

Design and Access Statement

Change of Use & Building Works

MARILLAC HOUSE

Laindon Road
MANCHESTER
M14 5YJ

Arcon Housing Association

May 2022



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1.0 Executive Summary



Nicol Thomas are pleased to submit this Design and Access Statement in connection with the change of use and associated building works at Marillac House, Laidon Road, Manchester. M14 5YJ.

The purpose of this document is to outline the understanding and significance of the project in both design and site usage and the impact that this will have on the immediate environment and wider community.

The document provides a detailed design justification for the proposed re-development.

The following pages should be read in conjunction with the submitted plans.

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Executive Summary

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2.0 Introduction



Figure 1

Marillac House is a two storey predominantly brick faced building built in the late 20th century. The property is currently vacant and has been now for a period of over two years. The last recognised use of the building was for a supported living use offering the following accommodation:-

8No. Bedsits

5No. 1 Bedroom apartments

13No. Residential units in total

Communal facilities comprising:- office, lounge, kitchen, laundry, miscellaneous quiet rooms and assisted WC facilities.

The building has a gross net internal floor area of < 1100 Sq metres, including a two storey internal courtyard that accommodates at ground floor level an area of 86 Sq metres (see figure 1).

This document highlights the drivers and rationale to convert the premises from their current form to create NDSS compliant living accommodation for residents over 55 years of age on a social rent tenure.

The building is owned by Manchester City Council and secured on a long term lease by the applicant.

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Introduction

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2.0 Introduction



Philosophy

Whilst density and dwelling numbers are important in respect of financial viability for any scheme, the brief dictated that the development should be of a high quality. All property sizes are compliant with 'The National Described Space Standards'.

This Design & Access Statement seeks to establish the design process behind the Planning application. The document forms part of a suite of documents prepared to support a Planning application submitted on behalf of the applicant for 5 No. 1-Bedroom and 5 No. 2 bedroom apartments.

The Design & Access Statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012, Part 1, Schedule 8, paragraph (1), (2), (3), (4) and (5).

The Applicants

Arcon Housing Association Limited

Arcon Housing Association is part of Bolton at Home Limited. Bolton at Home Limited is a registered provider with the regulator of Social Housing.

Arcon's origins

Originally known as Arcon Housing Association (Cost Rent) Limited, Arcon have been working in and around Manchester, since 1972. They dropped 'Cost Rent', from their name, in 1975, becoming known as Arcon Housing Association Limited.

Arcon today

Today Arcon own and manage of 1,300 homes, in and around Manchester. Their homes are a mix of new build and refurbished flats, houses and bungalows. Some market rent, shared ownership properties and a number of supported schemes are all included in their stock.

Their new ambitions for growth and diversification have seen them form new partnerships and alliances, both locally and nationally. Arcon are members of the GM Providers Group. They have also signed up to Placeshapers, a national group of community based housing organisation.

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3.0 The Site



Marillac House is situated on Laindon Road, Manchester, M14 5YJ.

The property is secured on a long term lease from Manchester City Council. The 12 flats located adjacent Marillac House and that are accessed off the existing highway, The 12 flats have the following postal addresses:-

1-6 Cypress House, Laindon Road, Manchester, M14 5YR

1-6 Cedar House, Laindon Road, Manchester, M14 5YR

The existing properties share the vehicular access and communal car parking of Marillac House. The existing car parking on the site is unusual and somewhat informal in its layout and accommodates 9No. vehicles (excluding the garage – that is not used currently and subsequently is proposed as part of the application to be demolished to improve the overall car park facility for all properties.

The red line site has an area of 0.2 hectares.

Laindon Road is situated to the South East of the City Centre, regionally centrally between Longsight, Ardwick & Belle Vue. Laindon Road is located approximately 2.0 Km from the City Centre perimeter ring road. The property is located within a sustainable area with relatively level access to public facilities, services and shopping opportunities.

