

**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF
FULL PLANNING APPLICATION
FOR
RESIDENTIAL REDEVELOPMENT
30 MELLING STREET
LONGSIGHT
M12 4PH
FOR
MR K HUSSAIN
SEPT 2022**





FRONT VIEW FROM MELLING STREET

**REAR VIEW FROM
FARRANT ROAD**



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1.0 INTRODUCTION

This document is prepared in support of a Full Planning Application, for a new residential development of 2no. Dwellings on a 425m² site on Melling Street in Longsight, Manchester.

The site is currently occupied by an old garage and was originally the side and rear garden of no.30 Melling Street.

Pre-application consultations have been ongoing over the past couple of years with the original proposal for a 2/3 storey apartment development being rejected as over development and potentially rear garden development.

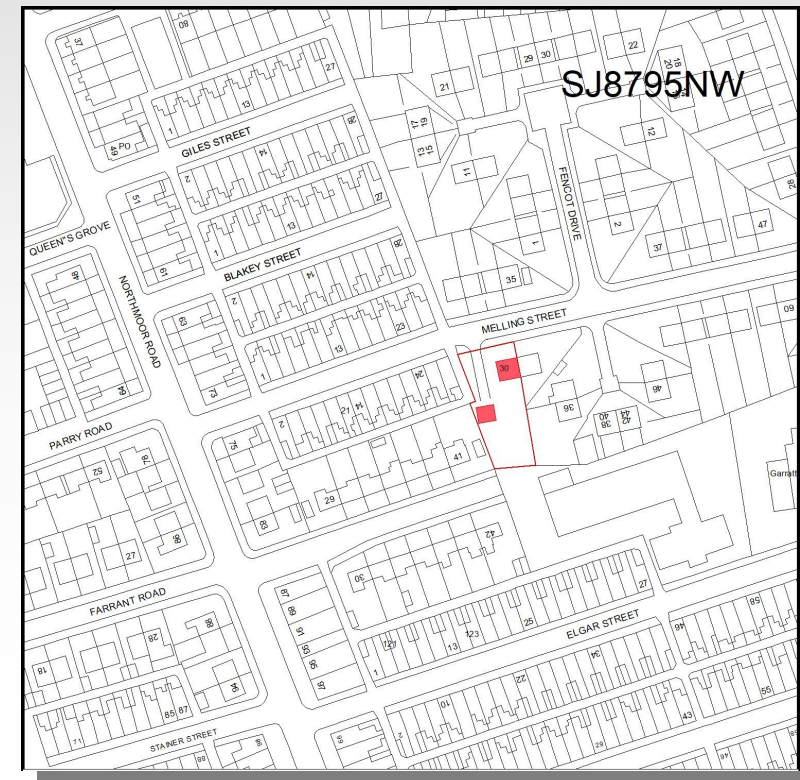
The site has been split into two with the existing house garden being fenced off and rented out as a 2 bed family property.

There is potential for access to the rear from Farrant Road, but the proposals do not rely on this being available. The applicant is looking into this.

Two new semi detached houses, are proposed. The existing site levels and boundary hedges/fencing are to be retained and the existing site access point widened.

The new development is of similar scale to the residential offer in the area, and will compliment the existing character of the neighbourhood.

The following statement outlines the physical and social context of the site, accessibility and environmental issues, the consultation process and how these things have affected the design principles adopted for the development.



LOCATION PLAN

2.0 CONTEXT APPRAISAL

2.1 PHYSICAL CONTEXT

The site is situated to the south side of Melling Street and is approximately 425 square metres in area. The existing site is currently unused having been fenced off from the existing house. The site was originally a suburban garden with a timber garage and concrete drive, with some mature hedging and tree planting. The site is located in a predominantly residential area, and is surrounded by two storey dwellings. Victorian terraced to the west and mid century semis to the east.

