



CROSS ROAD, CHORLTON

for SOUTHWAY HOUSING TRUST REV A 05.2022

VIEW
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FOREWORD

This Design and Access Statement is to support the proposals at Cross Road, Chorlton, M21 9DJ. The development site area is within the former car park adjacent to Beech Road Park and runs parallel to Cross Road. The site is currently vacant and previously was used as part of the Chorlton Irish Club car park.

This document will introduce the design team for this project, outline design philosophy, site analysis and background, and illustrate the proposals for the scheme, which is for 29 affordable, shared ownership, residential units which presents an exciting opportunity for the immediate locality and wider community of Chorlton.

Alongside this Design and Access Statement submitted in support of the full planning application, other submitted reports include:

- Heritage Statement** - undertaken by Stephen Levrant Heritage Architecture.
- Landscape Statement** - undertaken by Layer Studio.
- Highways Statement** - undertaken by Mode Transport.
- Statement of Community Involvement** - undertaken by UK Networks.
- Tree Survey** - undertaken by Chehsire Woodlands.
- Crime Impact Statement** - undertaken by Greater Manchester Police.
- Environmental Standards Statement** - undertaken by Iceni.
- Noise Impact Assessment** - Professional Consult.
- Air Quality Impact Assessment** - undertaken by Redmore Environmental.
- Drainage Statement** - undertaken by Sutcliffe.
- Phase 1 Site Investigation** - undertaken by Ground Tech.
- Phase II Ground Assessment** - undertaken by Sutcliffe.



View North towards the site from Beech Road Park.



View South towards the site from Cross Road.



View West on site towards Thornbridge Avenue and Chorlton Irish



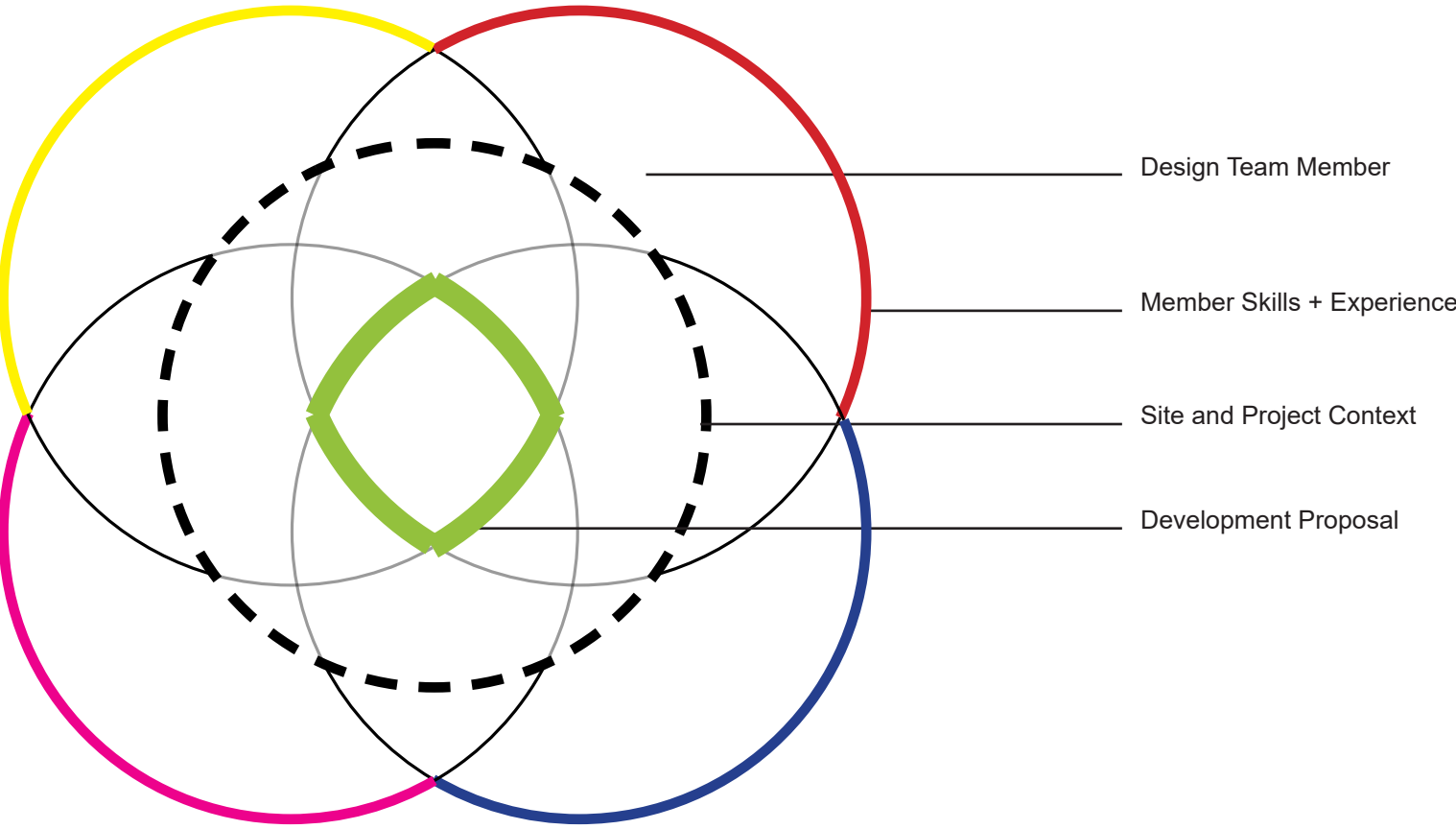
View South towards the site from Cross Road.

INTRODUCTION

PROJECT TEAM

The philosophy shared by the team working on this project is collaborative and design-led. From the beginning of this project a skilled design team has been established and has worked together to bring forward the optimum solutions for this unique site.

Across the design team there is a wealth of experience in planning, development, housing, landscape and architecture. Recognising the prominence of the land at Cross Road, a collaborative approach has aided in producing a scheme which suits the aspirations of the design team and also ensures longevity and high quality in its delivery.



Collaborative + Design-led Approach

ICENI

Iceni Projects is a multi-skilled consultancy which likes to do things differently. As a planning consultancy we are fortunate to have a myriad of colleagues on-hand with different specialisms and backgrounds. We work collectively and collaboratively across four offices, combining our planning and development knowledge to make a positive different to the places we work in: starting with people and ending with a legacy of better places. Icení's Manchester office opened in 2016 and in a short time, we have become a trusted advisor to a broad range of clients.

Layer Studio

We believe all people, whatever their stage of development and their social, economic and geographic conditions should have access to high quality external space.

As Landscape Architects, we are uniquely positioned to fundamentally shape and enhance the communities in which we work.

It is this opportunity that bonds us as a team and drives our passion to create environmentally sustainable, community focused landscapes.

Southway Housing Trust

We're a committed and forward-thinking not-for-profit local housing company and are passionate about providing excellent homes and outstanding customer care.

We own and manage almost 6,000 homes. Most of these are in Burnage, Chorlton, Didsbury and Withington, but we also have properties in Tameside and East Cheshire. We provide services for tenants, residents, the environment and wider community of south Manchester and beyond.

VIEW Associates

VIEW are a bespoke Chartered Architect's practice, specialising in residential development and dedicated to client satisfaction.

Our collaborative design approach and forward thinking is applied to projects of any size and creates unique and high quality design solutions.

We pride ourselves on unlocking site potential and producing schemes that work for both client and community.

TEAM PROJECTS

Southway Housing Trust



LAYER STUDIO



VIEW



VIEW



INTRODUCTION

SITE LOCATION

The development site is located centrally within the locality of Chorlton and in predominantly residential surroundings. To the southern boundary of the site there is a public park and adjoining the existing building is a Buddhist Centre and residential flats.

To the South West of the site is Beech Road which benefits from numerous retail and leisure establishment and leads to Chorlton Green and Ivy Green further West. Barlow Moor Road is to the North East of the site and is a significant arterial road that connects Chorlton through to Trafford to the North, and Didsbury to the South. There is a Metro-link tram stop approx 10 minutes walk from the site and a bus stop approx 3 minutes walk from the site, with recently implemented cycle routes along Barlow Moor Road.

Chorlton benefits from numerous types of residential schemes with a distinctly eclectic mix of design and architectural influences.

★

Westbrook Villas -

Alterations to and new -build within the curtilage of existing masons building to create 4 units within the existing building and 8 new build houses. - Contemporary /Victorian style - mainly set back from frontage.

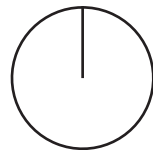
Denbigh Villas -

12 Apartments within existing Victorian Villas c1870 on Edge Lane - Contemporary extensions with large glazing, terraces and roof garden.

Chorlton Villas -

Private gated new-build development of 28 contemporary 3 storey houses. - Constrained material palette with subtle detailing - Sensitive rural boundary site

- High Lane
- Chorlton Irish Club
- Cross Road
- Beech Road
- Beech Road Park
- Retail + Leisure
- Barlow Moor Road



The Site



Contemporary Buddhist Centre extension



Buddhist Centre (original building)



Westbrook Villas (Edge Lane)



Denbigh Villas (High Lane / Edge Lane)



Neighbouring Semi-detached Victorian houses



Neighbouring Villa with rotunda feature



Chorlton Villas



Typical Chorlton Terrace

INTRODUCTION

EXISTING RELATIONSHIPS



CROSS ROAD PANORAMA

SITE HISTORY

During the design process the development site was split down to omit the Chorlton Irish Club Building and the associated land which will allow it to function in the future.

The parcel of land on which the proposals sit forms a square plot adjacent to Beech Road Park which as existing is predominantly hard-standing, marked out as a car park.

USE

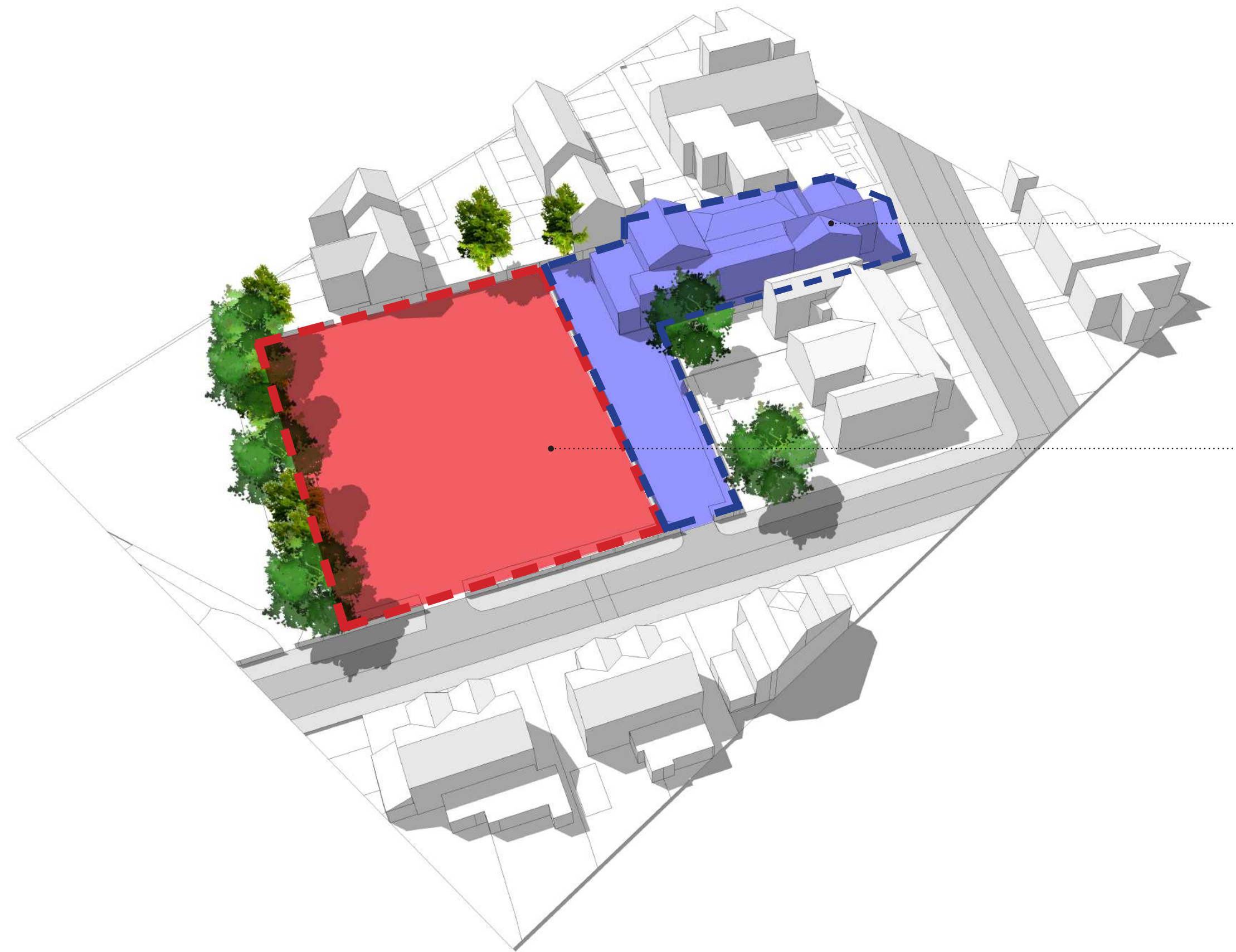
The site is currently vacant, however was previously used as a Car Park for the neighbouring Irish Club . It is important to note that the Club has retained an agreed amount of car-parking in order to satisfy its future function.