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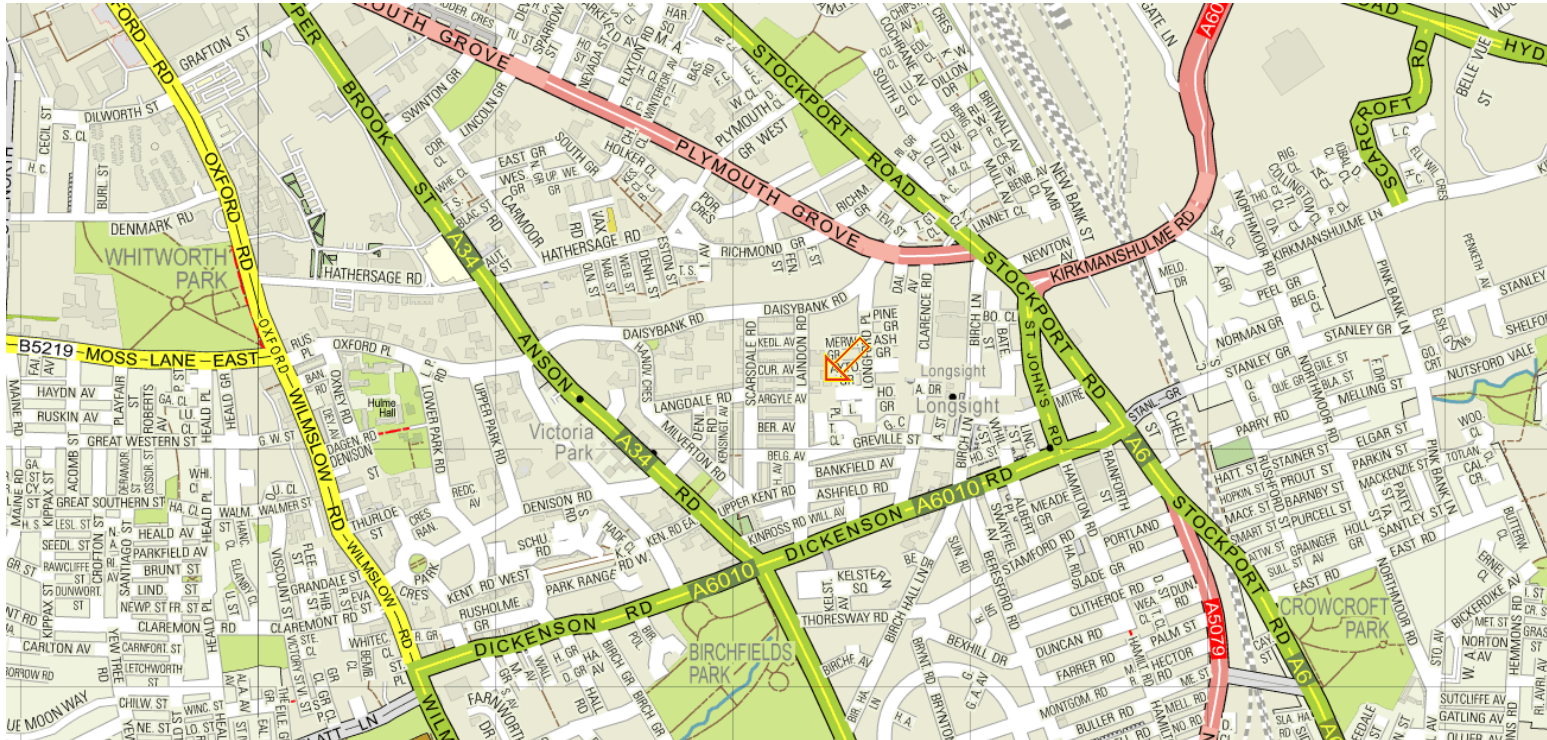
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3.0 The Site



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4.0 The Context



Pedestrians:

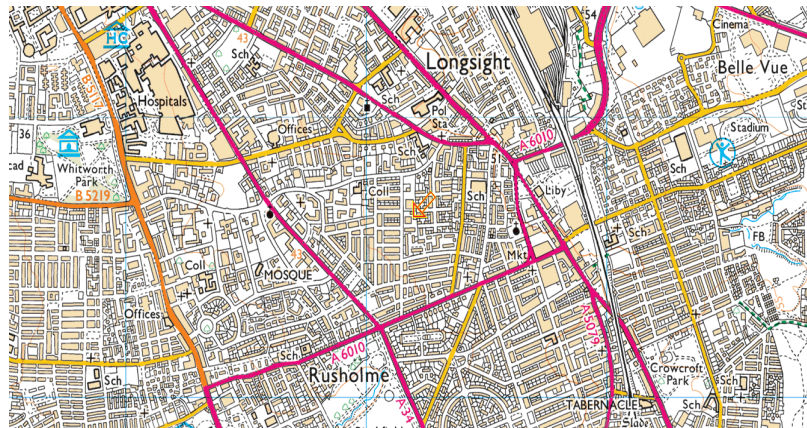
The site is located on the outskirts of Manchester City Centre and as such is within walking distance of a plethora of local shops, work opportunities and leisure facilities.

