

DAISY BANK ROAD

DESIGN & ACCESS STATEMENT

OCTOBER 2022

OLLIER SMURTHWAITE ARCHITECTS

CONTENTS

INTRODUCTION	03	PROPOSED LANDSCAPE PLAN	24
		PROPOSED HOUSE TYPES	25
		4 BED TOWNHOUSE	
		3 BED TOWNHOUSE	
		3 BED TOWNHOUSE	
		1 & 2 BED MAISONETTES	
		1 & 2 BED APARTMENTS	
		PROPOSED SITE ELEVATIONS	30
UNDERSTANDING THE CONTEXT	04	MATERIALS	32
REGIONAL IDENTITY	04	ROOF AND RAINWATER GOODS	
LOCAL HISTORY	05	EXTERNAL WALLS	
HISTORICAL DEVELOPMENT PATTERN	06	WINDOWS	
LINKAGES TO SURROUNDINGS AND MOVEMENT PATTERNS	07	EXTERNAL WORKS	
SITE CHARACTER	08	SITE LAYOUT AND FORM	36
LOCAL CHARACTER	09	HOUSE TYPE BLOCKS	37
CONSERVATION AREA CHARACTER	10	ELEVATION DETAILS	38
LAYOUT AND BUILDING FORM	11	DESIGN EXPLANATION	39
LAND USES	12	BUILDING PROPORTIONS	
NATURAL FEATURES	13	BUILDING DETAILS	
PLANNING CONSIDERATIONS	14	PASSIVE SURVEILANCE	44
LOCAL TYPOLOGIES	15	BIN AND BIKE STORES	45
SEMI-DETACHED		SERVICING PLAN	46
GRAND TOWNHOUSES		ACCESS PLAN.	47
		BLOCK 1 MAINTENANCE PLAN	48
		AERIAL VIEWS.	49
		VISUALS	52
DESIGN DEVELOPMENT	16		
DIAGRAMS	16		
PRE-APPLICATION	20		
PUBLIC CONSULTATION	21		
PROPOSALS	22		
EXISTING SITE PLAN & ELEVATION.	22		
PROPOSED SITE PLAN	23		

INTRODUCTION

This Design and Access Statement has been prepared by Ollier Smurthwaite Architects for the redevelopment of a site on Daisy Bank Road, Victoria Park.

The proposed development comprises a total of 72 new build dwellings, with a mix of 1, 2, 3, 4 and 6 bed dwellings with 53no. parking spaces. There are 25no. 1 bed apartments, 16no. 2 bed apartments, 15no. 3 bed townhouses, 15no. 4 bed townhouses, and a 6 bed townhouse.

The purpose of this document is to set out the design principles, concepts and strategy behind the proposals and it should be read in conjunction with the planning statement produced by Avison Young along with the supporting documents.

01 UNDERSTANDING THE CONTEXT

REGIONAL IDENTITY

The site is positioned on the corner of Laindon Road and Daisy Bank Road in Victoria Park, an inner city area of Manchester. Situated 2 miles south of the city centre, Victoria Park is bordered by the neighbourhoods of Chorlton

on Medlock to the north, Longsight to the East, Fallowfield to the South and Rusholme to the West.

Historically, up until the early 19th century Victoria Park was a village situated in what was then countryside to the South of Manchester. The area originally relied on cottage industries such as spinning, weaving and brick making. As Manchester began to industrialise the residents of the area were employed in mills and engineering work in the city centre, eventually leading to the obsolescence of cottage industries in the area.

Today, Victoria Park has a large student population with several student halls and many students renting houses surrounding the site and wider context.

Regionally, Victoria Park is known for its large, impressive detached or semi-detached houses that once belonged to merchants that benefitted from the industrial revolution in Manchester.

The site is well connected to various transport links as it is located a short walk away from both Anson Road and Plymouth Grove both serviced by frequent bus services providing transport into the city centre and to the south of Manchester.



AERIAL VIEW OF SITE



SITE AFTER STAFFORD HOUSE DEMOLISHED 1974

01

UNDERSTANDING THE CONTEXT

LOCAL HISTORY

Due to the development of multiple large mills and factories in the centre of Manchester during the early 1800's, many merchants left the city centre in favour of larger 'villa' houses that could be built outside the city centre in various locations alongside Oxford Road and within Rusholme. One such example is Victoria Park estate within which the site is located.

The Victoria Park Estate established in 1837 covered 150 acres of land over parts of Rusholme, Moss Side and Chorlton on Medlock as an ornamental gated park. The villas built here became home to wealthy professionals who wanted to escape the pollution of industrialised Manchester. Most notably wealthy Prussian and Chinese merchant communities. The estate had its own tollgates, boundary wall and police force. By 1850 as many as 50 houses had been built by numerous architects.

At the beginning of the 20th century much of the green space and some villas were demolished throughout the area to provide more modest housing for the growing amount of working class families employed in the mills and factories in the city as it became further industrialised.

Today the area of Victoria Park is primarily populated with University residences as well as private and rented accommodation. In March 1972 the Manchester City Council designated a Conservation Area within Victoria Park. The area has over 20 listed buildings the most notable of which are the First Church of Christ Scientist, Summerville House, Xaverian College and St Chrysostoms Church.



BOUNDARY OF SITE AFTER STAFFORD HOUSE DEMOLISHED 1974



RC TECHNICAL HIGH SCHOOL FOR GIRLS 1970



PLYMOUTH GROVE GATE TO VICTORIA PARK

01

UNDERSTANDING THE CONTEXT

HISTORICAL DEVELOPMENT PATTERN

During the 1840's the site was not defined, the area of Victoria Park had yet to be developed beyond its original masterplan as was primarily still occupied with large villas, ample green space and a loose, fluid road layout. By the 1890's the housing density of the area has began to increase in response to the growing population. However many larger homes and a number of existing villas were still situated in Victoria Park. It is in the 1890's where we see the first record of Stafford House in the maps, which appears to be a large detached property occupying the site at the corner of Daisy Bank Road and Laindon Road.

By the 1900's the area had increased in density further still with more terraced housing and less large detached or semi-detached properties. Although some of these larger houses remained, situated along the main traffic routes throughout Victoria Park. This increase in density continued into the 1920's along with a more conventional grid road structure that replaced the many winding roads attributed to the original masterplan.

Towards the end of the 20th century smaller houses and semi detached properties began to fill in the remaining plots that hadn't been occupied with terraces. It is at this point where the RC Technical Girls College appears on the site. The school existed alongside Stafford house for some 20 years until the house was demolished by the 1960's.

Since the houses demolition a probation centre has occupied the site up to the present day.



