



Tang & Associates Ltd

Design and Access Statement

Produced specifically for the proposal at

Robin Hood Street
Cheetham Hill
Manchester
M8 9JG

April 2023

Tang & Associates Architecture Ltd
Chartered Architects

Address: 10/F, 1 City Approach, Albert Street, Eccles, Manchester M30 0BG
Telephone: 0161 877 9587
Email: barrytang@tangassociates.co.uk

Contents

1.0	Introduction	1
1.1	Purpose of the Report	1
2.0	Context.....	1
2.1	Planning History	2
2.2	Planning History	2
2.3	Existing Condition	2
3.0	The Proposal.....	2
3.1	Design Principles	4
3.2	Scale and Massing.....	4
3.3	Access.....	4
3.4	Proposed Plans.....	5
3.5	Proposed Façade & Materials.....	8
4.0	Conclusion	8



Figure 1. 9808/121D - Robin Hood Street Elevation

1.0 Introduction

This Design & Access Statement has been prepared by Tang & Associates Ltd on behalf of our client for the erection of a part-two & part-three storey residential block consisting of 9 residential units (1 X 1 Bedroom & 8 X 2 Bedroom apartments) at Robin Hood Street, Cheetham Hill, Manchester, M8 9JG hereafter referred to as “the site”. While reading this document please also review together the proposed drawings submitted as part of the pre-application submission.

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the pre-application submission.

2.0 Context

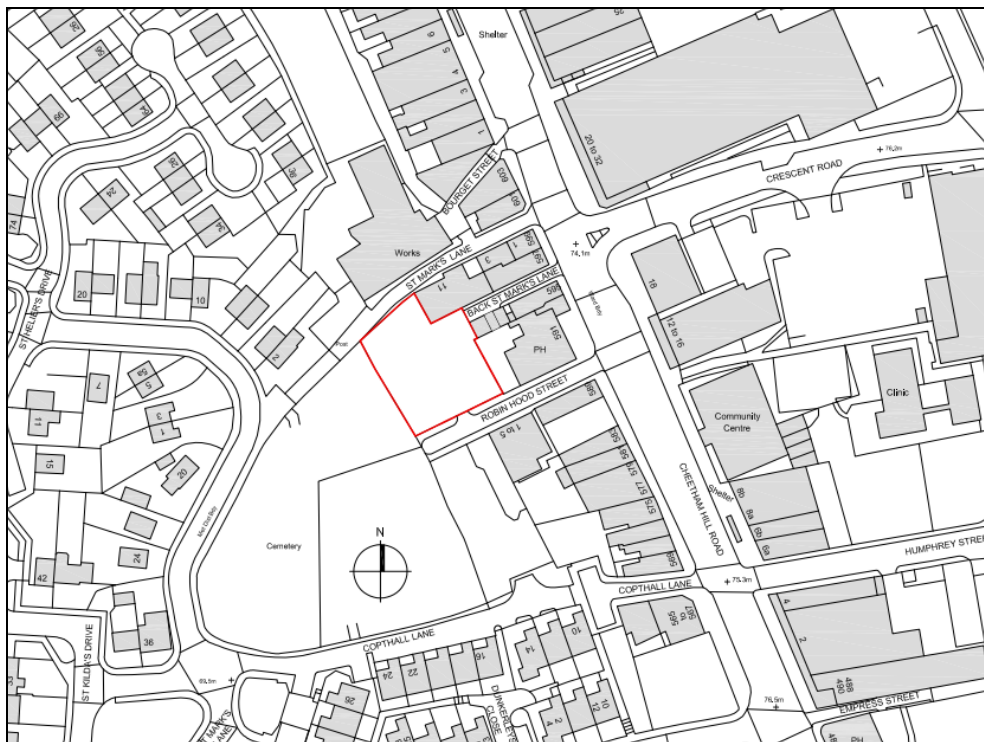


Figure 2. 9808/001a - The Site Location

The site lies within the Manchester City Council Planning Authority and located in the Cheetham Hill Area predominantly comprising of residential dwellings, shops and industry.

2.1 Planning History

Application Ref	Description	Decision / Date
120984/FO/2018	Erection of three storey building to form 14 x 2 bedroom apartments with associated parking, boundary treatment and landscaping	Withdrawn 31 October 2018
118155/FO/2017	Erection of 7 x 3 storey dwellinghouses (Class C3) creation of parking area off St. Mark's Lane together with parking, landscaping and boundary treatment	Withdrawn 23 January 2018

2.2 Pre-Application Consultation

As part of the planning process, a formal pre-application consultation was carried with the Manchester Planning Authorities (Planning Officer Janine Renshaw-Livesey).

From the pre-application, the planning officer has confirmed via email (24/01/2023) the LPAs' are accepting of the proposed scheme in principle, and the current proposal is considered 'acceptable on design grounds', relating to proposed layout, mass, scale and appearance.

2.3 Existing Condition

The current site is vacant with overgrown landscaping. The site is bounded by Robin Hood Street, St Mark's Lane and Back St. Marks Lane. The site itself covers 910 sqm.

