

DESIGN & ACCESS STATEMENT V2

PROPOSED RESIDENTIAL DEVELOPMENT

Land adjacent to 1133 Rochdale Road including land within rear yard of 1133 Rochdale Road, Manchester, M9 7FW

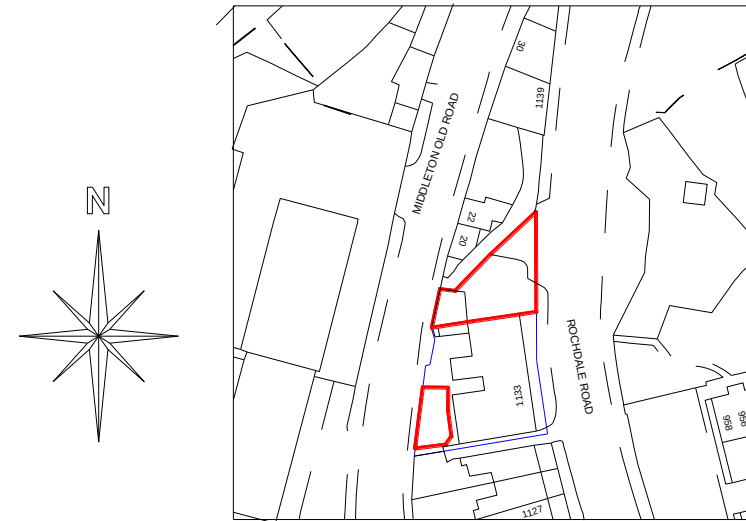
Proposed New Development of
7no Apartments & 1no Retail Unit



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- The application site is a vacant site located between Middleton Old Road and Rochdale Road.
- The site consists of an irregular shaped plot of land of approx. 295m² which is vacant.
- The site is steeply sloped with a fall of approx. 3.7m between Middleton Old Road and Rochdale Road.
- The north boundary is defined by an empty site with lapsed planning permission for 9no apartments. 111141/FO/2016/N
- To the south of the site is the former Red Lion pub, now converted to apartments - with a 2 storey high frontage to Rochdale Road.
- The site creates a gap in the generally coherent historical streetscape, that could benefit from a simple but well crafted contemporary development.



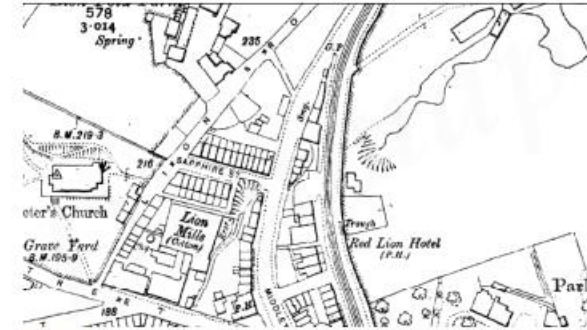
Scale 1:1250

SITE LOCATION PLAN

- A review of historical maps dating back to c.1840 reveals that the site appears to been a vacant gap site.
- The site creates a gap in the generally coherent historical streetscape, that could benefit from a simple but well crafted contemporary development.
- This application is for permission to develop the site for residential use.