To the south of the site are the gardens of Farrant House a sheltered housing and residential home, with mature hedges and trees to the boundary. To either side east and west are the gardens of 28 and 32 Melling Street again with mature planted boundaries. A gated communal rear access alleyway sits immediately to the west of the site. Potentially providing access to the rear garden if the new proposal.

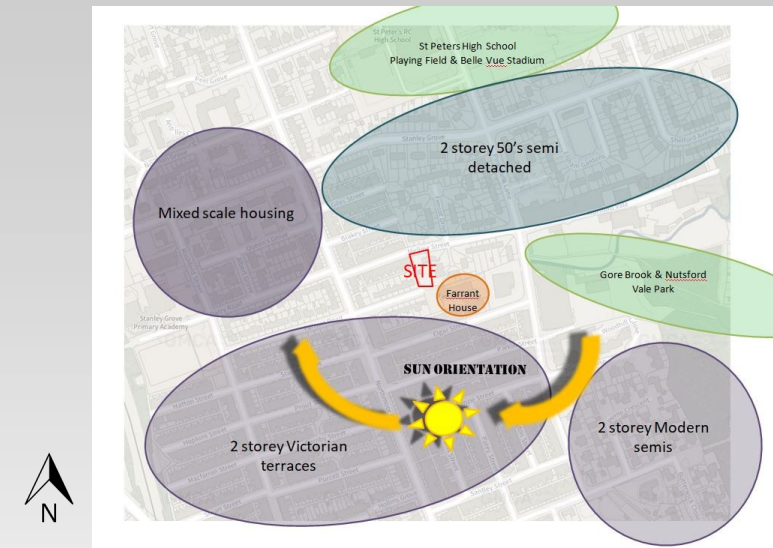
The south western corner of the site opens onto Farrant road and the main entrance to Farrant House.

The narrow frontage onto Melling Street is offset by the wider garden area to the rear of the proposed houses.

The existing buildings and surrounding properties are mainly brick with red and grey tiled hipped roofs. The terraced houses are gable ended.

There are 3 parking spaces on the site, including the garage and the proposal allows for three off road spaces one each for the two new houses and one for the existing house. Access from the road is gated with metal railings and gates along the boundary to Melling Street.

There is a recreational park, Nutsford Vale, providing play areas and leisure walking roughly 150m to the East along Melling Street. Both primary and secondary schools within easy walking distance.



ORIENTATION and CONTEXT

AERIAL VIEW FROM SOUTH



2.2 SOCIO ECONOMIC CONTEXT

The site is within the Most Deprived 10% nationally area in the local development plan and is in a predominantly residential area. A need for more 3/4 bedroom dwellings has been identified in the area.

The site is close to Longsight district Centre and all local amenities, schools, doctors etc and has good public transport both to Manchester centre and to Local facilities. It would therefore be attractive to young and growing family units.

2.3 PLANNING POLICY

The site is 500m to the west of Longsight District Centre and contributes to the principles of development outlined in **SP1 of The Manchester Core Strategy 2012-2027**

Policy H6 of the Strategy gives priority to family housing residential development in this area. This redevelopment provides two new 3/4 bed family properties .

Policy EN1 encourages the reinforcement of a sense of place and local character, by good high quality urban design. The new proposal respects the scale and form of the existing buildings, and provides new boundary treatments, strengthening and improving the street scene on Melling Street.

Policy DM1 calls for good design, low environmental impact, high energy efficiency, good security and access, with good internal accommodation and amenity. The proposals seek to achieve these standards and exceed where possible. The new houses are sized to comply with National House building Space Standards, have internal storage areas, gardens and balconies with views.



NUTSFORD VALE



3.0 DESIGN PRINCIPLES

3.1 AMOUNT

The original proposal was to provide 5no. 1 & 2 bed dwellings with a shared communal garden, parking and access courtyard. Additional options for a 2no. houses and a variety of flat mixes had been considered by the design team and client but were not originally felt to be appropriate either on grounds of amenity and density or maximising potential of the site.

