

DESIGN AND ACCESS STATEMENT STRATEGY



URBANEFORMS.COM

PARK PLACE, MANCHESTER
RESIDENTIAL DEVELOPMENT
FOR Rusholme Gardens Investments LTD
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1.0 INTRODUCTION

1.1 - This report accompanies a full planning application for the development of a residential scheme for different size apartments. The existing building will be demolished and cleared to produce modern high quality family apartments. The design has been developed in liaison with the Manchester City Council Planning officer.

1.2 - A professional design team comprised as follows has developed the proposed design solution:

Client: Rusholme Garden Investments Ltd
Architects: Urbane Forms
Structural engineers: RJP
Drainage engineers: RJP
Viability Consultant: A.H. Consultancy
Highway Consultant: SCP Transport
Site investigation: LK Group
Security Consultant: Manchester Police

1.3 - A number of supplementary reports accompany the planning application.

The Full planning application is comprised of the following documentation and supporting material:

- Planning Application Form
- Certificate of Ownership
- Cheque for planning Fee 38x462=£17,556.00
- Architectural drawings
- Design and Access Statement
- Viability report
- Drainage report
- Crime Impact Statement
- Preliminary Phase 1 Assessment report
- Environmental Strategy
- External Lighting Report
- Electronic copy of drawings and documents included on a CD

2.0 SITE AND SURROUNDINGS

2.1 - The site is located in Chorlton near Chorlton and West Didsbury local shopping area and approximately 5.5km South of Manchester City Centre. The site is in walking distance of Local shopping, restaurants, schools, hospital, medical centres and local amenities. The policy CC1 of Manchester Core Strategy Development Plan identifies the site adjacent to city centre and fringe location ideal for high quality accommodation. *"Within the City Centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The City Centre and fringe will be considered a suitable location for the consideration of high density Buildings"*

There is a very good public transport from the site to Manchester city centres.



The site and its local context including excellent public transport links.

150,172,758 and 766 which cover most of Manchester areas.

There is also Burnage and Trafford Park road rail way station with walking distance of the site which provides access to other parts of the country.



Approach to site from Princess Rd



Barlow Moor Rd Park View



Approach to site from High Lane



Barlow Moor Rd View from High Lane

2.4 – There are a mix of different types and styles of buildings and uses on Barlow Moor Road. These are a range of residential and mixed use building on one side of Barlow Moor Road when approaching the site from Princess Road. These 2 to 5 storey buildings include shops and restaurants on ground floor and apartment on first floors on one side of the road and Chorlton Park on the other side.

2.5 - Chorlton Park occupies large area of Barlow Moor road when approaching the site. The park has a line of mature trees adjacent to Barlow Moor Road providing a green screen to one side of the road. As result of these trees the site cannot be viewed from Barlow Road when approaching it from Princess Road.

2.6 – The area to the north of site when approaching the site from High Lane on Barlow Moor road are mostly retail and commercial buildings with apartment and offices above them. The buildings behind these properties are generally residential buildings with a mix of some green field and parks area.

2.7 – As the site is located behind two rows of property from Barlow Moor Road. The combination of existing buildings and site location being away from Barlow Road it has produced a physical screen on the edge of the road. When approaching the site from High Lane on Barlow Moor road the site again cannot be viewed.

2.8 – The Existing building has been designed as a club with red brick walls at base and black cladding boards on top. The building has been designed without the need for windows to produce a controlled environment inside the club. There are brick piers around the building



to strengthen the tall walls. The club has a flat roof.

The entrance to the club is from the corner of the building close to Park place. The entrance doors are accessed via number of steps. The building has very little architectural details as it meant to provide a large function hall inside. The front of the building is lower than the road level.



Existing adjacent apartment block

2.9 – The existing building is located at the end of Park Place and faces the Cleveley's Avenue Allotments, Chorlton Brook to the rear and a modern apartment block to the front. The apartment block has dark grey brick, white render walls and grey panelling. The apartments are design in a dynamic form with number of plains acting against each other. The apartments have been provided with small balconies.



Existing building rear view

2.10 – The rear of existing building has a plain elevation constructed from same materials. The rear of the building is used as a general storage area and refuse bin enclosure. The access way has a fall from Park Place area toward the back of the building. This provides a level access from the road to the back of the building. There is a timber fence on the edge of Brook area to stop people falling.

3.0 DESIGN AND ACCESS POLICY GUIDANCE

3.1 - This design proposal has been developed in conjunction with the Planning officer and with reference to relevant local, regional and national planning policies.

