

Miles Platting PFI - Area 7.5

Manchester

Design & Access Statement



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PRP Job Reference

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This report needs to be read in conjunction with all drawings and supporting documents submitted as part of the planning application.

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Introduction

Miles Platting has provided an exciting opportunity as part of the wider regeneration in East Manchester, creating a number of residential opportunities which has created a diverse community. Area 7.5 is one of the last phases to be developed within the wider PFI masterplan area.



Miles Platting

The Miles Platting neighbourhood was brought forward as a priority area for regeneration area as part of a competitive PFI process. The project was awarded to the Renaissance Consortium after a detailed competitive dialogue process in 2006. This process included in depth consultation with residents and other stakeholders on the appropriate measures necessary to provide for the long-term sustainability of the area. The aim has been to retain and strengthen the existing community, whilst also attracting new, economically active residents into the area in order to secure a sustainable future for this residential neighbourhood.

Outline planning approval for the Miles Platting estate was granted

in October 2006. Since that time the PFI contract works have been completed, including the refurbishment of over 1,500 properties, bringing these residential properties on the estate up to decent homes standard. A series of parks, open spaces and play areas have been created, alongside a new housing office incorporating the provision of retail space. Whilst new residential development was originally slower than anticipated, the majority of development cells, identified within the outline consent, have now been completed and Cell 7.5 is one of the last areas to be developed.

The development of Area 7.5 offers a significant opportunity at the eastern area of the estate, providing a choice of family

homes for Outright Market Sale, with space for private gardens and off road parking. Originally delayed because of its proximity to a former gas holder, which has been subsequently de-commissioned, thereby allowing this part of the neighbourhood to be finally completed.

The new dwellings are designed to meet the nationally described space standards, which set out requirements for gross internal floor areas and minimum key dimensions. The proposals are also designed to achieve Secured by Design Accreditation to ensure safe, accessible and adaptable housing for a wide range of residents.



Brunswick Mill, Miles Platting

Section 01. Assessment

Assessment

The area has been the subject of many interventions over recent years as part of a holistic approach to regenerating East Manchester.

1.1 Site Location and Context

Miles Platting is situated in East Manchester just one mile from the fringe of the City Centre. The wider neighbourhood was identified as a PFI Housing regeneration project by Manchester City Council and was the subject of competitive dialogue which commenced in 2004 and was awarded to the Renaissance Consortium in 2006. The area has been the subject of a number of interventions over recent years as part of a holistic approach to the regeneration of neighbourhoods the wider East Manchester area.

The Area 7.5 site is bounded by Varley Street to the south west, Bradford Road to the south east and Sandal Street to the north. It is a highly visible site located on one of the secondary routes leading in and out of the City Centre. It forms part of a larger development area to the east of Varley Street which was developed out some ten years ago, but this cell was delayed because of its proximity to a gas holder, immediately to the south of the application site and which has subsequently been de-commissioned.

The site is located in a residential area, of both post war and more recent development and close to a range of amenities, including the Park View Community School.

As previously illustrated in the neighbourhood plan for Miles Platting, the proposed site layout has been shaped by a number of physical constraints and opportunities. The outline planning consent included a neighborhood plan (masterplan) which set down the design principles for the re-modelled estate and these design principles are embodied within this application.

1.2 Use and Condition

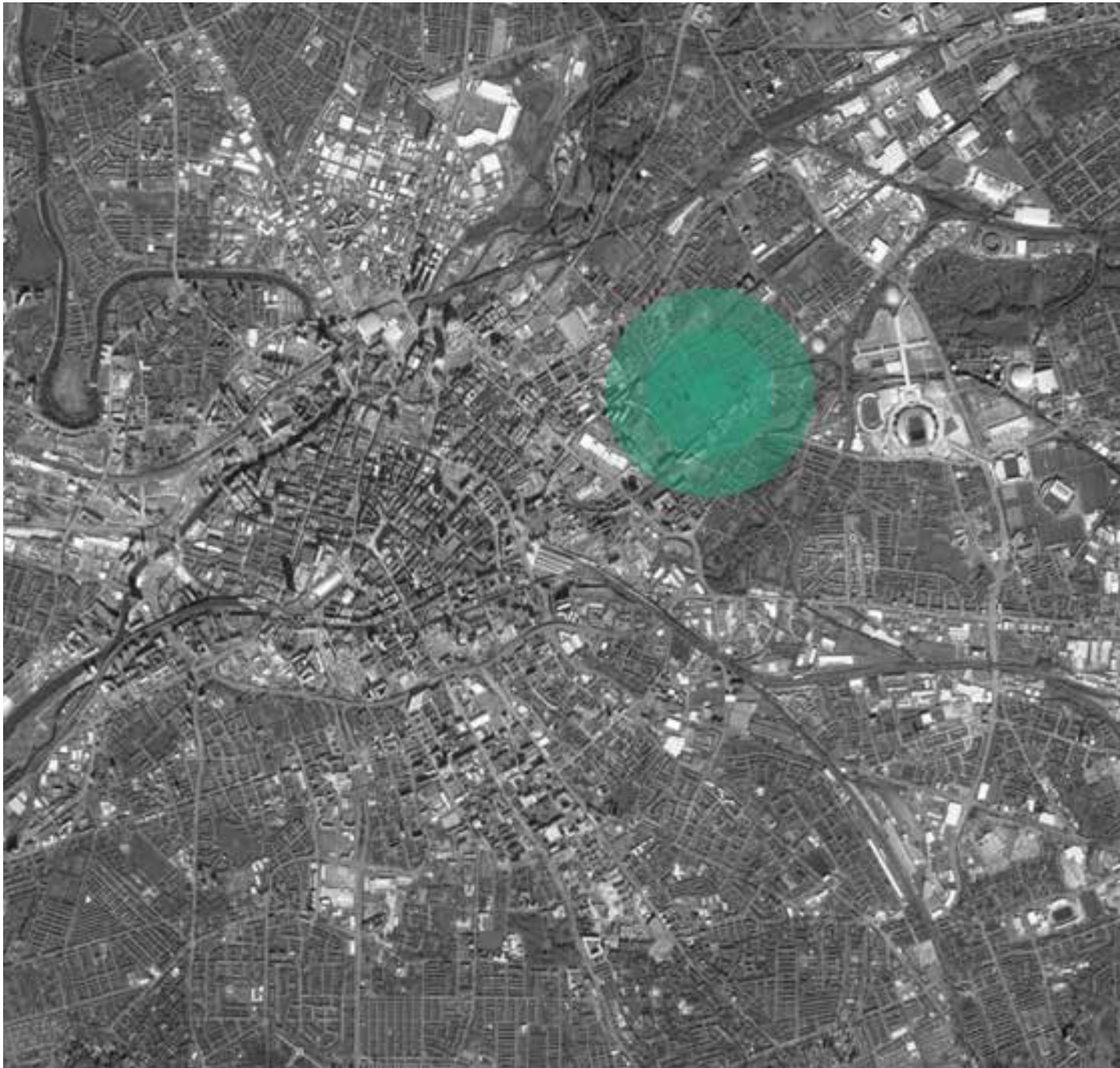
The site extends to 0.67 hectares and is currently vacant and laid to grass. The site was previously developed for housing but had been cleared by Manchester City Council prior to the PFI being awarded. The site is edged with grass bunds to prevent unauthorised access by vehicles and the original road network of Sabden Close remains visible.

