



**PROPOSED RESIDENTIAL DEVELOPMENT  
AT  
ALBANY ROAD CHORLTON**

**JOB NO. 2210**

**FOR BOWSALL DEVELOPMENTS LTD**

**DESIGN & ACCESS STATEMENT**

**2210 D&A V4 -MARCH 2023**

# **DESIGN AND ACCESS STATEMENT**

## **ALBANY ROAD CHORLTON**

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## INTRODUCTION

**This Statement has been prepared by Watkiss Dawson & Ward on behalf of Bowsall, to support a full planning application. The application seeks approval for a new residential development of 40 dwellings on land totalling 0.2 hectare site (0.49 acres gross) at Albany Road Chorlton.**

The purpose of this statement is to explain:

- The design principles and design concept for the site;
- How these are reflected in the development's location, layout, density, scale, detailed design, and landscape; and
- How the design relates to its site and its wider context.

This statement achieves this within the following sections:

**Introduction** - Outlines the purpose of the document.

**Assessment** - Outlines the sites physical context.

**Design Concept and Principles** - Presents the design concept and principle which underline the design proposal.

**Design Proposals**- Sets out the use and amount proposed, access arrangements, layout of the development, scale of the buildings, landscape treatment, appearance, and use of resources and provides an overview of how the development proposals achieve the design principles established in the above section.

## ASSESSMENT

Set out below is a summary of the principal planning policies affecting the proposed development. The planning policy review concentrates on the relevant policies and guidance specific to the principle of the proposed development. It does not address matters covered in other accompanying reports, such as ecology, highways, or design. The relevant technical reports should be referred to for the way in which the proposed development has responded to these policy matters

## NATIONAL PLANNING POLICY FRAMEWORK

The current National Planning Policy Framework published in July 2021 sets out the Government's planning policies for England and how these are expected to be applied. This framework now supersedes the previous Planning Policy Statements and provides a framework within which local communities and local councils can produce their own distinctive local and neighbourhood plans.

The Framework includes a presumption in favour of sustainable development. Section 2 Paragraph 11 of the Framework advises that for decision taking the presumption in favour of sustainable development means:

- Approving development proposals accord with the Development Plan without delay; and
- Where a development plan is absent, silent, or relevant policies are out of date, grant planning permission unless.
  - i) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
  - ii) Specific policies of the Framework indicate development should be restricted.

Paragraph 14 states in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to outweigh the benefits significantly and demonstrably.

The development proposals for this site respond directly to the key aspects of the NPPF through the promotion of sustainable development; the raising of design standards; the widening of choice for quality housing; the re-use of brownfield sites for high-quality development and the provision of both affordable and supported housing to help address an established housing need within the area.

A full planning statement has been prepared by Hourigan Planning.

## **LOCAL PLANNING POLICY**

### **Manchester Local Development Framework**

#### **Core strategy Development Plan document ( adopted April 11<sup>th</sup> July 2012)**

The Manchester Local Development Framework sets out the policies that will guide developments to 2027. The plan replaced much of the Unitary Development Plan ( UDP) but some policies remain.

#### **Planning policies relevant to the development of the site outside of the city centre include the following:-**

Policy H1- Overall Housing Provision

Policy H6- table 9.1 identifies South Manchester distribution of new dwellings to be approx. 3240 net . The policy states High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

The policy further states There is a need for higher densities within District Centres to meet the need for affordable housing and new or specialist housing in other areas to provide alternative high quality housing for people wishing to downsize.

Policy H8- Affordable Housing. The application site will provide 100% affordable units and will contribute towards the councils target for housing need.

Policy - EN1 Design Principles and Strategic Character Areas. The application site lies within the Southern Character Area

Policy -EN4 Reducing CO2 Emissions by enabling low and zero carbon.

Policy -EN6 Target Framework for CO2 reductions from low to zero carbon energy supplies.