Particular attention has been paid to both the National Planning Policy Framework and Manchester Council's Planning Documents. The design has been based upon the following documents:

1. NPPF (National Planning Policy Framework 2012)
2. Policy H11 and H12 from Manchester Core Strategy Development document 2012.
3. Guide to development in Manchester SPD 2007.

The proposed scheme has been produced to satisfy the requirements of the authorities, to provide a suitable and comprehensive design solution.

3.2 - In principal, the project is driven by a desire for regeneration of the site, to produce a well-designed and high quality development close to good transportation links and amenities. The proposed apartments have been design in line with NPPF policy to provide a sustainable project with different size and type of accommodations.

3.3- The site ideally located for local residents, professionals working in Manchester, and Hospital staff. This proposal would provide high quality accommodation for local resident in close proximity of their place work, Leisure or shops reducing their transport requirements. This proposal satisfies the local needs in line with clauses 37 and 38 of NPPF and clause SO5 (Transport) of Greater Manchester Core Strategy Development Plan policy recommendations.

3.4- The proposal will produces much needed luxury family houses in the Chorlton area utilising the potential of existing brownfield site. This is in accordance of Policy H6 of South Manchester as stated" South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing."

3.5 – The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development with a reiteration that local planning authorities should deliver a wide choice of high quality homes to create inclusive and mixed communities within sustainable areas.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. 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
 - ii. 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.

The paragraph 117 of the NPPF identifies that planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land). The scheme proposal has been developed in compliance with the above requirements.

3.6 - Sections 5 (Delivering a sufficient supply of homes), 9 (Promoting sustainable transport) are also relevant to this project:

Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

Paragraph 69 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.

Paragraph 104 states that transport issues should be considered from the earliest stages of plan-making and development proposals, so that opportunities to promote walking, cycling and public transport use are identified and pursued.

Paragraph 107 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

3.7 - The proposal aims to provide solution and improvement to the economy of the area, satisfy the social need of the local residents and enhance the environment by producing additional green areas in line with clause 7 of NPPF and Spatial Principles SO2 (Economy), SO3(Housing) and SO6 (environment) of Greater Manchester Core Strategy Development Plan policy recommendations.

The contribution of the local developer for this project to the improvement of the local environment, economy and social requirements is also in line with the clause 1.87 of NPPF which advises, "Local Authority should work proactively with the applicant to secure developments that improve the economic, social and environment condition of the area."

3.8 - In preparation of this design, reference has been made to CABI's design guidance publications, such as 'Design at a Glance', 'Design Review', and 'Design and Access Statements'.

4.0 DESIGN AND ACCESS PRINCIPLES

4.1 - The design of the scheme primarily aims to regenerate the site in a way which is sympathetic to the form of the site. The existing building has been designed as a simple brick box with a little detail to perform a function hall requirement. This use is no longer in demand and the building will be demolished.

to enable a new luxury family apartments to be constructed.

The proposed design aim is to regenerate the site and responds to both surrounding context and street at local level. Particular attention has been made to clause 58 of NPPF to develop this design principal.

4.2 – The design concept will produce a tiered residential block with a court yard and improve the landscaping to the front of the building and rear of the building. The form of the building produces a 3 storey section near the existing 3 storey apartment block and rise toward the corner of the site. The rear of the building would face the Chorlton Park and Cleveleys Avenue Allotments.

The courtyard area is formed be an “L” shape apartment block with terraces. The courtyard is accessible from the Park Place by disabled persons and lead to the main building entrance. The building and courtyard are positioned on a lower car park level.

The car park and all apartments will be accessible by disabled persons. The new vehicular and pedestrian access to site will improve the site access by introduction of new gates, floor finishes and lighting. The design will also improve the local environment as well as enhancing the access in the building.

4.3 - According to Paragraph 122 of NPPF, the proposal will provide variety of accommodation units. It is also designed to reflect the local market condition to produce a viable project. Every effort has been made to improve the environment on the site, as it will produce green project to enhance the area. The proposal will provide well designed and defined public and private gardens with the car parking.

4.4 - The scheme also aims to provide high-quality sustainable family apartments larger than Manchester Council required apartment sizes in accordance to NPPF and Manchester Core Strategy Development Plan policy recommendations. The apartments have large windows facing the park and Allotments which provides the occupants with pleasant views and sun light. The combination of concrete slab, structure and large windows enable the building to gain solar energy in day time and



Site Diagrammatic Plan

release the potential energy at night time. This improves the building sustainability.

4.5 – The safety and security for the building and its resident has been carefully considered and catered for. We have considered the crime impact requirements and reflect that in all aspect of building safety requirements.