Because of the lack of housing choice in the area, the PFI process sought to change the nature of the estate with the introduction of different typologies and tenures in order to regenerate the area. As a result further selective demolition creating a larger development parcel to the north and east of the application site, which has been subsequently re-developed.

The Miles Platting neighbourhood was subject to a CPO process which once approved resulted in a re-housing and demolition programme, although the principal street pattern is currently still in use. External enhancements, including robust boundary wall treatments were proposed to many of the retained properties further enhancing the area.

1.3 Social/Economic Considerations

Miles Platting was redeveloped in the early 1970's and effectively became a large council estate, poorly laid out and with little choice of housing typology or tenure. Over time the estate began to fail and transformation change was required in order to create a popular neighborhood which would be attractive to home buyers as well as renters. As a result Manchester City Council led an initiative to make the transformational change to the area which was required to once again make the area a successful, safe, attractive and sustainable neighborhood. This application continues that process by creating a further small phase of development, providing family housing for outright sale.





1.4 Access and Linkages

The site is well connected with Varley Street linking onto both Oldham Road (A62) and Bradford Road, which are main arterial routes connecting Manchester City Centre just 1 mile away with Oldham 3 miles to the north east and Ashton-under-Lyne 2miles to the east. High quality pedestrian and cycle network connections to the City Centre are available via the Ashton and Rochdale Canal Towpaths..

Whilst the estate does not benefit from its own district centre, significant facilities and services are available in the city centre, and there is a significant retail offer within Sport City on the eastern boundary of the Miles Platting neighborhood.

Local buses run along Oldham Road & with a number of bus stops available to local residents on Bradford Road with one directly adjoining the site boundary. In addition the Metrolink tram line runs to the south of the site with the nearest station at Holt Town a 10 minute walk to the south-east of the site. The Metrolink line offers connections to Ashton under Lyne to the east as well as the City Centre & the wider city region to the west.

The site also benefits from its location 10 minutes walk from both New Islington Free School, completed in 2013 and Park View Community School completed in September 2010 following the demotion of St Mark's School. The schools caters for children from reception to year 6 (4-11 year olds) offering breakfast and after school clubs. In addition The East Manchester Academy (approximately 1 mile south east) offers state of the art secondary education to the local community.

In conclusion, the site is very well located and accessible to a wide range of non-car travel modes. The availability of good public transport is ideal in creating the diverse, accessible community proposed for the site.

1.5 Watercourses

A Flood Risk Assessment, undertaken by Sutcliffe for the development shows that the proposed development site is located within Zone 1 and is at low risk of flooding.

The nearest watercourse is the Rochdale Canal some 300m to the north of the site.

Based on their evaluation the development satisfies the requirements of the NPPF and has addressed the flood risk posed to and stemming from the development.

Discharge rates must be managed to comply with those in Section 6 of the FRA to satisfy the requirements of the SFRA.

1.6 Topography

The site is relatively flat with the exception of artificial bunds to the perimeter of the application site which have been formed to prevent unauthorised parking on the site.

1.7 Other Designations

The site is not directly affected by listed buildings or conservation areas. The nearest listed building is Victoria Mill a Grade II listed structure some 330m to the north of the site. This nineteenth century cotton spinning mill is currently used for a variety of businesses. However the scale of residential development proposed will have no adverse impact on the setting of this listed structure.

Brunswick Mill to the south west which fronts onto Bradford Road is approximately 400m from the site.

There are no trees within or immediately adjacent to the site which are the subject of a Tree Preservation Order.

1.8 Character Assessment

Whilst most of the estate dates back to the 1970's, there are an increasing number of new areas developed as part of the PFI including area 5 across the canal and adjacent area 11, currently under construction & 7 which has been constructed within the last five years.

The (remaining) 1970's residential properties are predominantly built with a traditional vernacular using masonry with duo-pitched tiled roofs. Directly surrounding the site to Varley and Sandal Street are earlier phased development of the Miles Platting PFI. These properties were built circa 15 years ago are more modern in aesthetic with red brick, blue cedral cladding, duo-pitched and mono-pitched roofs

The refurbished properties together with new boundary treatments and new residential development has sought to create a range of character areas within Miles Platting, breaking down the monolithic design which originally existed and creating a more distinctive series of spaces and places.

Area 7.5 takes its design cues from the industrial red brick character of the area together with the established and emerging local vernaculars, resulting in a traditional built form and brick facade with contemporary details and large windows.

Section 02. Planning Context

Planning Statement

This application is a full planning application for Area 7.5 within the Miles Platting neighborhood plan. The site was previously granted outline planning permission in 2006 (ref 079633/00/2006/N1), which sets out many of the key principles which have been retained within this application.



2.0 Planning Context

This application is a full planning application for Area 7.5 within the Miles Platting neighborhood plan. The site was previously granted outline planning permission in 2006 (ref 079633/00/2006/N1), which set out many of the key principles which have retained within this application.

2.0.1 Introduction

Relevant planning policy to the proposal is contained within the National Planning Policy Framework ('NPPF'), and the Development Plan comprising the adopted Manchester Core Strategy ('MCS') and saved policies of the Manchester Unitary Development Plan ('MUDP').