1840's



1890's



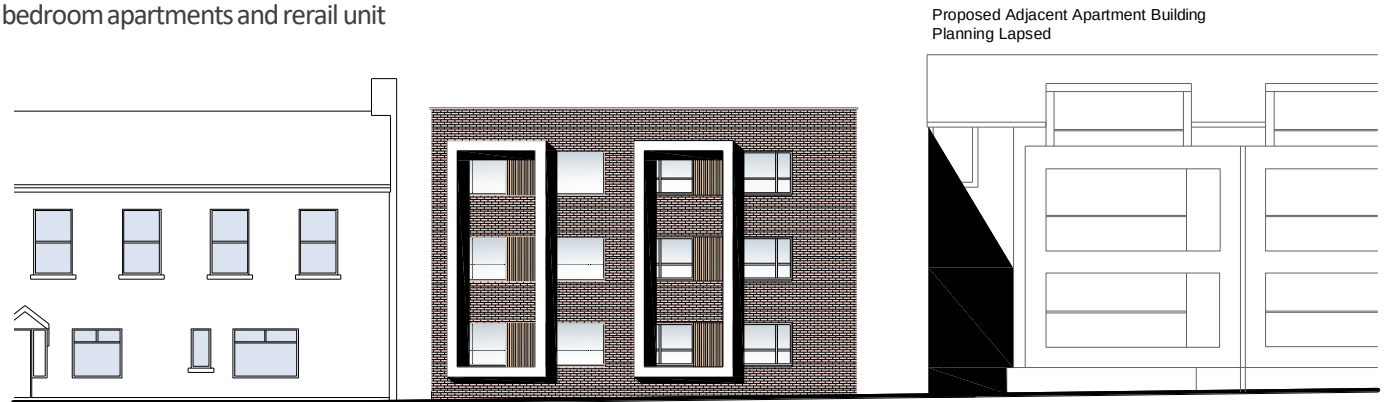
1950's



1990's

PROPOSAL

- The original scheme was developed with the client and external consultants and presented as pre application enquiry to Manchester City Council in 2022 (See Appendix A)
- The scheme had been designed to maximum the use of the site.
- Retail Unit to Middleton Old Road with the Lower Ground floor
- 9no 1 Bedroom apartments proposed on the remaining floors
- Main entrance to the south of the site between the proposed and existing building.
- No Car parking was proposed, main highway transport provision to serve the 1no bedroom apartments and retail unit
- Feedback was provided (See Appendix B) by Steve McCoombe, Senior Planner



PROPOSED STREET SCENE

PROPOSAL

- Amendments where taken into account and changes implemented.
- Number of Apartments reduced from 9no one bedroom apartments, to 7no apartments with a mix of 5no one bed apartments and 2no two bedrooms apartments.
- The investigation and topographical survey of the site and surrounding area identifies a culvert running to the North of the site, an easement to the culvert is required therefore no development could take place joining the application site and the vacant site to the north.
- The Building position has been retained, the natural curve of Rochdale Road allows a step in budling line, plus, any reduction on depth of the building would reduce the floor area of the apartments and reduce the number of units.
- The elevations have been developed and a vertical emphasise has been provided to the front and rear elevations, facing brickwork to the mass area's with vertical strip cladding to piers enforcing the vertical feel.
- Amenity space has been provided to the two bedroom apartment through the introduction of balconies, the balconies provide a feature to the corner of the budling when traveling from the north on Rochdale Road, they also provide external amenity space to the two bedroom apartments.
- Refuse Store and cycle storage has been developed, both areas are full secure encloses and will benefit from continuous mechanically ventilation



PROPOSED FRONT STREET SCENE



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- This application is for new-build residential properties with associated cycle provision, Refuse Storage and Lower ground floor retail use.
 - 4no Parking spaces are provided to the south of the proposed building within existing land belonging to the applicant and forming part of the this application.
 - Due to the location between two roads and the sloping topography of the site, 1 bed apartments are more suitable to the rear and GF front of the property with larger two bedroom apartments with balconies provided to the first and second floor facing the front (Rochdale Road). Furthermore, the adjacent ormer Pub site has been converted to 10no 1 bedroom apartments so we are looking to continue the character of apartments.