4.6- A sustainable waste management scheme has been included in the design with additional management provision to make sure the most efficient use of the building.

4.7 - Following appraisal of the site, context and policy the following strategic design principles were considered to be appropriate to the development of this design proposal:

- The buildings block is designed to allow for sustainable communities.
- The provision of employment opportunities in the area.
- A financially viable proposal for a vacant land.
- Creation of gardens to improve the character around the site.
- Improving access for the public and residents by introducing better lighting and safer environment.
- Access for pedestrians, Bicycles and vehicles.
- Provision for Bicycle stores and disabled parking.
- Clear definition of public and private space.
- A development with a clear identity and character.
- Secure parking.
- Relationships between building elements within site.
- Relationship between building elements on adjacent sites.
- Offering visual amenity to the wider community.
- Coherent balance of forms and materials.
- Safe, secure and intelligible access around and within development.
- Relationship between topography and building form.
- Relationship between infrastructure and building form.
- Intelligible location of uses within development.
- Positive contribution to regeneration, physically and aesthetically.
- Coherent, self-policing layout.

- Expression of three dimensional building forms.
- Energy efficient performance in accordance with current legislation.
- Generous refuse room store for residential occupants will provide opportunity for full recycling of building waste. Refuse collection would be managed by building management from the rear entrance area.

5.0 THE SCHEME & DESIGN APPRAISAL

5.1 USE

5.1.1 – The existing building will be demolished and the cleared site are to be used to produce a modern well detailed residential block. The lower ground of the building will be used for car, bicycle motor cycle parking as well as refuse and plant rooms.

5.1.2 – The apartment's main entrance is via a new well landscaped courtyard. The secondary entrances to apartments are from the car park area. All apartments are design with lift access which provides disable access. The car park area is accessed via new and improved entrances from Access way. There is a new landscaping and lighting to defines private and public area and provide more security to the building.

5.1.3 - All accommodations are designed to a high standard and quality with potential for a home office. The rooms are generally larger than average with number of bedrooms having access to en-suite.

5.2 AMOUNT

5.2.1 – The building is designed in “L” shaped tired block with number of terraces. The courtyard has been designed with seating areas around a sedum plain. The trees and plant boxes provide a defined space around the sedum area. The perimeter of the courtyard is also defined with hedges and trees to improve privacy and security of the site. The courtyard and terraces provide amenity space for the residence which is equivalent of more than 75% of the site area. The apartments also benefit from views of the park and Allotments next to them.

5.2.2 –There are 38 apartments in the scheme. There are 28 two bedrooms, 5 one bedrooms and 5 three bedrooms in the project. Most apartments are larger than Manchester council room size requirements. There is also 39 car spaces, 3 motorbike spaces, 42 cycle spaces, store room, 2 x plant rooms, and refuse store at lower ground level.

5.2.3 – The apartments are designed to be accessible by disabled people by a gentle ramp path. The scheme also provides car parking space suitable for disabled car parking.

5.3 LAYOUT

5.3.1 - The layout of the site has been designed to produce defined public and private spaces around the building. The car park area is located at lower ground level to enable the ground level to be used as amenity space. The location of car park and court yard level also provide elevated level for the apartment level. This would help to avoid any potential surface water ponding in the event of flash flooding.

5.3.2 - The layout of building is designed with a central stair and lift core providing disable access to the two wings of the building. This central entrance area with glazed screens to the front and rear separate the two sides of the building producing more sense of place and individuality to the apartments. The front, sides and rear of the building are improved by new lighting and well designed gardens. The new landscaping areas produce a suitable setting for the high quality houses which also improves the site layout. The proposal has no effect on the amenity of the neighbouring properties and enhances the local environment.

5.3.3 - The proposed scheme has been designed to follow the shape of the existing land and respond to the existing views and buildings. The development has been designed to ensure the amenities of future occupants are appropriately mitigated, either through improved outlook, the enlargement of windows to attract maximum daylight, the introduction of separate areas of private amenity space or by the integration of a shared garden space for all occupants to enjoy.

5.3.4 –The internal layout of the building is designed with a clear safe public corridor and stair core. The apartment floor arrangements are designed with entrance hall leading to generously sized rooms. The rooms have a bright atmosphere as a result of generous windows.

5.3.5 – The post boxes are located close to the Park place entrance allowing the mail being delivered without the need to access the building. The location of plant boxes, high fence and secure fob controlled gates provide a secure environment for the residents.

