Design and Access Statement

To accompany the full planning application for

Proposed Development at Dalton Avenue, Fallowfield

msv
mosscare st vincent's

tadw | architects

Six St Petersgate Stockport Cheshire SK1 1HD
Ph 0161 477 6158 Fx 0161 480 8342
mail@tadw.co.uk www.tadw.co.uk

November 2025 - Rev A

Contents

Introduction

Site Analysis

The Existing Site

Design

Background to the Proposed Development
Development Proposals
Management Arrangements
Transport Statement
Security
Waste Disposal
Sustainability
Accessibility
Landscaping

Introduction

This Design Statement has been prepared by TADW Architects on behalf of Moss Care St. Vincents Housing Association. It forms part of the full planning application for the development of eight supported living apartments on a disused commercial site in Fallowfield, Manchester. The new development is intended to provide move on accommodation for previously homeless women.

The site is located at the end of Dalton Avenue in Fallowfield, M14 7NR.

The purpose of this statement is to outline the design principles of the proposals, and is to be read in conjunction with the following documents that have been submitted with the planning application :-

- TADW Planning Drawings
- Ecological Appraisal
- Energy Statement
- Ground Investigation Phase 1 Report
- Management Strategy
- Drainage Strategy / Flood Risk Assessment
- Air Quality Assessment
- Noise Impact Assessment

Aerial view showing site location outlined in red (source Google Maps)

Cover image source—Google Earth

The Existing Site

The proposed development site is currently occupied by two conjoined disused industrial units located at the end of Dalton Avenue in Fallowfield. The site is a fully enclosed island site, with only a single point of external access from one corner, where it meets Dalton Avenue. It is a long, narrow site, roughly rectangular in shape, with an approximate area of 500sqm. It is bounded on three sides by gated alleyways which provide service access to the rear yards of adjacent terraced housing. The fourth side is bounded by the playground of The Divine Mercy RC Primary School.

The two existing buildings on the site occupy almost the full footprint of the development area. They are brick built warehouse type commercial units dating from the late 19th/early 20th century. To the north, about two thirds of the site is occupied by a single storey structure with a pitched roof, while to the south, a two storey building occupies most of the remainder of the plot. This terminates in a small yard enclosed by a dilapidated brick wall. Access to the former is taken from Dalton Avenue, while access to the latter is within the gated alley network.

The surrounding area is predominantly residential, generally Victorian terraced housing but with areas of more contemporary stock to the north east. A Roman Catholic primary school is also located immediately to the north east. The school was built on land formerly occupied by the car park to Maine Road football ground. Pre-development plans indicate that area of hardstanding extended all the way to the existing buildings on our site. However a new boundary fence was erected some 2m into the school site as part of that redevelopment. The resulting strip of land has subsequently become overgrown with vegetation.

Existing single storey warehouse to north, with two storey structure to rear. The wall enclosing the yard at the end of the site has now become dilapidated. The line of the fence erected on Diocese land can be seen to the right. (Image source— Google Earth)

Site Analysis

Above—Existing access from Dalton Avenue

Above and left—Views along alley ways alongside and opposite Dalton Avenue entrance

Below—View down alley showing dilapidated yard wall protected by herras fencing

Background to Proposed Development

Due to the restricted nature of the site, opportunities for redevelopment are limited. However the client saw the opportunity to create a bespoke specialist supported living development consisting of a small number of one bed one person apartments. Initial discussions were held with the City Council's Homelessness Team, which identified the need for move on accommodation for homeless women. Development proposals were therefore drawn up on this basis. This was done in close conjunction with both MSV and the MCC Homelessness Team.

Early engagement also took place with local councillors via Teams meetings. Feedback received indicated a broad level of support, however the need to fully engage with both the adjacent school and the local community was identified. Various attempts were made to liaise directly with the school, however no formal response was received. The school was also invited to attend the community consultation that took place at Elmswood Park Extra Care scheme on 3 November 2022, however they did not attend.

Nonetheless the wider community consultation process did take place. This began with a letter drop to all homes in an area previously agreed with local councillors, and was followed up with the evening drop in event mentioned above. Attendance at the event was reasonable, and a range of views were put forward. The team were gratified that a good level of support was offered by the community, however some concerns were also raised. These included potential for exacerbating existing anti social behaviour issues; impact on views and concerns over the state of repair of the existing buildings.

Flyer used as part of consultation process

Design

With regards to the concern regarding anti-social behaviour it was explained that the facility would be secure, gated and fully managed. In addition it is anticipated that CCTV would add another level of security. Taken in combination, it would be expected that these measures would make the area less prone to anti-social behaviour than is currently the case.