AMOUNT

As part of the design of the proposals, and illustrated in this document, there has been extensive study into the suitability of the site for the proposed accommodation. Following several pre-application meetings with Manchester City Council and Elected Members of Chorlton, it is deemed that the quantum of development on the site is appropriate.

The proposals are for 29 affordable residential apartments, designed to Nationally Described Space Standards. The combination of accommodation is for 10 x 1 Bedroom and 18 x 2 Bedroom and 1 x 1 Bedroom Studio.

INTRODUCTION



Chorlton Irish Club and parcel of land to the rear retained by the club.

Upon exchange the Irsih Club has agreed the appropriate number of car parking spaces to be retained for their future function.

Proposed site reduced to exclude club.

Proposed new site boundary



LAYOUT - DESIGN DRIVERS

From an early stage the layout and position of the proposals were evaluated with regards to their relationships both on and off site.

Highlighting Potential Impact - Overlooking distances have been considered when designing the fenestration of the elevations to ensure that our proposals sit appropriately in relation to adjacent residential buildings.

It is important to note that the uniqueness of the site affords the proposals with 4 principal elevations, which each address the urban context differently and possess their own constraints and opportunities.

Off Site Drivers - As the proposals have developed we have assessed the impact on a neighbouring Ash tree on Thornbridge Avenue which has now been incorporated into the design and form of the building.

Optimal Site Position - When re-evaluating the buildings position on site it became clear that a rectilinear form with a narrow profile to Cross Road and a long elevation to Beech Road Park was optimal. The car parking remains adjacent to the park as existing which creates a buffer zone between the park and the proposals whilst also protecting the trees.



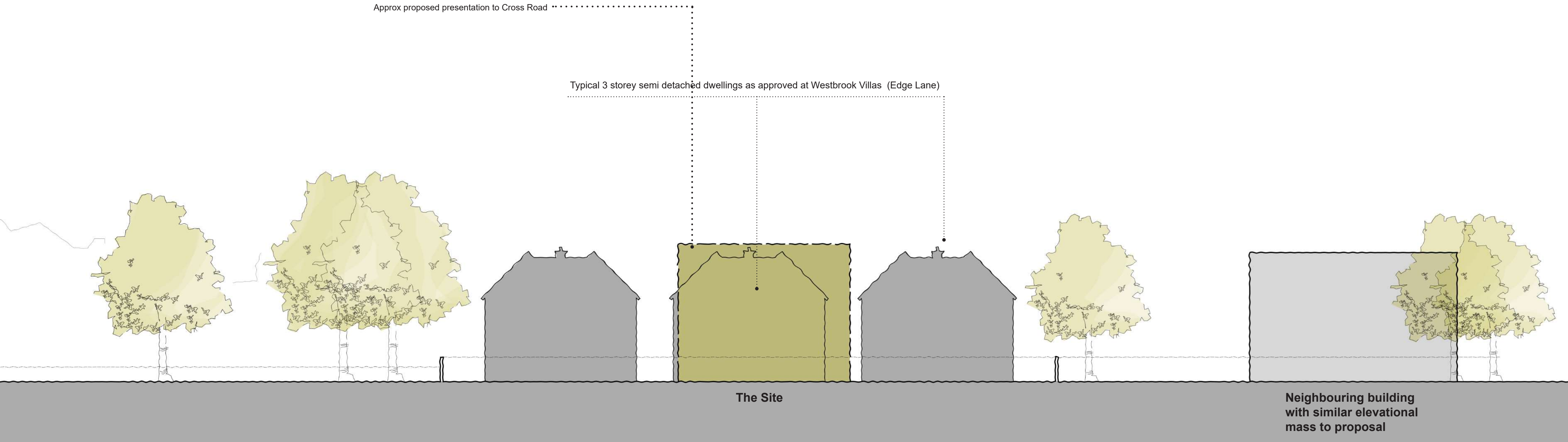
CONSIDERING ALTERNATIVES

Throughout the pre-application process the Design team has analysed alternative development proposals which could be suited to the site by considering scale, massing, relationships, and street scenes. During various pre-application meetings this was discussed with Manchester City Council.

It was clear that Cross Road is a vitally important boundary to address as it features a number of constraining factors that the proposed scheme should react to, such as Beech Road Park and large existing properties.

The analytical street-scene to the right conveys the massing that would be presented to Cross Road should the scheme be an alternative such as large semi detached houses. It is evident that this would create a significant built up frontage across the site, which would negatively impact the existing houses along Cross Road and disrupt long views towards Beech Road Park.

As existing the site is closed off and defensive and therefore the proposals have sought to open up and introduce an inviting gradient to both the public realm and the park, whilst maximizing the retention of long views from Cross Road.



Analytical street-scene along Cross Road

FORM IN THE LOCALITY

When analysing the existing buildings in the surrounding area it is clear that a common architectural form is large linear blocks which are often split into several demises in a terraced arrangement.

Notably there is a difference in housing type to the proposals, however the scale and massing of the existing residential buildings play a part in informing the built environment of Chorlton and therefore our proposals seek to evoke this familiarity in their form.



Highlighting the linear building stock of the surrounding area

• The Site



Demonstrating the approximate length of surrounding residential buildings



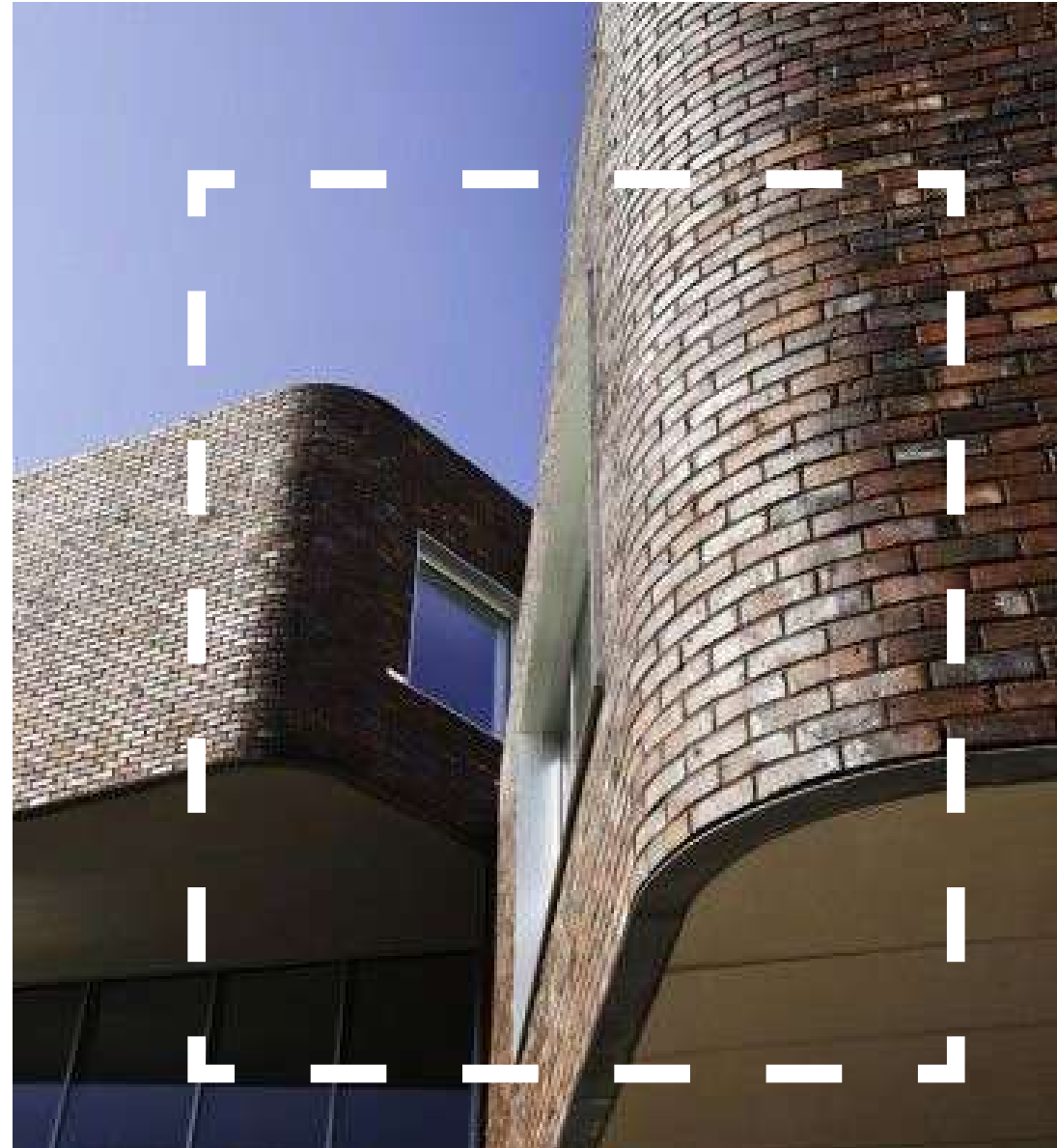
PRECEDENTS

The precedents shown to the right have been carefully selected to highlight the type of form and materiality that has influenced and directed this project.

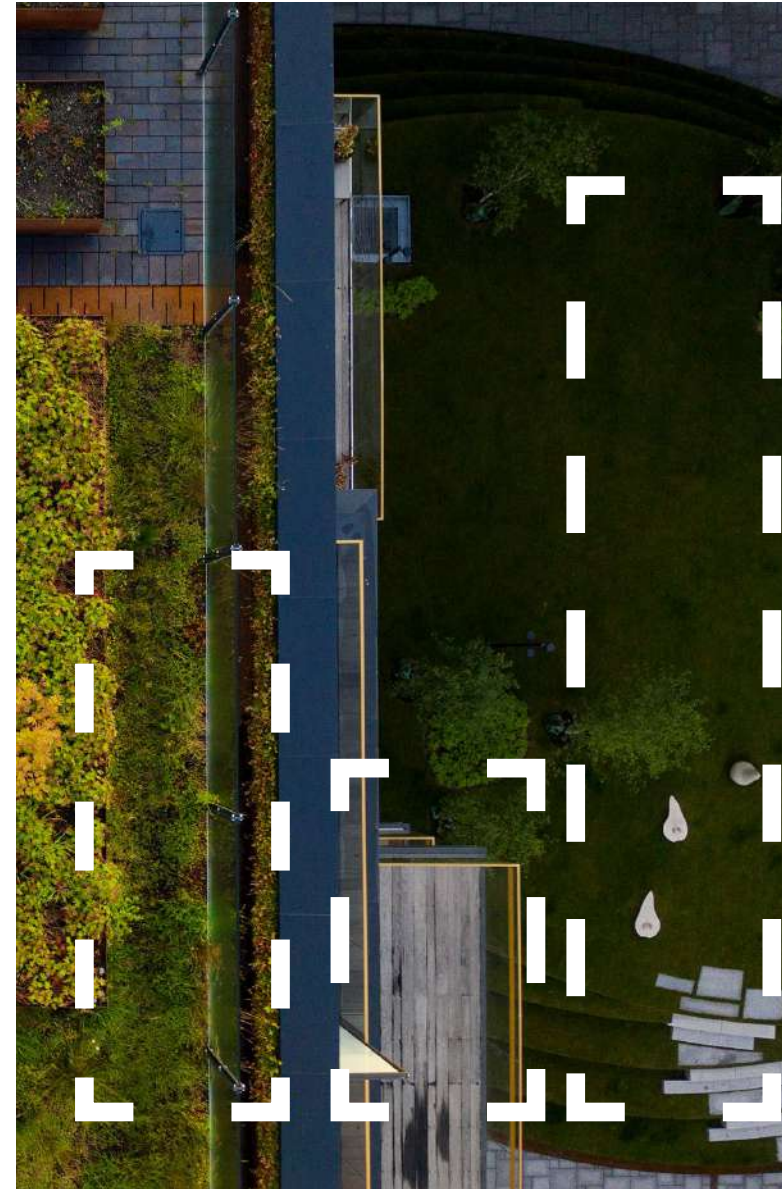
The proposals look to take cues from examples of high quality brick and cladding, integrating elevational depth and relief via brick detailing, and utilising landscape and biophilic design on both the horizontal and vertical plane.

The prominence of the land at Cross Road requires a considered approach to design which not only respects its surroundings and history, but also delivers a scheme which will stand the test of time.

Corner treatment in cantilevered curved brickwork.



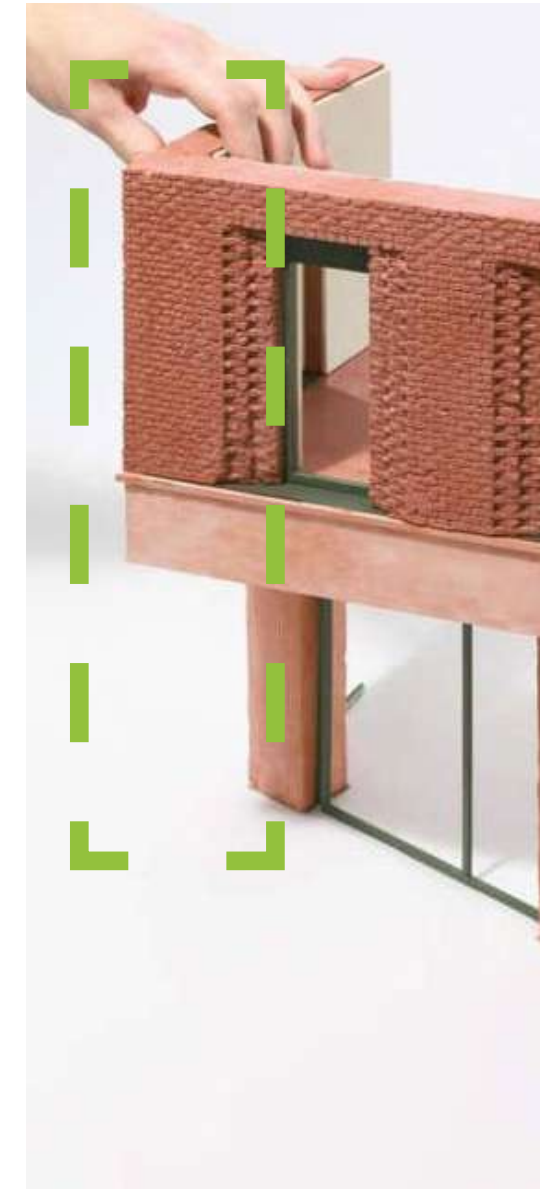
Integrated landscape from ground to roof terrace.