1840'S



1890'S



1900'S



1920'S



1940'S



1960'S

01

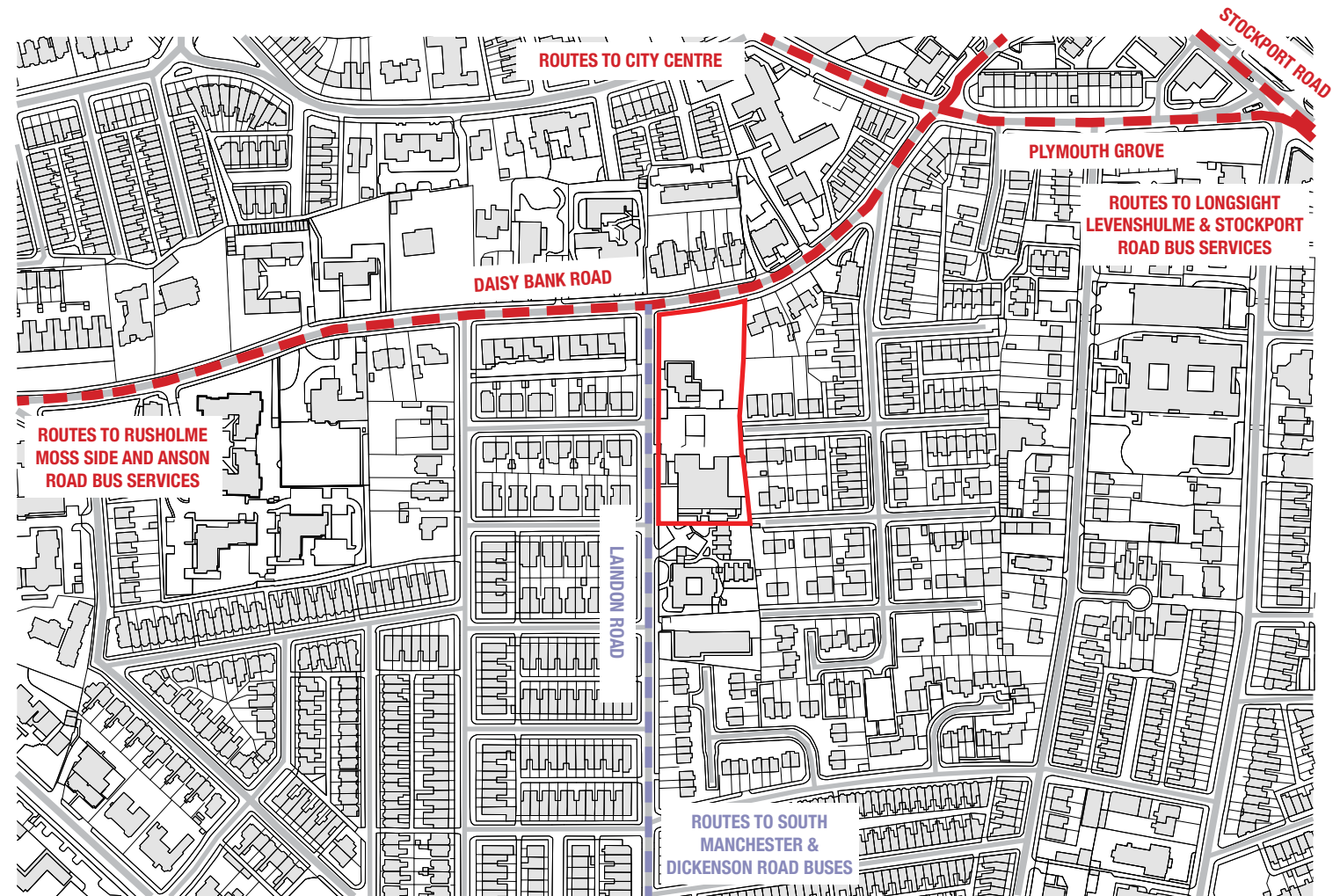
UNDERSTANDING THE CONTEXT

LINKAGES TO SURROUNDINGS AND MOVEMENT PATTERNS

The site is located between two main traffic routes from the city centre to the south of Manchester; Anson Road and Stockport Road. Bus services across the city and further afield are available from both of these road which are a 5 minute walk away from the site. Further to the west of the site there is Wilmslow road which provides extensive transport links into the city centre and south of the city to Didsbury as well as providing easy access to both universities.

Daisy Bank Road is the main traffic route crossing the site linking to a larger road network. Laindon Road is the secondary traffic route along side the site. This road provides access to Dickenson Road just south of the site which is part of multiple bus routes.

The property benefits from good access to a range of services with Rusholme and the associated retail provision being located within a 1.5km walk west of the subject property and likewise Fallowfield being located a 2km walk south west. Each area provides a mix of both independent and national retail and grocery stores.



01

UNDERSTANDING THE CONTEXT

SITE CHARACTER

The site extends to approx. 1.61 acres (0.65 hectares) and is a level and brownfield site with two existing single storey buildings and car parking. Both existing properties are brick built with single storey flat roofs. A tarmacadam surface car park with demarcated bays is located between the two buildings on site alongside vehicular access from Laindon Road to the west. The northernmost land on site consists of a grassed area. The site is bordered on all sides by light deciduous trees and brickwork walls.



VIEW OF PROBATION CENTRE



ENTRANCE TO CAR PARK



JUNCTION BETWEEN LAINDON ROAD AND DAISY BANK ROAD



EXISTING STONE WALL TO DAISY BANK ROAD



FIRE DAMAGE TO THE FORMER NURSERY



FIRE DAMAGE TO THE FORMER NURSERY

01

UNDERSTANDING THE CONTEXT

LOCAL CHARACTER

The area still maintains a number of its original villa style houses that were previously occupied by the merchant community. This includes Summerville house which is a grade II listed building on the site built in 1850. 59 Daisy Bank Road is an example of a large detached property built later in 1914. These larger properties have more detailing in their elevations and form with access to large private gardens.

The site also has multiple instances of large 3 storey terraced rows with some architectural detailing on the facade, access to a small front yard separating the entrance from the street and private gardens to the rear.

Smaller terraced houses also appear on the site that are 2 storey with access directly off the street and access to small back yards.

The materials of the site include exposed red brick as well as rendered facades and slate roofs.



ROW OF RED BRICK TERRACED HOUSES - LONGFORD PLACE



LARGE RED BRICK CHURCH - LONGFORD PLACE



ROW OF LARGE RED BRICK TERRACED HOUSES - DAISY BANK ROAD



ROW OF SMALL RED BRICK TERRACED HOUSES - GREVILLE STREET



ROW OF LARGE RENDERED TERRACED HOUSES - DAISY BANK ROAD



LARGE DETACHED HOUSE - DAISY BANK ROAD

01

UNDERSTANDING THE CONTEXT

CONSERVATION AREA CHARACTER

Richard Love was commissioned to plan a 70-acre private estate there and the scheme was officially launched in 1837. By 1845, when residents formed the Victoria Park Trust, about a dozen houses had been built, nine of which are standing today. The Park remained a private estate to which access could be gained only by paying a toll at the Park's entrance gates. A steady deterioration of the area became noticeable in the 1920s. Notice should be taken of the character of historic buildings when preparing new schemes. Features such as garden walls, hedges, gate posts, porches, styles and colours of window frames and roofing materials should all be taken into consideration. Their forms should be analysed and new buildings designed to harmonise with them. New development should have common features between new and old, such as massing, height, materials, colour, scale and proportion, which create a sympathy with earlier buildings. The houses were built on a large scale in brick, with projecting bays, string courses in a contrasting colour, tall chimneys and vertically-proportioned windows, some in Venetian style. Roofs were pitched and finished in blue slate. Dalton Hall has the window surrounds highlighted in a contrasting brick colour whilst the fine arched entrance is decorated with mottoes in illuminated lettering.



VICTORIA PARK CONSERVATION AREA AND LISTED BUILDINGS



SUMMERVILLE, DAISY BANK ROAD - GRADE II



FORMER FIRST CHURCH OF THE CHRIST SCIENTIST, DAISY BANK ROAD - GRADE I



ADDISON TERRACE, DAISY BANK ROAD - GRADE II



BUCKINGHAM CRESCENT, DAISY BANK ROAD - GRADE II



DALTON HALL, CONYNGHAM ROAD - GRADE II

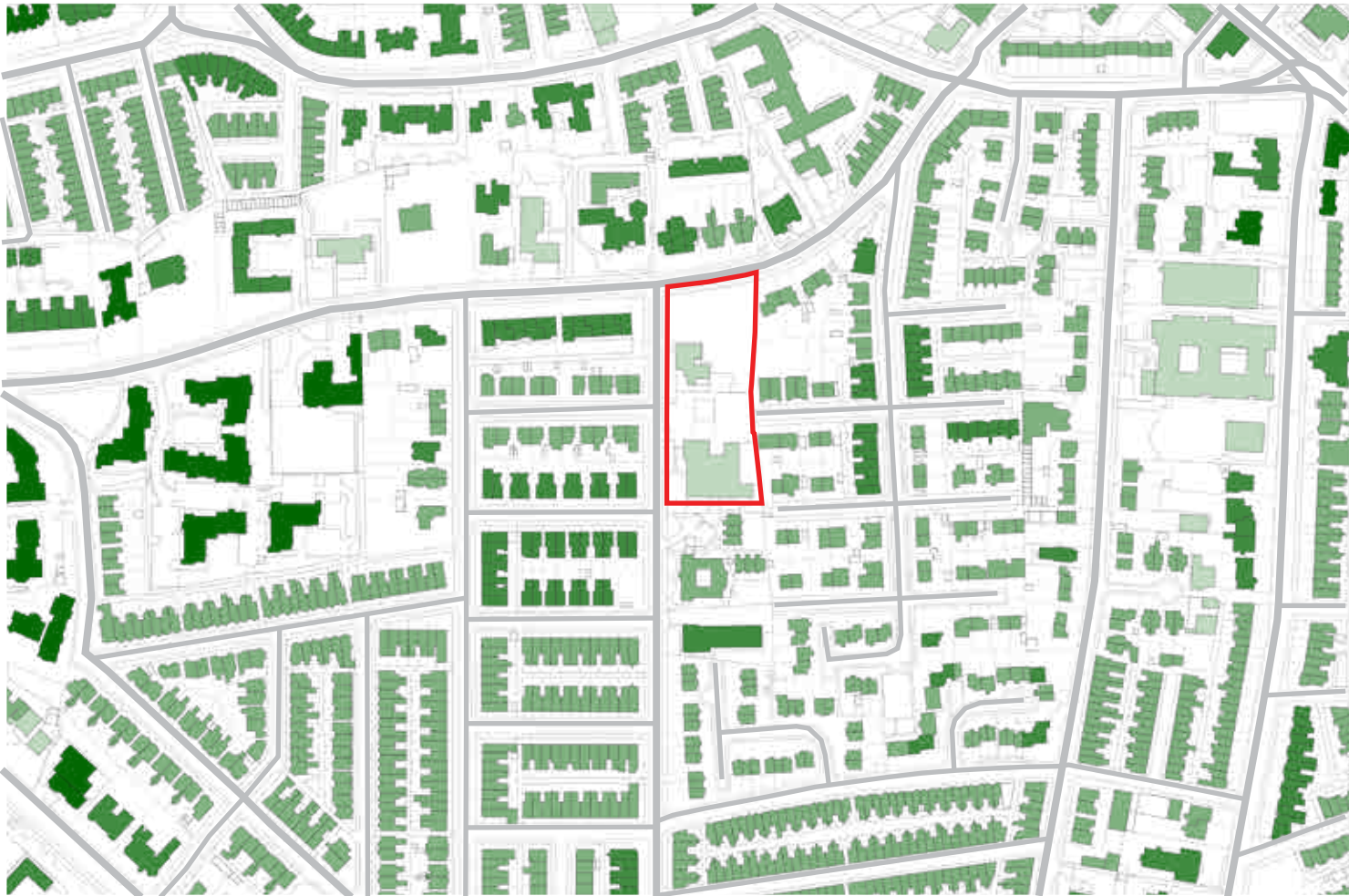


DENISON HOUSE, DENISON ROAD - GRADE II

01 UNDERSTANDING THE CONTEXT

LAYOUT AND BUILDING FORM

The majority of the site is primary two storey residential houses either semi-detached or terraced. There is more variation in height, form and orientation along Daisy Bank Road that has retained a number of older houses dating from Victoria Park’s initial masterplan. These range from large semi-detached two storey up to detached three or four storey dwellings. The larger homes appear to be situated within a larger plot of land in comparison to the terraced houses and have access to a large amount of private green space.