5.4 SCALE

5.4.1 – The “L” shape block with tiered terraces provide a similar scale next to the existing apartment block and rise to a corner of the building. The overall form of the building is made of a brick block with layers of cladding facade to produce a well articulated composition. The outer elevations are punctuated with a three dimensional floor to floor GRC panels. The large windows on these two elevations are facing park and allotments allowing maximum view and sunlight.

The windows facing the courtyard are smaller as they can be observed at ground level.

5.4.2 – The scale of the proposed building has been divided to number of smaller building sections by using terraces and different materials. The three dimensional shapes and materials are used to produce defined element within the general form.

5.4.3 – The overall shape of the building is designed in details to produce a forms within a well thought overall architecture to enhance the sense of place in the scheme. The building block massing, details and scale is carefully organised on site. The features around the windows provide a sense depth to the elevation.

5.4.4 – The glazed stair cores are designed to enhance the sense of space when moving up and down the building. The transparent nature of glass allows the view of stair core and clearly identifies the entrances to the building

5.4.5 – The blocks form and scale are designed in details to produce a modern forms within a well



thought overall architecture to enhance the sense of place in the scheme. The building block massing, details and scale is carefully organised on site. The internal elevation of the blocks has been kept in more solid form to produce sense of privacy.

The blocks elevations have been sub divided to produce small scale residential design to complete the facade proportions.

5.4.6 – The building fenestration has a regular window rhythm and strong sense of verticality to produce a sympathetic rhythm similar to tree around the site.

5.5 LANDSCAPING & BIO-ENHANCEMENT

5.5.1 - The landscape and bio-enhancement proposal is an important element in the development of this project, as the landscaping offers an opportunity to enhance the character of the site, improve the environment and appearance of the whole site for local residents. Please refer to external work drawings for more details.



Typical terrace Paving, Ivory colour.



Typical Courtyard Paving, Valencia Grey colour.

5.5.2 – The hard landscaping area has 20mm thick Porcelain tiles. The terraces would have a lighter colour tile such as Ivory tiles by Nustone.co.uk. The courtyard tiles are slightly darker colour as it will be used by more people. The Valencia Grey and Nero colours by Nustone.co.uk is chosen for this area.

Porcelain slabs are suitable for patios, pathways and even driveways due to the extremely durable nature of the stone. The lightly textured non-slip surface provides added safety to any project and the non-slip rating of R11 makes the slabs perfect for any family garden or even a larger commercial project and will maintain their non-slip qualities even when wet, allowing the slabs to be used around swimming pools or water features without becoming slippery.

Outdoor porcelain paving is robust and long-lasting with a stain and scratch-resistant surface, making it the perfect choice of low-maintenance vitrified paving. The non-porous slabs prevent any excess moisture from building up within the tile, meaning that your paving will not be prone to any build-up of moss or algae and you won't need to worry about any excess rainwater or accidental spillages. The low-maintenance paving slabs can simply be



Typical Courtyard Feature Paving,
Nero colour.

wiped clean with a damp cloth to remove any dirt or spills.

Porcelain paving slabs are designed to mimic the traditional look of natural stone paving and are sure to catch the eye in any modern or traditional patio design. The outdoor porcelain tiles are also impervious to fading and will stay true to their original colour, even when subjected to excessive heat and sunlight during the summer months

5.5.3 - In order to provide secure and pleasant lighting on the site light fittings with dusk to dawn sensors will be provided on the front entrance doors. Low energy light fittings are chosen to produce lighting to the gardens, refuse room and bike store to produce discreet lighting.

Wall mounted security light fitting with motion sensors produce sufficient lighting for the security and resident use. These photovoltaic lights are sustainable and use solar energy.

Solar garden lights are chosen to be sustainable and produce sufficient low level lighting to illuminate the front garden area. Please refer to External lighting reports for more details.

5.5.4 – Proposed Plants:



Callistemon Citrinus 'Splendens' Shrub

Callistemon Citrinus Splendens or commonly known as bottle brush provide ever green screen in the front garden and terraces. The bottle brush plant, Callistemon citrinus, bears dramatic crimson-red flower spikes, in contrast with dark green, aromatic foliage, in spring and summer. New foliage has a pink-red flush, but darkens with age. Native to Australia, Callistemon citrinus thrives in warm, sheltered conditions, and is susceptible to frost damage.

Holder of the Royal Horticultural Society's prestigious Award of Garden Merit (AGM), Callistemon citrinus 'Splendens' is one of the most reliable bottle brush plants to grow outdoors.

The dense cylindrical spikes of crimson flowers are carried on the ends of the willowy branches in summer. Even without flowers its narrow evergreen leaves provide plenty of interest and release a lemon scent if gently bruised.