Air:

The nearest and most accessible airport is Manchester International which is accessed by car via the M602 motorway and is approximately 8.5 miles away. Public transport from the City Centre to the airport is both frequent and affordable in terms of the metrolink light tram system train or local buses.

Tram:

Manchester City Centre boasts four main Central Stations providing quick and direct access throughout the country. Namely Piccadilly, Victoria, Deansgate and Oxford Road. The Ardwick Station is less than a 5 minute walk from Marillac House.



Buses:

Dickenson Road (A6010) accommodates frequent bus movements to and around the city – Bus No.s 53, 50, 192.

Road:

Laindon Road is accessed from Daisy Bank Road to the North and Dickenson Road (A6010) to the South. Access to the A57(M) is within 2.0Km of the site, which provides direct access to the M602.

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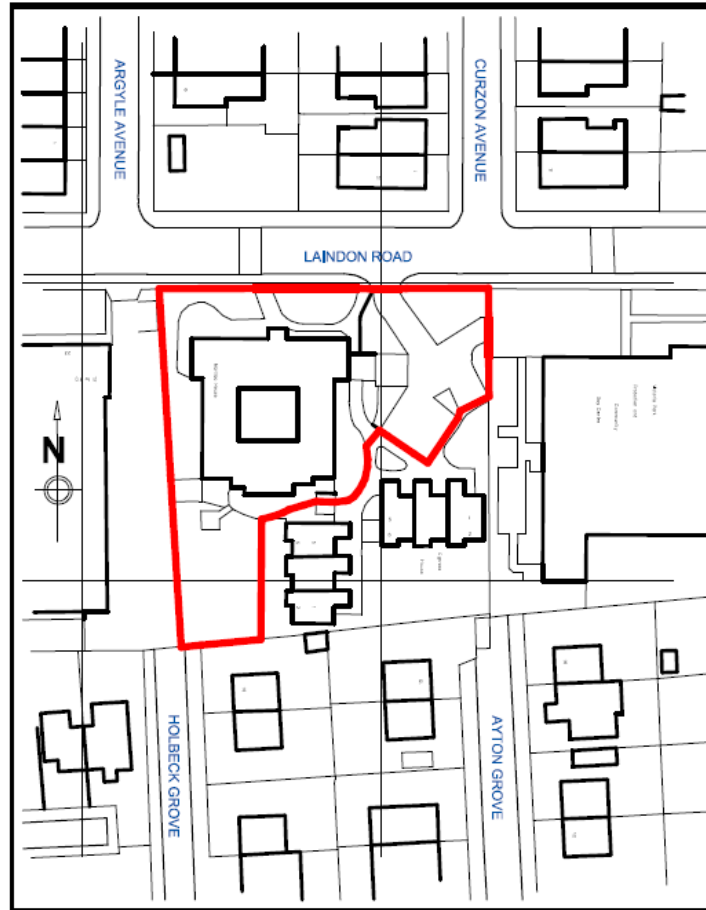
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The existing Marillac House residential accommodation no longer provides synergy with current modern and changing living trends. The existing accommodation is of an age and size currently that no longer meets the requirements of the local demographic in terms of size of units, design and maintenance liabilities.

It is proposed the existing residential footprint is retained and the internal layouts are re-designed/modelled to meet the requirements of current day living. The applicant has further identified for a need for over 55's social rent accommodation within the area. The existing courtyard is to be refurbished to provide private outdoor space for the residents of Marillac.

Externally it is proposed that Marillac House is re-roofed with a new red multi concrete tile to elevate the building aesthetic. New fascias, soffits, gutters and downpipes will also be provided. Photo voltaic cells are proposed to the southerly facing roof space to assist in providing renewable energy for communal facilities within the scheme.

All windows are to be replaced with high performance pvcu double glazed windows with all external doors replaced throughout. The external building fabric is to be altered at ground floor level to provide private access externally to the 5No. ground floor units. GRP canopies are proposed to provide weather protection to all private entrances.

Further external improvements are proposed by the replacement of cladding with smooth blue brickwork.