A concern raised regarding the impact on views related specifically to the sketch proposals presented as part of the consultation event. These showed a continuous terrace of four units replacing the existing buildings. Following the meeting the scheme proposals were redesigned to break up the block and thereby reduce the impact on adjacent houses.

One resident also raised concerns about the state of repair of the existing building—specifically the collapsed yard wall at the back of the site. The new development proposals would rectify all such issues by building a new continuous boundary structure around the whole site

Sample of design information presented at consultation event—showing continuous row of dwellings

Development Proposals

The development proposals involve the demolition of the existing buildings on the site followed by the construction of eight new one bed one person apartments. The apartments are configured as two separate semi-detached blocks, in a two storey cottage flat type arrangement. This means that each apartment will have its own external front door, and there will be no shared internal communal space.

The new layout takes advantage of the existing local diagonal street grid, setting the new blocks at an angle to the main orientation of the site. This has been done to ensure that the new dwellings address the Dalton Avenue entrance, whilst also orientating the blocks away from existing buildings.

Proposed Site Plan

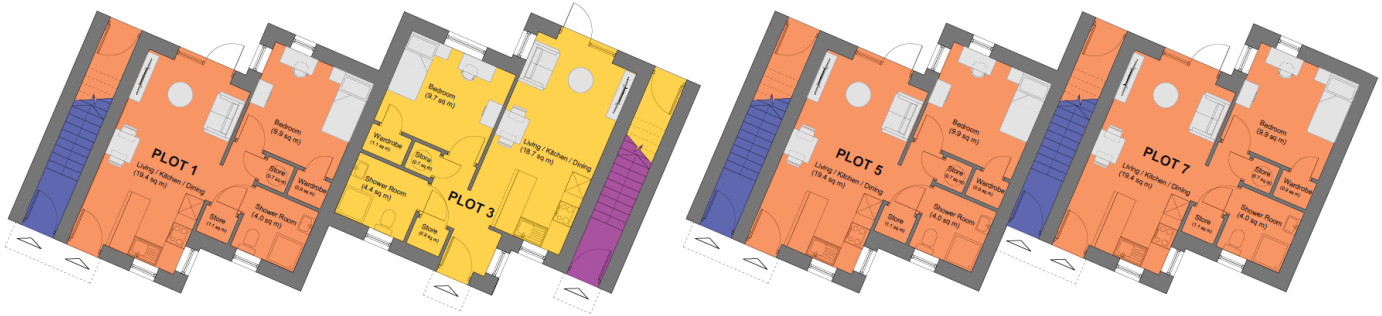
Development Proposals

Apartment plans are configured internally to ensure that non-habitable windows are located on the front elevation to minimise overlooking issues with nearby houses. In addition, staircases have been located centrally in plan to maximise the gap between the two blocks of development. The configuration also ensures that rear windows are directed away from the main playground area of the adjacent school.

The new apartments provide one bed accommodation with overall areas ranging from 39-49sqm. The ground floor flats benefit from a small rear yard amenity space, while the first floor units come complete with Juliet balconies. A small amount of shared external amenity is also provided at the southern extremity of the site. While the areas involved are modest, they are supplemented by the close proximity of Platt Fields park.

Storage cupboards beneath the staircases can be used for cycle storage, while bin storage is provided in a dedicated communal store at the Dalton Avenue access point.

Proposed First Floor Plan



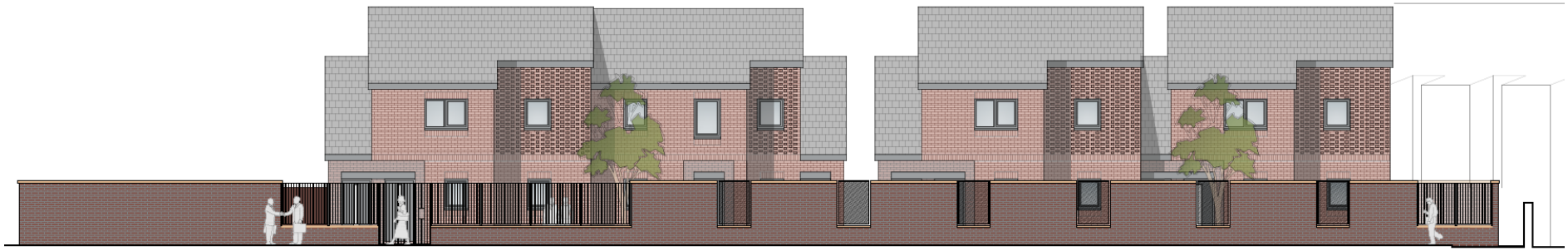
Proposed Ground Floor Plan

Development Proposals

Access to the site will be from Dalton Avenue only, and this will be controlled by a new brick wall and railings. The boundary wall to the alleys and bin store will be a new brick wall, with a new post and panel fence forming the new boundary to the school playing field. All new perimeter boundary structures will be 2.1m high.