They will grow to a height and spread of 1.5m.



Levandula Angustifolia

Levandula angustifolia are proposed to be planted in the gardens to provide an ever green foreground. Skimmia are a part of Rutaceae family and produce compact evergreen shrubs with simple, aromatic leaves. They have terminal panicles of small white or yellowish flowers followed, on fertilised female plants, by shiny red berries. Most have male and female flowers on separate plants

Rubella is a small, bushy evergreen shrub with dark green, elliptic leaves to 10cm long. Panicles of red buds, showy in late winter, open to fragrant white flowers in early spring. They will grow to a height and spread of 1 to 1.5m



Hydrangea macrophella" Lanarth White"
lacecap Hydrangea

Hydrangea macrophylla 'Lanarth White' **lacecap hydrangea**

This hydrangea "Lanarth White" is known as one of the most tolerant in their plant family. They are to be planted in the rear garden. It has beautiful flower from midsummer (it has larger than average lacecap flowers). The Lanarth White can be planted in cold and exposed, or the seaside, or even poor soil. Like most hydrangeas the flower colour (in this case the inner florets), will change colour depending on the soils pH - turning pink in neutral to alkaline soils and bluer in acidic soils.

Hydrangeas do not like to dry out. In dry weather, soak the roots with a hose and the plant will usually recover. Remove faded flower heads in spring after the danger of frosts, cutting back the flowered stems to a strong pair of buds. Take out misplaced or diseased shoots. Please mulch young plants with a well-rotted manure or compost in spring. Once established, remove a quarter to a third of the shoots to the base of the plant.



Rosa 'Hansa'

Rosa 'Hansa' (Ru)

'Hansa' is a suckering, deciduous rose with prickly stems, to 1.5m tall, and dark green foliage. Large, fragrant, double flowers, coloured a deep pinkish-purple, borne in summer and autumn, are followed by scarlet hips.

Rosa can be deciduous or semi-evergreen shrubs or scrambling climbers, with usually thorny stems bearing pinnate leaves and solitary or clustered, 5-

petalled flowers followed by showy red or purple fruits.

Rugosa roses are upright shrubs with very prickly stems bearing handsome, glossy, wrinkled foliage and fragrant, single or semi-double flowers in summer and autumn, often followed by large, tomato-like red hips.

Rosa 'Star Performer'

'Star Performer' is a climbing rose, 1.8-2.5m high, with shiny deep green leaves and, from midsummer to early autumn, is covered top to bottom with slightly-scented, semi-double satin-pink flowers with yellow stamens. Grow in full shade or partial shade.



Rosa 'Star Performer'

Rosa can be deciduous or semi-evergreen shrubs or scrambling climbers, with usually thorny stems bearing pinnate leaves and solitary or clustered, 5-petalled flowers followed by showy red or purple fruits.

Clematis Armandii – (Fortunei)

A fantastic, evergreen, twining climber, with handsome, long, lance-shaped leaves that will cloak a wall or fence within a few seasons. In early spring, it's smothered in fragrant, four-petalled, star-shaped white flowers and the new leaves are bronze-tinted. They are planted next to entrance and around the building for residents to enjoy the scent, and give it plenty of room to spread out. Clematis armandii is a flowering climbing plant of the genus Clematis. Like many members of that genus, it is prized by gardeners for its showy flowers. It is native to much of China and northern Burma.



Clematis Armandii
Climber Plant

Briza maxima (Greater quaking grass)

Greater quaking grass, Briza maxima, is one of the best-known annual grasses and a great favourite with flower-arrangers. It bears graceful, nodding heads of subtly coloured flowers, which are segmented and shaped like a small lantern. The flowering start from spring to late summer. In the garden these nod gently in the breeze and remain decorative for some time before shedding their seeds, and they make the perfect foil for a range of flowers both in the garden and the vase.

Best grown in groups for maximum impact, sow Briza maxima in situ in moist but well-drained soil in full sun to partial shade. Harvest the flower stems to use in



Briza maxima "Greater
Quaking grass"

dried flower arrangements throughout winter, and save seed for use the following year.

Hebe rakaiensis – (shrubby veronica)

One of the most popular hebes, this has clusters of large, white and purple flowers in early and mid-summer and glossy, fresh, green leaves. This tough, rounded, evergreen shrub forms a neat hummock, and will lend structure to a mixed border or oriental-style garden. It is salt and pollution tolerant and is therefore suitable for city or coastal gardens. The plant needs minimal pruning. Remove misplaced or frost damaged branches in late spring



Hebe "Shrubby Veronica"

Ruscus aculeatus

Ruscus are rhizomatous evergreen subshrubs with flattened, leaf-like cladophylls bearing small pale green flowers, followed on female or hermaphrodite plants by glossy red berries.