LAYOUT



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|---|--------------------|-------------|--------------|------------------|-------------------|------------------|
| • | GROUND FLOOR | | | | | |
| • | Apartment 1 | One Bedroom | One Person | 39m ² | Cycle Provision | |
| • | Apartment 2 | One Bedroom | One Person | 42m ² | 1no Parking Space | |
| • | Apartment 3 | One Bedroom | One Person | 41m ² | Cycle Provision | |
| • | FIRST FLOOR | | | | | |
| • | Apartment 4 | One Bedroom | One Person | 39m ² | Cycle Provision | |
| • | Apartment 5 | Two Bedroom | Three Person | 75m ² | 1no Parking Space | External Balcony |
| • | SECOND FLOOR | | | | | |
| • | Apartment 6 | One Bedroom | One Person | 39m ² | Cycle Provision | |
| • | Apartment 7 | Two Bedroom | Three Person | 75m ² | 1no Parking Space | External Balcony |
| • | LOWER GROUND FLOOR | | | | | |
| • | Retail Unit | | | 64m ² | 1no Parking Space | |
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- External Refuse and cycle Storage (covered), 2no 6unit Snowdon Semi Vertical Cycle Rack. The bicycles are stored semi vertically with the front and rear wheel supported in a custom designed trough. Snowdon Semi Vertical Rack Stand can hold everything from Road Bikes to Mountain Bikes with extra wide tyres.
- 7No Flats Require -
1no 1100 litre Refuse Euro Bins
3no 1100 litre Recycling Euro Bins
- 1no Retail Unit Requires -
1no 1100 litre Refuse Euro Bins
1no 1100 litre Recycling Euro Bins
- 4no Parking spaces are provided to the south of the proposed building within existing land belonging to the applicant and forming part of the this application. Parking spaces re provided for Apartments 2, 5 & 7 with 1no space provided for use by the Retail Unit.



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- As a continuation of the historical development pattern the proposed building is aligned with Middleton Old Road and the existing building to the north
 - External balconies have been added onto the north east elevation to relate to Rochdale Road whilst, at the same time, providing private amenity space to the two bedroom apartments.
 - Level access to the stair cores is located on side of the building but accessed from the more active Rochdale Road frontage.
 - One stair serves all levels, whilst the external steps link the parking to the south and the access via Rochdale Road to the Refuse storage and the cycle storage area.

- The proposals have been designed as a three-storey block onto Rochdale Road, the height of the building is above the existing apartments (1133 Rochdale Road) as the gradient of Rochdale Road gains running north, as does the height of the building.
- On Middleton Old Road, the proposed eaves height is designed to match that of the adjacent building to the north. This allows us to provide three levels of accommodation over the lower ground floor retail use.
- Single storey storage area to the North East, with diminishing balcony areas above give a stepped approach from the North, the vertical emphasise of the East elevation relates to the pre application feedback.



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- The proposed building covers the majority of the site. The access to the main entrance will be paved as will external steps.
 - The small strip of land between to the north west of the site will be maintained and low maintenance shrubs are to be provided and conditioned.
 - Masonry facing brick walls will be provide to enclose the external steps.
 - Metal railing will be provided as a safety barrier to the rear of the existing building and the top f the new retaining wall enclosing the parking spaces.
 - The parking spaces will have a tarmac finish with associated drainage.