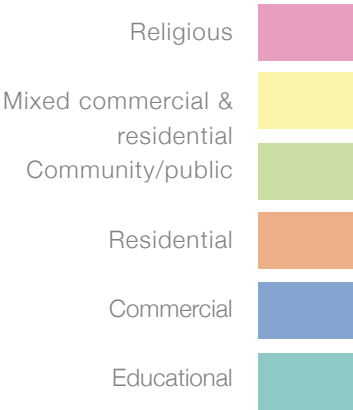
01 UNDERSTANDING THE CONTEXT

LAND USES

Residential usage occupies most of the site. Many of the older villa type houses in the area have now been divided up into multiple apartments or are being used as offices.

There are three schools across the area including St. Johns Primary, Littleways Day Nursery and St. Josephs RC Primary. Victoria Park Christian Fellowship is the only religious building in close proximity to the site as well as a number of commercial use buildings where an older property has been converted into offices.

Some terraced houses to the south of the site along Laidon Road have been adapted to include a commercial ground floor with residential space on the upper floor.



01

UNDERSTANDING THE CONTEXT

NATURAL FEATURES

Nearly all of the green space in the area is privatised, forming the front or rear garden to a private property. Along Daisy Bank Road most of the houses have a substantial front garden and/or mature planting. These natural features play a key role in forming the character of Daisy Bank Road.

The site itself is largely undeveloped, green space left over from where Stafford House was demolished.



01

UNDERSTANDING THE CONTEXT

PLANNING CONSIDERATIONS

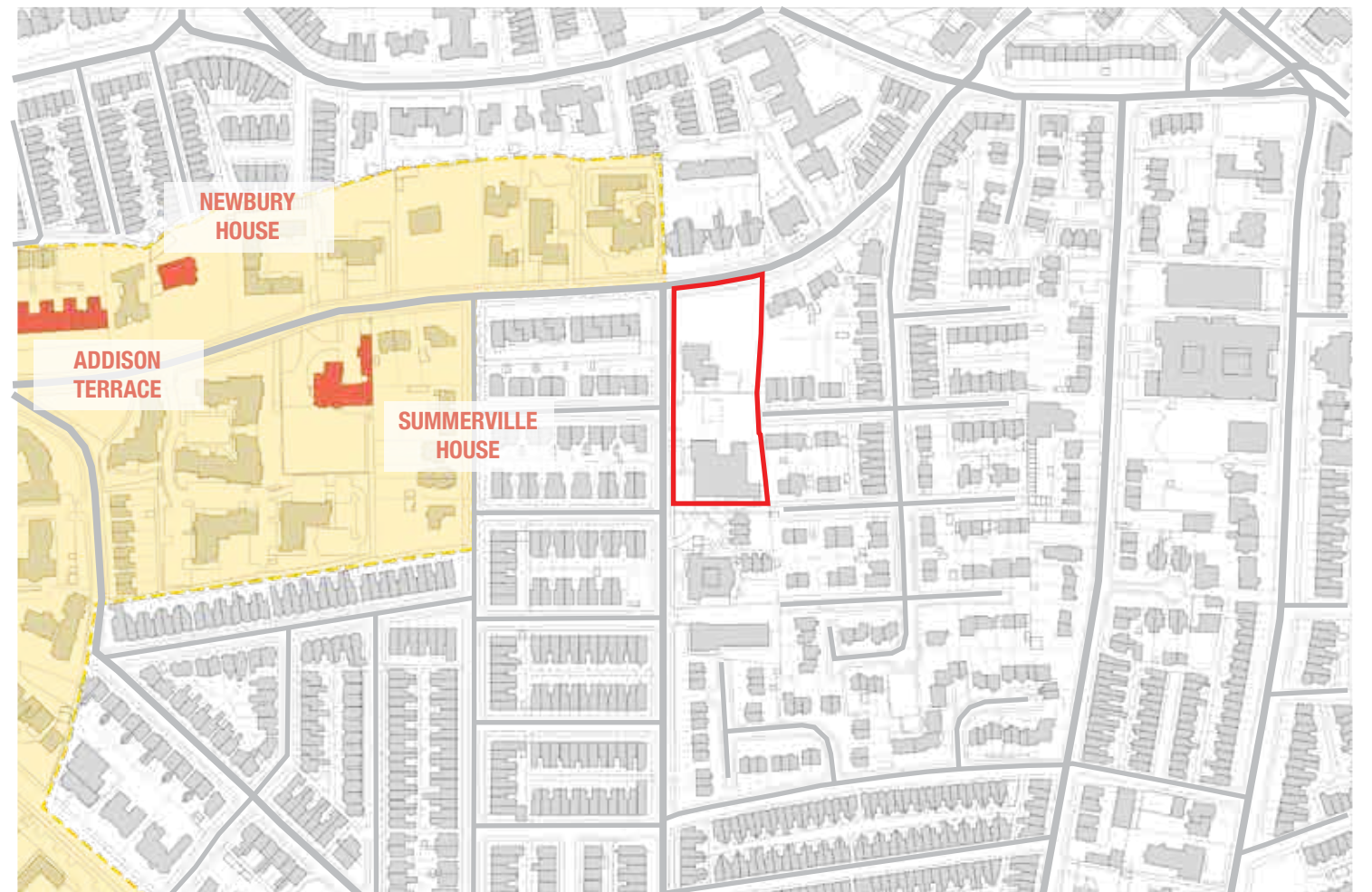
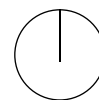
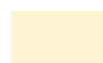
The site itself sits outside of the Victoria Park conservation area but still maintains many of the same characteristics and features and did site within the original masterplan for Victoria Park.

Victoria Park itself has over 20 listed buildings three of which are within close proximity to the site. Summerville House, Newbury House and Addison Terrace are all grade II listed houses.

Listed building



Conservation area



01

UNDERSTANDING THE CONTEXT

LOCAL TYPOLOGIES

SEMI-DETACHED

Red brick semi-detached houses with slate roofs. The houses are arranged in handed pairs with a central half-timbered gable, and projecting square bays.

The tall window proportions show that the houses would have traditionally had sash windows. The windows have either stone lintels and cills, or feature brick specials to the head and jambs. The entrance doors are set within brick archways.

The terraces front onto the main road with a low brick boundary wall separating small front gardens from the pavement with a hedge behind.



BERKELEY AVENUE



KEDLESTON AVENUE

GRAND TOWNHOUSES

Red brick townhouses with slate roofs. The houses are arranged in rows of five with projecting gables and dormers and ground floor bay windows.

The tall window proportions show that the houses would have traditionally had sash windows. The windows have decorative brick lintels with contrasting brick details and stone cills forming part of horizontal banding details. The entrance doors are set within brick archways.

The properties front onto the main road with a low brick boundary wall separating large front gardens from the pavement.