R. aculeatus is a bushy sub-shrub to 75cm, with glossy lance-shaped cladophylls 2.5cm in length, flowering in spring, with glossy red berries on female plants in summer and autumn.



Ruscus Aculeatus

Hedera Helix -Glacier

Hedera are evergreen climbing shrubs clinging by aerial roots. Clusters of small yellow-green flowers are followed by usually black berries. Foliage of flowering shoots is often less deeply lobed than that of the sterile, climbing shoots.

'Glacier' is a large evergreen climber, the shallowly-lobed leaves grey-green, with a narrow, irregular cream edge; no flowers. This popular ivy has small, three to five-lobed, grey-green leaves with silver-grey and cream markings. It's a versatile, evergreen climber that will snake up a shady or sunny wall without support. Mature plants have clusters of yellowish-green, autumn flowers, followed by spherical black fruit.



Hedera Helix – Glacier

Vinca minor f. alba 'Gertrude Jekyll'

Vinca can be evergreen subshrubs or herbaceous perennials, with simple, paired leaves and solitary, 5-lobed, salver-shaped flowers in the leaf axils.

'Gertrude Jekyll' is an evergreen perennial to 10cm in height, forming a compact mat of small, dark green ovate leaves, with abundant, pure white flowers 2-2.5cm in width.



Vinca minor f.alba 'Gertrude Jekyll'

5.5.5 – Proposed Edible Plants:



Blackberry "Thorn free"

Blackberry 'Thornfree' Bush - *Rubus Fruticosus*

Blackberry bushes tolerate a wide range of soil conditions, but prefer well-drained conditions. A pH of 6 - 7.5 is ideal. They can tolerate light shade conditions, but will be more productive in a sunny and sheltered site.

Dig a hole at least twice the size of the root ball. Ideally, mulch with compost or rotted manure. Firm the bush in well before watering. Fix branches to the timber fence and train them to grow horizontally to cover the fence.

Blackberry can be planted at any time of the year, as it is a containerised plant.

No thorns, making the berries easy to pick and the bush easy to train. Heavy cropping and very large, the blackberries are also sweet-tasting and full of juice. Makes marvellous bramble jelly, delicious in pies when mixed with other fruit, such as apples. Freezes well.



Mint

Mint

All types of mint (including sweet mint, spearmint, peppermint, and chocolate mint) are fast-growing, spreading plants, so you must give them a place to spread without getting in the way, or plant them in a pot. Mint sends out runners that spread above and just below the ground, quickly forming large, lush green patches. In the right place it makes a pretty seasonal ground cover. You can also contain mint in tight places such as between pavers of a walkway where your feet will brush against the leaves to release its fragrance.



Rosemary

Rosemary

A sun-loving perennial whose scent evokes the Mediterranean, rosemary has needle-like leaves that can be picked all year round. Fresh or dried leaves can be used to flavour meat, soups and many other dishes, while sprigs steeped in olive oil give it a distinctive flavour. Tea made by infusing chopped leaves in boiling water helps digestion.



Oregano

Oregano (*Origanum vulgare* ssp. *hirtum*):

Oregano is one of those plants that looks beautiful planted within the landscaping or along a path. It is a "garden anchor" that comes back every spring, providing height and dimension within the garden. Oregano also grows well in containers. Oregano also performs well indoors, when given enough light and warmth.

Greek oregano delivers true authentic oregano flavor, growing to 12 inches in pots; 'Kaliteri' (*O. vulgare* 'Kaliteri') is a Greek strain that is spicy and flavorful without being too bitter. Harvest leaves often to encourage new growth. Oregano remains productive for up to two years and should be replaced when plants become woody.

5.5.6 Proposed Trees:

The followings are description of proposed trees for the site. There are 4 *Prunus Accolade* (Cherry) and 3 *Pyrus Calleryana* Chanticleer trees on the site. This produces a total of 7 trees on site. The trees are chosen to provide visual interest during the whole year with attractive and aromatic flowers.

Prunus Accolade*, *Cherry Accolade

Prunus is evergreen cherry tree with showy flowers in spring, and often good autumn foliage colour. Some have edible fruit in autumn, and a few species have ornamental bark. *Prunus* 'Accolade' is a gracefully spreading cherry tree and will reach an estimated height and spread of 6 x 4 metres in 20 years. In April-May a cloud of rose-pink, semi-double flowers emerge from deep pink buds in pendulous clusters. These blousy blooms are quite large, measuring up to 4cm in diameter.