Chamfered reveal detailing creates depth in the facade.



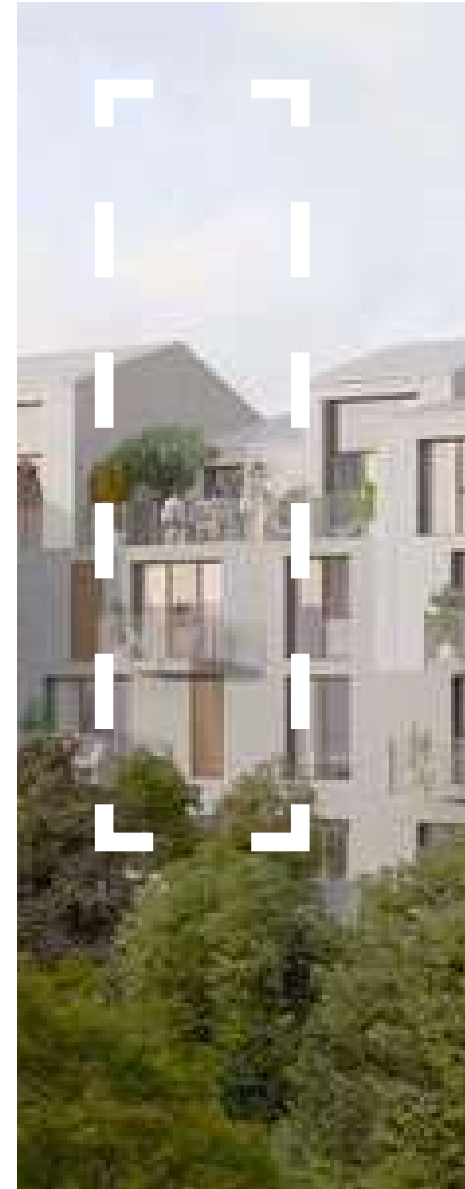
Opening up of street level / public realm.



Creation of depth within low-rise urban apartments



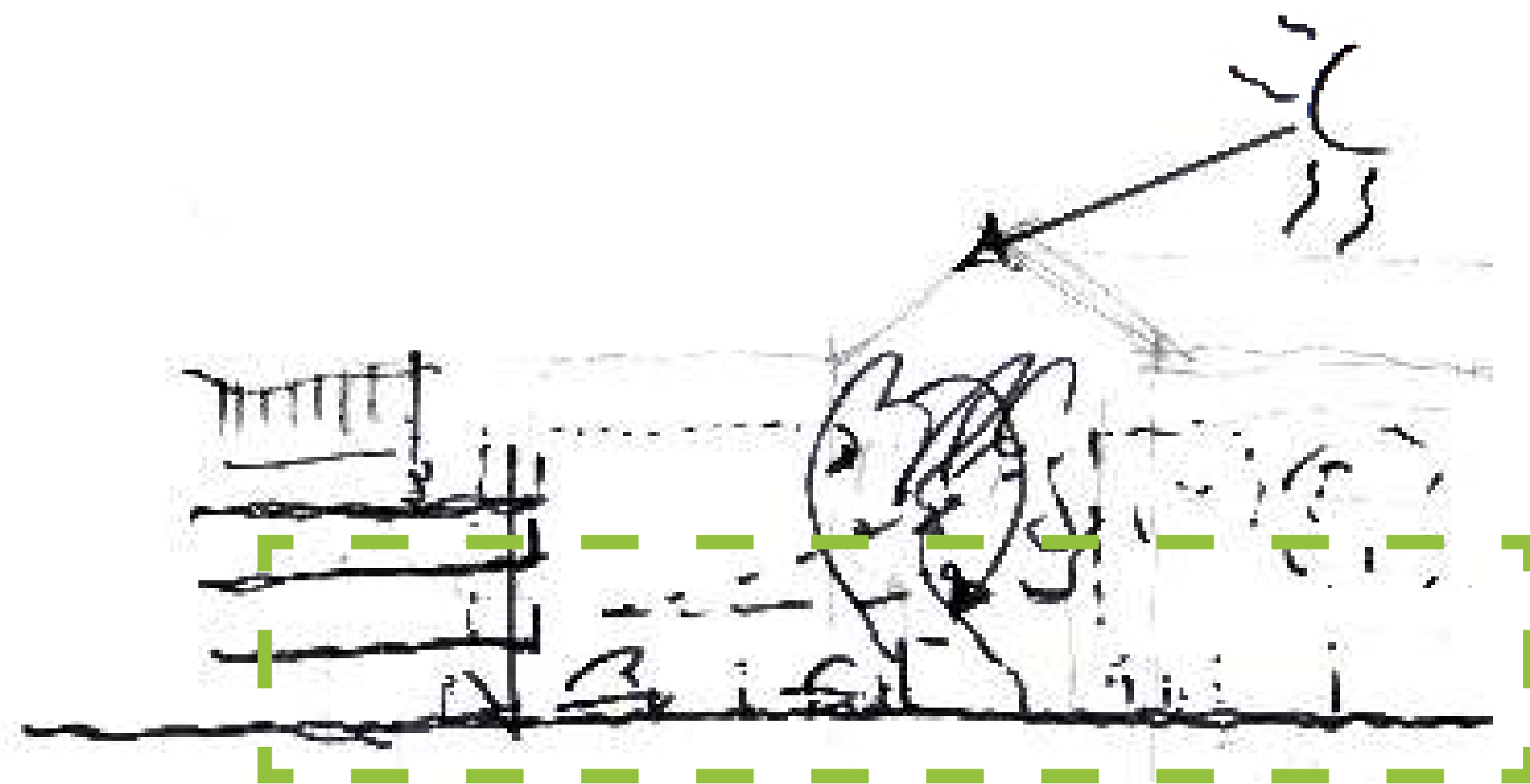
Parkland vs terraces



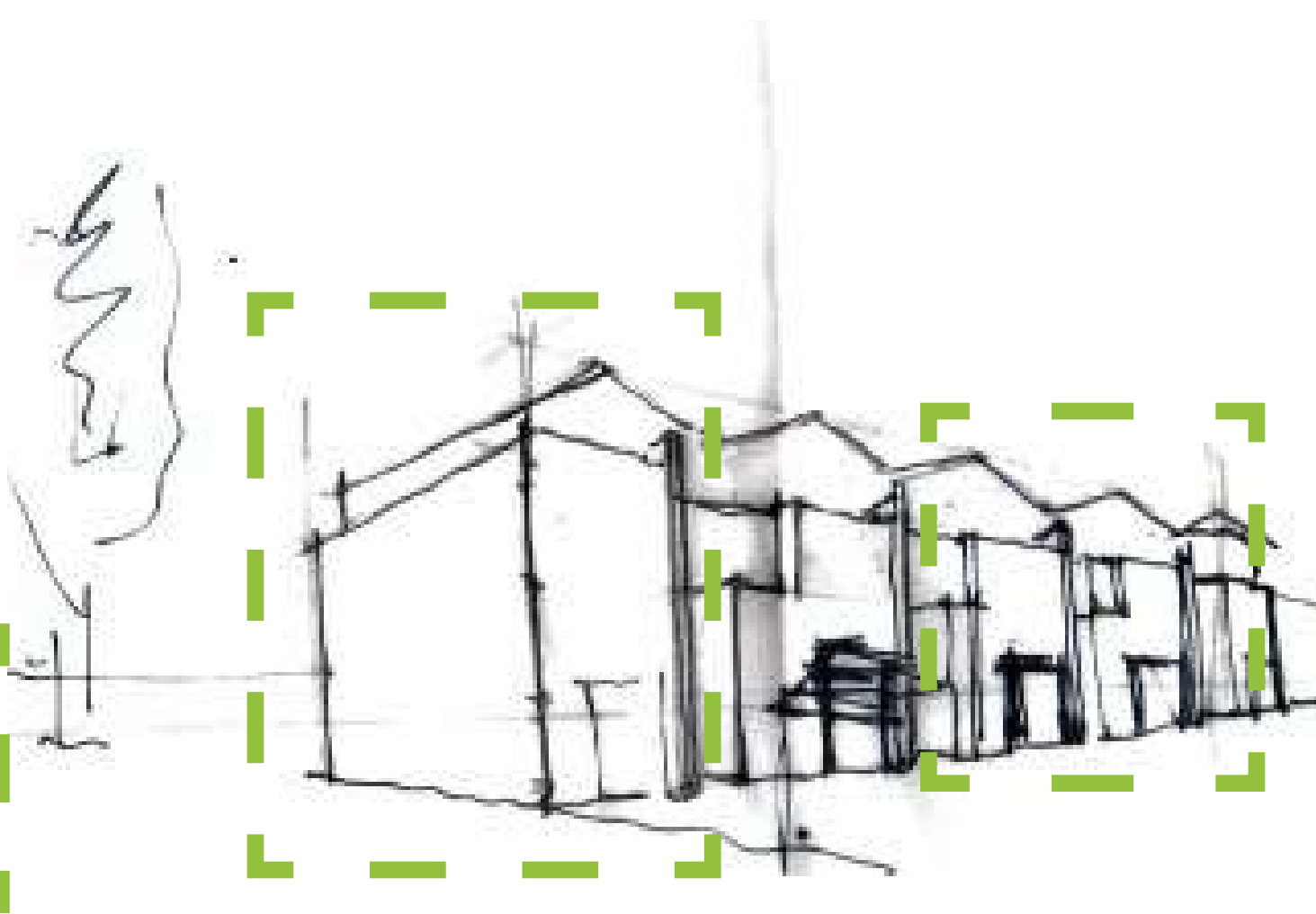
Informal landscaping



CONCEPT SKETCHES



Understanding the importance of the site / park boundary

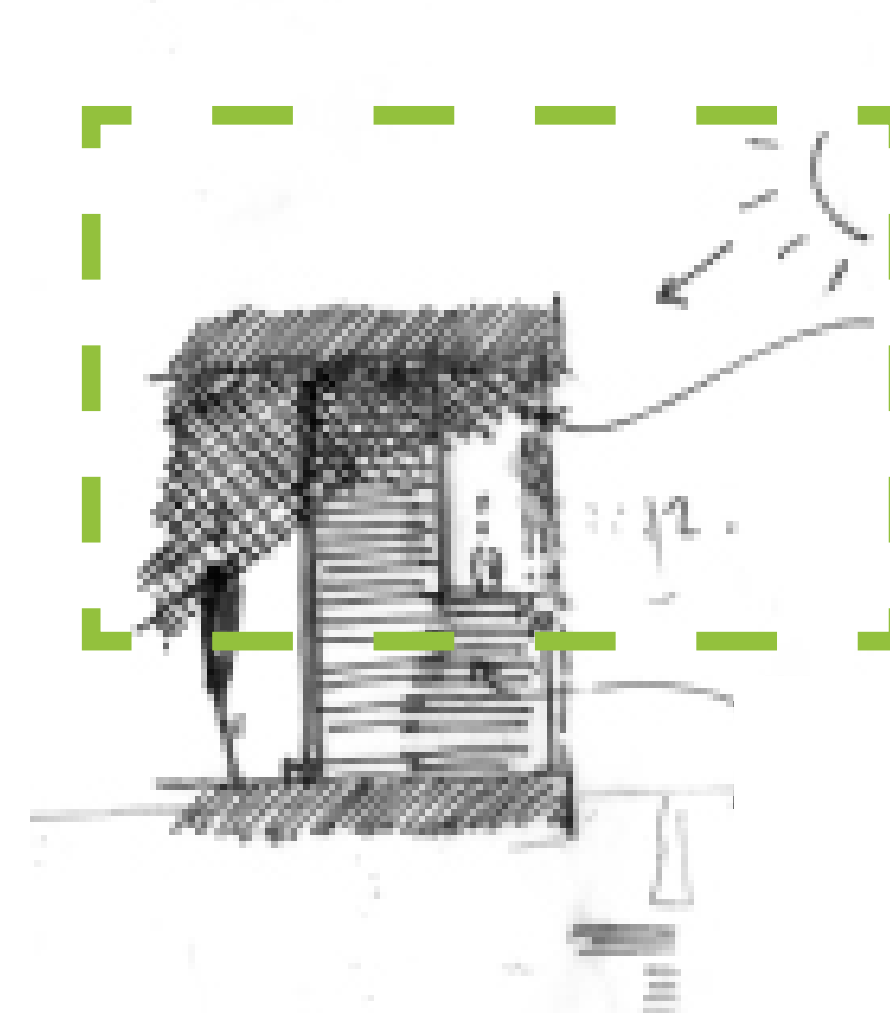


Prominent corner.