The garage and carport structure is to be demolished to provide improved car parking to the scheme. The garage is currently under utilised and offers the users of Marillac House no benefits.

The proposal will create 4No 1 bedroom 2 person units, 1No 1 bedroom 1 person unit and 5No 2 bed room 3 person units.



PROPOSED WEST ELEVATION

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Sustainability

The proposed scheme aims to provide a sustainable development. The development of a vacant area of an existing building will serve to assist in the regeneration of the area.

The application drawings show how the scheme endeavours to preserve the diversity of the surrounding area.

Proximity of the building to Manchester City Centre discourages the use of a private car for shorter journeys.

The buildings will be designed such that the construction process is as efficient as possible, minimising waste and using environmentally friendly materials that are sourced locally where possible.

Tenure

All properties are to be marketed by Arcon Housing Association on a social rent basis.

Secure by Design

All new fixtures and fitting are to comply with the requirement of Secure by Design.

Key Benefits

The following benefits will be delivered with the proposed development:

- Provision of much needed residential accommodation.
- Delivery of a residential scheme of high quality design which will make a positive contribution to the character and appearance of the surrounding area.
- Provision of development in a sustainable location close to local services and amenities.
- Appropriate density of development to ensure the efficiency and use of the land.
- The re-development would mean the re-use of a previously developed building that is currently vacant and ripe for redevelopment.
- The development provides the opportunity for sustainability objectives to be met as laid out within the National Planning Policy Framework.

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6.0 Access Statement



External:

Access points from vehicle parking spaces and crossings to be tactile finish and contrasting colours to main pathways.

Lighting to the parking areas will provide sufficient safety requirements to assist disabled and able-bodied persons.

Ramps were provided or required are to be within 1:12/1:20 gradient with minimum 1200 x 1200mm unobstructed landing areas and entrance.

Access to amenity areas are unrestricted.

Entrances to all units to have minimum 1000mm structural opening giving clear 900mm door width capable of wheelchair access. Each door having a maximum force of 20N to assist opening.

Door furniture and finishings have still to be specified, however will clearly comply with DFA requirements where practical.

Internal:

All housing to have AD: Pt M Compliant WC which can be accessed by disabled persons.

Fittings within each room i.e. electric sockets to be a minimum 450mm above finished floor level.

Bathrooms: each bathroom is capable of accepting a 750mm clear unobstructed area in front of es

The existing platform lift is to be retained for resident use. A small office is to be retained on site for building management purposes in addition to the retention of the former staff assisted WC facility.

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7.0 Conclusion

The definition of community should extend to the very heart of the development with the architecture forging friendships and a sense of belonging.

The quality and connection to the local vernacular maintains links with the local neighbourhood and wider communities.

The applicant's aim is to create a sympathetic high quality, modernised residential development. This has been achieved after many design reviews, redesigns and rethinks, discussions with regulatory authorities, design team members and feedback from local housing professionals to achieve this well-balanced project offering much needed diverse housing supply to the area.

Arcon Housing Association very much look forward to progressing this development on to site this year. The following considerations are critical to the implementation of this development:

- Continued understanding of the emerging context of the proposed development
- Commencement of detailed design development to ensure deliverability of the proposed aesthetic
- Continued evaluation of cost to ensure deliverability of the proposed scheme
- The continued support of Manchester City Council Planning Department in respect of the vision for future re-development in the City.

The Merits of the Proposals

- The proposals would deliver the regeneration of vacant residential floor space.
- The proposal is for a high quality over 55's social rent housing development for which there is an identified need
- The proposals would create construction employment jobs in the area and benefit the local economy on completion of the scheme
- The proposal will have no adverse impact upon the amenities of surrounding uses
- The proposal is located in a sustainable location
- The proposals can be delivered without having an adverse effect on the highway network
- The proposals can be delivered without having an adverse effect upon space or public rights of way
- There are no technical reasons why the site cannot be developed in the manner proposed
- The investment in the building refurbishment will improve the thermal characteristics of the property making energy bills more affordable for tenants.

On behalf of our Client, we respectfully request that the Council grants detailed Planning permission and listed building consent for the proposed development for the reasons outlined herein.