The mid-green foliage of *Prunus* 'Accolade' turns attractive orange in the autumn before falling. This is a resilient flowering cherry tree that can tolerate pollution and grows well in most conditions, except very wet or chalky, shallow soils. 'Accolade' is a very beautiful ornamental tree recognised by the RHS with its Award of Garden Merit.



Prunus Accolade Cherry Tree



Pyrus calleryana "Chanticleer" Tree

Pyrus calleryana 'Chanticleer' Tree

Pyrus 'Chanticleer' is an upright, conical, flame shaped small ornamental pear tree that will grow to just 5 x 3 metres in 20 years. Worthy of being a feature tree, it is also perfect for avenue planting due to its slender form or for small urban gardens as it is also tolerant of pollution. 'Chanticleer' has glossy, dark-green foliage that creates a wonderful foil for the mass of white flowers in April-May.

In spring it bears clouds of beautiful white flowers; in summer it has healthy, shiny leaves; and in autumn it turns magnificent red and purple. In mild winters the leaves can stay on the tree until nearly Christmas.

Any moist, but well-drained soil will suit and where full sun is given, some exposure will be tolerated.

5.5.7 – Proposed Bio-enhancements:

Insects

The above plants variety and flowering seasons are selected to provide suitable living environment for insects from spring to autumn. The insects such as honey and Bumble bees, Beetles, Butterflies are essential for pollination of other plants as well as providing a natural environment in the urbane areas.

Mammals, Squirrel

The number of mature trees on site also provide a suitable habitat for the Squirrels. By providing few peanute feeders in the garden the proposal will produce a sustainable living condition for squirrels. Grey squirrels, originally from North America, were released in the UK by 19th century landowners. They are now very common and widespread. Grey squirrels are active during the day, foraging for food in trees and on the ground. They often visit peanut feeders in gardens. In the autumn they spend time storing nuts to eat during the winter. Their nest, called a drey, is a compact, spherical structure. It is slightly larger than a football and constructed of twigs, leaves, bark and grass.



Timber Squirrel Feeder

Mammals, Hedgehog

The large bush and hedges design as a part of soft landscaping provides ideal environment for Hedgehogs. Hedgehogs are widespread throughout

mainland Britain. In the summer they spend most of the day sheltering in a nest of leaves, moss and grass. They come out at night and can be heard snuffling and grunting as they forage for food. In the autumn they find a sheltered spot, often under a hedgerow, and bushes to hibernate.

Mammals, Bats

The mature trees on site could provide ideal nesting places for the Bats. The bio-enhancement proposal include for positioning number of Stourhead Bat Box on the trees. These National Trust Stourhead Bat Boxes features a rough sawn tapered landing platform, designed for little or no maintenance as a single chamber bat box

The open design of this bat box reduces the need to clean and also allows for easy inspection.

The bat box should be sited 3 - 5 metres high on a tree post or building facing north, south-east or south-west ideally.



National Trust Stourhead Bat Box

Birds

The bio-enhancement proposal include for positioning number of RSPB approved nest Box on the trees. A number of garden birds like house sparrows, starlings and song thrushes have been on the red list of RSPB for a while. By providing number of these bird nests the project will help to improve the living environment for thses birds. These roosting pockets can provide safe, cosy places for small birds to shelter from the weather and predators.

They are handmade from mixed natural materials and have two entrance holes. Supplied with sturdy wire clips to attach to a branch or trellis.



RSPB Bird Roosting Pockets

5.6 APPEARANCE

5.6.1 - The palette of materials has been carefully selected to create similar colours as the existing apartment block adjacent to the site. The choice of material and their colour is used to define the different section of the building within its overall form. The main entrance and vertical circulation in the building has a glazed area. This provides a transport form against the solid wall structure. This produces an inviting building.

5.6.2 - Consideration has been given to the durability of materials in this location, with the final

selection favouring materials that will weather well and show little long-term deterioration.

5.6.3 – The brick walls around the courtyard produce a sense of secure space, where as the outer facade are design with more transparent section to enhance the occupant interaction with green nature of the surrounding area.



5.6.4 – The design of windows reflects the public and private sections of the building. The design of window surrounding and their rhythm on the facades facing the park and allotment produce a more three dimensional building as well as producing a sustainable scheme.

5.6.5 – The roof of the building is mostly used as landscaped terraces with green hedges. This produce greener environment for the residents as well local area.