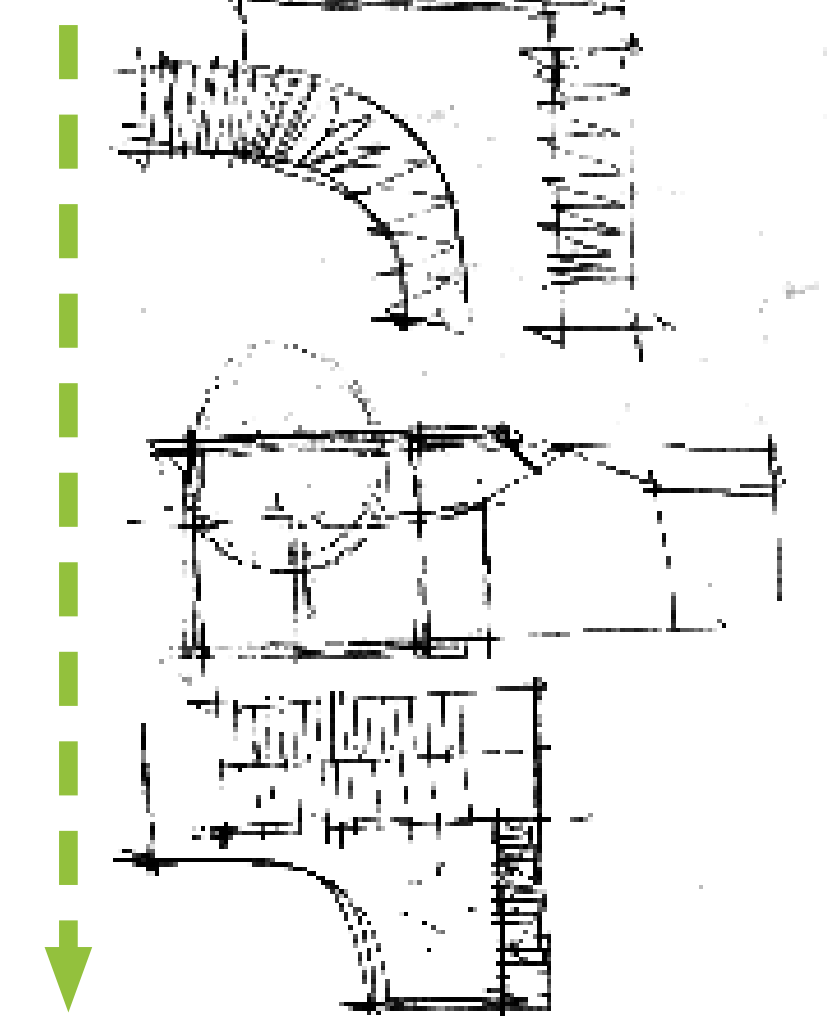


Evoking the feeling of a Victorian terrace with articulation at each storey.

Introducing layering of the southern facade by use of terraces, living screening and full-height glazing.

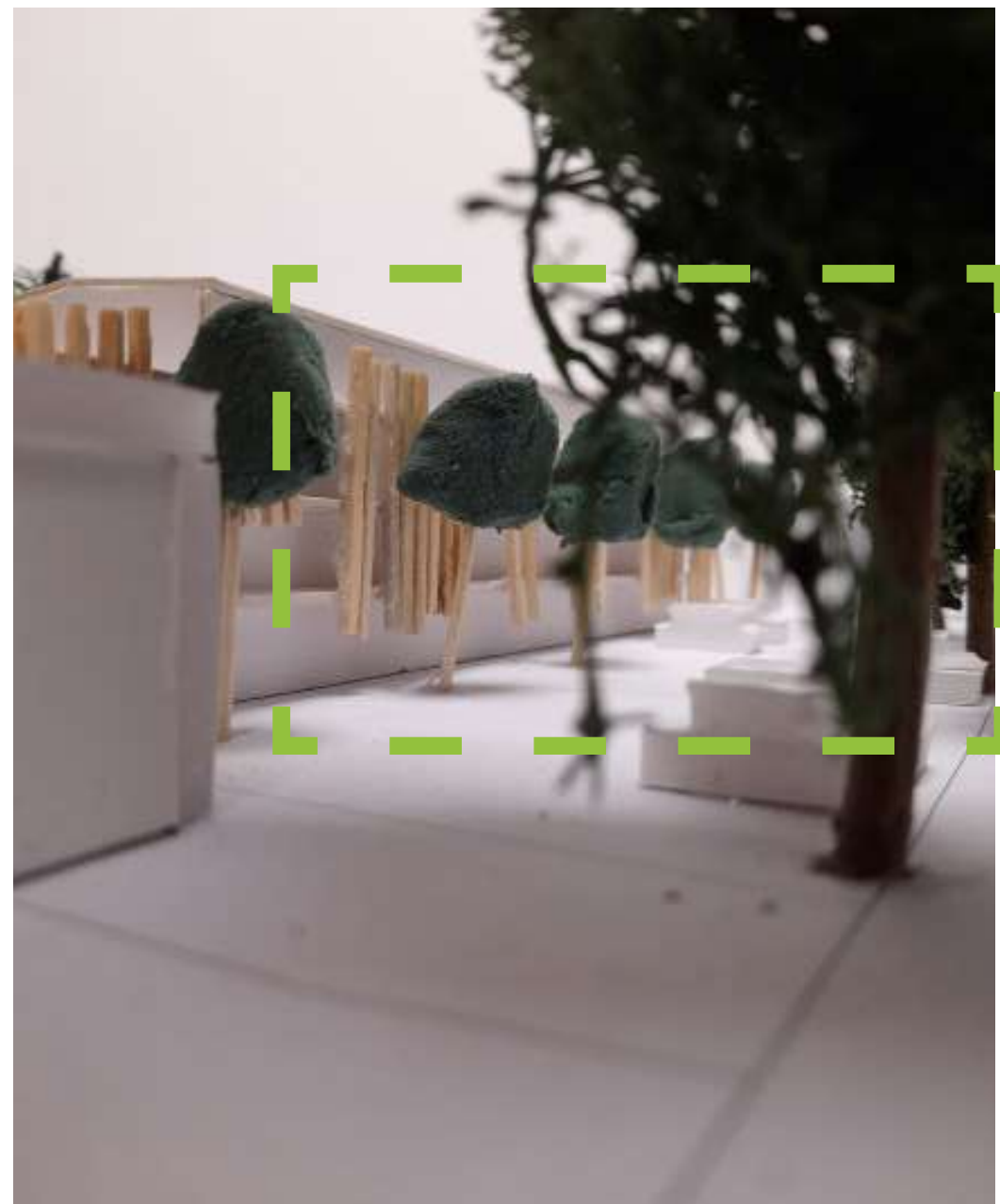


Considering the depth of terraces as aiding with solar gain as well as screening to the terraces.

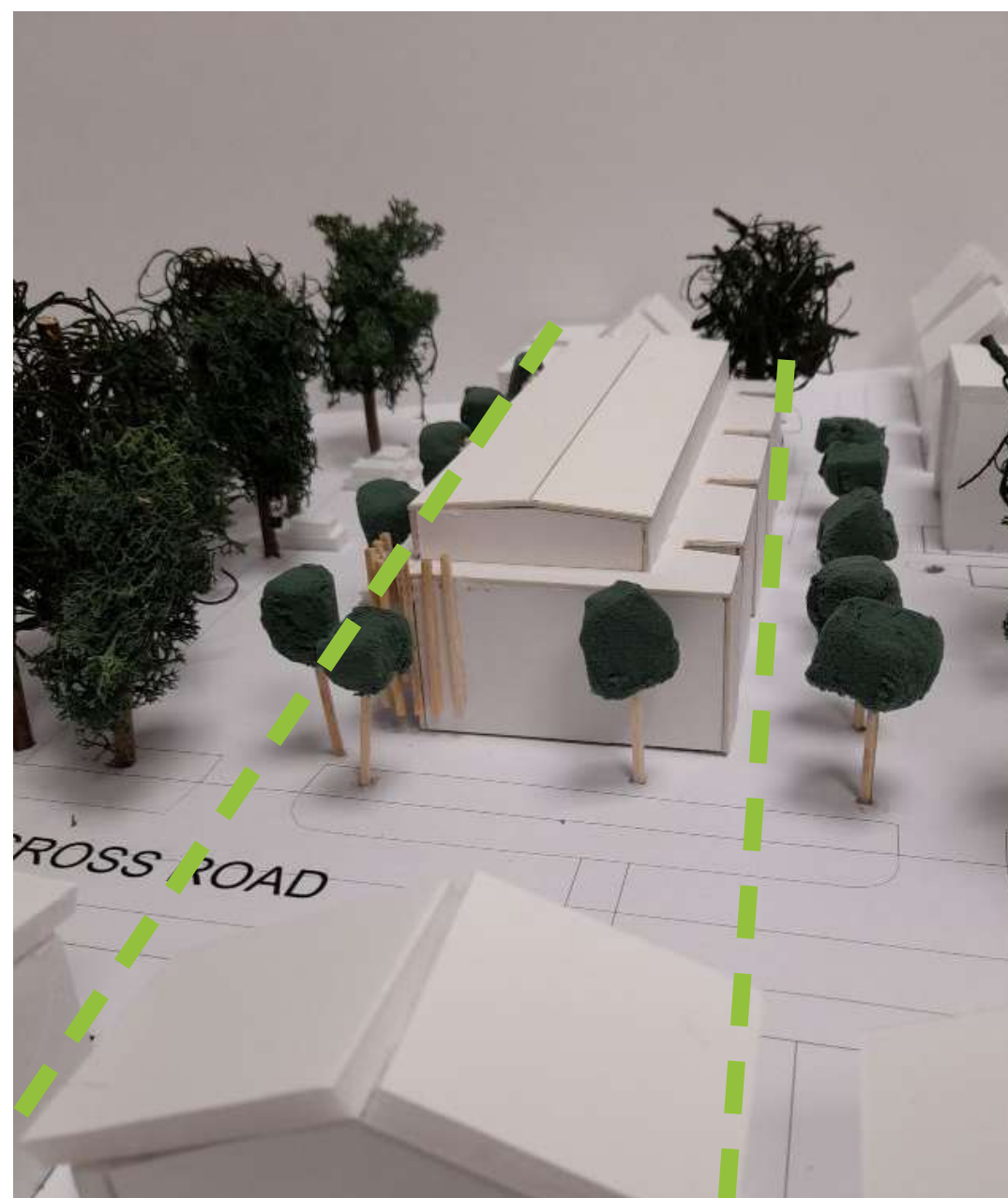


Iteration of the Eastern facade (plan) in order to protect the specimen Ash tree on Thornbridge Avenue.

PHYSICAL MASSING MODEL



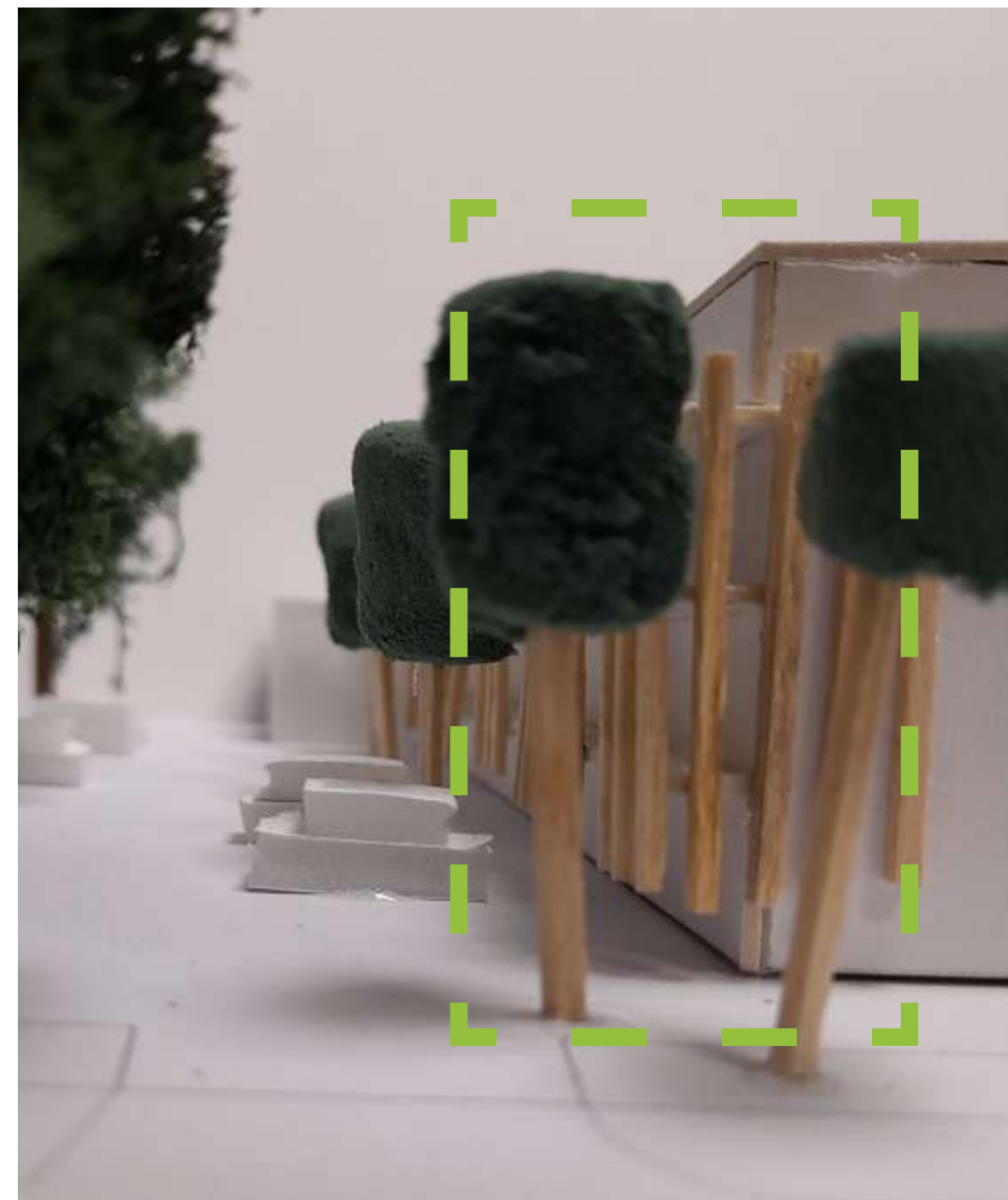
Introducing 'greening up' between park boundary and southern facade.