## **Supplementary Planning Documents**

**Guide to Development in Manchester Supplementary Planning Document and Planning guidance** – adopted April 2007.

This SPD expands on and provides further detail on the existing (retained) UDP policies. It is divided into three parts. The first part deals with development principles and has Supplementary Planning Document (SPD) status.

The second part provides additional guidance on the character of various areas within the City. This section does not have SPD status but sets the context within which developers and architects will have to work, identifying key characteristics and highlighting important development issues and priorities within those different areas.

Part three of the Guide to Development explains how the Guide to Development should be used and how it relates to the wider planning policy framework, development control, Local Transport Plan, Community Strategy, and Housing Market Renewal Pathfinder

**Providing for Housing Choice – Supplementary Planning Document and Planning guidance** – adopted September 2008.

## **APPLICATION SITE**

The application site has a gross area of 0.20 Hectares (0.49 Acres)

## **SITE DESCRIPTION**

The site comprises of a single storey industrial unit currently occupied by Autometers Systems Limited and forms part of the Albany Road Trading estate which lies to the south of the site. The site is bound to the east by a trainline and to the north is the Quadrangle a three and four storey apartment block. To the west of the site are three storey residential terraces which face Albany Road.

The site is generally apartment and lies approximately 1.5m below the existing pavement level and defined with a chain link fence and a grass bank. The site itself has little or no natural vegetation however there are existing trees that share the boundary with the rail line.

## **EXISTING ACCESS**

Access to the site is currently from the trading estate onto an open area of car parking of apartment hardstanding. There is an existing redundant vehicle crossover from Albany Road.

## **CONSTRAINTS AND OPPORTUNITIES**

Following assessment of the site and its surroundings, a number of constraints and opportunities associated with the development of the proposed site have been identified. Each of these constraints and opportunities have been used to inform the design proposals of the site.

## **CONSTRAINTS**

Change of level from Albany Road to site level of approx. 1.5m.

Existing single vehicular location from Albany Road requiring ramped access into site.

Potential day and night-time noise from existing rail line running along the northern boundary.

Relationship of adjoining apartment building with some side windows and potential for overlooking.  
Relationship of residential properties opposite the site with potential for overlooking.

## **OPPORTUNITIES**

Provide new affordable housing to meet local needs with a variety of types and sizes.

Utilise the changes in level to provide a new three and four storey development that compliments the scale of the adjoining buildings and residential dwellings opposite.

Provide a key building that will reinforce and enhance the street scene and achieve local distinctiveness within the neighbourhood. The creation of a legible environment is a key development strategy.

Provide high quality living environment that is sympathetic to its surroundings.

Provide new ramped vehicular and pedestrian access for dwellings.

Provide secure and safe parking in an open courtyard with direct access to the apartment blocks.

Maximise active frontage from apartments to give sense of place to the new development and assist in natural surveillance.

Maintain privacy to adjoining buildings with adequate separating distances and positioning of windows.

## **URBAN DESIGN PRINCIPLES**

Urban Design Principles respond to the site's constraints and opportunities, whilst reflecting the local townscape and urban form. These are based upon best practice, in conjunction with reference to 'By Design' (DETR; 2000), and 'Manual for Streets, Streets & Movement' (DETR; 2007).

The Urban Design Principles that have been applied to the preparation of the site layout are as follows:

- Buildings are located carefully to achieve better views over Public open spaces. Positive frontages will enhance safety, security and surveillance and minimise the opportunity for crime and antisocial behaviour.
- To provide clear pedestrian and vehicular routes within the site itself.
- To provide sustainable landscape treatment by integrating adequate tree planting with the design of parking areas.
- To provide a strong frontage along the principal road. Focal buildings will be sited at prominent locations at junctions and corners to achieve a sense of orientation and local distinctiveness.

- The character of building facades will combine with a sense of the local character and a reflection of modern image.
- Building height, form and massing will reflect the surrounding context.