Supplementary Planning Documents (SPD) and other planning documents for Manchester contain further guidance/information

which expands on the policies of the MCS and MUDP.

Other non-statutory documents include the City Council's "East Manchester Strategic Regeneration Framework" and the "Manchester Community Strategy – The Manchester Way".

There are also a number of national White Papers relevant to housing proposals and the aim to significantly increase the delivery of housing and urban regeneration.

2.1 National Planning Policy

2.1.1 National Planning Policy Framework

The NPPF was published in July 2018 and is a material consideration in the determination of planning applications. It sets out the Governments planning policies for England and how these are expected to be applied; it also sets out the requirements

for the planning system to the extent that it is relevant, proportionate and necessary to do so. Whilst it is not part of the development plan, it provides guidance to local authorities and others in decision making and represents an up-to-date and comprehensive expression of national planning policy.

Numerous policies within the NPPF are of relevance as detailed :

Achieving Sustainable Development

At the heart of the NPPF, is a presumption in favor of sustainable development which is the "golden thread" running through the Framework for decision taking. Paragraph 11 sets this out:

- Plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

- Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighboring areas, unless:

- The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- Approving development proposals that accord with an up-to date development plan without delay; or



Miles Platting Cell 7

- Where there are no relevant development plan policies, or the policies which are most important or determining the application are out-of-date granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- To encourage the effective use of land to contribute to conserving and enhancing the natural environment by reusing previously developed land
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus development in locations which are or can be made sustainable.
- The thematic policies of the NPPF – from paragraph 18 to 219 – set out the considerations which the sustainability of a particular application can be determined. These include, in particular, in relation to housing development, the need to:

Positive Planning / Well-designed places

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. (paragraph 124).

Core Planning Principles/ Housing Policies

- The NPPF also includes 12 core planning principles which should underpin both plan making and decision taking including:
 - To proactively drive and support sustainable economic development to deliver the homes, businesses and infrastructure and thriving local places that the country needs
 - To secure high quality design
- “Boost significantly” the supply of housing including through the identification of a 5-year housing land supply (paragraph 47);
- Consider applications for residential development in the context of the presumption in favour of sustainable development (paragraph 49);
- Promote sustainable travel and only refuse development on transport grounds where the residual cumulative impact will be “severe” (paragraph 32);
- Seek high quality and inclusive design and a good standard of amenity for existing and future residents (paragraph 58);
- Protect and enhance community facilities, including the provision of adequate open space;
- To assist urban regeneration through the recycling of derelict and other urban land (paragraph 80).

2.2.1 Manchester Core Strategy

The MCS was adopted in 2012 and is the key Development Plan document in the Local Development Framework (LDF). The MCS proposals map shows that the proposal site is within the area of East Manchester as defined by the MCS.

The MCS sets out a vision that by 2027, Manchester will be:

- A City with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment where locally distinctive character is conserved and enhanced. Neighbourhoods in the North and East of the City will have benefited from a significant increase in the quantity and quality of housing.
- A City with an increased and sustainable healthy population.
- A City defined by excellence in urban design.

A number of strategic objectives are advanced which will assist in achieving this vision, including SO3 which encourages the significant increase in high quality housing at sustainable locations throughout the city. Paragraph 9.6 further states that the majority of housing will take place in the north, east and central parts of the city.

Policy SP1 states that outside the regional centre, the majority of new residential development will take place in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration areas with development having regard to the character, issues and strategy of the regeneration area as defined in the Strategic Regeneration Framework.

Development in all areas should:

- Make a positive contribution to neighbourhoods including:

- Creating well designed places that enhance or create character
- Positive contribution to health, safety and well being of residents
- Protect and enhance the built and natural environment
- Minimise emissions and ensure an efficient use of natural resources/ previously developed land.

Policy H1 states that new housing will be predominantly provided in the North, East, City Centre and Central Manchester areas including the Inner Areas, with densities of around 40 units per hectare. The type, size and tenure of housing mix is to be assessed on a site by site basis and influenced by local housing need and economic viability. It is also aimed for 90% of new housing to be situated on previously developed land. A priority will also be placed on the renewal of areas characterised by poor quality housing, and on sites which are close to centres or high frequency bus routes.

Policy H4 states that East Manchester has the capacity for 30% of the city’s housing sites and this level of new development will contribute significantly to help change the character of the area as well as supporting the economic growth of the city region. Priority will be given to family, high value and other high quality residential development where this can be sustained.

Policy H8 provides advice on Affordable Housing or the provision of financial contributions for off-site provision with reference to SPD/ current guidance for sites of >0.3ha. It includes a target for 20% affordable housing on relevant sites and for the proportion to reflect the type and size of development as a whole. Alternative Affordable Housing provision can be considered where viability is undermined or other material considerations indicate otherwise including inter alia:



View towards the site looking south-east toward Bradford Road / de-commissioned gas holder

- High level of Affordable Housing already present in the area
- House prices or rented accommodation levels in the area
- Prejudice to the diversification of the existing housing mix
- Undermine the achievement of other planning/ regeneration objectives in the area / SRF.

Policy T1 seeks a modal shift to public transport, cycling and walking and proposals that improve choice in travel, relieve congestion and improve access by pedestrian routes and the pedestrian environment will be supported.

Policy EN1 outlines that development will be expected to follow national guidance for urban design and have regard to the character area it is located in. Opportunities for good design to enhance the City's image will be encouraged. Design and Access Statements should confirm how development addresses design principles, reinforces/ enhances character and supports the MCS objectives. The site is within the Central Arc where there are opportunities for large scale development with innovative design solutions, and the Southern Character Area.

Policy ENV4 promotes reduction in CO2 emissions via low/ zero carbon development via the energy hierarchy including reducing the need for energy through design; energy efficient features and use of technologies, and use of materials with low embodied carbon. Proposals for developments of >10 units are also to meet targets for CO2 reduction unless shown to be unviable through an Energy Statement (Policy EN6).

Policy EN8 states that development should be adaptable to climate change in terms of design, layout, siting, and the function of buildings and external spaces.

Policy EN9 outlines that new development will be expected to maintain existing green infrastructure in an area and Policy EN11

outlines that significant new development will be encouraged to provide new open space.

Proposals should also be directed to areas of no/ minimal flood risk and to minimise surface water run off (Policy EN14); and to seek to protect biodiversity and trees (Policy EN15); air quality (Policy EN16) and water quality (Policy EN17).