DAISY BANK ROAD



DAISY BANK ROAD

02

DESIGN DEVELOPMENT

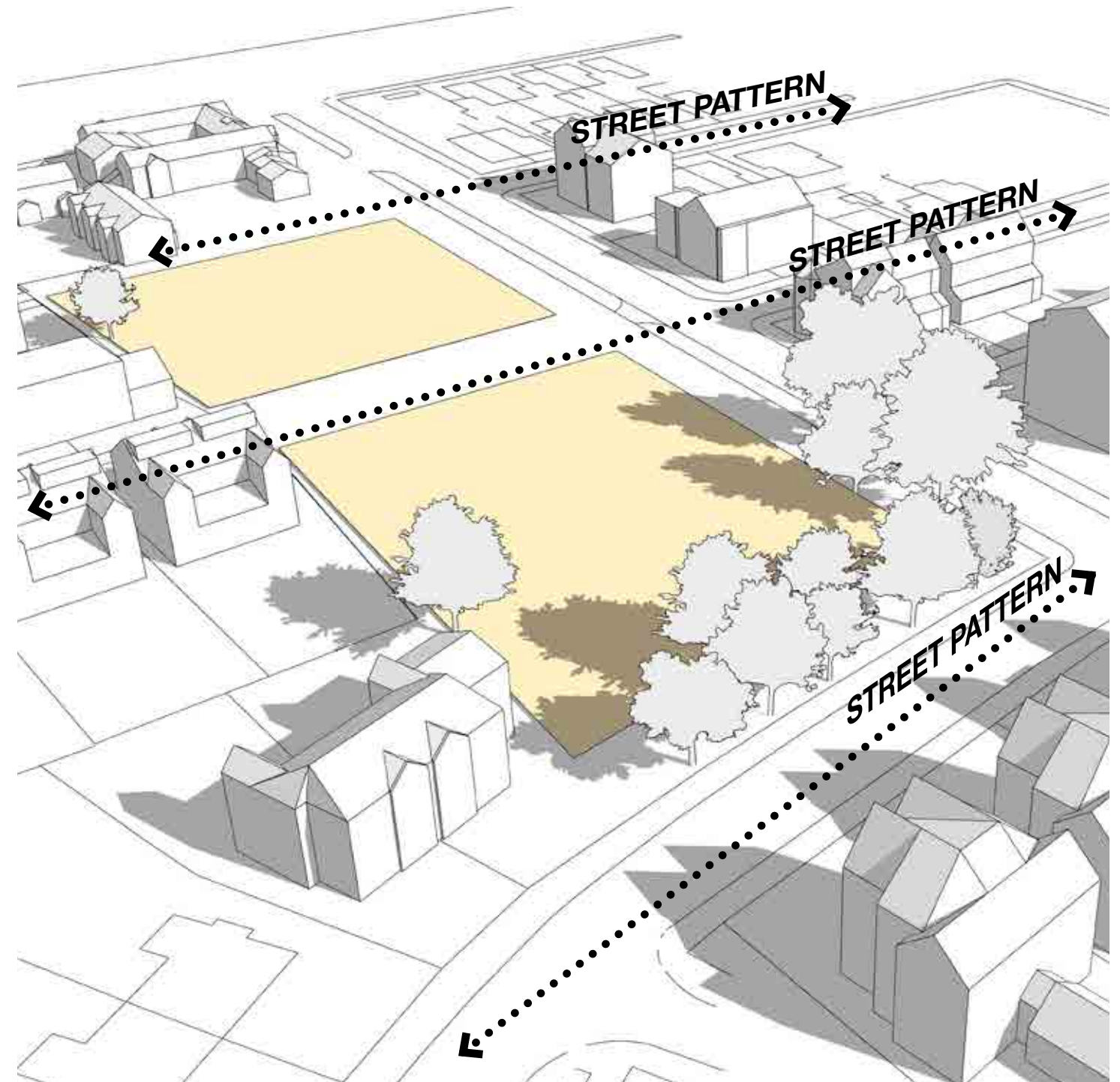
01

The existing buildings and structures on site are demolished. The mature trees to the site perimeter are retained.



02

The development site is split into two to follow the local street pattern.

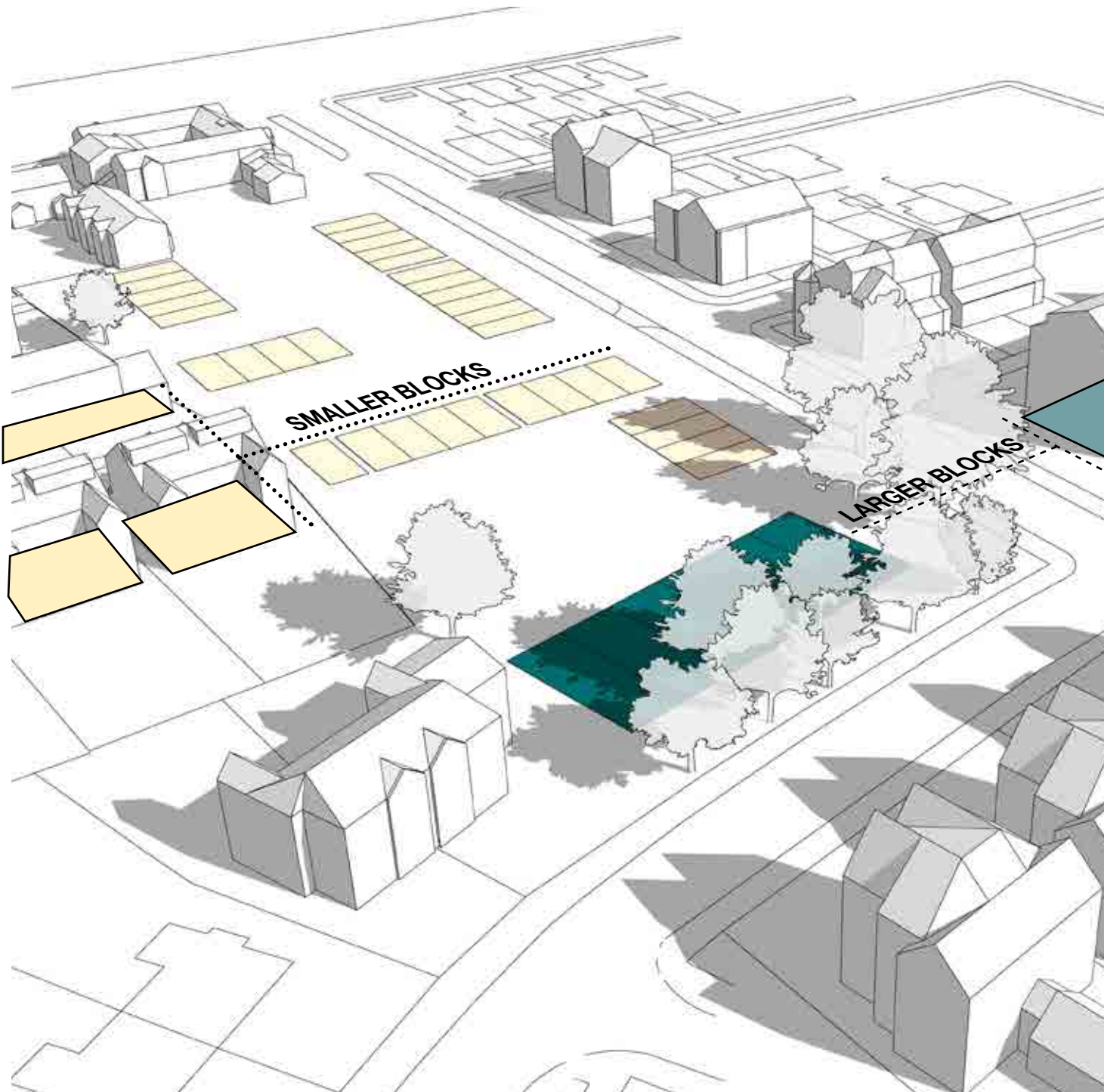


02

DESIGN DEVELOPMENT

03

The footprint of each block follows the footprints of the adjacent context. The apartment block to the north relates to the large buildings in the conservation area. Behind the apartment are smaller blocks of 4 dwellings and to the south are denser rows of 5 and 6 dwellings relating to the 20th century context.



04

The height of each block relates to its immediate context. To the south, blocks are 2.5 storeys high. To the north, on Daisy Bank Road, plots are 3.5 storeys high.



02

DESIGN DEVELOPMENT

05

The block facing onto Daisy Bank Road includes pitched roofs and feature bay windows with projecting gables to the front and rear. The blocks to the rear of the site are more subservient with pitched roofs and dormer windows between gable ends.



06

Two new vehicle entrances are formed in addition to the existing entrance from Laindon Road. Car parking is incorporated into internal courtyards that are screened from the street.



02

DESIGN DEVELOPMENT

07

Street facing properties have front gardens and upper level apartments have balconies. Rear gardens back onto the private courtyards which include shared green space and allotments.



08

A mix of dwelling types are proposed included 1 bed apartments and 2 bed duplexes onto Daisy Bank Road with 3 and 4 bed houses behind on Laindon Road.

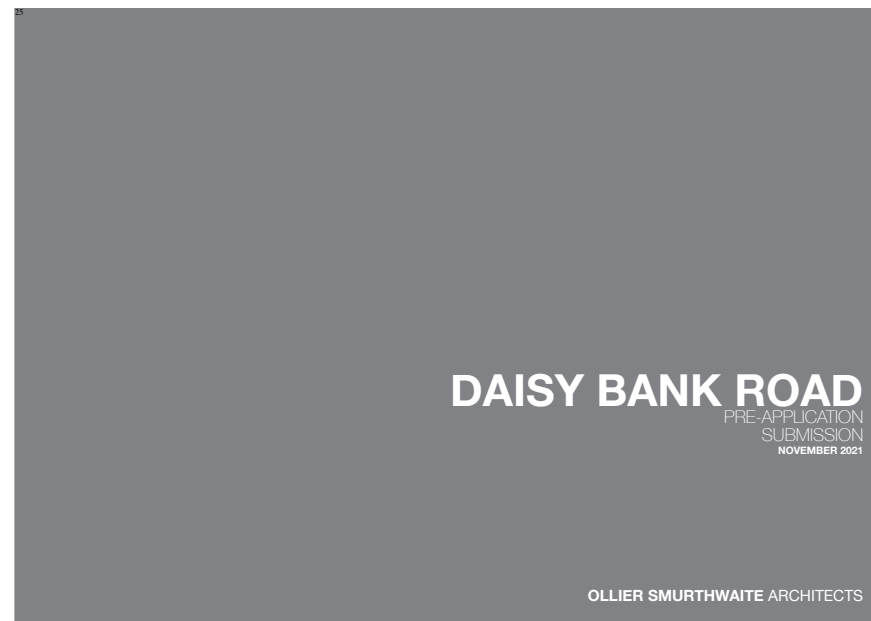


02 DESIGN DEVELOPMENT

PRE-APPLICATION

An initial pre-app meeting was held in November 2021 with MCC. The general approach of the scheme was supported. A request was made that any parking to houses be made in curtilage. A link through to the East of the site was advised.