The initial scheme for flats was submitted to the planners informally for comment, but it was felt to be overlarge and not supportable in the local area, where family housing is preferred.

Following further discussions the 2no. semi detached housing approach was felt to be more suitable. An early proposal to set the development back in the site, in line with the properties on Farrant Road, was felt to be 'back lands development' and not supported by MCC Planning guidelines.

The final submitted proposal brings the houses to the Melling street frontage of the site with off street parking to the front and long south facing gardens to the rear.

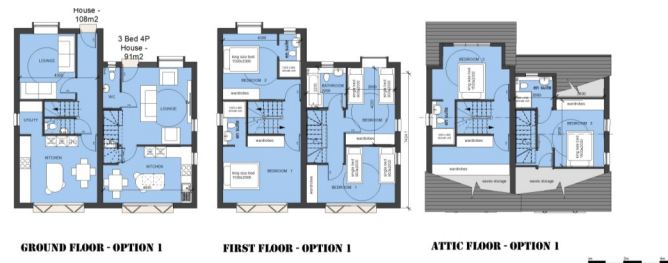
All houses are sized to comply with National Space Standards for storey levels and occupancy

There are :-

2no. 102m² 2.5 storey houses with rooms in the roof space. They have three bedrooms and are sized for a max occupancy of 5 people.

Each property has a private garden area to the rear of the site, to provide private amenity space and encourage greater biodiversity to the site.

EARLY FLOOR PLANS



EARLY SKETCH LAYOUTS



Apartment Scheme

Farrant Road alignment Scheme

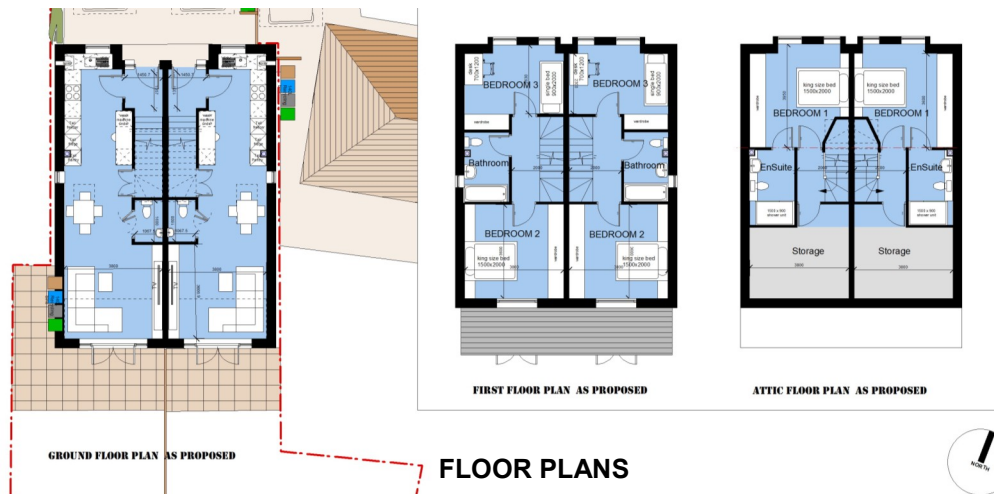


3.2 LAYOUT

The street frontage building line has been respected and the eaves height of the adjacent properties has determined the eaves of the proposed new dwellings. The properties get natural sunlight during the day, with principle rooms facing south. They do not overshadow each other, the adjacent properties. The garden of no.30 and the blank gable of no.28 are overlooked by only obscured stair case windows. The angled pair of houses are parallel to the boundary with no.28 this means the principle rooms at the rear do not look directly into the houses on Farrant Rd or the houses in the adjacent Melling Street cul de sac.