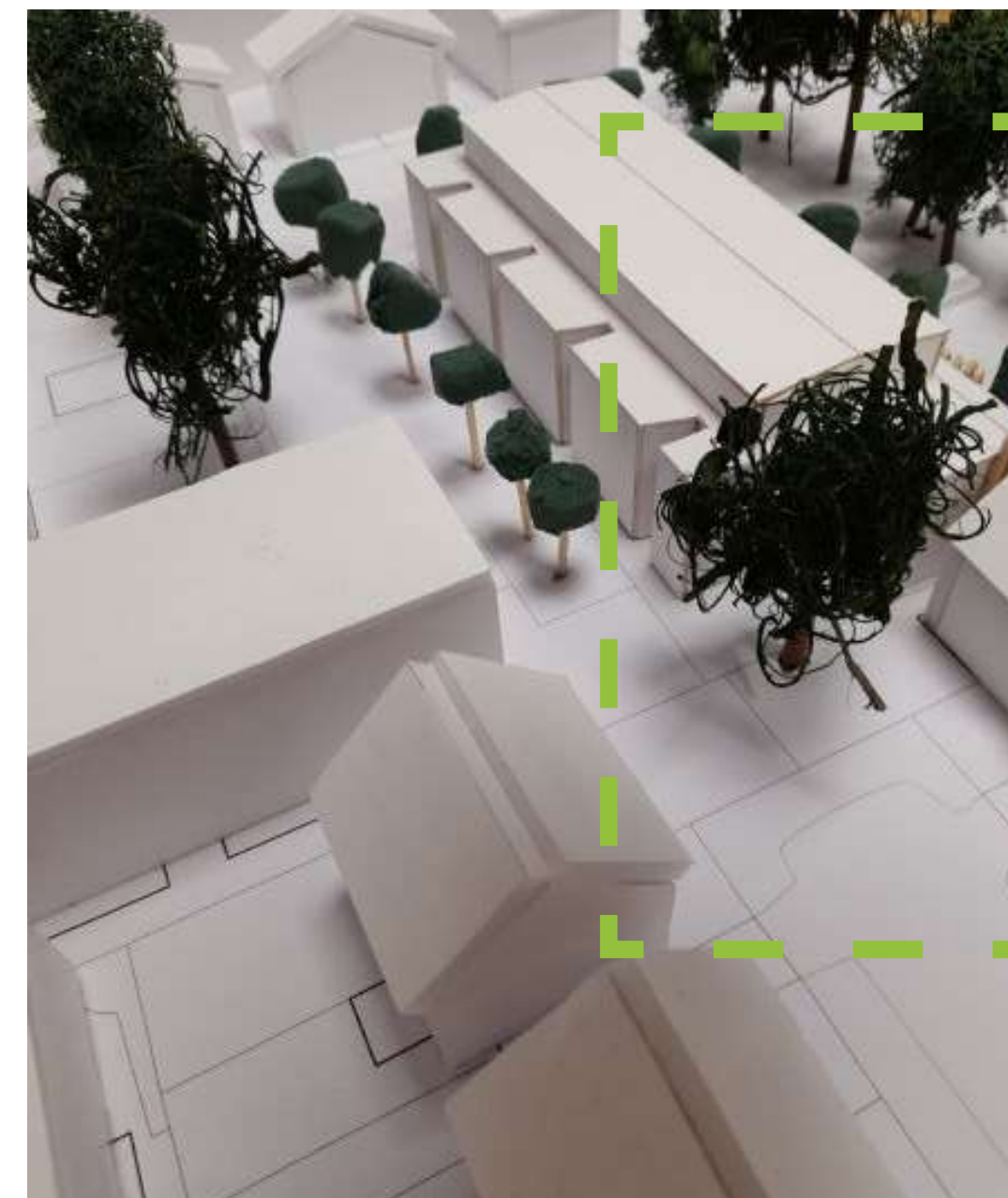
Maintaining a proportionate presentation to Cross Road in comparison to existing properties.



Creation of a landscaped procession along the entrance elevation as well as articulating the northern facade.



Introducing solar shading / screening to southern facade and considering the articulation of the south-east corner.



Designing around the specimen Ash tree on Thornbridge Avenue.

DESIGNING FOR THE END USER

From a very early stage in the design process the team have considered the quality of living accommodation from an end user point of view.

A real consideration based upon the Covid-19 and Post-Covid-19 environment, is that we are spending significantly more time in our homes. Therefore when designing the proposals we have taken into consideration this newer way of living and working in designing the internal accommodation.

As part of this process we posed a number of design questions to be answered within the proposals;

- CAN EACH APARTMENT HAVE A VIEW OF BEECH ROAD PARK?

This was an important goal that has always stayed inherent in the design. Apartment design often overlooks the need for outside space or the perception of bringing the outside in which we endeavoured to address as part of the proposals.

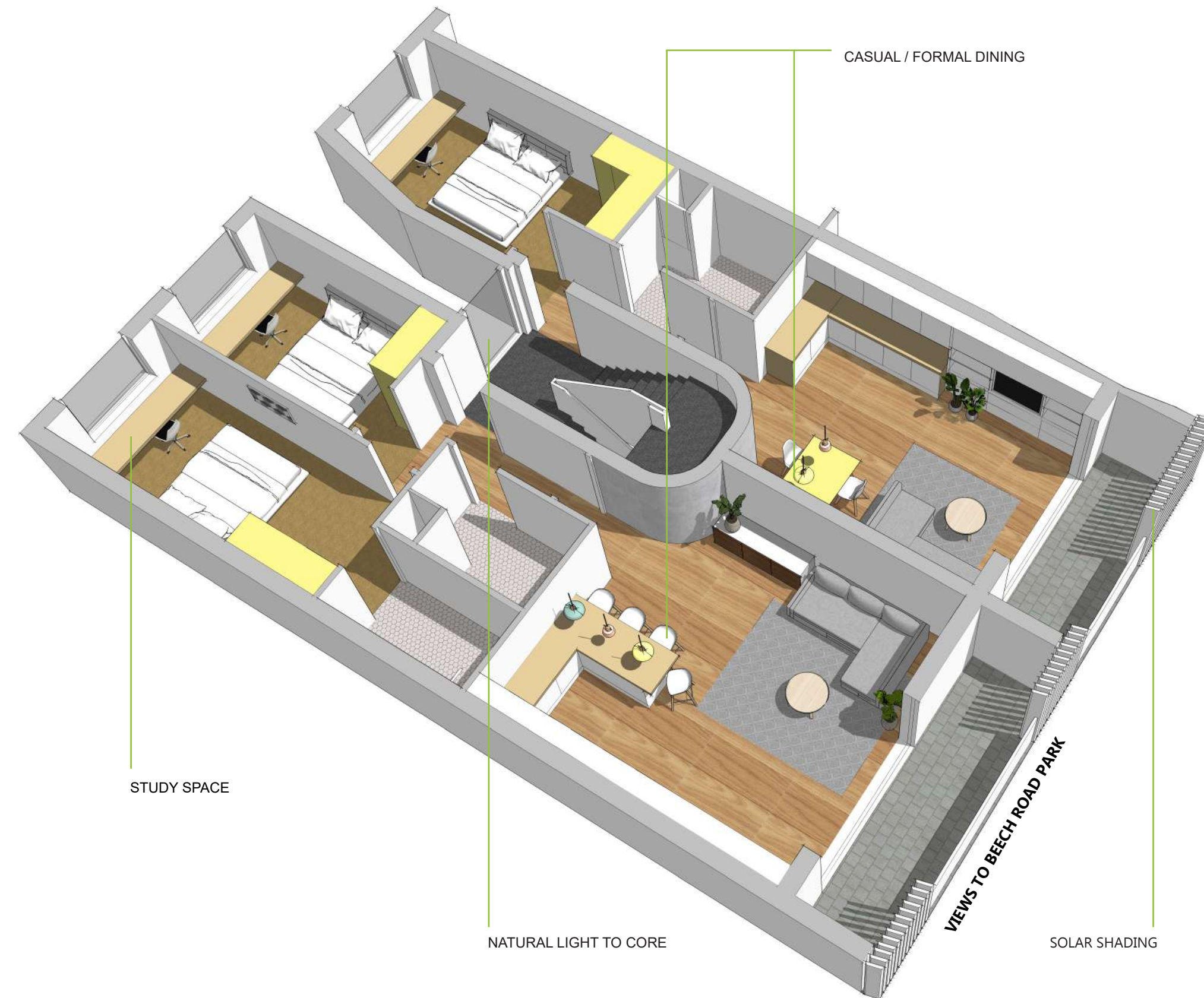
- HOW WILL RESIDENTS WORK IN THE SPACE?

As the Covid-19 pandemic has led to more people working from home, it was important that this was criteria within the apartment design. Residents will be able to work at designated study spaces located in bedrooms.

- CAN THE ARCHITECTURE PROMOTE A SENSE OF NEIGHBOURLINESS?

Throughout the building the apartments are split into 4 stair cores, from which there are 2 apartments at each storey. By creating these intimate spaces we intend to promote an immediate community for residents at each floor. This also creates a sense of privacy and increased ownership of communal spaces by residents.

All apartments have been designed to NDSS alongside Manchester City Council Requirements.



Typical Apartment Layout



TYPICAL FEATURE WALL + DINING



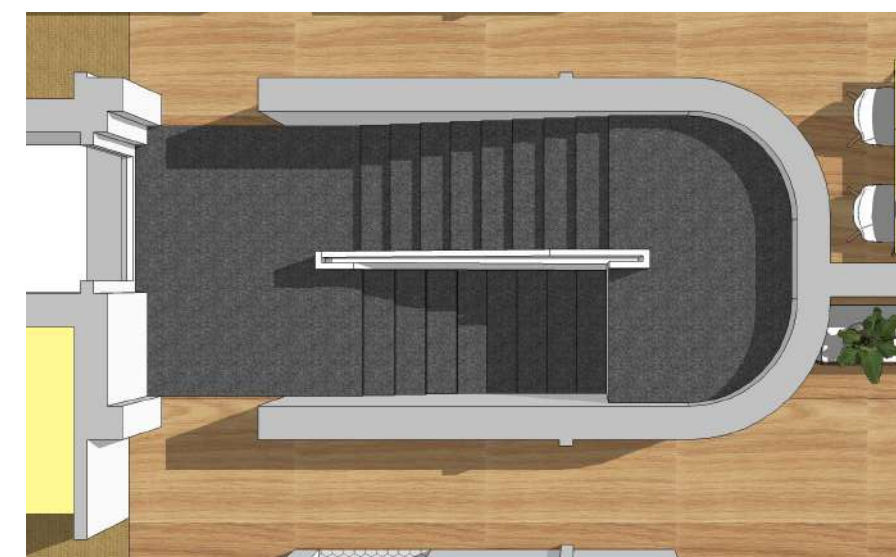
TYPICAL LIVING / KITCHEN / DINING



TYPICAL BEDROOM



TYPICAL 3D PLAN VIEWS



SITE PLAN

The site layout has been thoroughly worked through in order to address the several design drivers discussed earlier in this document, alongside the expected functional requirements for the site such as access, parking and refuse.

The building itself has been positioned as a linear block stretching from east to west across the site and has been set back away from the Beech Road Park boundary. This careful positioning has a number of schematic benefits:

- At approx 18m from the Beech Road Park Boundary the position allows appropriate space for the 100% car parking to the south of the site. Whilst protecting existing tree roots from damage that could be caused by construction, this also allows for a gradient of 'greening-up' between the park and the site. This creates a respectful backdrop to the park that allows existing and new trees to flourish.

- To Cross Road the building presents a narrow elevation, similar to that of the semi-detached houses opposite, which curves towards Beech Road Park. This ensures that the majority of existing residents on Cross Road can still enjoy their long views across the site and towards the park, which would otherwise have been impeded with a different orientation.