A second pre-application meeting was held with MCC in August 2022. Revised proposals were presented to MCC. There was preference to maintain as many existing trees as possible even if that meant sacrificing some of the parking spaces.



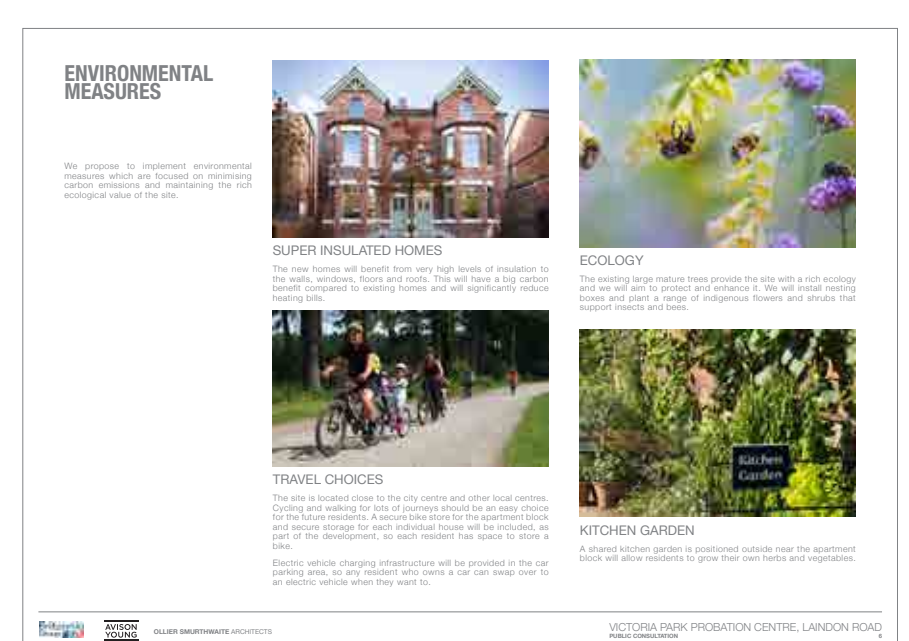
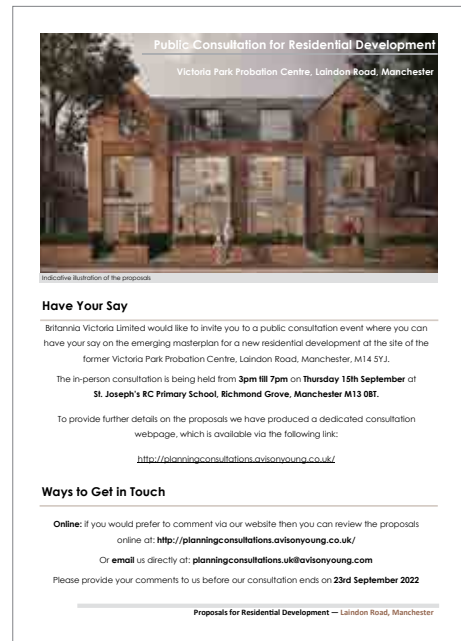
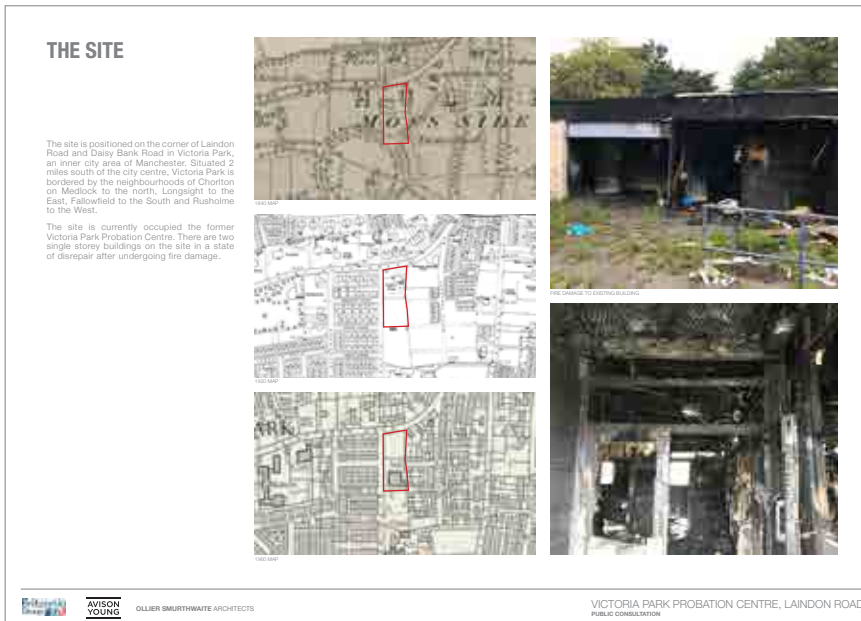
02 DESIGN DEVELOPMENT

PUBLIC CONSULTATION

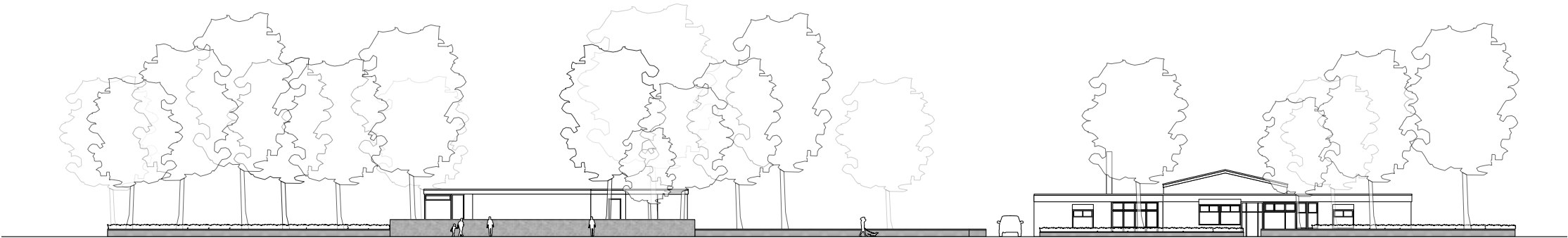
A Public Consultation was held in person on 15th September 2022 and extended online until 23rd September 2022 with the response generally positive.

Everyone in attendance agreed that the scheme is necessary to improve the current state of the site but there was some concern over tree removal and parking provision.

However some neighbours were eager for the development to remove trees currently overshadowing their properties.