3.3 SCALE

The scale of the proposal is derived from the form and scale of the existing residential properties surrounding the site. These are to the east mid century brick and render two storey buildings with hipped pitch red tile roofs and bay windows and to the west and south Victorian red brick terraces with slate roofs. The existing floor to floor heights, eaves levels and ridge heights, have been followed to give 2 new floor levels of minimum 2.4m internal height in the new development. The existing mature boundary planting will be retained wherever possible to ensure that garden privacy is maintained.

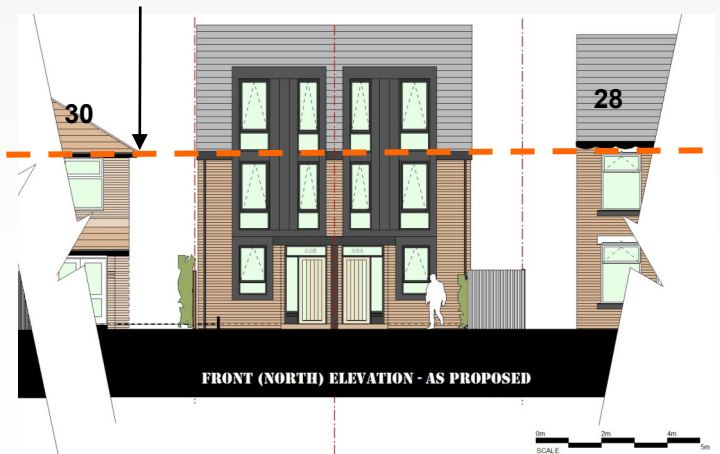


FLOOR PLANS

SITE LAYOUT



Continuation of eaves height & building line



ELEVATION TO MELLING STREET

3.4 LANDSCAPE & BIODIVERSITY

The existing site is a suburban garden with mature edge planting and a couple of small trees. There is the usual suburban bird and animal population, but no areas of special interest or natural environmental significance.

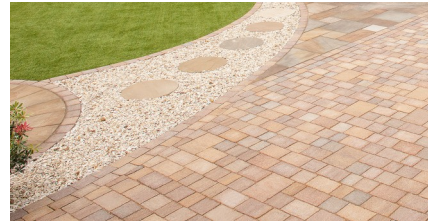
The new proposal will retain the mature edge planting and provide large family south facing gardens to each property. New site appropriate trees such as *Prunus pendula* and *Betula pendula*, will be planted in each plot with new grass lawns and shrub planting to the gardens. Insect and bee attracting flowers and shrubs will be incorporated to enhance the biodiversity of the site.

Hard landscaped areas will be porous block paving to help with the SUD scheme.

Prunus Pendula



Betula Pendula



Porous paving

Ceanothus



Lavender



Golden Grass



Box



Existing timber panel fencing to rear gardens

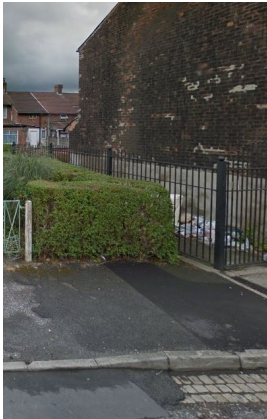


3.5 BOUNDARY TREATMENTS

The existing timber lap panel fencing to the rear garden boundaries will be repaired as necessary and a new timber panel fence provided to separate the two new houses.

To the front of the houses the existing metal railings to the alleyway will be retained and the hedging to the driveway area will be retained/replaced if necessary. A low 1.2m high timber panel fence with planting will be erected to separate the existing house driveway from the new shared surface drive way of the new houses. Timber slatted bin enclosure will be provided to screen the bins at the front of the middle property.

