

FALCONER CHESTER HALL



Design intelligence, commercial flair.

SULBY STREET, MOSTON

—
PROPOSED RESIDENTIAL DEVELOPMENT

—
DESIGN AND ACCESS STATEMENT

—
CHALLENGER HOMES (MOSTON) LTD

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APRIL 2022

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CONTENTS

1.0	Introduction - 1.1 - Sulby Street, Moston	3.0	Design Proposal - 3.1 - Design Approach - 3.1.1 - Key Design Principles - 3.1.2 - Design Process - 3.2 - Proposed Floor Plans - 3.2.1 - Proposed Site Plan - 3.2.2 - Ground Floor Plan - 3.2.3 - First Floor Plan - 3.2.4 - Townhouse Plans - 3.2.5 - 1 Bed Plans - 3.3 - Proposed Elevations - 3.3.1 - Townhouse Elevations - 3.3.2 - Maisonette Elevations - 3.3.3 - Site Elevations - 3.4 - Landscape Proposal - 3.4.1 - Landscape Design - 3.5 - Materiality - 3.5.1 - Materials Precedents	5.0	Visualisation - 5.1 - Massing Images
2.0	Site Context - 2.1 - Wider Context - 2.2 - Site Location - 2.3 - Surrounding Building Uses - 2.4 - Surrounding Building Heights - 2.5 - Local Context - 2.6 - Key Views to the Site - 2.7 - Existing Site Plan - 2.8 - Site Opportunities	4.0	Building Access Strategy - 4.1 - Proposed Fire Strategy - 4.2 - Proposed Access Strategy	6.0	Schedule Summary - 6.1 - Schedule
				7.0	Appendices - 7.1 - Drawing Schedule



1.0 INTRODUCTION

1.1 SULBY STREET, MOSTON

This Design & Access Statement is to be read in conjunction with:

All plans, sections, elevations prepared by Falconer Chester Hall.

Legislative Context

This document is a Design and Access Statement produced pursuant to the requirements of Section 327(b) of the Town and Country Planning Act 1990 and Article 4(c) of the Town and Country Planning (General Development Procedure) Order 1995.

The approach adopted to produce this Design and Access Statement is in accordance with Circular 01/2006 as well as the guidance produced by CABE entitled ‘Design and Access Statements - How to write, read and use them’ which was also published in 2006.

This document is intended as a positive and helpful tool for the Council and interested third parties and demonstrates how the design proposals have evolved, having regard to detailed consideration of the site opportunities and constraints.

In preparing the proposals, regard has also been given to national, regional and local planning guidance.

This Design and Access Statement has been prepared by Falconer Chester Hall Architects on behalf of **Challenger Homes (Moston) Ltd** to accompany a full Planning Application. The document is intended to promote the proposal to develop a residential development scheme on land & buildings at Sulby Street, Moston. The document will highlight the design considerations of the surrounding site, context and local city developments.

1.1.1 Site Description

Located in Moston, the site is accessed by Sulby Street to the east. The site is currently occupied by the St Lukes Social Club and its associated car park.

This document highlights the opportunity of re-developing the site to house a high quality residential scheme. The aim is to provide high quality housing to the area and at the same time maintain the character of the site.

1.1.2 Proposed Development

The proposal presented within this document is a new residential development offering high quality accommodation, resident’s parking and resident’s amenity areas such as a resident’s garden.