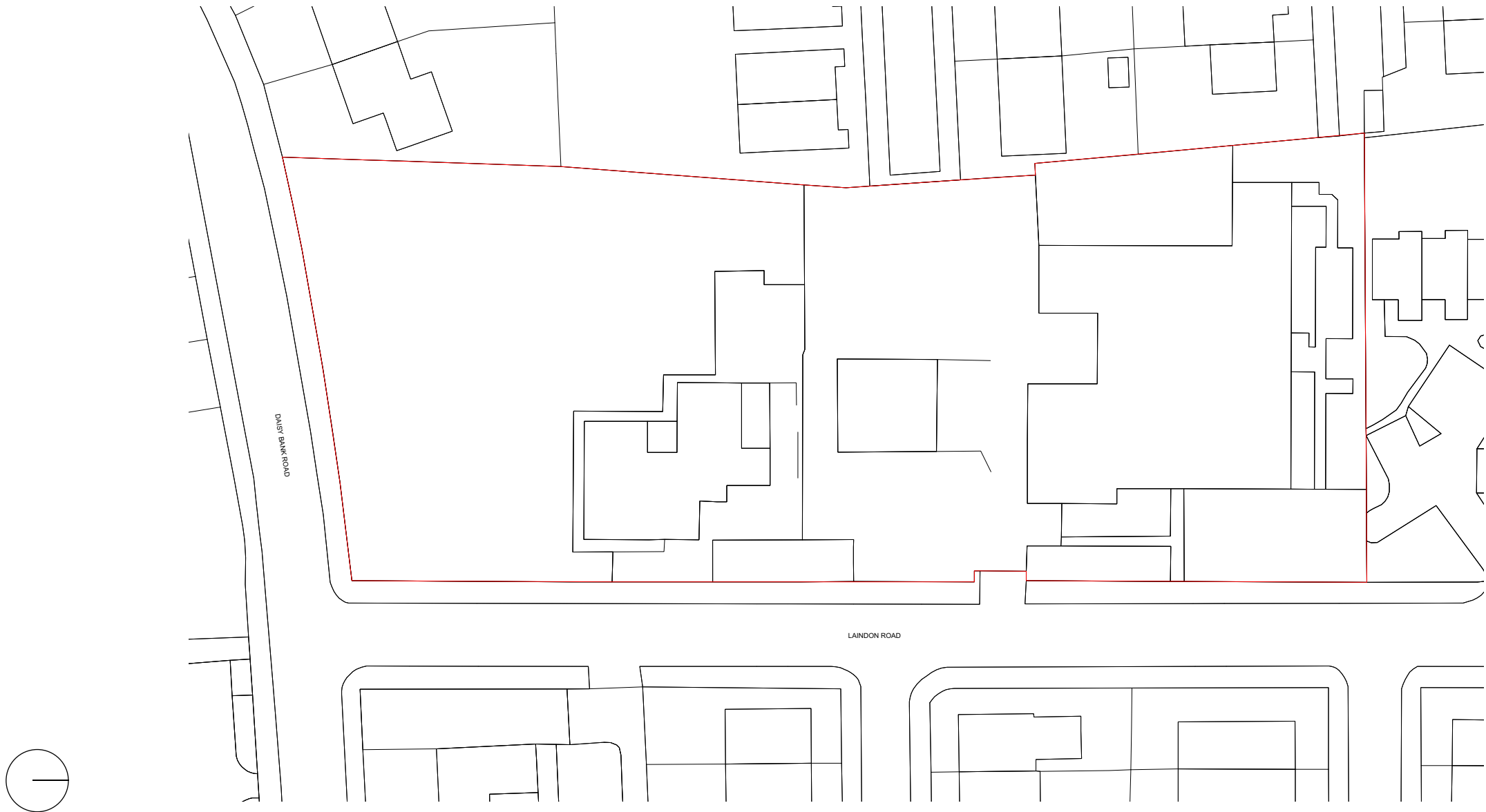


03
PROPOSALS



EXISTING ELEVATION AA -LANDON ROAD
1:200

EXISTING SITE PLAN &
ELEVATION



03
PROPOSALS

PROPOSED SITE PLAN

Accommodation Schedule

APARTMENT TYPE 1A (12no.)	37.1m ² / 399.3ft ²
APARTMENT TYPE 1B (2no.)	37.0m ² / 398.3ft ²
APARTMENT TYPE 1C (8no.)	43.6m ² / 468.8ft ²
APARTMENT TYPE 1D (3no.)	40.5m ² / 435.4ft ²
APARTMENT TYPE 2A (6no.)	61.6m ² / 662.8ft ²
APARTMENT TYPE 2B (2no.)	71.5m ² / 769.2ft ²
APARTMENT TYPE 2C (8no.)	71.5m ² / 769.2ft ²
HOUSE TYPE 3A (10no.)	90.1m ² / 969.9ft ²
HOUSE TYPE 3B (5no.)	90.6m ² / 975.0ft ²
HOUSE TYPE 4A (15no.)	106.1m ² / 1141.5ft ²
HOUSE TYPE 6A (1no.)	131.1m ² / 1411.1ft ²



03 PROPOSALS

PROPOSED LANDSCAPE PLAN

The majority of large mature trees on Daisy Bank Road and around the junction with Laindon Road have been retained. Elsewhere on the site trees have been retained where possible and replaced at a ratio of 1:1.

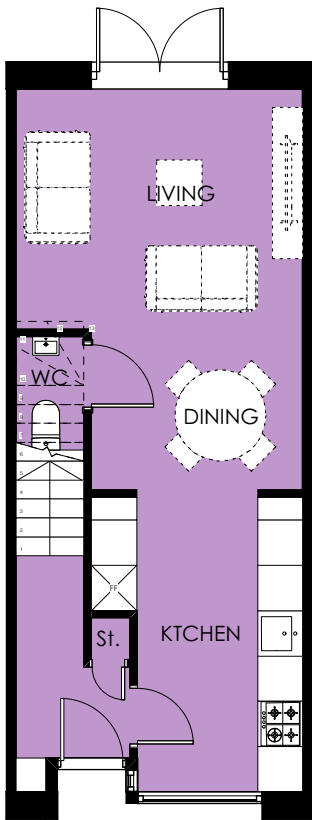
See landscape drawing and details from Trevor Bridge Associates.



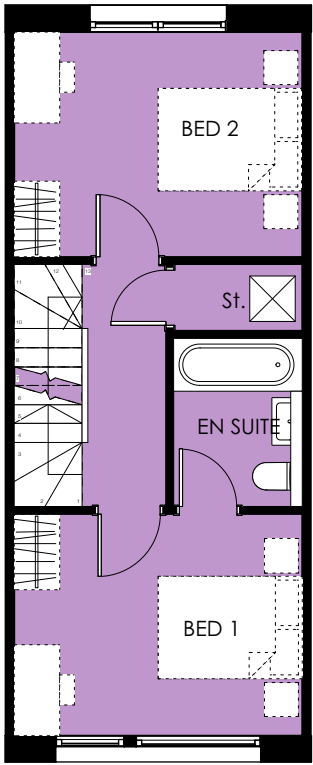
03
PROPOSALS

PROPOSED HOUSE TYPES
4 BED TOWNHOUSE

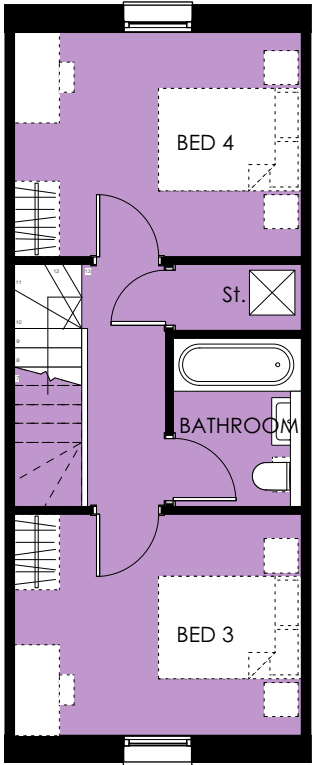
AREA = 106.1m² / 1141.5ft²



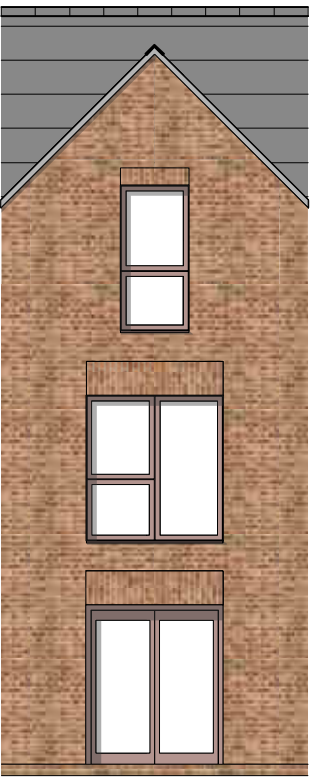
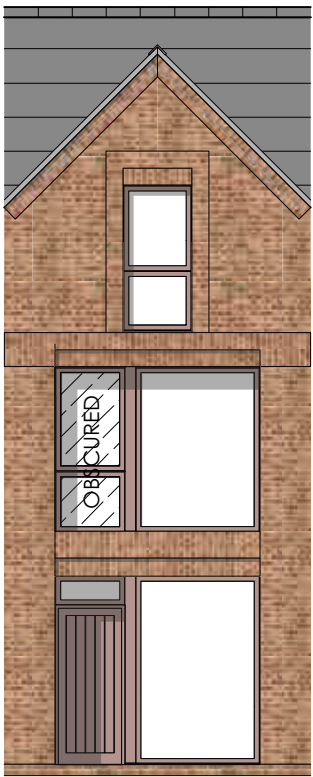
HOUSE TYPE 4A
PROPOSED GROUND FLOOR PLAN



HOUSE TYPE 4A
PROPOSED FIRST FLOOR PLAN



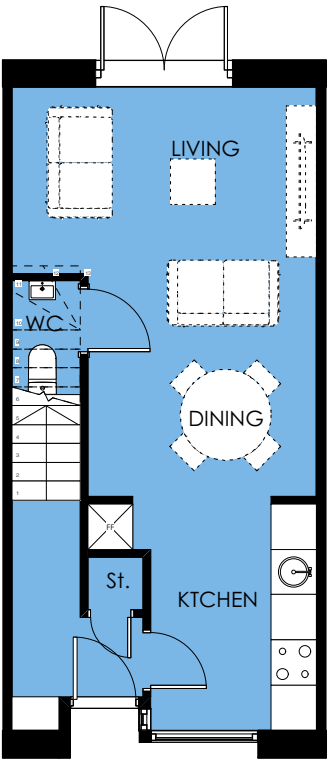
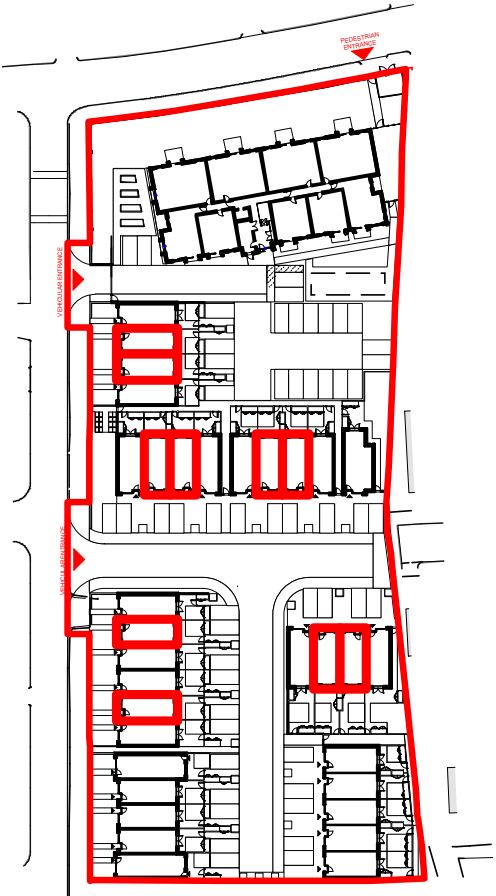
HOUSE TYPE 4A
PROPOSED SECOND FLOOR PLAN