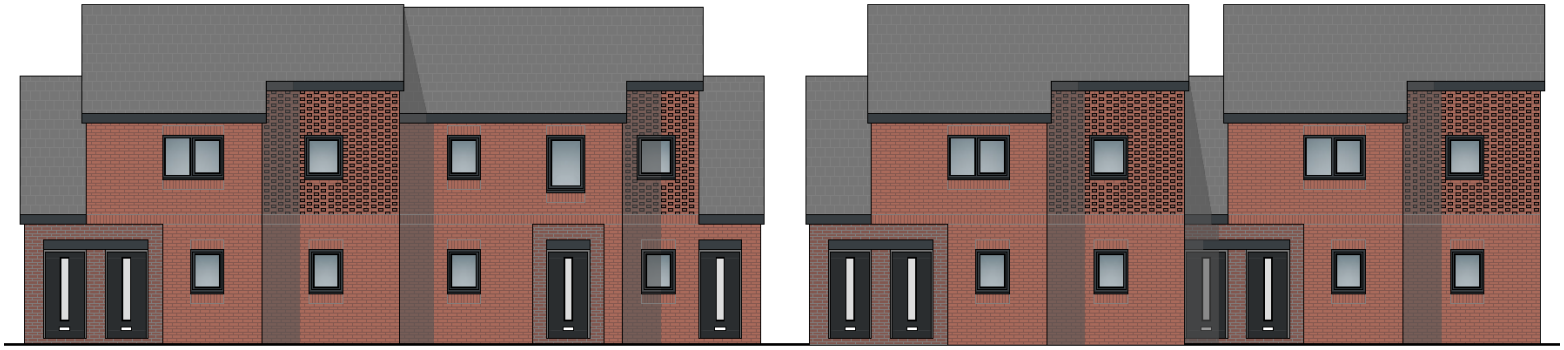
The proposed new buildings will be formed entirely of brick with concrete tile roofs, upvc windows and high security composite entrance doors. The main elevations will include areas of decorative brick panels consisting of alternating stretchers and headers formed with contrasting brick.

3d sketch model showing proposed massing



Proposed Street Scene Elevation

Development Proposals



Proposed Front Elevation

Left: Typical Section

Right: Proposed Side Elevation

Proposed Rear Elevation

Management Arrangements

The new development will provide supported move on living accommodation for previously homeless women. Residents will have been fully assessed by the Council's Homelessness Team to ensure that they have suitable skills and acumen to resume living in fixed accommodation of this kind. A support worker will be available to aid the transition and manage any issues arising. The scheme will ultimately be managed by MSV Housing Association, who have extensive experiencing of providing this type of service. As their offices are close to the site, reactive management will ensure that any issues arising will be quickly addressed.

Transport Statement

The physical constraints of the site mean that it has not been possible to provide car parking as part of the development. However as the scheme is designed for previously homeless women it is unlikely that residents will possess cars. As an alternative, cycle storage space is available beneath stairs and in secure rear yards. While residents may not possess cars, it is conceivable that their visiting support worker will be a car user, however ample parking currently exists on Dalton Avenue itself, therefore it is expected that this can accommodate an additional visitor vehicle without negatively impacting on existing residents.

View along Dalton Avenue showing availability of parking

Design

Security

The new development will be designed to Secured by Design standards. This will include the physical fabric of the buildings and the perimeter boundary treatment. Access control will be provided as part of the works, and the whole development will be closely managed by MSV tenancy managers – 'Shared Habitat' together with further oversight from MCC's support worker . Introducing a new use into this otherwise vacant backland site will increased natural surveillance, resulting in improved security for the whole area.

Waste Collection

Given the access constraints on the site waste collection is only possible from Dalton Avenue, thus a communal bin store has been provided adjacent to the site entrance. This is protected by a 2.1m boundary wall. Due to the vulnerable nature of the tenants, it is proposed that Manchester City Council's waste collection teams will collect the bins from the enclosure and return them back to the store after they've been emptied. Refer to Waste Management Proforma v3 dated November 2025 for further details.

Sustainability

The site is located in a highly sustainable position, being surrounded by existing commercial, community and leisure facilities. It will be constructed to the latest Building Regulation standards as a minimum, and residents will therefore benefit from low energy bills and reduced carbon footprint.

Accessibility

Level access will be provided to the ground floor flats, and the scheme generally will comply with Part M of the Building Regulations.

Landscape

There is no existing soft landscaping on the site, however limited areas are to be introduced as part of the development. These include small garden areas in front of the apartments, planting along the face of the new boundary wall, and a small communal space at the southern end of the site.