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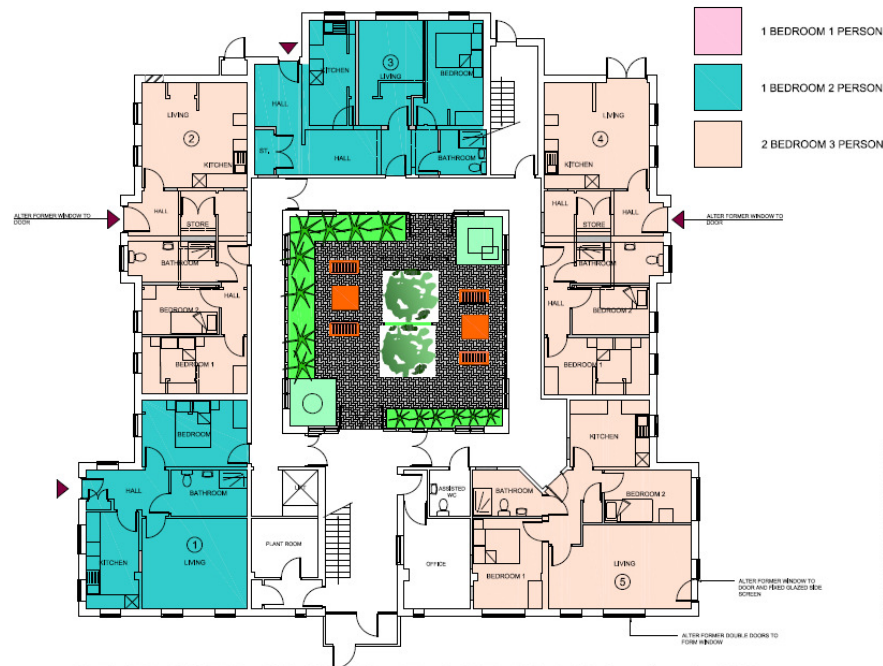
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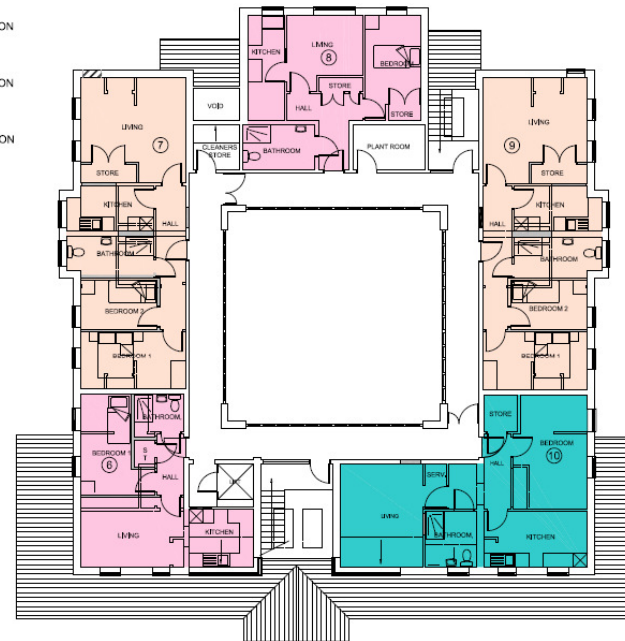
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Appendix 1 – Floor Plans



PROPOSED GROUND FLOOR PLAN Scale 1:100
GIFA - 460 SqMetres (Excludes courtyard)



PROPOSED FIRST FLOOR PLAN Scale 1:100
GIFA - 389 SqMetres (Excludes courtyard)

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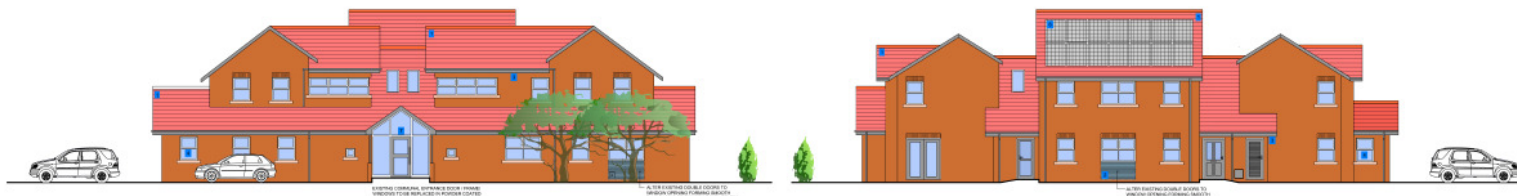
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PROPOSED WEST ELEVATION

PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION

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