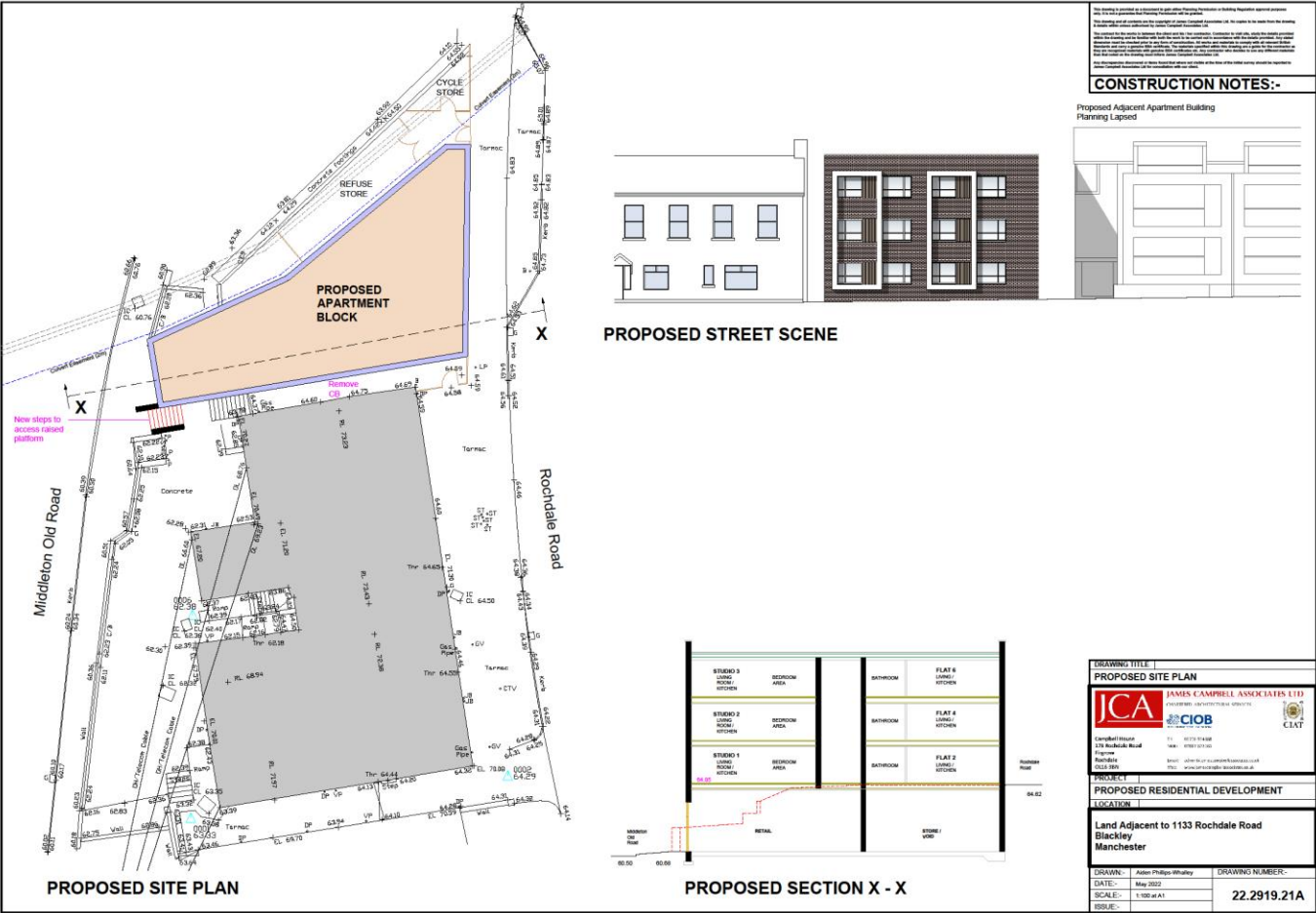
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- The development of the layout and massing has been described earlier in this report.
 - The adjoining building immediately to south are rendered but it is likely that these are brick built and have been rendered at a later date. The predominant material in the wider area is facing brick.
 - We have concerns about the durability and longevity of using render in this heavily trafficked area and so propose that the walling material for the new building is predominantly facing brick. Whilst the materials are to be conditioned, it would be our intention to source a brick that has a variety of tone and softness of texture that give a solid and aged feel to the walling. Panels of vertical cladding will face piers and parapet wall.
 - The projecting balconies at the north east of the site will be finished with metal balustrades.
 - Following feedback at the pre-app consultation the windows to Rochdale Road elevation have been amended to match the proportions of the adjoining building to the north, and are to be arranged in a simple regular grid with vertical emphasis.
 - The intention is to create a restrained piece of architecture with a limited palette of materials.

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- The existing pavement crossing will be amended to suit the new car park access.
 - Ambulant disabled staircases will serve all flats.
 - Level access is provided to all Ground Floor Flats, Refuse Storage and Cycle Storage.
 - Level access is provided to the Retail Unit and staff provisions.
 - Additional emergency escape stair is provide to the staffing area of the Retail Unit.
 - The development will be constructed in accordance with Part M of the Building Regulations

APPENDIX A – PRE APP SCHEME



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APPENDIX A – PRE APP SCHEME



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APPENDIX B – PRE APP RESPONSE

I refer to your pre application enquiry regarding a proposed mixed-use development at the above and apologise for the delay in responding.

I make the following comments:

-Whilst it is noted that there is a lapsed consent on land immediately to the north, it is considered that the site would benefit from comprehensive redevelopment to include both sites. This would provide continuity in the street-scene and prevent one site from prejudicing the redevelopment of the other i.e in terms of windows positions and any potential overlooking issues. It would also prevent an awkward, residual gap site from being created, even smaller than the current situation.