3.0 The Proposal

The Proposal is for the erection of a part-two & part-three storey residential block consisting of 9 residential units with associated car parking, landscaping, and amenity spaces.

The 9no. of apartments comprise of 1no. 1-bed apartments and 8no. 2-bed apartments.

When reviewing this proposal section, we encourage you to review the set of drawings attached to this Design and Access Statement as follows:

- 9808/001B – Location Plan

- 9808/002B – Existing Site Plan
- 9808/102F – Proposed Site Plan
- 9808/111G – Proposed G/F and 1/F Plans
- 9808/112G – Proposed 2/F and Roof Plans
- 9808/121D – Proposed Elevations
- 9808/122D – Existing and Proposed Robin Hood Street Street-scenes
- 9808/123D – Existing and Proposed St Mark's Lane and South West Street-scenes
- 9808/124A – Proposed Sections A-A, B-B & C-C
- 9808/125A – Proposed Boundary Treatments

3.1 Design Principles

The following is a list of design strategies that were used in the design of the proposal submitted for the pre-planning application:

- Provide appropriate external amenity spaces for residents
- Create architecturally interesting façades to enhance the architectural character of the area
- Design for security
- Easy access to refuse and bicycle store for residents and refuse collection services
- Access to natural light from all apartments.

3.2 Scale and Massing

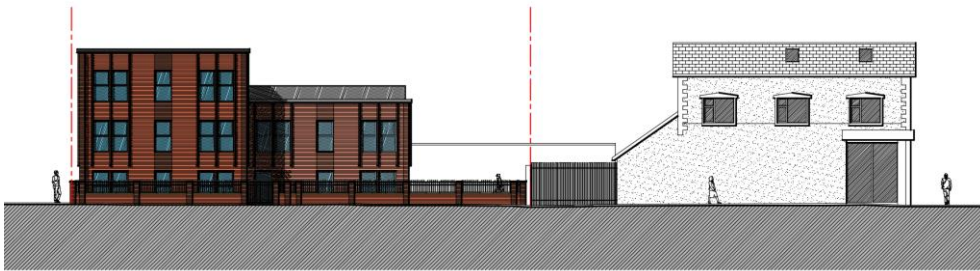


Figure 33. 9808/122D – Proposed Robin Hood Street Street-scene

The massing and scale of the proposed apartment block has been considered in relation to the context of buildings within the immediate area. The proposal is of similar height of neighbouring buildings facing Cheetham Hill Road.

The proposal is sensitive to neighbouring buildings and land with windows and entrances facing Robin Hood Street, St. Mark's Lane and the St. Mark's Churchyard. The windows from the communal hallways are only for ventilation purposes.

The proposed apartment block is situated towards the Southwest of the site to allow for sufficient number of parking spaces for vehicles with access from St. Mark's Lane. Providing access from both Robin Hood Street and St. Mark's Lane will additionally provide an active frontage.

3.3 Access

The proposal can be accessed by pedestrians via Robin Hood Street and St. Mark's Lane. The car park can be accessed via St. Mark's Lane. The development

offers 100% onsite parking. In order to promote an environmental approach, the scheme will also include 18 secure bicycle storage units for residents.

All entrances into and out of the building will be controlled via a key card system. Bicycle storage is only accessible from within the apartment block. Bin storage will have secure access from the rear at St. Mark's Lane.

The apartment block has one lift accessing all floors. The communal amenity space is accessed through the 2/F.

3.4 Proposed Plans

G/F Plan

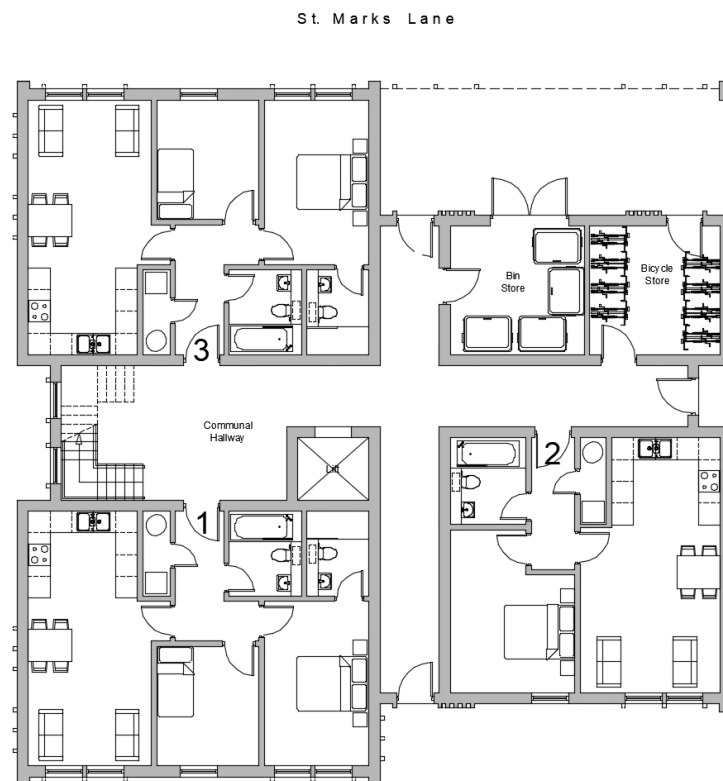


Figure 4. 9808/111G – Proposed G/F Plan

The G/F accommodates 1no. 1-bed apartments and 2no. 2-bed apartments alongside bicycle storage and sufficient bin storage.