2.0 SITE CONTEXT

2.1 WIDER CONTEXT

Site Location

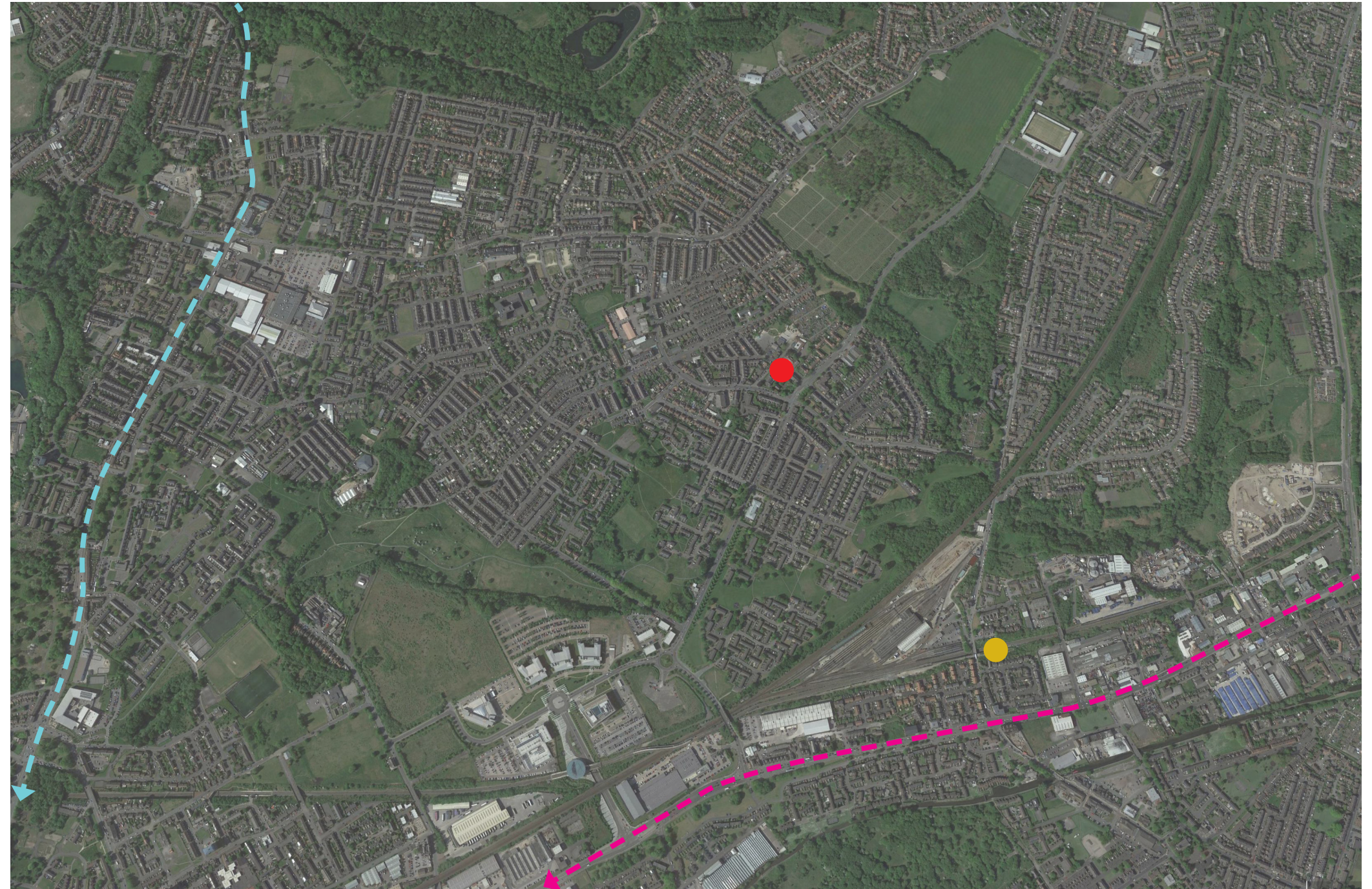
The application site is located in Moston which is a district of Manchester located approximately 3.2 miles north east of the city centre.

The site benefits from access to nearby public transport links such as Newton Heath and Moston Tram Station and Moston Train Station. Both provide a direct route to Manchester City Centre as well as other areas of Greater Manchester.

The surrounding road network also offers access to Manchester City Centre via Oldham Road to the south and Rochdale Road to the west.

KEY

- Site Location
- Newton Heath and Moston Tram Station
- Oldham Road
- Rochdale Road



2.0 SITE CONTEXT

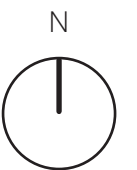
2.2 SITE LOCATION

Key

--- Site boundary

The site is C. 2967.1m² in size.
(0.29671 Hectares)

- 1 St Luke's Social Club
- 2 St Dunstan's RC Primary School
- 3 St Luke C of E Church
- 4 Lightbowne Evangelical Church
- 5 Anchor - Lightbowne Hall Care Home
- 6 St Vincents Housing Association
- 7 Oaklands Nursing Home



2.0 SITE CONTEXT

2.3 LOCAL CONTEXT



KEY

--- Approximate Site Boundary



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2.0 SITE CONTEXT

2.4 KEY VIEWS TO THE SITE

The opposite images show the key views towards and from within the site.



01. View from Bacup Street



02. View from Sulby Street



03. View facing Bacup Street



04. View facing Sulby Street