Alley way fencing



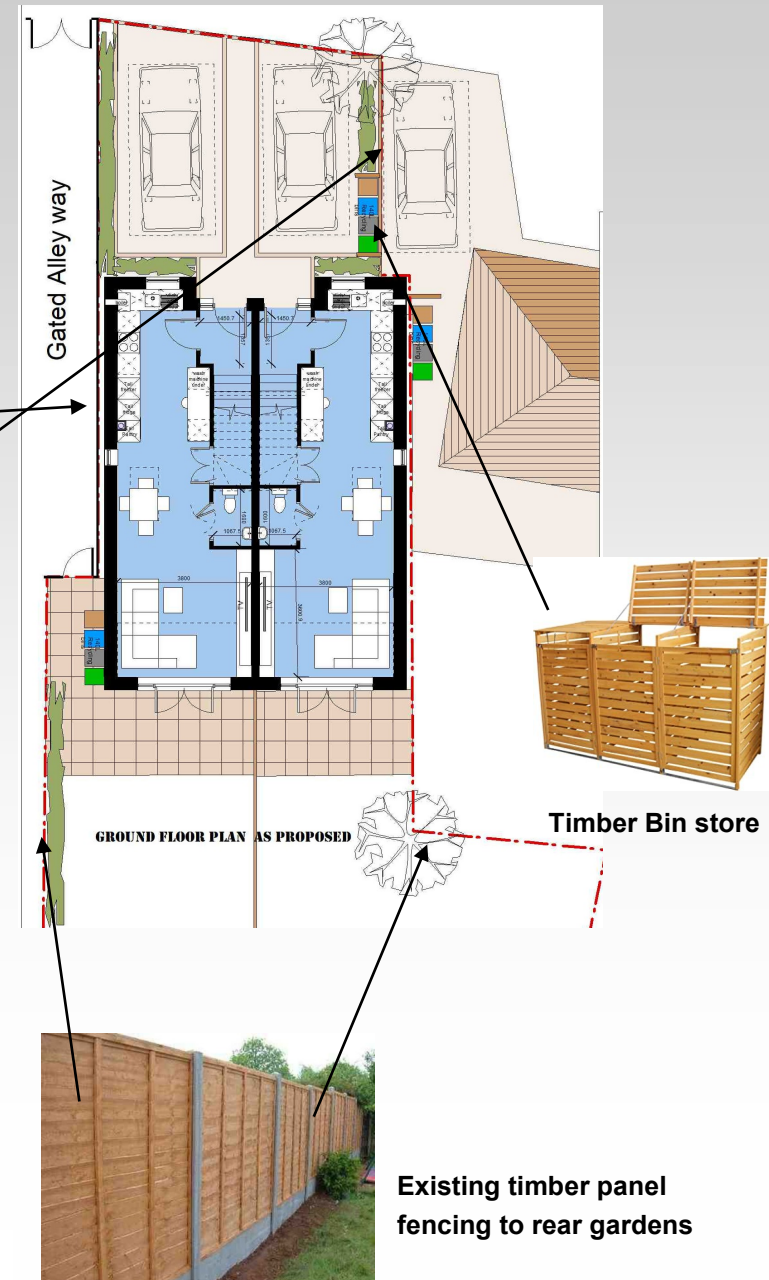
Low timber panel fence

Street Elevation



STREET BOUNDARY ELEVATION - AS PROPOSED

0m 2m 4m 5m
SCALE



Existing timber panel fencing to rear gardens

3.6 APPEARANCE

The elevational materials proposed have been chosen to compliment the existing brickwork of the adjacent mid 20th century houses.

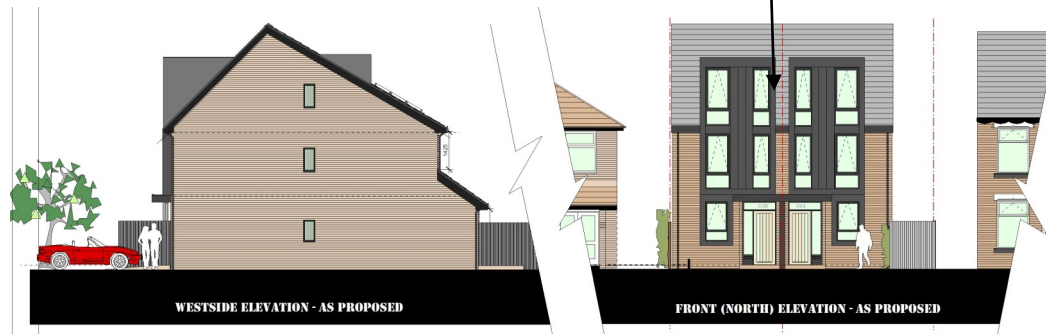
The roof will be 35° pitch generally finished in slate effect concrete interlocking tiles. The rainwater gutters and downpipes will be incorporated in the aluminium preformed fascia and soffit.