### **Continuity and Enclosure**

The layout proposals include a strong sense of continuity and enclosure across the site through the provision of a consistent building line along the edges of the streets. A well-defined frontage to principal street with a semi - continuous frontage between buildings.

### **Public Realm**

Overlooked spaces and overlooked streets are provided within the development connecting key spaces through the site and surroundings areas and maximise the potential for natural surveillance.

### **Legibility**

Legibility through the site will be achieved with the creation of a key building. Roof pitches and heights will vary to provide a diverse and broken skyline. This is created with the use of varied eaves lines, parapets, and roof terraces

The new residential development will improve safety, security, and surveillance to help minimise the opportunity for crime and anti-social behaviour.

### **Adaptability**

The proposed development provides blocks that can be adapted to provide various types of accommodation and is reflected in the mixture of Apartment types.

### **Diversity**

The proposed development will provide a mixture of apartment types and sizes that will respond to current market demands and housing needs.

Legibility in the Masterplan is created as follows:

- Perimeter block development that hides where possible the impact of the vehicle parking.
- Variety in material texture and colour palette to provide identity and key buildings features.
- Variety in mixed tenure and Apartment types that avoid a repetition of façade treatments.

### **Character**

The character of the development is largely created by the urban form described previously and the style of architecture and materials used and will be enhanced by a variation of scale, massing, and form.

Variation in façade treatment to give a stronger sense of enclosure and coherence to the urban scene.

## DESIGN PROPOSALS

### Site Layout

The layout of the site has responded to the issues identified in the assessment section including:

- Perimeter block development that hides the impact of the vehicle parking where possible.
- Continuous frontages close to the road line with small, landscaped front gardens to provide a strong edge to the development.
- Variety in apartment types that avoid a repetition of façade treatments.



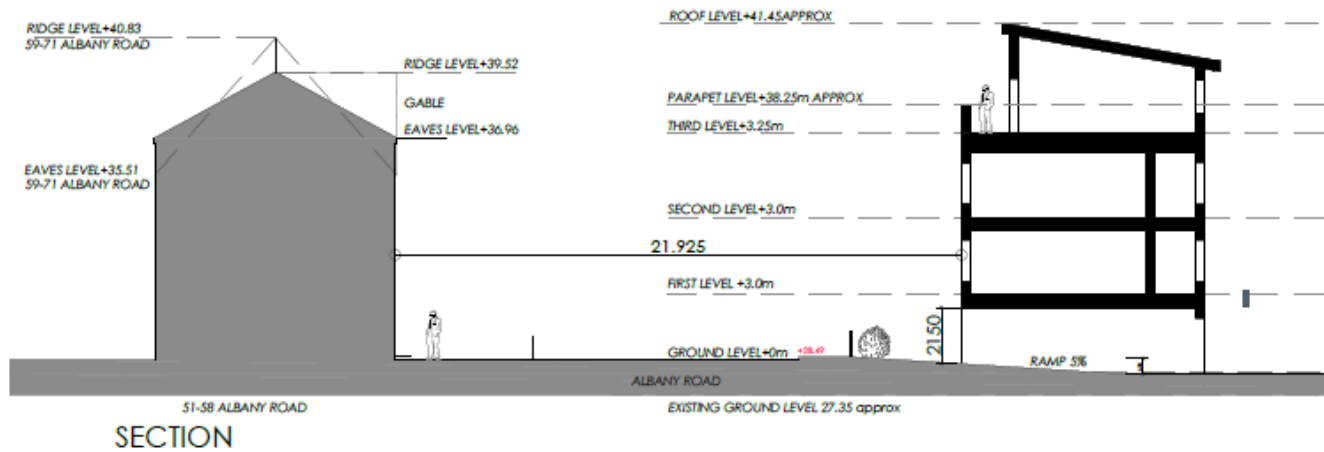
SITE PLAN



### **Density Strategy and Storey Height**

The design proposal provides a 3 and 4 storey apartment block 40 No apartments over a net developable area of 0.20 hectares providing an overall density of 200 dph. This is proposed to ensure continuity of surrounding residential development and to provide a 'Suburban Character 'to the area.