-Any building should look to adhere to the established building line to Rochdale Road to the south.

-It is considered that the proposed elevational design would appear out of place in this context, unsympathetic to the vernacular of neighbouring buildings within the row. It is considered that elevations should reflect the style and proportions of the windows to the south. The vertical emphasis provided by the proposed detailing around the windows is not considered appropriate in this location and fails to reflect the domestic appearance of neighbouring buildings to the south.

-Whilst the scale proposed is likely to be acceptable, it is considered that due to site topography and when taking account of other buildings in the row, any new building should have a stepped roof line to reflect the existing context and street-scene.

-9 x 1 bedroom apartments, together with a lower ground floor retail unit, represents overdevelopment, given no off-road parking or amenity space is proposed. Any proposal should also seek to include some amenity space, planting or setting to the building, as well as segregated bin and cycle storage areas for each use. It is believed that a lesser number of units would be more appropriate.

-The Council would share your concerns surrounding the use of render. Any new building should incorporate the use of a masonry facade.

Given the above, it is not considered that an application based on the submitted proposal would be supported.

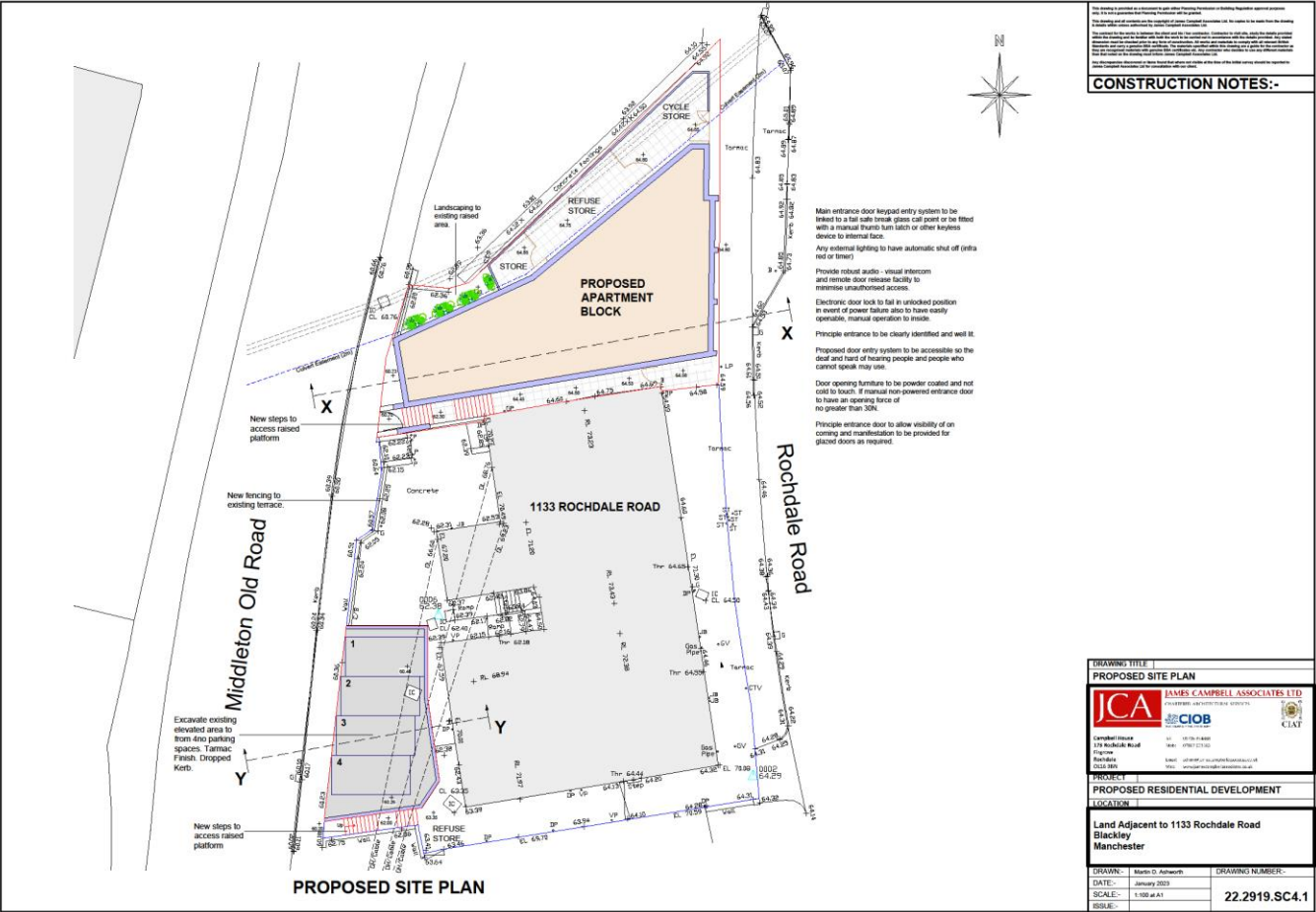
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APPENDIX C – SUBMISSION DRAWINGS