The walls will be redbrick with feature detailing with metallic zinc effect canopy feature main entrance.

New windows will be high quality double glazed UPVC units external frames coloured Mid grey with white interior frames.

The front doors will be composite security with stainless steel ironmongery and PPC Aluminium glazed framing, colour to match main windows. Sliding folding garden doors are to be double glazed high thermal efficiency PPC aluminium doors in colour to match windows.

Render and timber cladding has been avoided due to concerns over weathering and future maintenance issues. The dormers and bay windows will be clad in standing seam PPC metal cladding in RAL5017



Ibstock Leicester
Red



Eternit
Thrutone Fibre



Metal clad dormer

3.7 ENVIRONMENTAL STRATEGY & AIR QUALITY ASSESSMENT

The new development will seek to achieve and exceed where practical the current standards of thermal insulation and air tightness. The new properties will achieve level 6 Code for Sustainable homes or better. Materials have been chosen for their longevity of life and their minimal environmental impact.

A feasibility study is being carried out for the inclusion of both solar thermal and solar electric panels on the south facing roofs to provide water heating and electricity to each unit. The houses will be future proofed for the addition of Air source heat pumps instead of Gas boilers.

Recycling of refuse will be encouraged by provision of defined areas for bins in each plot (see Waste Management strategy)

A secure bicycle storage will be available in the private gardens, to encourage use of bicycles for local transport and access.

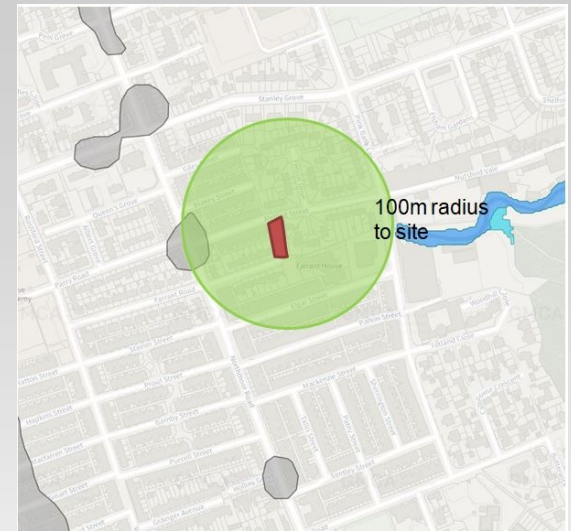
Electric charging points for cars will be fitted to each property to encourage the take up of electric car use.

Air Quality Assessment & Flood Risk

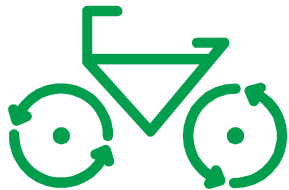
From the data available on the GM Open Data Infrastructure Map, the nearest Air quality Management areas are about 100m away from the site, down wind of the prevailing South Westerly winds, along the Northmoor Road corridor.

The site is close to a large area of green space and none of the surrounding roads are heavily trafficked. There is no industrial working in the vicinity of the site, there are no tall buildings enclosing the site and the area is a smoke free zone. Existing air quality in the area is likely to be as good as it can be in an urban setting.

Gore Brook to the west of the site is the nearest point of potential flood risk and this again is over 100m away from the site.