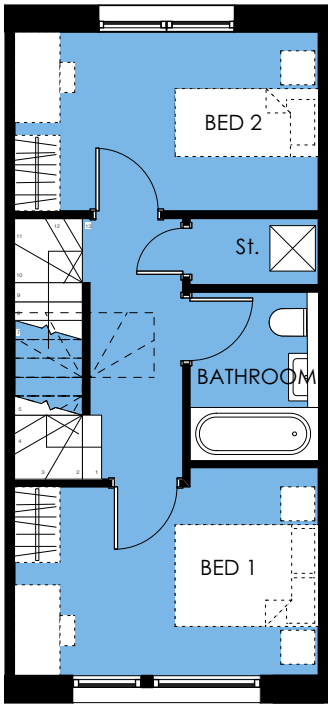
03
PROPOSALS

PROPOSED HOUSE TYPES
3 BED TOWNHOUSE

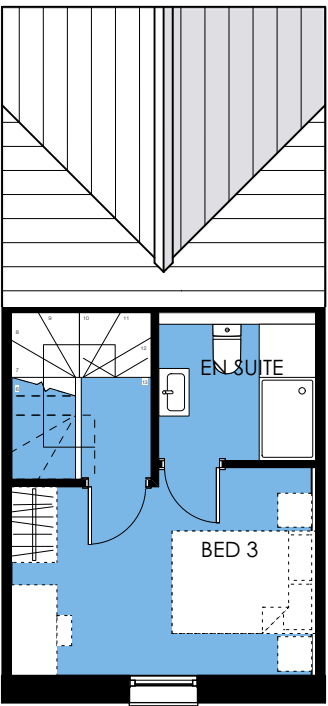
AREA = 90.1m² / 969.9ft²



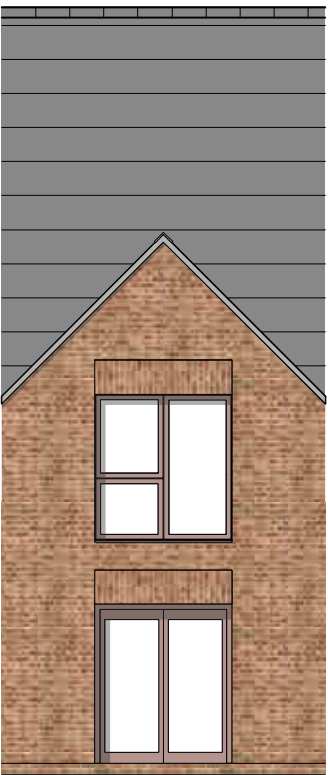
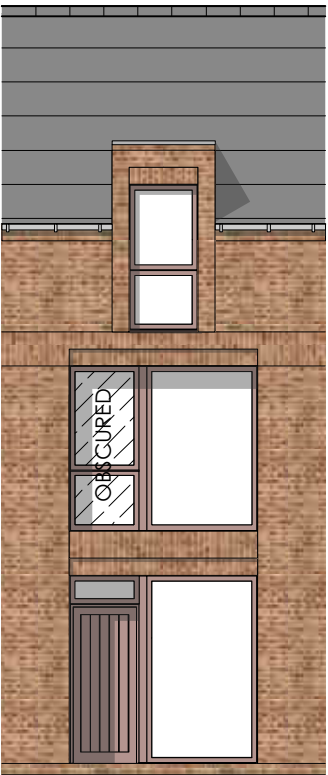
HOUSE TYPE 3A
PROPOSED GROUND FLOOR PLAN



HOUSE TYPE 3A
PROPOSED FIRST FLOOR PLAN



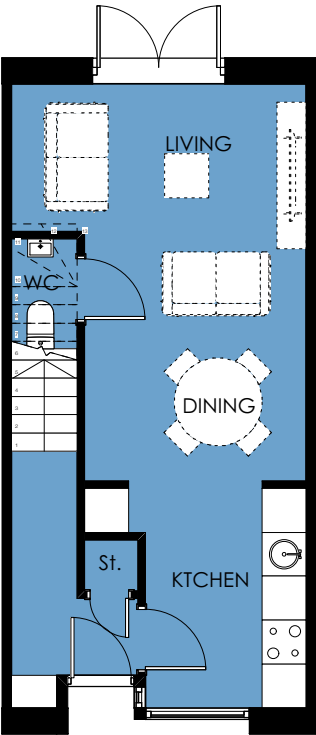
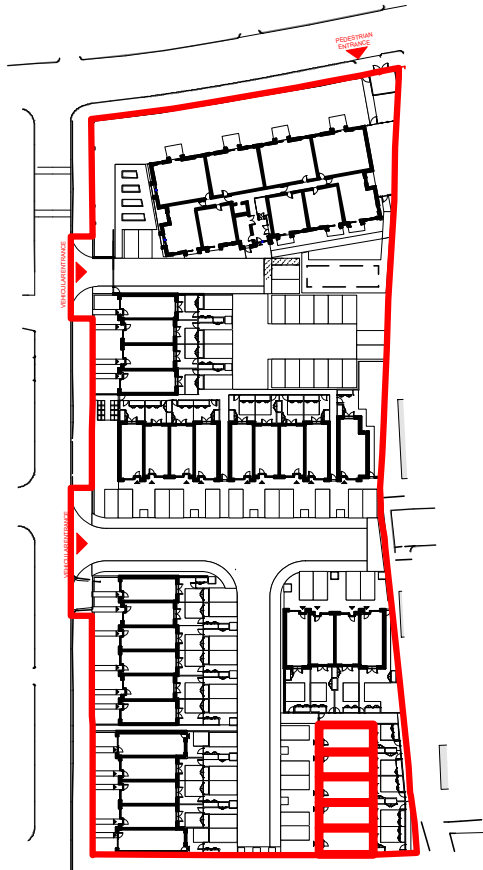
HOUSE TYPE 3A
PROPOSED SECOND FLOOR PLAN



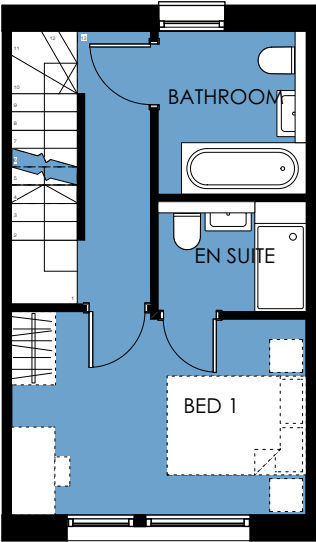
03
PROPOSALS

PROPOSED HOUSE TYPES
3 BED TOWNHOUSE

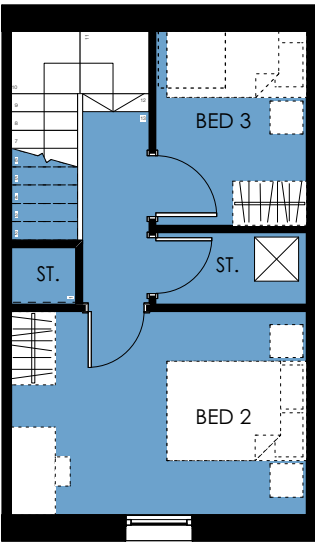
AREA = 90.6m² / 975.0ft²



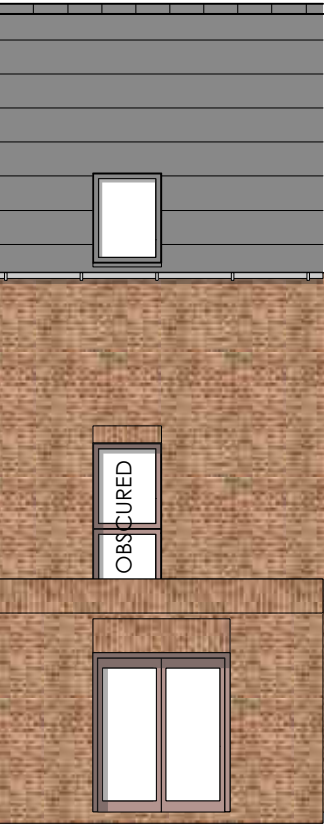
HOUSE TYPE 3B
PROPOSED GROUND FLOOR PLAN



