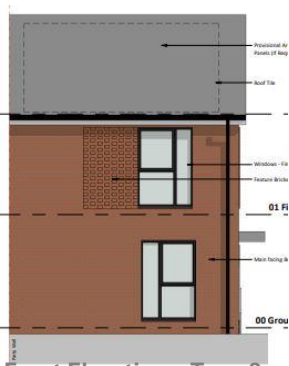
Front Elevation - Type 1



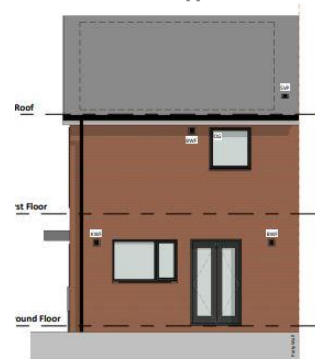
Rear Elevation - Type 1



Gable Elevation - Type 1



Front Elevation - Type 2



Rear Elevation - Type 2



Gable Elevation - Type 2



The Development Proposal:

Greenbrow Social Club | Design & Access Statement

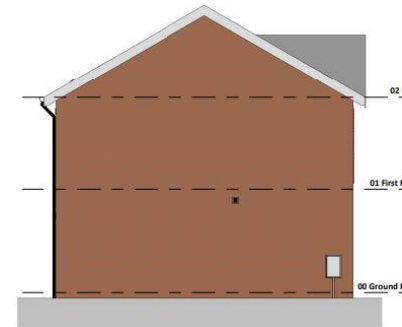
Appearance & Materiality



Front Elevation – Type 1 (3B5P)



Rear Elevation – Type 1 (3B5P)



Gable Elevation – Type 1 (3B5P)



Front Elevation – Type 2 (3B5P)



Rear Elevation – Type 2 (3B5P)



Gable Elevation – Type 2 (3B5P)



Appearance & Materiality

This architectural elevation drawing shows a two-story brick building with a flat roof. The facade is constructed of red brick. The roof features two large, rectangular, light gray sections, possibly representing skylights or roof panels, separated by a vertical line. The building has a symmetrical arrangement of windows and doors. On the second floor, there are four windows: two on the left and two on the right, each consisting of a larger upper pane and a smaller lower pane. On the first floor, there are two sets of double doors with glass panes, positioned centrally. To the left of the left door is a single window with two panes, and to the right of the right door is another single window with two panes. The building is set on a light gray base, and a small vertical scale marker is visible on the right side of the base.

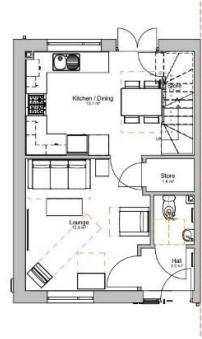
The Development Proposal:

As noted within the emerging Local Plan Policy, states the Council will seek to provide dwellings that are appropriately sized and arranged to create well designed homes in accordance with Nationally Described Space Standards (NDSS).

The proposal will create a total of 2 2-bedrooms houses at 79m², 4 3-bedroom houses at 93m² and 2 4-bedroom houses at 108m².

The Nationally Described Space Standards for 2-bedroom houses is 70m², 3-bedroom houses is 93m² and 4-bedroom houses is 106m² which has been met in this design.

The amount of the proposed development has been carefully considered in relation to the existing context of the site. It is relative to what we believe is permissible on the site, bearing in mind the requirements of our client and the relevant planning policies.



Ground and First Floor Plan – T1



Ground and First Floor Plan – T2



Ground and First Floor Plan – T1 3b



Ground and First Floor Plan – T2 3b



Ground and First Floor Plan 4B6P



Sustainability & Renewable

Building Sustainability

Several technologies are currently being investigated for use on the project, such as air source heat pumps and solar PV panels. The final options will be confirmed via Energy calculations (SAP) to demonstrate compliance with the Part L requirements of the Building Regulations.

The project will aim to reduce water consumption to less than 105 litres per person per day in line with the RIBA Climate Challenge 2030 sliding targets. This will be achieved by carefully specifying white goods and limiting the flow of water by use of flow restrictors.

Sustainable construction methods and energy efficiency will be adopted at the detailed design stage. This will promote a high standard of build and construction for the development in accordance with Best Practice Standards.

The development proposals will seek to follow the aspirations in line with the Building Regulations and Housing Review Standards in order to provide a high-quality environment.

Best Practice sustainability will be embraced, which will fully explore issues such as sustainable drainage techniques, and buildings that are resource and energy efficient.

It is expected that the design will explore the following to promote a reduction in carbon emissions:

- Low flow showers, smaller baths and dual low flush toilets as part of controlled water demand and use
- Low carbon lighting, energy controls and management
- Double or triple glazing, and improved insulation
- Conservation of the natural resource such as the site's trees
- Ground level 'urban greening' with the use of street trees, shrub planting and a semi-private communal garden.
- Plots to provide suitable facilities and storage for recycling and waste
- The building will be in compliance with Part L1 A (New dwellings). The scheme is intended not to use gas to comply with national policy.
- PV Panels on roofs.