AIR QUALITY MANAGEMENT & FLOOD RISK AREAS



4.0 ACCESS

4.1 TRANSPORT LINKS

The proposed residential units will be within walking distance of all local amenities, in Longsight. High frequency public transport to Manchester centre is available on Northmoor road. The nearest train station is Belle Vue station less than a kilometre from the site. The site is not very close to formal cycle routes connecting to the centre, but does have informal leisure routes in the local nature reserves and parks in the Nutsford Vale. The site sits in a Greater Manchester Level 5 area of accessibility. Level 1 being least accessible and Level 9 most accessible.

4.2 PARKING

Each of the new houses and the existing property will have 1no. off road parking space on their shared front drive.

Private secure cycle storage in the gardens and the garage will be provided.

4.3 INCLUSIVE ACCESS

The houses will have a level access to the pavement and parking area. The internal layout of the houses comply with Building Regulations Part M4 (1) - visitable dwelling as a minimum.



TRANSPORT NETWORK



Three parking spaces

5.0 CONSULTATIONS

Initial design discussions began on this site in early 2021 when the site was purchased by the applicant. The large side garden to the existing property was seen as an ideal development site for residential use.

3/3/21-A Pre Application enquiry made for 5no. 1 and 2 bed flats on the site, retaining the existing property.

19/5/2021—Following concern over the scale and numbers of the original proposed development. A revised scheme for 2no. Semidetached properties was submitted for comment.

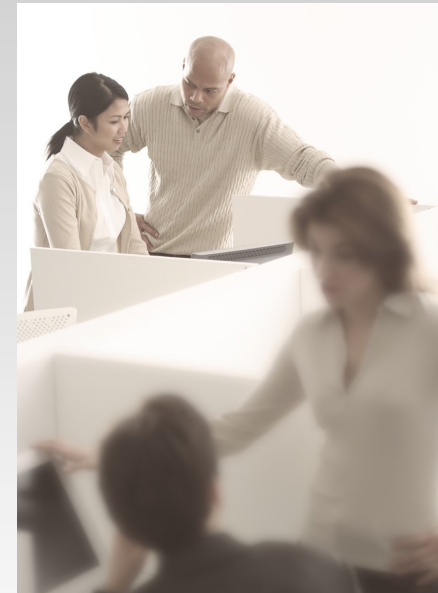
June / July 2021 — The position of the two houses was felt to be back lands development and only supportable if access from Farrant Rd was available.

Over the past year /18months, the potential for access from Farrant Road has been explored, but has not been confirmed, it has therefore been decided to make the application for 2no houses fronting onto Melling Street.

Oct 2022—Full Planning application submitted for 2 properties fronting on to Melling Street.

Discussions with local residents and the local councillor are proposed to answer any queries that may arise.

No formal neighbourhood consultation has been made.



6.0 WASTE MANAGEMENT STRATEGY

6.1 NUMBER OF BINS

Each dwelling will be provided with the standard Manchester Council Refuse Collection service set of recycling and refuse bins. Bins allowed for are: 2no. 140L Blue Paper and card bins; 2no. 140L Brown, Glass, plastic and metal bins; 2no. 140L Black general refuse bins and 2no. 140L green food/garden waste bin.

6.2 BINS STORAGE AREA

See plan adjacent—Generally each property will have a hard standing area to take the 4no, 140L bins. Each property has access to the street where the weekly bin collection is proposed. The areas will be well ventilated and easily cleaned down. Bins can be easily wheeled to the collection point on Melling Street as indicated.

6.3 BIN COLLECTION ARRANGEMENTS

Bins will be collected, on a weekly basis, usually Tuesdays accessed from Melling Street by Manchester Council Collection vehicles. Types of bins collected each week are outlined in the collection calendar for the area, issued by Manchester Council. This means never more than two bins per household. This means a maximum of 4/6 bins in the collection area at any one time.



BIN TYPES

REFUSE COLLECTION PLAN

