



Design and Access Statement

Collyhurst Village Marketing Suite

June 2022

Introduction

- 1.1 This Design and Access Statement provides a description of the main design objectives that have informed the scope of the proposals, in accordance with Planning Practice Guidance.
- 1.2 The application site extends to 0.156ha and currently comprises development land to the south of Marston Street. The site is located within Plot D of the approved Collyhurst Village development. The marketing suite will be situated on the site of the 2no. bed back-to-back units adjacent to Marston Street, which were granted approval under planning permission 129393/VO/2021. A Site Location Plan has been submitted alongside this planning application.

Use

- 1.3 The proposed marketing suite will act as a key tool for the marketing and sale of new homes, generating interest in the Collyhurst Village development and creating an important hub on site for visitors. Therefore, the proposed marketing suite is essential to raise awareness of the approved Collyhurst Village development and to ensure its successful delivery, which will in turn contribute positively towards the regeneration of Collyhurst and the wider Victoria North regeneration area.
- 1.4 It is expected that the proposed marketing suite will operate for a period of two years, during which time it will act as the marketing suite for the entire Collyhurst Village development. Once the marketing suite is no longer needed, the 2no. back to back units, on which it will be sited, will be delivered.
- 1.5 The marketing suite will operate during the following hours and the majority of viewings will be by appointment:
 - Monday to Wednesday: 10am – 6pm

- Thursday to Friday: 11am – 7pm
- Saturday to Sunday: 10am – 4pm

Amount

- 1.6 The marketing suite will comprise 67.6sqm GIA.

Layout

- 1.7 The Proposed Site Plan illustrates the layout of the proposed development.
- 1.8 The marketing suite is positioned to the west of the site. Surface car parking is situated at the northern site boundary, comprising 10no. car parking spaces. 1no. disabled parking space is positioned closest to the marketing suite for ease of access and 2no. cycle spaces are located along the boundary of the marketing suite.
- 1.9 To the south of the site is a surface water infiltration trench/basin. Further details are provided on the Drainage General Arrangement Plan (Drawing no. 1226-08-CIV-XX-XX-D-D-30001 Rev P04) submitted alongside this planning application.

Scale

- 1.10 The proposed marketing suite will comprise a single-storey modular building, which will be prefabricated off-site. The marketing suite will be 3m tall.

Landscaping

- 1.11 A Landscape General Arrangement Plan (Drawing no. 1994-EXA-00-GF-DR-L-111 Rev P03) has been prepared by Exterior Architecture and shows the hard and soft landscaping proposed for the site, in addition to the architectural furniture, such as the proposed railing.
- 1.12 A lawned area, comprising hardwearing turf, is proposed around the marketing suite, with ornamental planting lining the proposed walkway. The marketing suite will be screened from Marston Street by further ornamental planting, in addition to hedge planting which will extend to 1m in height.

Appearance

- 1.13 The marketing suite will be of a high quality and modern appearance, as illustrated on the submitted elevational drawings (Drawing nos. 2007-445c-No.3a - A101 Rev C3 and 2007-445c-No.3a - A102 Rev C3).

Access

- 1.14 The site will be accessed from Marston Street to the north via Rochdale Road, as illustrated on the submitted access drawing prepared by Civic Engineers (Drawing no. 1226-08-CIV-XX-XX-D-H-40001 Rev P02).
- 1.15 Vehicles will be able to turn into Marston Street by a left turn and right turn using the existing road layout on Rochdale Road. Vehicles will be able to use the turning head to the east of the site on Marston Street when the car park is unavailable.
- 1.16 The proposed development is fully accessible. A level access threshold (i.e. no more than 15mm obstruction) is proposed at the entrance doors and the door width will be greater than 750mm.

Conclusion

- 1.17 In summary, this Design and Access Statement has explained the design principles of the proposed development for temporary planning permission for the erection of a marketing suite, car parking, landscaping, drainage infrastructure and other associated works at land to the south of Marston Street, Manchester.