Development proposals will be assessed in relation to planning obligation requirements for impacts raised by the development where relevant (Policy PA1).

Policy DM1 sets out a range of criteria that new development is to have regard to including, inter alia:

- Appropriate siting, layout, scale, form, massing, materials and detail
- Impact on the surroundings in terms of design, scale, appearance and the character of the area
- Effects on amenity including privacy, light, noise, vibration, air quality and traffic generation
- Accessibility
- Community safety
- Health
- Adequacy of internal accommodation and external amenity space
- Refuse storage and collection
- Vehicle access and parking
- Sustainable construction methods

2.2.2 Manchester UDP – Saved Policies (2012)

There are limited saved policies of the UDP relevant to the proposal. Policy DC7.1 seeks to ensure that new housing development is accessible at ground floor to disabled persons where practicable. Where family homes are proposed, the design should encompass safe areas where children can play.

2.2.3 Supplementary Planning Documents

There are a number of SPDs which have been produced and adopted by the City Council. These documents, seek to expand on, inform or update policies contained within the adopted MCS and saved policies of the MUDP, and are material considerations in the determination of a planning application on the proposal site.

2.2.4 Providing for Housing Choice SPD

This SPD, adopted in September 2008, provides planning guidance regarding the mix of new housing provision including affordable housing; it proposes an affordable housing target of 20% on new residential developments of 15 units or more.

The SPD accepts that there may be circumstances relating to local housing need or feasibility of on-site provision where payment of a commuted sum towards the provision of off-site affordable housing may be appropriate.

The SPD also recognises that a lower level of provision may be appropriate where particular circumstances arise (such as low house prices in the immediate area), which would mean that the inclusion of affordable housing would prejudice the planning or regeneration objectives set out in Strategic Regeneration Frameworks, or impact on the financial viability of the scheme.

2.2.5 Guide to Development in Manchester SPD

Guide to Development in Manchester SPD was adopted in April



View north east up Bradford Road



View from site looking north east towards Sandal and Stracey Street

2007, and sets out key principles which will guide development throughout the city, specifically in relation to design. The first section deals with design and environmental standards and has SPD status. Guidance in this section is grouped under seven key principles (recognised by CABE):

- Character and Context: Design should respect and be informed by location, it should help sustain local neighbourhoods and promote a sense of place.
- Continuity and Enclosure: Buildings should front onto streets, relate well to each other and height should be carefully considered. Site boundaries and treatments should contribute to the street scene.
- Ease of Movement: Safe routes for cyclists and pedestrians will be promoted.
- Quality of the Public Realm: Hard landscaped areas within the public realm should be attractive and developments should enable Effective Care of the Public Realm.
- Diversity: Shops and public facilities should be located within local centres and should not exclude people.
- Adaptability: Buildings should be easy to maintain and adapt and should maximise access for disabled people.
- Paragraph 7.3 states that an emphasis should be placed on the provision of a range and diversity of high quality house types from high density flats to lower density detached dwellings.
- Paragraph 7.4 states that there should be a higher provision of family housing across the city.

2.2.6 Non Statutory Documents

In addition to the various adopted planning policy documents, there are a number of other City Council publications and initiatives which aim to guide development within the city. These are material considerations in the planning process.

2.2.7 East Manchester Regeneration Framework 2008-2018

The “East Manchester Regeneration Framework” sets out as its goal, the maximisation of East Manchester’s contribution to national, regional and local competitiveness. The key priorities identified in the strategy include:

- To establish an ambitious and strategic vision for the neighbourhoods of East Manchester in which they become attractive places to live.
- To establish a framework for the sustainable development of East Manchester beyond 2010.
- To offer residents a range of attractive housing choices that are comparable in quality to those offered elsewhere.
- Prioritisation of the development of high quality, owner occupied family housing.
- The Framework identifies that increasing the population through retaining existing and attracting new residents is a key challenge facing East Manchester. A lack of high quality family housing to purchase is identified as a key underlying issue in this area.

2.2.8 Manchester Community Strategy – The Manchester Way

“The Manchester Way” is the city’s Sustainable Community Strategy. The strategy has been developed to complement the Strategic Regeneration Frameworks and seeks to support economic growth and ensure that all of Manchester’s residents share in the ensuing benefits. The document has been informed by extensive consultation and surveys of local residents.

The Manchester Way sets out a desire to create a city which meets the needs of its residents and sets out an aspiration to deliver successful neighborhoods which attract and retain people from diverse communities.

In achieving the vision, a key driver identified includes the creation of ‘Neighborhoods of Choice’, through delivering quality market housing in areas which have suffered from housing market collapse.

2.2.09 Prescribed National Space Standards

Other reports and guidance from the government support the aim to boost the delivery of housing and urban regeneration in the context of economic recovery.

2.2.10 Manchester Residential Quality Guidance

A key component of this, identified in the Manchester Residential Growth Strategy, is the need to deliver a minimum of 25,000 new homes over the next 10 years to sustain the positive economic and population growth forecast in Manchester over this period.

Getting this development right is critical to the future of the city and its residents. In some circumstances, the high quality considered at the planning stage has not found its way through to the completed project - which, amongst other things, this guide seeks to address.

A further component of ‘Our Manchester’ is the vision for Manchester to be a zero carbon city by 2050. In order for this to be realised, the city has committed to a strategy of a 41% reduction in CO2 emissions by 2025. The strategy, as set out in ‘Manchester: A Certain Future’, drives the need for sustainability to be considered at every stage of city making.

In March 2015, Manchester adopted the London Housing Design Guide space standards as an interim measure, pending the preparation of Manchester-specific guidance.

These standards have resulted in a positive shift in terms of the quality of residential schemes coming forward, yet space standards represent only one of the key ingredients for creating attractive and sustainable residential environments.

The Manchester Residential Quality Guidance completes this picture, providing clear direction on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester.

It is fundamental to provide well designed, energy efficient, sustainable and affordable homes, which function within successful streets and high quality vibrant neighbourhoods with a real sense of community, set within a thriving City. Only this approach will deliver a long lasting, positive legacy..

This is set out in the Manchester Residential Quality Guidance.