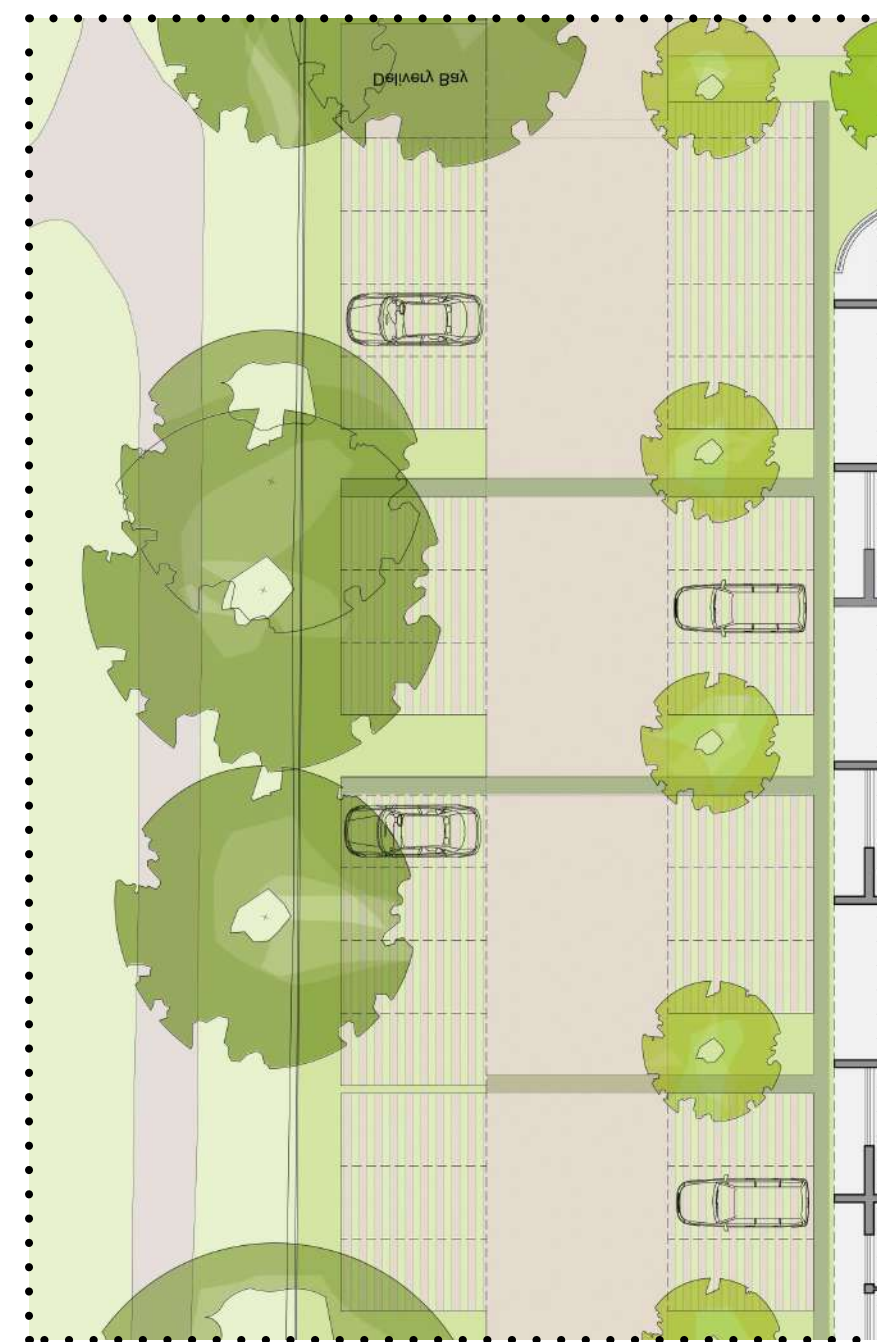
- Every apartment is able to have living accommodation and private amenity space facing the park, with bedroom accommodation on the quieter, northern elevation. As well as providing well needed passive surveillance to the park this also allows residents to benefit from passive heating through solar gain.

- To the West of the site, and sculpted around the existing Ash tree, the building presents a considered elevation to Thornbridge Avenue. This allows residents on Thornbridge Avenue to retain their privacy afforded by the existing vegetation and trees that will remain in situ.

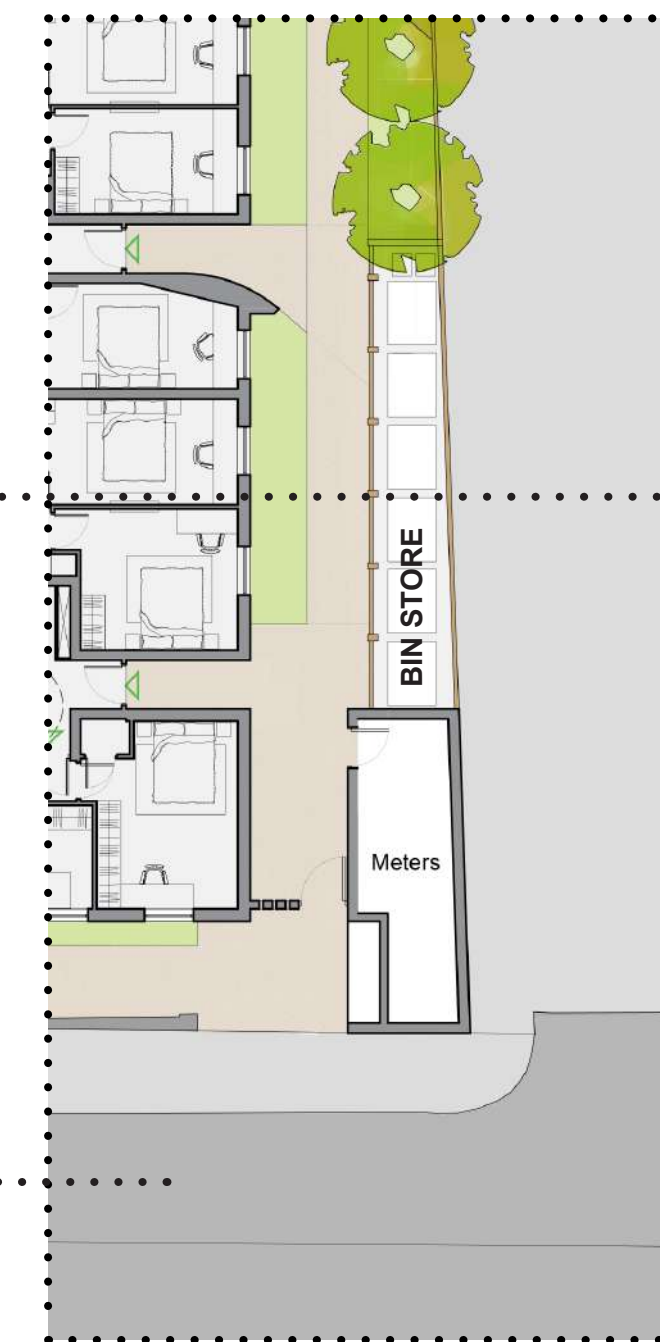
In terms of sustainability the proposals provide both 100% car and cycle parking within the curtilage of the site. 25% of car parking spaces will have EV charging units installed with infrastructure installed for future provision as electric cars become more prevalent.

To accompany this application there is a Landscape report undertaken by Layer Studio who have been involved in the project from concept stage. Please refer to this document for extents and specification of new planting and landscaping.

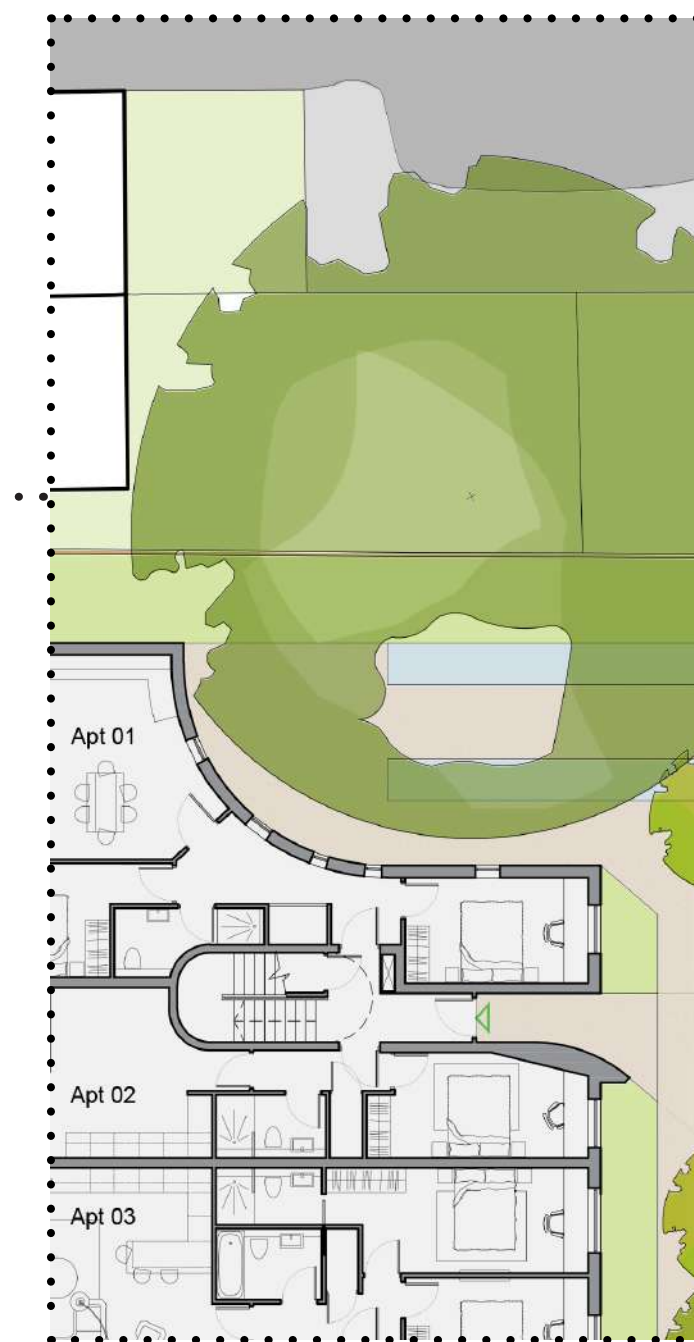
DESIGN + ACCESS



Parking - The scheme features its 100% car parking within a landscaped car park adjacent to the park. Discussed further in the landscape documentation supporting the application, this permeable and heavily vegetated area does not present itself as a typical tarmacked car park and will blend in to the park boundary and upgrade existing planting and trees for the betterment of the locality.



Refuse Strategy - In accordance with Manchester City Council requirements, the provision for bins is as per 0.43sqm per apartment. Located in a centralised bin store the containers will be collected by refuse workers on bin day, taken to kerbside, and returned to the store for residents to use.



Cycles - Positioned within the sculpted curve of the building and under the Ash tree the scheme has 100% cycle parking.

ENTRANCE ELEVATION (NORTH)

The entrance elevation (North) to the building features 3 storeys of articulated and well fenestrated facade, with a stepped back third floor. The design intention of this elevation was to create an architectural rhythm akin to a row of Victorian terraced houses, of which make up a significant amount of the Chorlton building stock.

Across this elevation there are 4 entrance cores which each serve up to 7 apartments, signposted by curved brickwork walls. Natural light is directed into the cores via large floor-to ceiling glazing, creating a sense of openness internally in what are compact and efficient spaces.

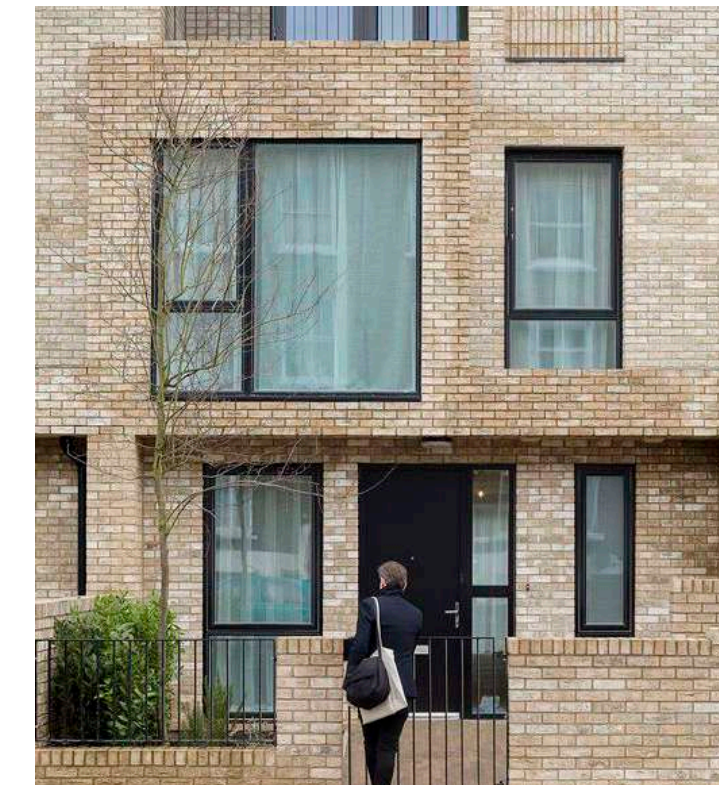
All other windows on the entrance elevation are from bedroom accommodation, with study spaces that benefit from the quiet side of the site and the north working light.

The elevation is integrated with landscape, both at ground floor and at various levels up the facade by the use of shrubs, trees and green roofing.



KEY DESIGN DRIVERS

- CREATING A WELL LANDSCAPED AND ATTRACTIVE ENTRANCE ROUTE FOR RESIDENTS
- TAKING ELEVATIONAL CUES FROM VICTORIAN TERRACES WITH ARTICULATED REAR FACADES.
- PROMOTING A SENSE OF OWNERSHIP AND PRIVACY AS EACH ENTRANCE ACCESSES 7 APARTMENTS.
- STEPPING BACK OF THIRD FLOOR TO REDUCE PRESENCE TO EXISTING HOUSES ALONG HIGH LANE.



ELEVATION TO THORNBRIDGE AVENUE (WEST)

The west elevation has been designed in scale and massing to present a minimal impact to the properties on Thornbridge Avenue. The main massing of the elevation sits adjacent to the side elevation of the existing houses with its curved facade sweeping around the existing Ash tree. At third floor the building is stepped back from the boundary by approximately 10 metres.

The windows across the curved facade are obscured and will provide a dappled effect on the facade which creates elevational interest when the Ash tree is not in leaf.

Cycle parking is located in a secure position along this elevation as a termination to the entrance route of the apartments.