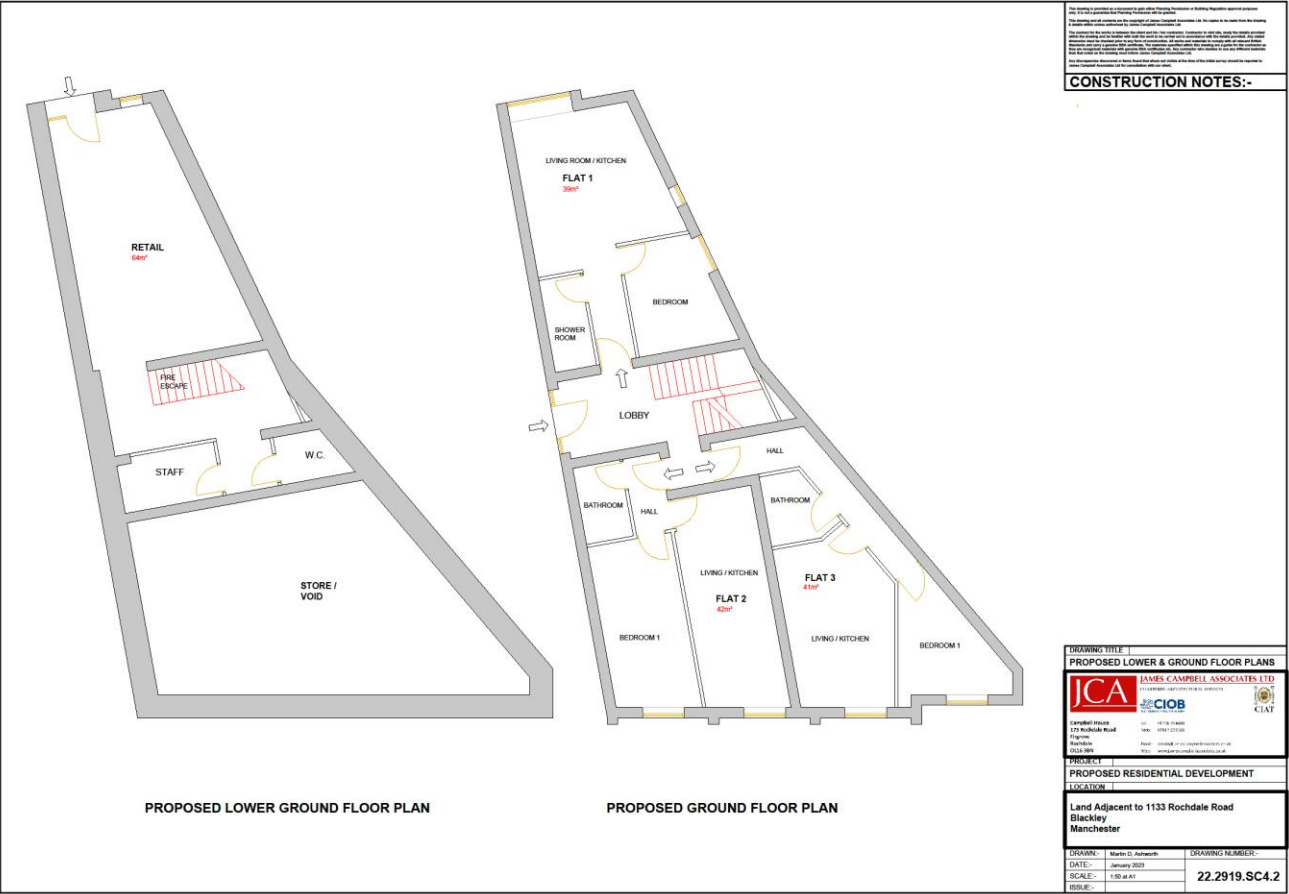
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