Stracey Street looking north-west across site towards Victoria Mill

Section 03. Evaluation

Evaluation

The proposed site layout largely adheres to the approved outline scheme, adopting key frontages to Varley Street and Bradford Road whist completing the urban grain of a key area in the Miles Platting masterplan



3.1 Character of the Surrounding Area

The Miles Platting Area immediately to the east of Manchester city centre and borders the New Islington and Ancoats neighborhoods which have been the subject of significant investment over recent years as the residential offer in Manchester city centre has been expanded. To the north is the Collyhurst Estate which is at the start of a significant regeneration process which will positively transform this neighbourhood.

The Miles Platting neighborhood was identified as being in need of sustainable regeneration by Manchester City Council and was made the subject of a PFI project in order to draw in private sector expertise and funding. This process started in 2007 and significant improvements have been implemented since that time, transforming Miles Platting into a neighbourhood of choice.

The area was originally recognised by the sprawling nature of its residential layout, much of which were planned along the now discredited Radburn layout, but the area also includes a high number of multi storey tower blocks which hug the perimeter of the estate. It was also characterised by disconnected, large pockets of poor quality open space, much of which follows the lines of the Rochdale Canals which ran through the very centre of this residential neighbourhood.

Area 7.5 was cleared many years ago, and has remained vacant ever since. The site is edged by grass bunds to prevent unauthorised vehicular access and a number Whilst laid to graa the site serves little purpose and does not contribute to the network of public open spaces which serve Miles Platting. Key to this is the creation of active, attractive and well surveilled roads which already form the movement network serving the

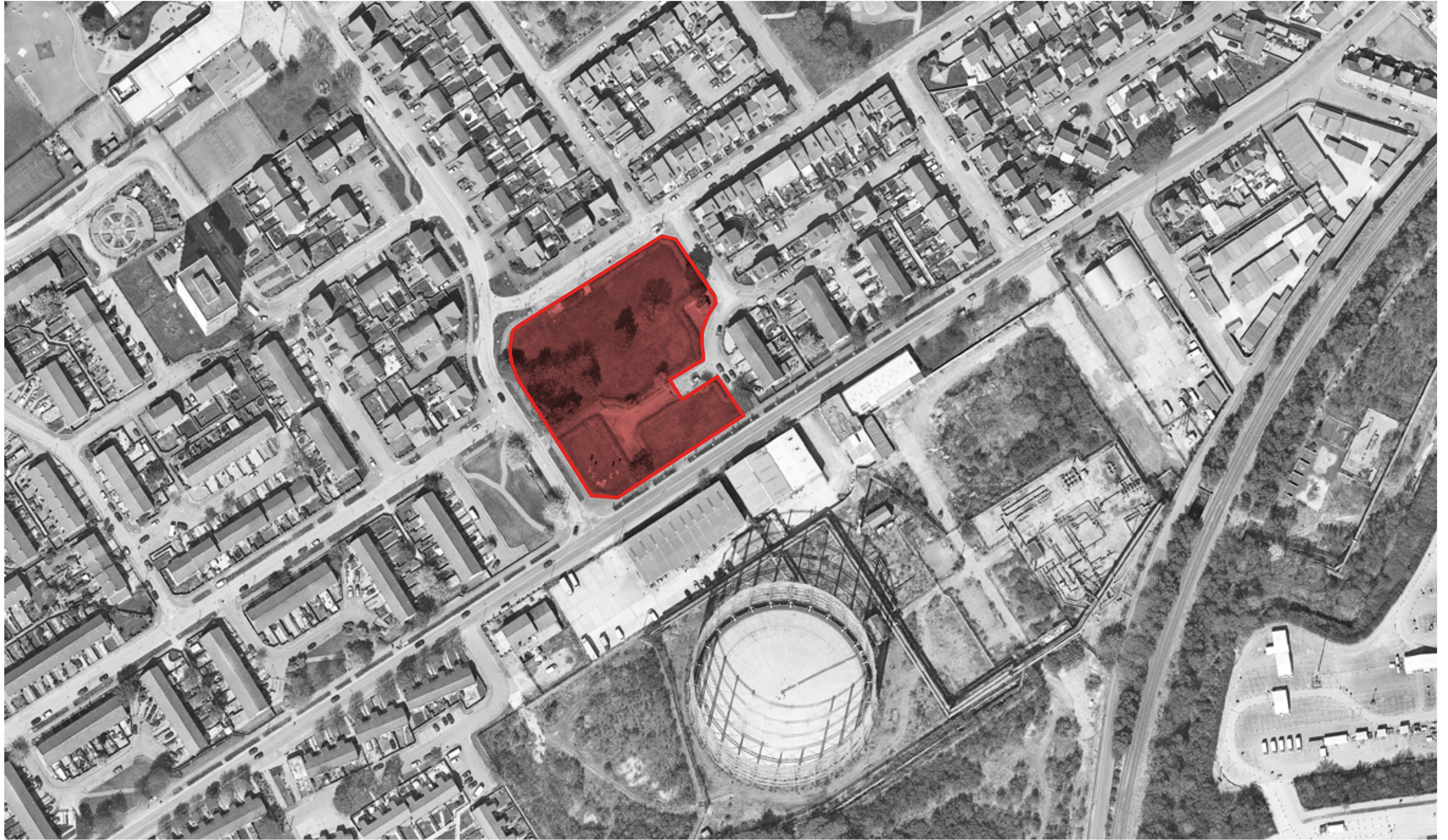
proposed development and connecting it to the wider area. The development will complete the urban grain fronting onto the junction of Naylor Street and Bradford Road key routes within the masterplan. The properties facing these key proposed and existing routes will be significant in scale to help define key junctions and intersections to form new wayfinding across the site and wider context.

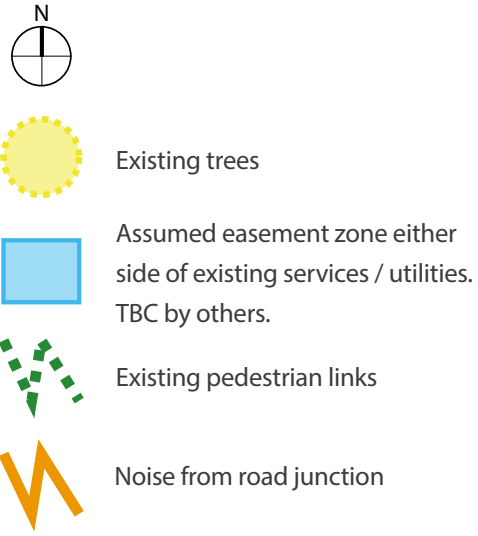
3.2 Constraints and Opportunities

The proposed site layout largely adheres to the neighborhood plan approved with an outline consent. Housing need has however been re-assessed following the economic crash of 2008 and the preference going forward is now to introduce more family housing and fewer apartments across the Miles Platting neighborhood.