KEY DESIGN DRIVERS

- DESIGNING IN TREE PROTECTION MEASURES.
- FORMING A CONTINUATION TO THE URBAN FABRIC ALONG THORNBRIDGE AVENUE.
- PROVIDING INTEREST AND ARTICULATION TO THE BLANK GABLE





Typical section through Thornbridge Avenue

ELEVATION TO BEECH ROAD PARK (SOUTH)

As a backdrop to Beech Road Park, the southern elevation has been designed with depth, activity and greenery in mind. The full elevation is populated with the private amenity space of each apartment at every floor, interspersed with living screening to aid with solar shading.

The form of the building steps away from the houses on Thornbridge Avenue and emerges at third floor with a row of 5 glazed gables which sit lightly on top of the building. Whilst a familiar form, the roof line is a contemporary addition to the locality and helps to break up the linear nature of the elevation.

The high quality materials used on the elevation are largely traditional in nature but used in a contemporary manner. This creates a welcome juxtaposition to the local vernacular.



STANDING SEAM CLADDING

MESH WITH LIVING SCREENING

METAL RAILINGS

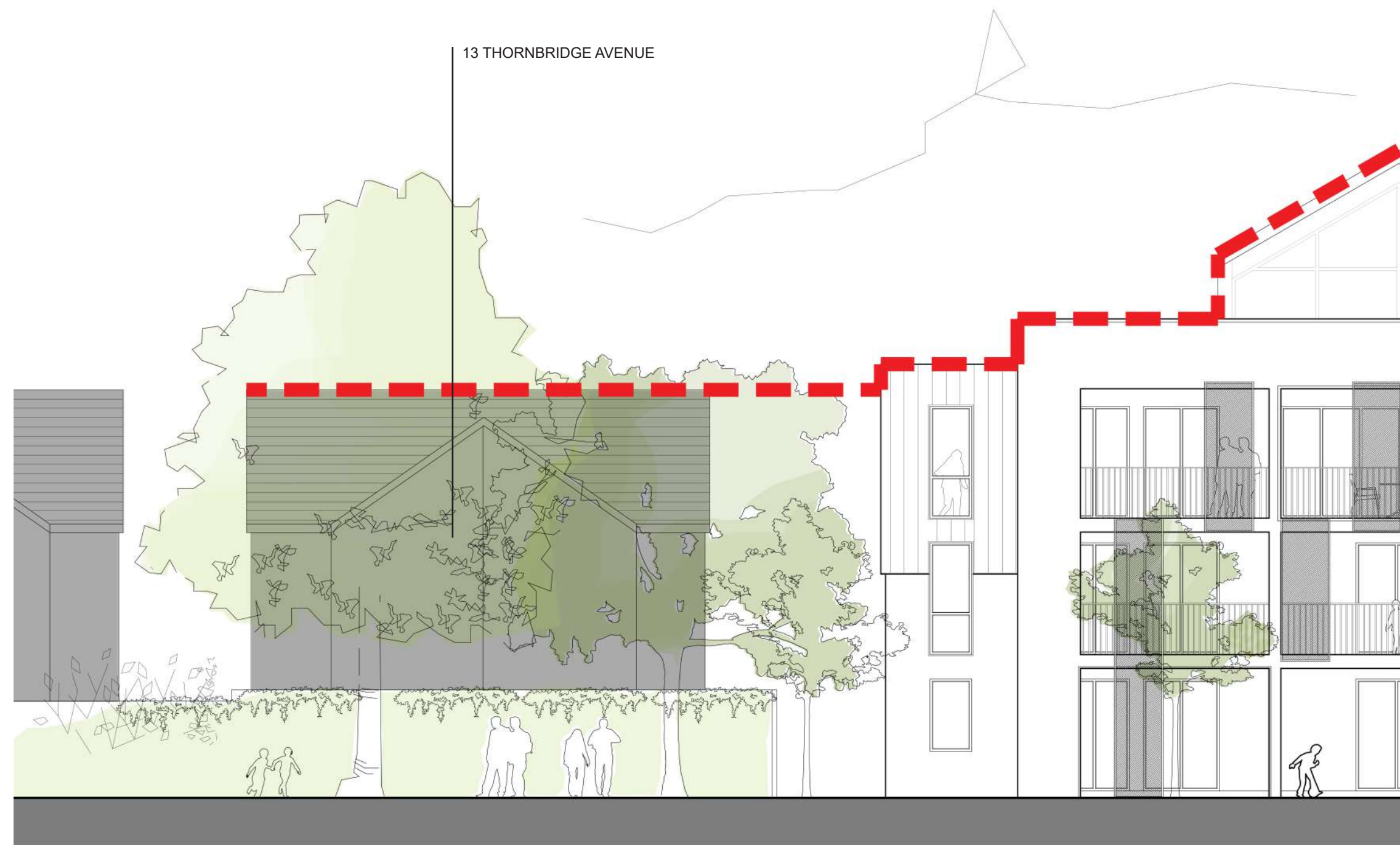
DARK GREY FRAMES

FULL STOREY GLAZING

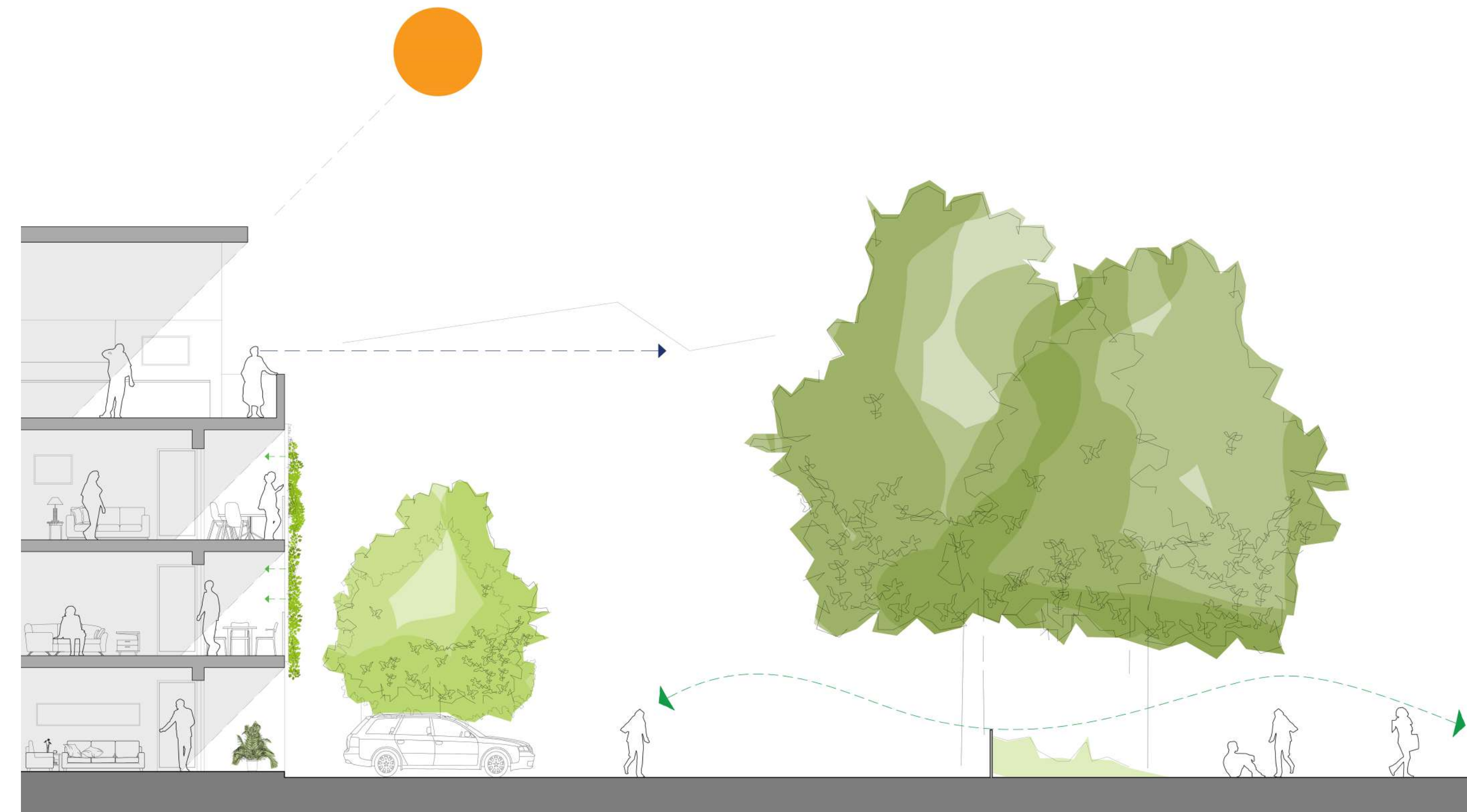
KEY DESIGN DRIVERS

- CREATING A BACK-DROP TO BEECH ROAD PARK - HOW DO WE INTEGRATE?
- ENCOURAGE AND FACILITATE 'GREENING UP' OF THE ELEVATION.
- PROVISION FOR SOLAR SHADING
- HIGH QUALITY MATERIALS AND WORKMANSHIP.