Due to the positioning of the existing residential properties, there are no overlooking issues from or to the proposal.



## Use and Amount

Development Area = 0.20 Hectares – 0.49 Acres

1 bed 2 person apartments = 21

2 bed 3 person apartments = 19

Total Number of Dwellings = 40 No.

Density = 200 dph development

## Parking

A total of **20 No.** parking spaces are provided with space for 43 No secure internal cycles parking including 2No Cargo Bikes .

## Appearance - Details and Materials

The surrounding vernacular styling around the site is predominately 3 storey Victorian red brick terraces with steep pitch tiled roofs , gables and dormers. The adjoining Quadrangle building is a more contemporary development with brick and natural timber cladding with projecting bays and balconies.

The scale and form of the building has been informed by the local vernacular. Projecting balconies for amenity space and roof terraces that are set back behind parapets are used to create variety and form. The top storey has been set back in order to reduce the visual appearance and complement the adjoining building lines of the quadrangle.

The materials to be used in the new development will be a mix between red brick, contrasting brick, some limited use of timber effect cladding and metal standing seam for the roof. The proposed development will however be created from a limited materials palette to ensure consistency of style throughout the site, but contemporary architecture is encouraged to create a new language that will reflect the residential nature of the area and respond to local distinctiveness.

Contrasting materials and detailing will be used to define the features of the building to enhance the street scene depending upon their location on the site. This will include the use of locally distinctive features such as balcony features with roofs contrasting brickwork and cladding.





Quadrangle gables



Nearby 4 storey contemporary apartments

### **Landscape Strategy**

Grass, trees and shrub planting will be carefully considered in terms of their contribution to the external spaces, particularly the structural use features such as tree lines, hedgerows etc. Wherever possible native species trees and shrubs will be selected for their ecological value.

New trees and shrubs will be planted where they provide a softening up of the boundary and parking areas or define key routes through the development.

### **Sustainability and Energy Efficiency**

Sustainability is one of the core principals underlining the governments National Planning Policy and forms one of the three principal criteria required by the Homes and Communities Agency.

The site is in a very sustainable location with many amenities local to the site and has excellent transport links to both the local neighbourhood centres.

The design of the dwellings has been prepared to achieve a range of sustainability aspects. Thermal efficiency will be maximised through a 'fabric first' approach and all dwellings will improve over current Building Regulations for the Dwelling Emission Rate (DER) over the Target Emission Rate (TER). It is also envisaged that a high-efficiency heating system will be utilised throughout all of the dwellings.

Recycling provision will be incorporated as part of the proposals for the apartments, and this will address the local council kerbside recycling policy.

The applicant is committed to delivering all dwellings to ensure that the development of the affordable housing achieves a very high degree of long-term sustainability and energy efficiency.

### **Affordable Housing**

The affordable mix and type provision will be 100% affordable shared ownership (part own /part rent). The appearance, design and materials used for these dwellings will ensure that all units across the site will have a tenure blind appearance helping to integrate these units within the wider scheme.

## **ACCESS AND MOVEMENT**

### **Design for Access**

Direct and level access is proposed for the site both from the pavement level and within the site itself from the parking areas. A vehicle and pedestrian ramp of 5% (1 in 20) is proposed to access the site. This will comply with part M of the building regulations.

Parking will be provided to a new courtyard with a clear route to the front door.

Access to the buildings will be via a covered entrance with automatic opening doors with a minimum clearance of 1000mm and flush threshold. Within the building level access is provided access is provided by lifts with access corridors in excess of 1500mm to allow wheelchair turning. Level access to the apartments will be via recessed doors providing a clear turning width of 2000mm.

Provision has been made for 50% of the apartments to be Wheel chair adaptable M4(2). Within the dwellings entrance doors will be minimum of 850mm clear opening. Wet rooms can be provided to the apartments.