The proposed site layout has been shaped by a number of constraints and opportunities, previously embodied in the neighborhood plan, as well as changes to local planning policy. Key constraints include the single means of access to the site from the north, the electricity cable which runs north/south and the desire to provide frontages and overlooking to all boundaries.

Access into the site will be from all of the existing roads which edge the application site with the exception of Bradford Street which would not be acceptable to the highway authority due to the proximity of the busy road junction which forms the south west boundary. Access from Bradford Road would also detract from the verge which runs for much of the length of this road through Miles Platting.





Site Constraints



-  Early Scheme Development
Proposed Dwellings
-  Softer frontages and lower rise
dwellings to the internal face of
the site
-  Strong 2 and 3 storey frontages
to Bradford Road and key 'book
ends' to the site
-  New road to activate the core of the
site and provide secure parking
-  Existing street extended to
provide secure parking
-  Existing embankment to Bradford
Road

Site Opportunities

3.3 Access Strategy and Parking

The opportunities diagram on the previous page illustrates the proposed frontages. The following key principles and strategies have been adopted;

The primary point for vehicular access into the site remains from existing adopted highways surrounding the application site; Varley Street, Sandal Street and Stracey Street. The main arterial road into Manchester, Bradford Road, contains a grass verge with newly planted street trees. This attractive feature is desirable to remain and therefore, properties that front onto Bradford Road are served by parking to the rear, via Sabden Close.

Boundary walls and railings will be utilised to provide a secure parking area to the majority of dwellings. These will be designed to match the character area in which they sit which was defined in the original outline planning application.

Bradford Road to the south provides a direct links into the city centre encouraging movement by a wide variety of alternative modes of travel.

Car Parking

Care has been taken to ensure that the car does not dominate the street scene. As a result, a combination of rear and side parking solutions have been adopted within the layout. An existing 13m drainage easement that runs through the site, largely dictating where built form and parking provision can be positioned.

Parking is provided in-curtilage throughout the scheme. All units are provided with 100% formal parking. Larger 4 bed units are provided with driveways large enough to accommodate additional parking where possible to help reduce the need for residents or their visitors to park on the street.

The rear parking solution to Bradford Road provides some opportunity to further "green up" the street scene, with small front gardens provided in front of the proposed new dwellings.

Dwellings have been set out in a"traditional perimeter" blocks arrangement. Each dwelling faces onto the street, providing natural surveillance, helping to ensure a safe and attractive area with active, animated frontages. Larger properties have been plotted on key corners to assist in way finding and place making and where gables present themselves to key corners they have been further animated.

Section 04.

Design Objectives / Solution

Design Objectives



4.1 Design Objectives

The following were considered to be the main drivers behind the design and development of the next phase of residential development in Miles Platting, East Manchester;

- To provide well proportioned homes by adopting the Prescribed National Space Standards.
- To create a diverse mix of high quality housing that meets the needs of the local community and which will help to create an economically active, sustainable community which will assist in the regeneration of the neighbourhood and wider area.
- To achieve required sustainability targets

- To provide adequate parking spaces for residents and visitors.
- Provide a high quality development that respects and takes reference from the site's historical context and surrounding buildings in terms of built form and landscape.
- To meet the needs of Secured by Design (New Homes) 2016, creating secure homes and a street network which benefits from natural surveillance
- To realise the ambition and vision of the consented outline planning approval and to transform the area into a unique, aspirational and attractive neighbourhood where people

chose to move to and then stay.

The proposed scheme aims to continue the work which has already been undertaken in the transformational change in Miles Platting, creating a strong sense of place, with distinct character areas and diversity through careful consideration of all aspects of the neighbourhood's environment.

4.2 Use

The proposal is for residential development in line with the existing outline approval and the regeneration proposals for the wider area, further enhancing the creation of a sustainable residential neighborhood, across Miles Platting which provides a wide choice of dwellings by typology and the property size available. In line with existing planning policy, the proposal proposed scheme provides a range of 2, 3 and 4- bed family houses for Open Market Sale.

The Use Class Order proposed for this phase of development in Area 7.5, Miles Platting is C3 - Dwellinghouses.

4.3 Quantum

The application looks to deliver 28 new homes within the development site.

All homes will be for outright sale (refer to the 'Affordable Housing Statement'), all will be designed to achieve compliance with the Prescribed National Space Standards (NDSS) to ensure high quality homes of adequate proportions are provided and which are capable of adaptation to meet a residents' changing needs. In addition all dwellings will ensure that a sustainable approach to design is adopted and help individual residents minimise their energy demands, whilst also helping to tackle climate change, in line with Manchester CC policies.

4.4 Affordable Housing Statement

The Miles Platting estate has been undergoing a period of transformational change, with significant regeneration works involving the remodeling large parts of the estate, with construction works, originally starting on site in 2007.

In spite of the relative young age of the Miles Platting

neighborhood and significant capital investment across the area in the 1980's, most council homes in the area still needed major spending to bring them up to a decent modern standard. In addition the neighborhood suffered from other familiar problems: including crime and vandalism, empty or rundown homes, poor fencing and run-down open spaces of poor quality, which served little positive purpose.

Whilst the council had continued to undertake ongoing repairs and maintenance of individual homes, it didn't have the necessary capital resources available to fund the level of intervention that was required to tackle all of these underlying problems, which would be required in order to successfully regenerate the wider residential area. As a result some parts of the neighborhood, and some property types, had become increasingly unpopular – making it difficult to attract new tenants, and exacerbating the spiral of decline. A number of maisonnette blocks had also had upper floors removed to address some of these issues.

This continued decline, exacerbated the perceptions of some, that Miles Platting was not a place where people would willingly choose to live and as a consequence private finance was sought through the PFI process and after a competitive process the Renaissance Consortium were appointed to transform and manage the estate on behalf of Manchester City Council.