HOUSE TYPE 3B
PROPOSED FIRST FLOOR PLAN



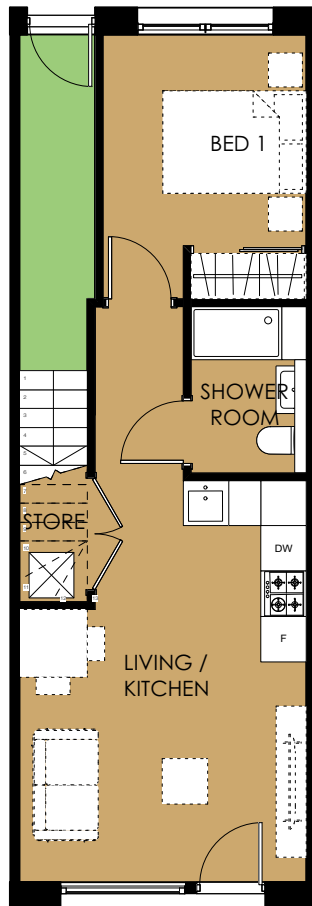
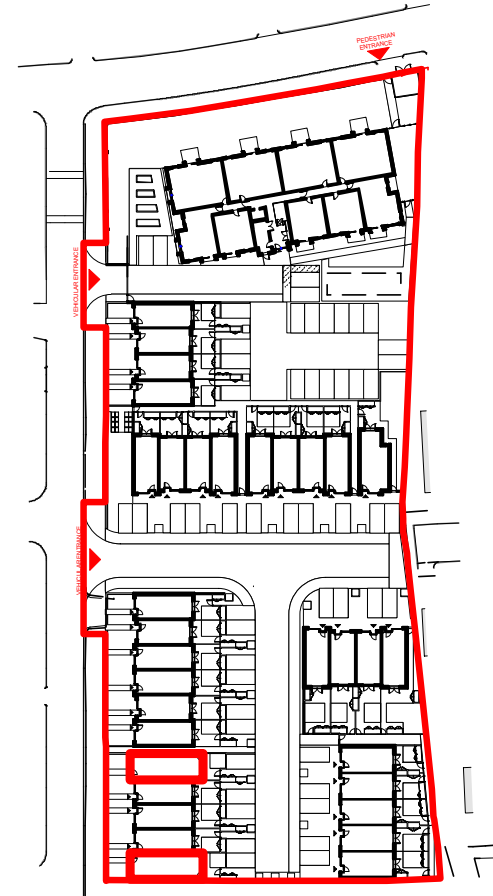
HOUSE TYPE 3B
PROPOSED SECOND FLOOR PLAN



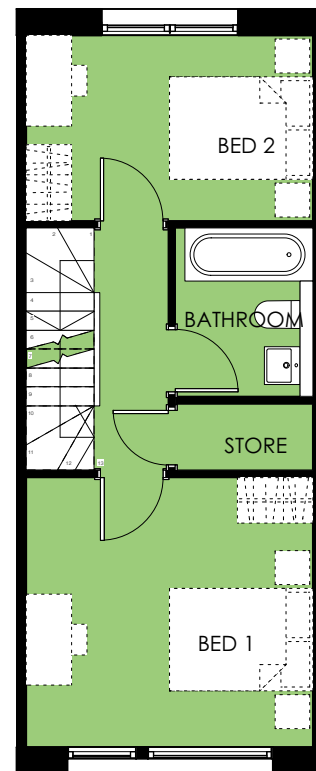
03 PROPOSALS

PROPOSED HOUSE TYPES 1 & 2 BED MAISONNETTES

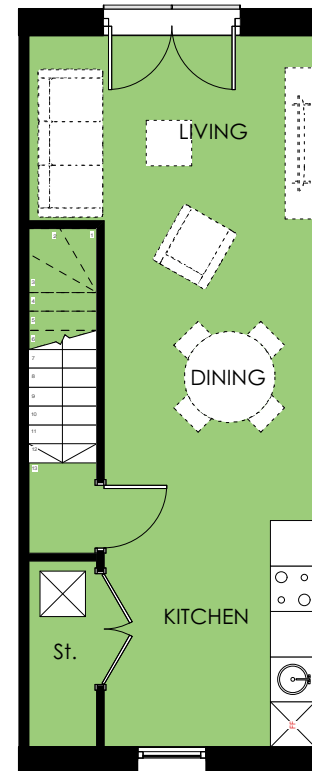
	APARTMENT TYPE 1A (2no.)	37.0m ² / 398.3ft ²
	APARTMENT TYPE 2B (2no.)	71.5m ² / 769.2ft ²



HOUSE TYPE 1B
PROPOSED GROUND
FLOOR PLAN



HOUSE TYPE 2B
PROPOSED FIRST
FLOOR PLAN



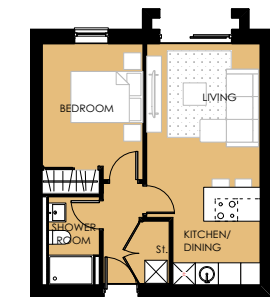
HOUSE TYPE 2B
PROPOSED SECOND
FLOOR PLAN



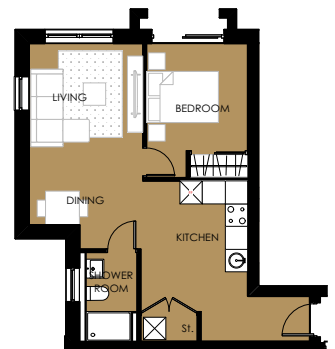
03
PROPOSALS

PROPOSED HOUSE TYPES
1 & 2 BED APARTMENTS

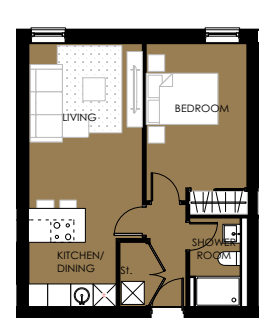
APARTMENT TYPE 1A (12no.)	37.1m ² / 399.3ft ²
APARTMENT TYPE 1C (8no.)	43.6m ² / 468.8ft ²
APARTMENT TYPE 1D (3no.)	40.5m ² / 435.4ft ²
APARTMENT TYPE 2A (6no.)	61.6m ² / 662.8ft ²
APARTMENT TYPE 2C (8no.)	71.5m ² / 769.2ft ²



APARTMENT TYPE 1A
1:200



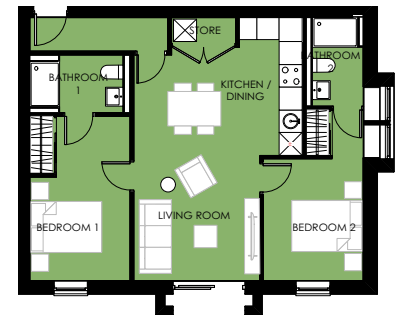
APARTMENT TYPE 1C
1:200



APARTMENT TYPE 1D
1:200



APARTMENT TYPE 1A
1:200



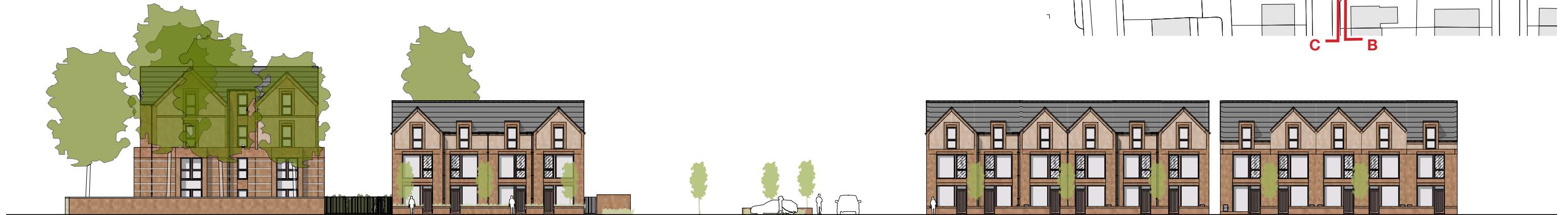
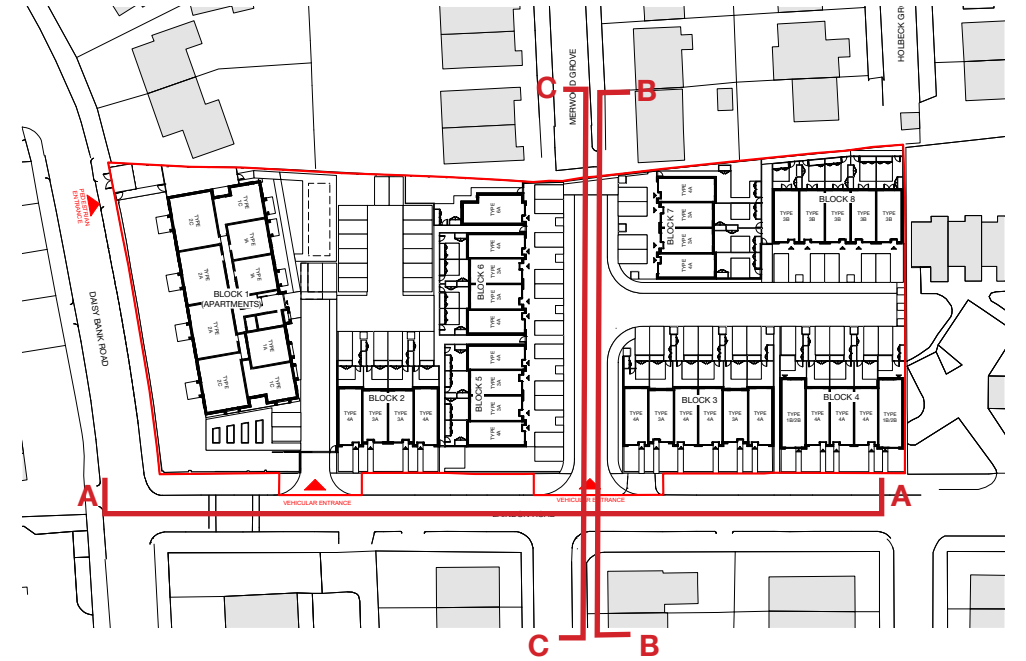
APARTMENT TYPE 1C
1:200



NORTH ELEVATION
1:250

03 PROPOSALS

PROPOSED SITE ELEVATIONS



SITE SECTION AA



SITE SECTION BB



SITE SECTION CC