1/F Plan

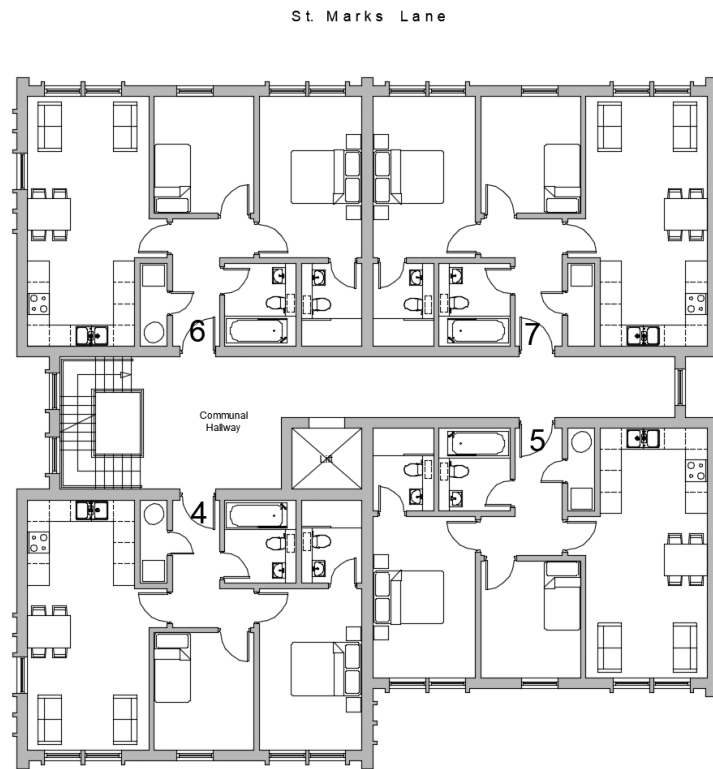


Figure 5. 9808/111G – Proposed 1/F Plan

The 1/F Plan accommodates 4no. 2-bed apartments.

2/F Plan

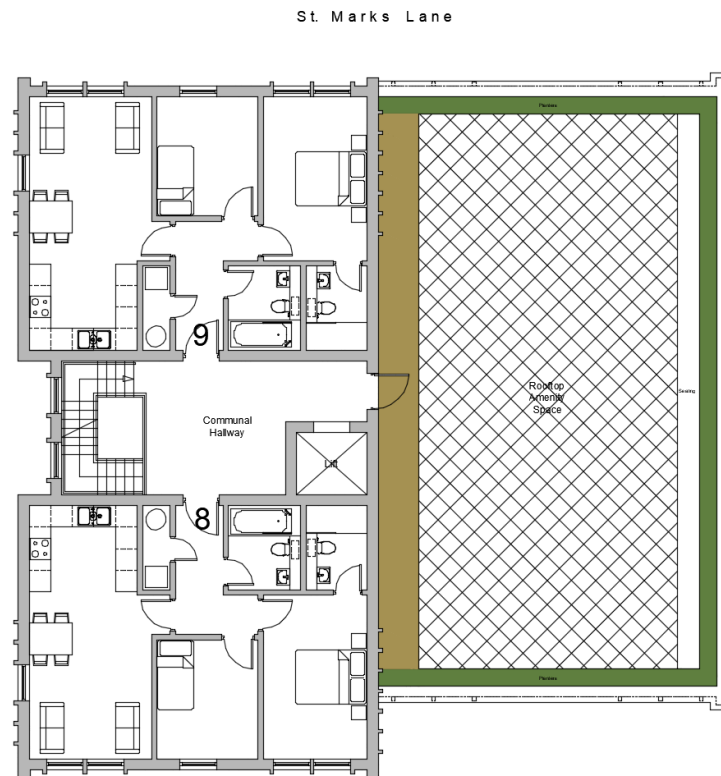


Figure 6. 9808/112G – Proposed 2/F Plan

The 2/F Plan accommodates 2no. 2-bed apartments and access to the external communal amenity space.

3.5 Proposed Façade & Materials



Figure 7: 9808/121D – Proposed St. Mark's Lane Elevation

The façade has been designed to conform to the local vernacular. To blend with its immediate context, the proposal will utilise contrasting facing bricks for all elevations. The façade incorporates a regular vertical rhythm brick relief design.

South West and North East facades have been carefully designed to be sensitive to the neighbouring buildings and land.

4.0 Conclusion

The design team have carefully prepared the bidding document and designed a scheme which is sensitive to the character of the immediate context and the wider area. We feel that the proposal would be a valuable addition to the area by providing high quality residential apartments.

The site was designed to consciously address security, privacy, accessibility and to retain architectural quality contributing the Cheetham Hill Area.