The aims of their shared vision to transform the neighbourhood were to:

- To deliver environmentally sustainable regeneration across Miles Platting which would not impact adversely on neighboring communities?

- To develop a model for regenerating our inner cities by advancing best practice design principles for housing and new community facilities.

- The creation of a strong mixed tenure community offering real choice and a high quality of life for residents which would appeal

to a wide range of social and economic backgrounds. This was one of the drivers as in order to create a truly sustainable community which was economically active, the housing choice had to be significantly improved, both in terms of the typology and tenures available to local people.

- The creation of an attractive environment with a strong identity and robust character, where residents' lives are able to flourish both individually and as part of the wider community.

- To create a built environment that discourages anti-social behavior and within which residents of all ages feel safe. Where residents have the confidence to take ownership of their own community.

The master plan approved within the outline approval (application number - ref079633/00/2006/N1) sought to deliver:

- The demolition of approximately 300 residential properties, creating a number of development cells right across the Miles Platting neighborhood.

- 1572 new or refurbished MCC properties which were to remain available for rent and managed by the Adactus Group.

- 216 former council properties which had been purchased through the right to buy process would be retained within the master plan.

- Up to 682 new family homes and 357 new flats or apartments would be designed and constructed across the various development cells, for open market sale.

In addition other developments have been proposed and delivered within Miles Platting, including the creation of 180 new homes in three high rise tower blocks which had been previously mothballed.

Initial phases of work were approved via Reserved Matters

applications and were subsequently built out. These early phases included the wholesale refurbishment of the retained properties, selective demolition and limited number of new development providing specialist accommodation for older people as well as a small number of larger family homes which were in short supply in the area. This element of re-provision was affordable 'Council' properties to meet a specific housing needs.

On completion the Miles Platting neighborhood will have a sustainable community comprising of over 3300 dwellings, a net increase of over 40% in the number of properties currently available and with a mix which delivers greater choice and variety to the community in terms of size, style and tenure. This comprehensive regeneration and the improved mix of dwellings will ensure that the Miles Platting neighborhood does have a sustainable future and with all of the properties being set around a thriving public realm, Miles Platting has over this period, become a destination of choice, which still incorporates a significant number of affordable properties, available for rent.

Miles Platting and the surrounding neighborhoods of East Manchester and the outline planning consent clearly established that the new development should deliver other forms of tenure, in order that a more balanced, diverse, sustainable and economically active community could be created. To achieve this, the ambition has always been to increase the number of owner occupiers choosing to move into the area.

This application relates to Cell 7.5 of the larger Miles Platting PFI project, continuing the holistic regeneration which initially received Outline Planning approval in 2006, and this application should be seen as an integral part of that larger scheme. In line with the objectives of the outline planning approval, and In order to continue the creation of a diverse and sustainable neighborhood with a range of tenures, all properties proposed for Cell 7.5 will be available for Open Market Sale.



4.5 Typologies

The proposals are for residential development providing family housing which is in keeping with the surrounding neighbourhood. The layout offers a choice of housing for local people, by using best practice in urban design, with larger, taller properties deliberately located on the key corners of the site, addressing Varley Street, with a combination of smaller properties addressing each of the various streets, within the application site.

4.6 Appearance

The proposed elevational treatments take cues from the local historical red brick vernacular including Brunswick Mill as well as the more contemporary vernacular which has been developed across Miles Platting, whilst reflecting the different character areas.

The key buildings front onto Varley Street and Bradford Road benefit from having additional height and a strong simple built form, which further exaggerates the buildings height, supplemented by a regular rhythm of punched openings. A strong horizontal eaves line is reinforced by traditional brick detailing.

Common features of rhythm, materials, proportions and boundary treatments, etc are utilised create a single, coherent development.

It is proposed to use two traditional, red coloured bricks extensively, reflecting the brick used in the surrounding mills and Cell 8. To provide a distinct character area, an additional feature of smooth, blue brick will be randomly blended into ground floor walls of certain houses and boundary walls. This feature serves to reference the random brickwork of Brunswick Mill and the pallette of blue found in the immediate area.

Where possible, buildings or landscaping, have been positioned to terminate views along streets and across open spaces, helping to create a sense of place.

4.7 Layout

The considered vehicular access to the site from Bradford Road will result in a rear parking solution being adopted for a number of dwellings, which helps to create a strong, active street scene.

The development is designed in a 'perimeter block' arrangement to create an outward facing scheme, encouraging good levels of natural surveillance over existing public footpaths and highways. Semi-private and private residential areas generally back onto one another in the centre of the development.

The elevations are also characterised by ground level contrasting brick accents reflecting the more contemporary developing vernacular of Miles Platting, creating a rich and varied streetscape

and providing visual interest.

The front gardens generally are a minimum of 6m deep and are a mix of hard surface and soft landscaping. Parking is mix of front, side and rear to create variety and provide opportunity for additional tree planting wherever possible.

Trees are proposed for front and side gardens where not located in the areas of public open space (for further information, refer to Arboricultural consultant's report).

4.8 Scale

The dwellings have been positioned with those offering three storeys at key corners to enhance legibility and way finding as people move through the neighbourhood. Between these 'book ends' are a mix of terraced/semi-detached, two storey properties, which serve to provide a strong, unbroken frontage.

4.9 Access

4.9.1 Pedestrian Access

All dwellings have front door pedestrian, level access from the street onto which the face.

Linkages to the pedestrian and cycle network which have developed across Miles Platting have been exploited, with good

connections into the linear park and the Rochdale and Ashton Canal tow paths which affords good links into the city centre.

Bradford Road also offers a number of bus routes out towards Oldham or into city centre, terminating at Manchester Piccadilly

4.9.2 Vehicular Access

All vehicles are parked within curtilage. Parking has been provided as 100% across the entire development, although a number of plots have sufficient space to park two cars on their drive.

It should be noted that there is a separate piece of work being undertaken to introduce a 20mph speed limit across this residential neighbourhood, in order that the movement network can be equally enjoyed by both pedestrians and cyclists.

4.9.3 Inclusive Access

Area 7.5 of Miles Platting is designed to comply with Approved Documents Part M. M4(1): Category 1 – Visitable dwellings. Compliance with this requirement is achieved when a new dwelling makes reasonable provision for most people, which includes wheelchair users to access and enter the dwelling, and access habitable rooms & sanitary facilities on the entrance level.