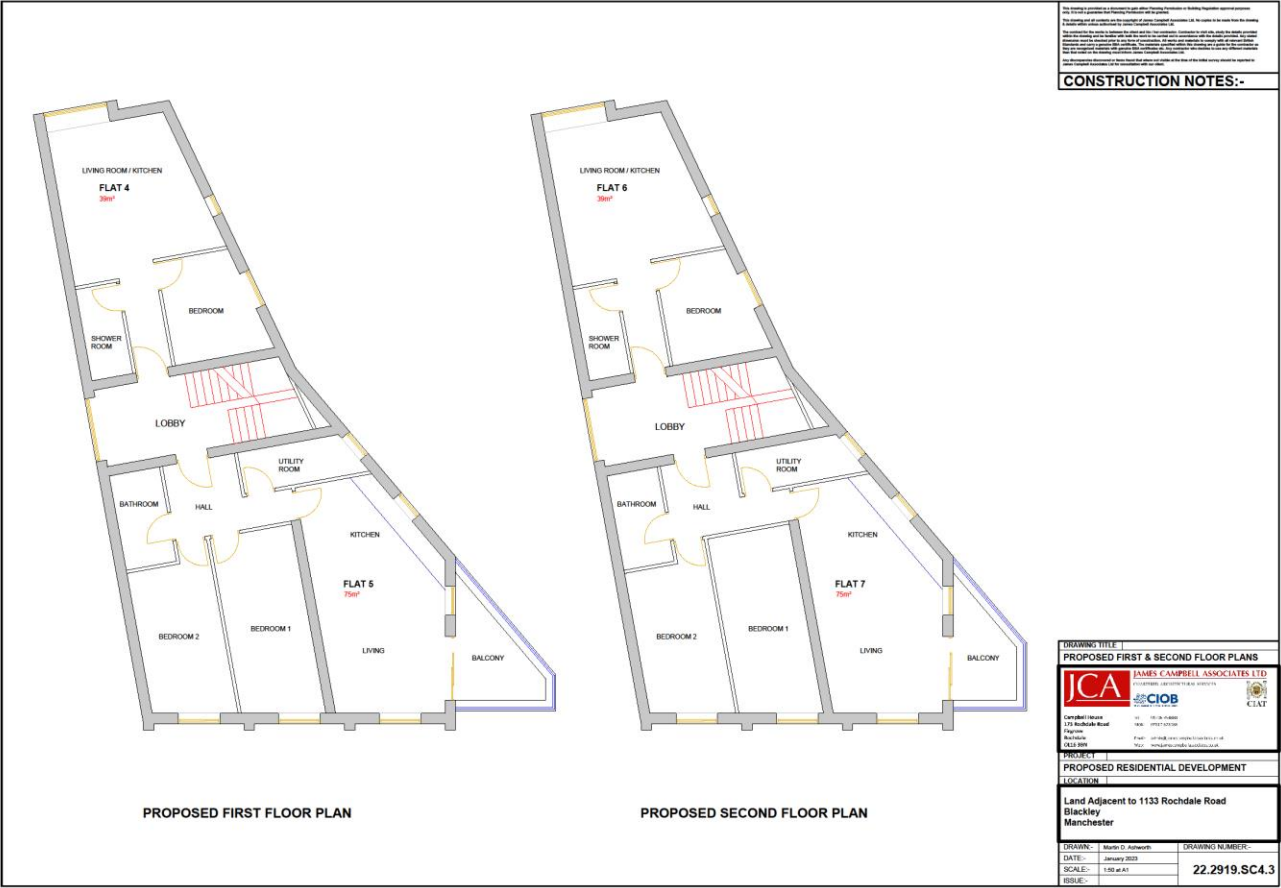
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