5.6.6 –The windows are designed in dark grey. The grey bricks and cladding are producing a background for the GRC panels framing the large glazed windows.

5.6.7 - The proposed landscaping is used to improve the appearance of the building and its surrounding. The combination of evergreen hedges, plants and pergola produces inviting elevations for the building.

5.6.8 - Overall, the application would regenerate the site by providing an alternative viable use which would improve the local community. It is considered that the proposal provide a more coherent facade for the building.

The positive contribution made by the project improves the character and distinctiveness of the local area, in addition to clear public benefits arising from securing the site's future. The development therefore complies with the policies of the main objectives of Section 16 of the NPPF (2019).

5.7 ACCESS

5.7.1 - The site has an existing vehicle and pedestrian access from Access road. These existing access points will be improved and pavement made good. The main pedestrian access to the site is from the Park place area. A disable ramp links the

park place level to the courtyard level. The access to the courtyard is controlled by Fob and video controlled gate at the base of the ramp. The Post boxes are located in the wall adjacent to the entrance ramp. This allows the mail to be delivered without the need to entering the building. The visitors can use the video link to call the occupant of the apartments.

The car park entrance is also controlled by fob controlled gates.

5.7.2 – The proposed scheme includes a car park space at lower level. There are 39 car park spaces in the building which is more than the apartment numbers. There are two disable and two EV stations in the car park. The car park spaces would have access to electrical circuit for possible future EV connection.

There are 3 motor bike and 42 bicycle store in lower ground. The refuse store has large capacity then recommended by Manchester councils guide lines. Please refer to Environmental strategy report for the full details.

5.7.3 – The security of the site is increased by well defined public and private areas. The addition of lighting along the footpath and within the site will provide luminance and security to the public areas at night. There are security lightings and CCTV installed on the building corners to monitor the garden and parking areas. These additions will reduce the possibility of potential vandals accessing the site.

5.7.4 – The design has been developed to reflect the Crime Impact requirements.

The site fences have also been improved to produce a secure building with a suitable design for residential scheme.

5.7.5 – The design has been developed to reflect the Crime Impact considerations. The doors accessible from ground level will be design to comply with BS PAS 24, SPS 201 or LPS 1175 SR2. The windows accessible from ground level will be design to comply with BS PAS 24 or BS 7950.

All Glazing up to a height of 2400mm would incorporate at least one pane of glass rated at P1A under EN356 (Laminated Glass). The remaining pane in a double glazed unit may be toughened glass.

5.7.6 - This site is located in a mixed use area next to Chorlton Centre and near Stretford, West Didsbury and Withington Centres. It is also in close proximity of Fallowfield local centres. See local context section above for map. There are number of shops, restaurants, schools, pharmacies, hospitals, Libraries, Churches, Mosques, parks, and local district offices in these centres.

There are number of bus, tram stops and railway station. There are a very good public transport buses and trams within walking distance of the site from to Manchester city centres as well as other districts. These includes pink, navy, Green and Purple tram lines, as well as bus lines 23,25,84A,85,85A,86, 150,172,758 and 766 which cover most of Manchester areas.

There is also Burnage and Trafford Park road rail way station with walking distance of the site which provides access to other parts of the country.

5.7.7 - The main stair and lift core allows disable access to all floor and apartments. The apartment doors and corridors are designed to allow disable access to the apartments. The lift also allows disable access to the car park area.

5.7.8 – The proposal includes fire lobbies that will improve the fire safety arrangement in the building.

6.0 SUMMARY AND CONCLUSIONS

6.1 - Based on the content of this planning application the design proposal represents a commercially viable development that will become an element in the regeneration of this part of west Didsbury, providing additional employment opportunities during construction and a sustainable scheme with a net gain to the natural environment.

6.2 - The proposed scheme is coherent with the overall principal set in NPPF, Greater Manchester Core Strategy Development document 2012, and exceeds many of their recommendation in quality, sustainability and economic contribution to local regeneration.

6.3 - The proposal provides new luxury accommodation close to amenities and excellent transport links, along with a new, attractive high quality buildings and gardens for the area. The

existing building safety, architecture and internal space arrangements have been improved. This proposal not only looks at the development of the site but also responds to the surrounding environment in sensitive massing and detailing of the building forms.

6.4 – We believe the proposed scheme will contribute to the regeneration of the area and fulfil the recommendation of paragraphs 11 and 117 of NPPF as stated below.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. 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
 - ii. 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.

The paragraph 117 of the NPPF identifies that planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land). The scheme proposal has been developed in compliance with the above requirements.



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