Overall SOA										
House Type	Plot Ref	House Type	Arrangement	Area		NDSS		Number of Units	total area	
				m.sq.	ft	m.sq.	ft		m.sq.	ft
4B5P Heartford		Hea	3 storey	124.23	1337.2	103.00	1108.7	9	1118.07	12034.9
4B7P Leaford		Lea	3 storey	129.90	1398.2	121.00	1302.4	5	649.50	6991.2
3B4P Stateley		Sta	2 storey	91.66	986.6	84.00	904.2	9	824.94	8879.7
3B4P Oakley		Oak	2 storey	85.74	922.9	84.00	904.2	4	342.96	3691.6
2B3P Lexington		Lex	2 storey	71.08	765.1	70.00	753.5	1	71.08	765.1
TOTAL								28	3006.55	32362.5





1 | Elevation 1 - Sandal Street - North West Elevation
1 : 200



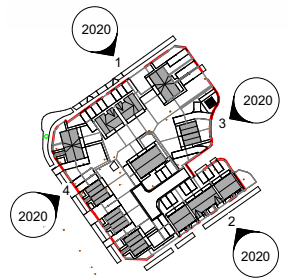
2 | Elevation 2 - Bradford Road - South East Elevation
1 : 200



3 | Elevation 3 - Stracey Street - North East Elevation
1 : 200



4 | Elevation 4 - Varley Street - South West Elevation
1 : 200



4.10 Refuse and Recycling

All of the proposed properties have an area of hard-standing in their rear gardens, sufficiently large to accommodate the range of waste and recycling bins required by Manchester City Council. (brown, blue and green for recycling and grey for waste).

In addition, facilities for home composting are provided for all households.

Every property has access from the street to the rear of the property allowing residents to present the appropriate bin for collection on the appropriate day and then return it thereafter. This will ensure that no bins are visible to view from public areas. Refer to drawing BA9882 2007 for more information on the proposed refuse strategy.

Refuse vehicles can collect all bins from all properties within the application site, from the existing network of adopted roads, including Sabden Close. This existing street layout will accommodate an 11m refuse collection vehicle which can turn within the existing hammerhead arrangement at the southern end of Sabden Close. There is no requirement for a refuse vehicle to use the re-configured hammerhead road proposed within the application red line boundary.

4.11 Secured by Design

The proposed scheme has been designed in accordance with Secure By Design Guidance.

High quality design plays an important role in creating safe and secure places. Places that are well designed, based on best practice guidance can assist in deterring crime and anti-social behaviour. Secured By Design lists six core principles that should be adopted when developing design proposals.

These are:

- Integrated approach
- Environmental Quality and Sense of Ownership

- Natural Surveillance

- Access and Footpath

- Open Space Provision and Management, and

- Lighting

In addition to this the SBD New Homes 2016 guidance focuses on community safety and security requirements for new housing. Proposals will seek to adopt the seven attributes of sustainable communities.

4.11.1 Access and Movement

The vehicular and pedestrian routes are visually open and direct. The routes for pedestrians, cyclists and vehicles are not segregated and are naturally overlooked by the dwellings, which have been designed to provide an active street frontage.

4.11.2 Landscape

Boundary treatments and planting should be designed not to impede natural surveillance. The public realm shall be well designed and attractive to meet the needs of all users.

4.11.3 Ownership

The use of perimeter blocks and clear boundaries to front and side gardens aids definition of public and private spaces. The public realm incorporates changes in surface colours and materials and

these together with the use of physical and psychological barriers will assist in creating a sense of community and ownership.

4.11.4 Physical Protection

Front boundaries define the public/private space to the dwellings and are kept low to avoid obstructing visibility. Side and rear boundaries of properties are robust and 1.8metres high. Where rear access to the dwellings are required (to allow residents access to bins etc.) are gated and serve a limited number of properties. Car parking provided between plots are secured by two outward swing gates and a single pedestrian in-swing gate offering access to gardens should additional cars be parked on driveways

4.11.5 Lighting

Appropriate lighting shall ensure that all public areas will be adequately lit whilst ensuring that light spillage will be kept to a minimum. The street lighting is in adoptable areas and will be designed by Manchester City Council.

4.11.7 Surveillance

A strong frontage shall be adopted with active ground floors to increase natural surveillance of the public realm. All dwellings front onto and have access from the street.

4.12 Landscape Strategy

The new development consists of 28 low rise dwellings with tarmacadam driveways and footpaths leading from the front and rear highways.

The soft landscape proposals consist of properties having grass lawns and trees to front and sides. Native species are used across the site to help ensure biodiversity.

Tree planting will be provided within front gardens and side gardens (where possible because of service constraints) of selected properties to assist in filtering views of properties and creating varying degrees of privacy for the residents and neighboring residential areas.

Tree species will be chosen with compact crowns, upright characteristics and seasonal variation, from leaf colour and blossoming through to berrying and fruiting. There is no tree planting proposed within easement areas.

In summary the planting proposals aim to create and define private and semi-private spaces within the development, with a variety of soft planting areas containing species with seasonal highlights, ranging from native and wildlife friendly specimen trees with evergreen and deciduous varieties of shrubs which will flower and set berries.

The scheme will assist in enhancing the ecological value of the site, whilst balancing the need to provide a scheme with sufficient aesthetic appeal.

Trees across the site will be planted in private front and rear gardens, protected from removal by residents by deeds.

Section 05. Conclusions

Conclusions

This Design and Access Statement demonstrates a comprehensive approach to support the proposals for Miles Platting Area 7.5

This Design and Access Statement represents a comprehensive approach to support the proposals for Area 7.5, Miles Platting.

The final proposed scheme delivers the following outcomes;

Proposals based on best practice design principles to ensure an environmentally sensitive and high quality built environment.

The continued rejuvenation of an area which has long awaited re-development.

Delivering much needed family houses, providing a home for life.

A range of house types to provide an appropriate mix and tenure as part of the wider masterplan.

New dwellings which respect the scale and massing of this part of a residential neighbourhood.

An architectural response which links the old and new vernaculars around the site, whilst creating its own distinctive character.

Maximising passive surveillance from the dwellings across all areas of the public realm, ensuring streets are overlooked and people feel safe to walk or cycle through the area.

Dwellings, parking areas and landscape which are well related to each other and providing a safe and attractive environment in which to live.

PRP Job Reference

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