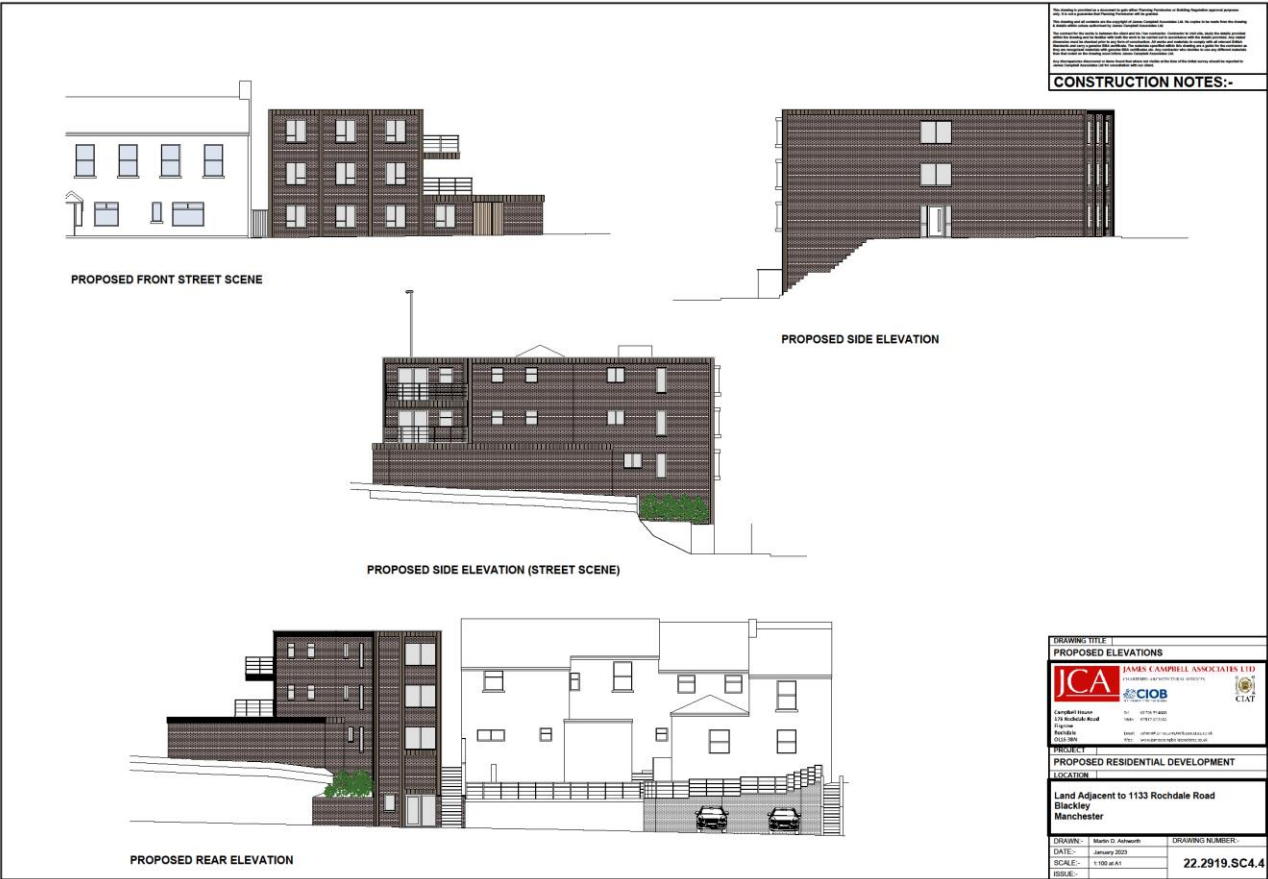
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