Proposed relationship to Thornbridge Avenue



Proposed Schematic Section

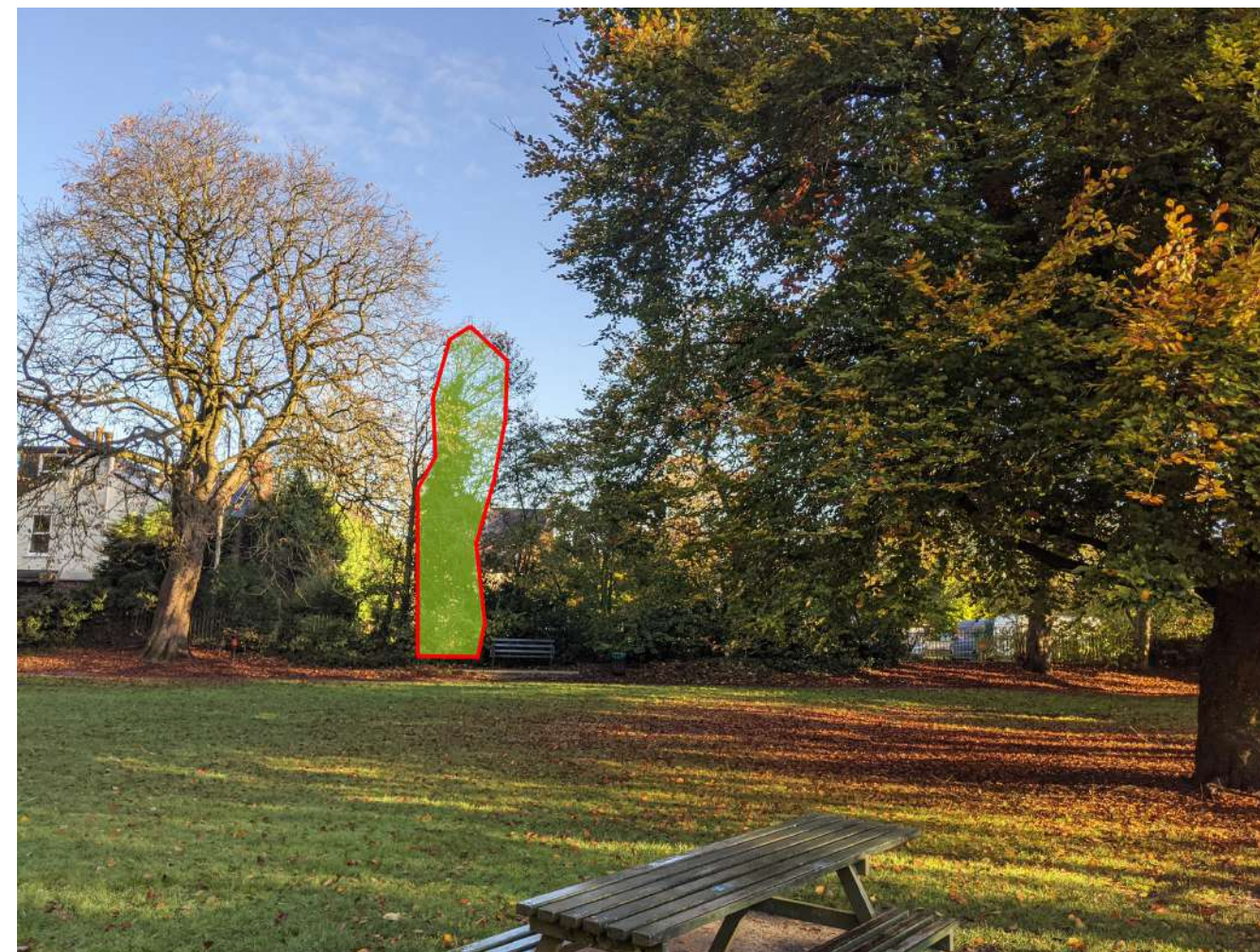
VIEWS FROM BEECH ROAD PARK



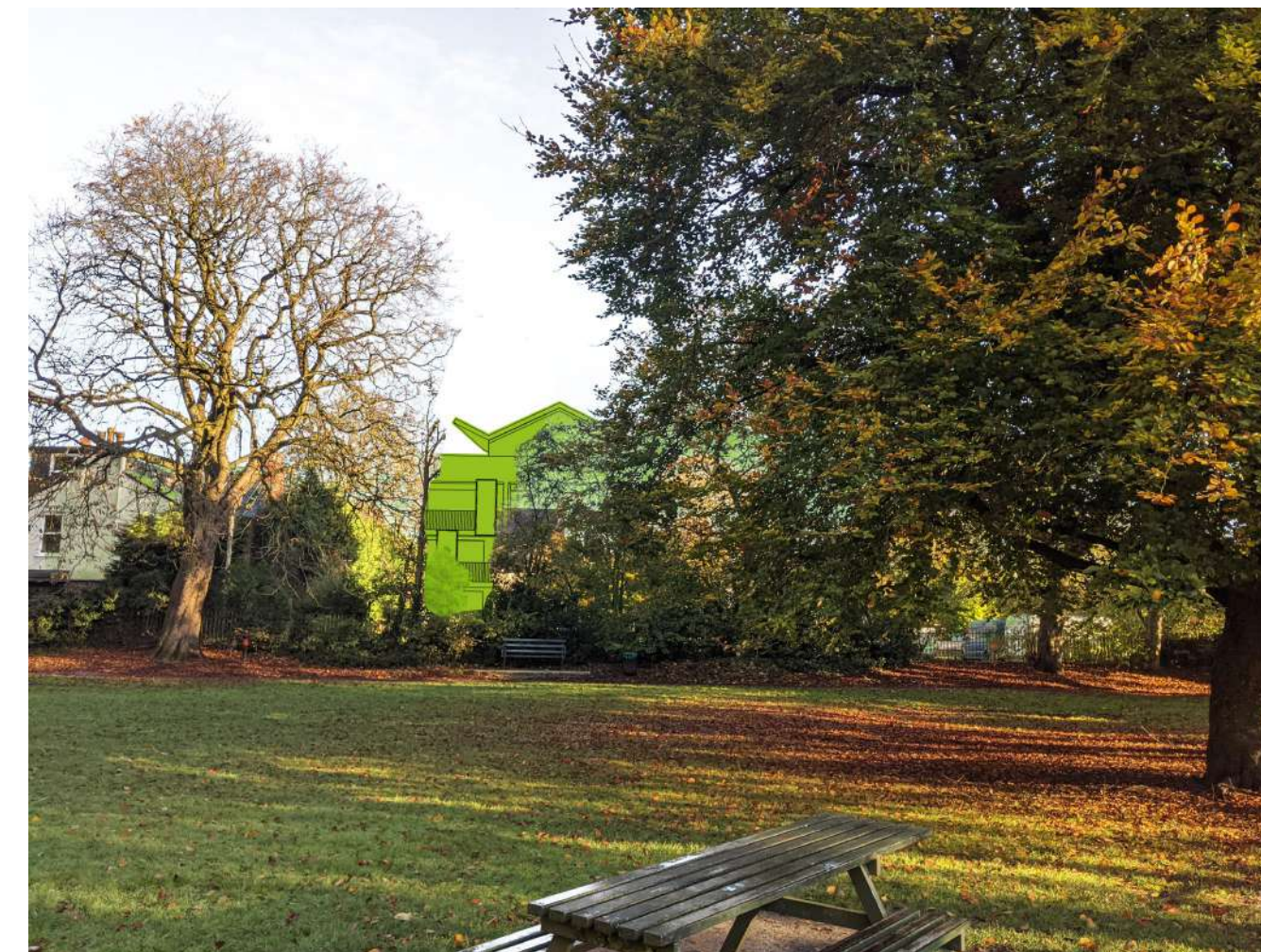
Existing view towards the site from Beech Road Park.



Extents of proposals behind existing trees.



Proposed tree to be removed.



View of proposals from Beech Road Park following tree removal

ELEVATION TO CROSS ROAD (EAST)

The elevation to Cross Road has been designed to be domestic in scale and similar to the semi-detached houses opposite (below). Its narrow frontage presents at 3 storeys to the road with the third floor stepped back.

To the right of the gables the elevation steps back and leads residents towards the entrance elevation and to the left is the vehicular access to the landscaped car parking area.

In the wider street-scene this elevation sits comfortably with the existing houses on High Lane and the mature trees lining the park.



METAL ENTRANCE GATE TO APARTMENTS

KEY DESIGN DRIVERS

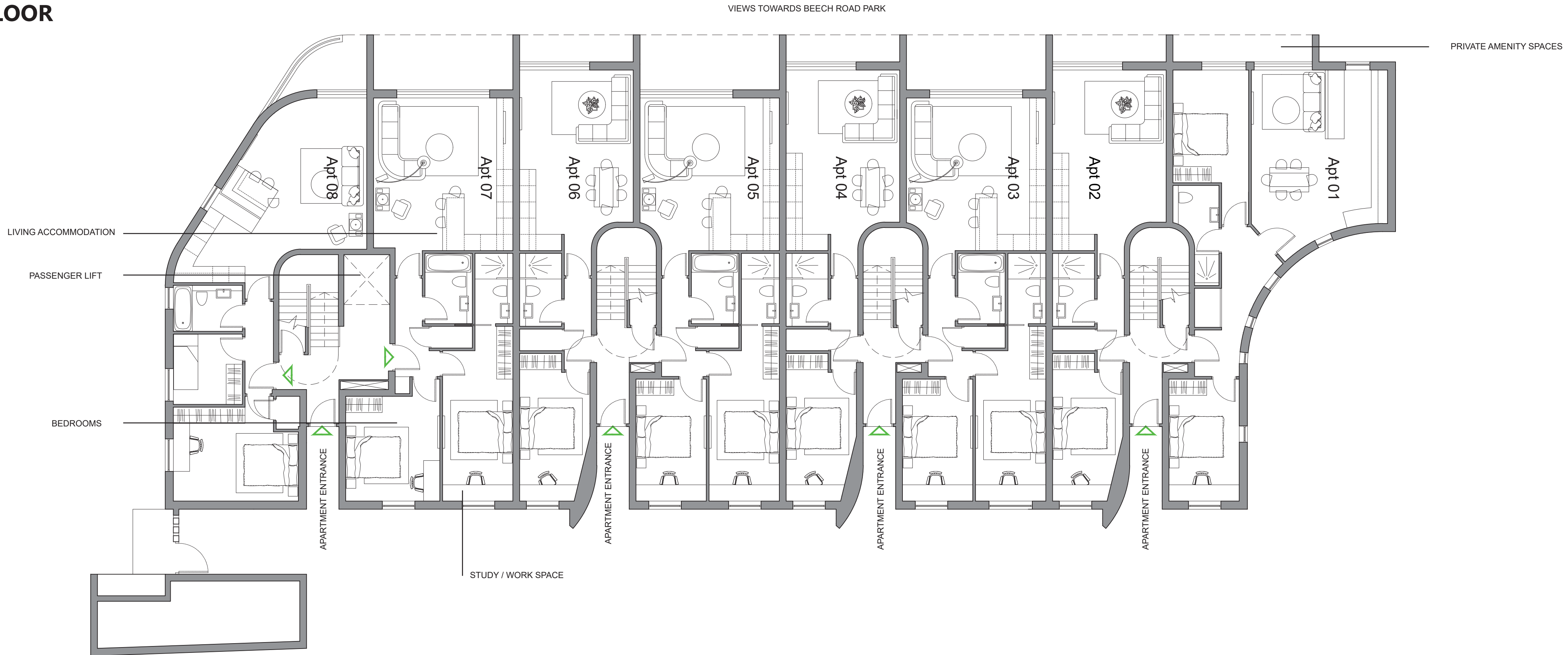
- PRESENTING A COMPARABLE PROFILE TO CROSS ROAD.
- ARTICULATION OF THE ELEVATION WITH FAMILIAR FEATURES.
- STRONG INTEGRATION OF LANDSCAPE AND ARCHITECTURE TO APARTMENT APPROACH.
- SEMI-PRIVATE RELATIONSHIP TO CROSS ROAD OPENS UP PUBLIC REALM.





Proposed Cross Road street-scene

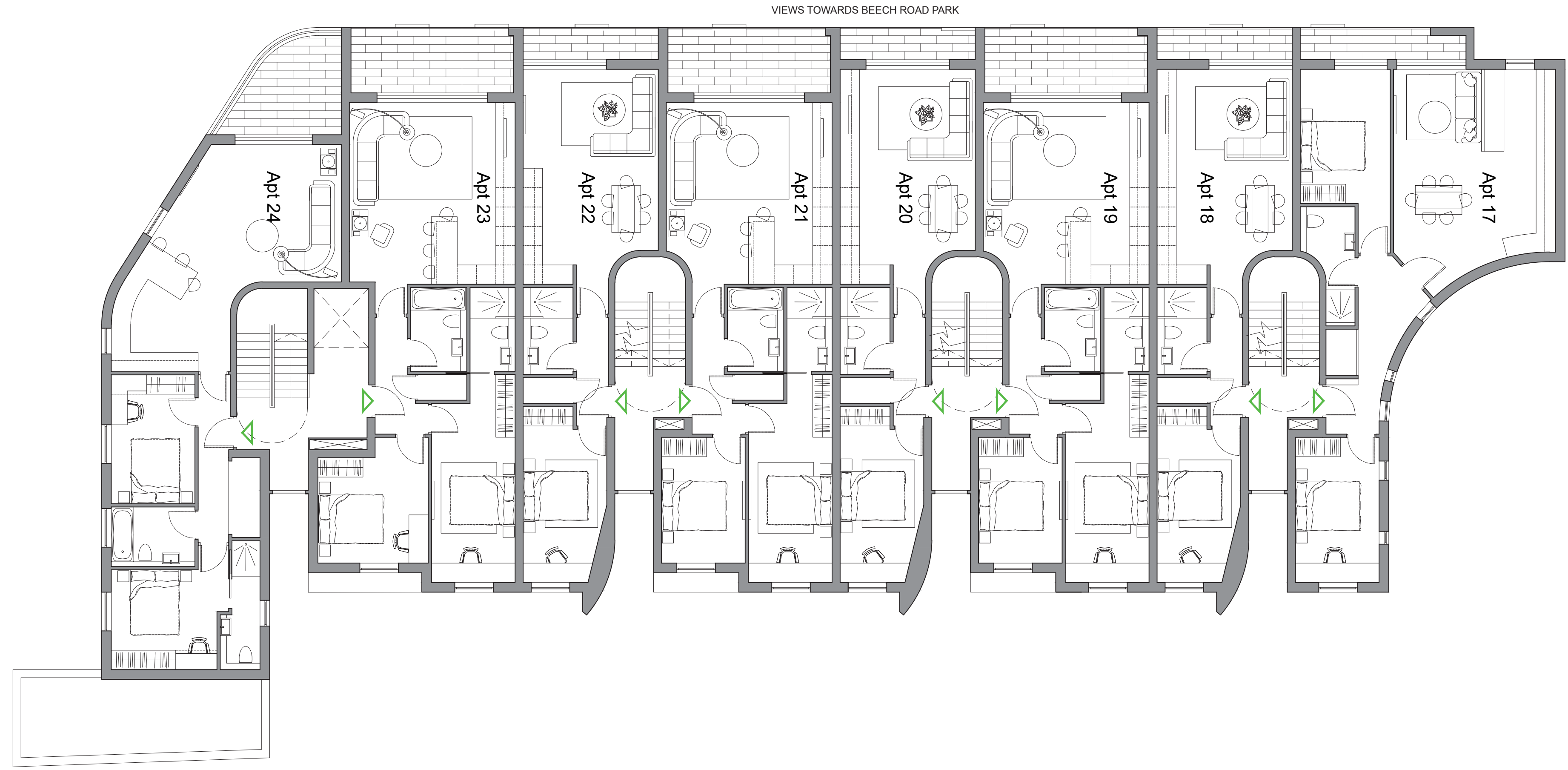
FLOORPLANS - GROUND FLOOR



FLOOR-PLANS - FIRST FLOOR



FLOORPLANS - SECOND FLOOR



FLOORPLANS - THIRD FLOOR



MATERIALS

The materials proposed for the scheme have been well selected and are intended to compliment that of the local building stock. They are considered to be appropriate and of high quality, selected as such to provide the building with longevity.

The mixture of red brick, metal glazing, living screening and standing seam cladding will sit appropriately across all 4 of the buildings equally important elevations.



Standing seam roofing

Red Multi facing brick

Metal railings

Metal surrounds to balconies

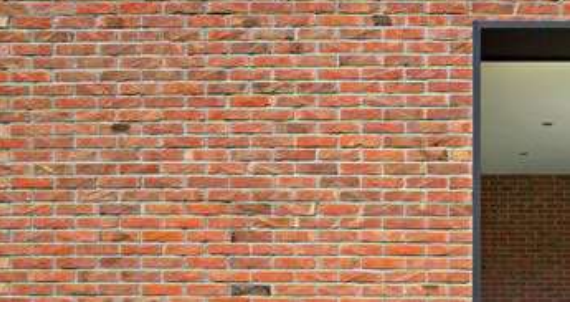
Metal mesh with living / green screening

Dark grey aluminium glazing



Glazed terrace balustrade

Off-white render



CONCLUSION

The proposals outlined in this statement have shown evidence of a collaborative approach throughout the development of design across multiple disciplines. The design team has worked extremely positively with Manchester City Council at several Pre-App meetings, and with elected council members and the public at Public Consultation.

The site itself is challenging and unique in nature, where each corner is of equal importance. The team has endeavoured to address and pre-empt, where appropriate, neighbour and local authority concerns, resulting in a tried, tested and bespoke design solution.

In terms of accommodation the building is providing 100% affordable housing, 100% car parking and 100% cycle storage, which is an exciting prospect in such a prominent site in Chorlton.

In form the building is contemporary, but nods to traditional materials and familiar silhouettes and is well suited to the area, which is characterized by traditional but unique architecture.

This scheme is a significant opportunity to provide Chorlton with much needed affordable housing in the form of a high quality, well designed building that will stand the test of time. As such the proposals should be considered for approval.



Proposed visual from Beech Road Park. (As an artists impression, existing trees have been omitted in this scene in order to better show the proposals)



Proposed visual from Cross Road.



CROSS ROAD, CHORLTON

for SOUTHWAY HOUSING TRUST REV A 05.2022

VIEW
ASSOCIATES
CHARTERED ARCHITECT

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