

404 Wilbraham Road, Chorlton

Design and Access statement



0.0 Executive Summary

The planning application presented for the regeneration of the site and new build for 8, 2-bedroom flats, follows a detailed appraisal of the site both architecturally, consideration of neighbouring buildings and interrogation with numerous technical consultants, including transport planner, air quality, energy and noise assessors, an arboriculturists and ecologist. In addition, a long period of pre-application engagement with planning officers has contributed to the planning application where several draft proposals were presented and refined.

The site is located on a highly visible and sustainable, strategic route within the heart of the urban and core residential area of Chorlton, a short distance from the district centre.

Numerous redevelopment proposals have been sought by previous owners over some 40 years. In the last 20 years its use as an urban garden centre the prominent use, but one which also ceased and as such the site has been derelict for some 10 years at least.

The applicant, APL is an established, successful investor and developer, who has delivered numerous high-quality schemes in Chorlton, however APL only purchased the site at the end of 2025 and as sought to bring forward this planning application as soon as possible. This will enable the site's urgent regeneration and delivery of high-quality flats, designed appropriately in the Chorlton Villa style of architecture but which will be delivered to the highest standards of construction and energy efficiency in line with the council's design, sustainability and energy policies.

As can be seen below from the photomontage/ 3D illustration, the development will deliver a seamless continuation of built form, its form, scale and massing successfully sweeping /connecting the corner junction of Wilbraham Road and Egerton Road North, akin to the corner piece of a jigsaw puzzle and with the presence and character of a Chorlton Villa, as if it had always been there.



1.0 Introduction

This Design and Access Statement (DAS) is submitted in support of the full planning application at 404 Wilbraham Rd which seeks the comprehensive redevelopment of the site from a long term disused garden centre and provision of the construction of a building for a 8 flats

The application site is a brownfield site.

The DAS should be read in conjunction with the submitted plans, Planning Statement and suite of technical reports. The DAS provides a comprehensive assessment and demonstrates that the proposed development is wholly appropriate in this location, within the urban grain setting and of a scale and massing that is entirely suited to the development site.

2.0 The Applicant

The applicant is APL, a longstanding, established, award winning investor and developer. APL has been investing in Chorlton, on for over many years.

SJAL and Peter Armistead have worked together on numerous large pre-converted Victorian houses in Chorlton over the last 15 years, renovating, updating the improving the envelope of the building, meeting modern standards and significantly enhancing the layout of the flats.

APL only at the end of 2025 completed the purchase of the application site, after significant negotiations with the previous landowner that spanned numerous years. Thus, evidencing their desire and commitment to regeneration and delivering high quality homes in Chorlton, and in turn to realise the regeneration of the application site.

3.0 The Location

Chorlton. Wilbraham rd.

Chorlton is one of Manchester's prime "district centres" and has the largest retail centre outside the city. The Metrolink connects Chorlton to the city and other parts of Manchester along with excellent bus routes. Redevelopment of Chorlton's shopping centre is currently proposed and expected to begin within the near future. The suburb has a projected rise in population and an increasing demand for housing to meet the demands of its residents of diverse ages and circumstances.

The site is to the East of Centre of Chorlton District Centre along Wilbraham Rd, which is the main Road running East West from Stretford, through Chorlton centre all the way to Fallowfield.

The area has "long been recognized as possessing buildings and spaces of character and quality dating back to the late 19th century. "

The trees and garden hedges to the front of properties make a significant contribution to the character of the street scene. The trees planted within the private gardens make an important contribution to the public realm, together with the street trees in pavements, on Wilbraham Road. The second half of the 19th century and the early part of the 20th century saw a transformation in the character of the area, changing it from open fields to a built-up suburban area, although many of the trees were retained and others planted. It was during this time (1860) that the arterial route of Wilbraham Road was constructed, a wider road to a much higher specification than previously.

The area has a mix of developments and periods of developments with a predominance of large Victorian Houses. But there is a mix of properties with a modern flat roofed church to the front, a 1950s semi-detached house opposite and a very tall 1950s mock Victorian, Arts and Crafts shopping terrace.

The site, it could also be said is a missing tooth corner site.

The South boundary is formed by Wilbraham Road the main arterial Road that runs from East to West. Wilbraham Road is a principal road with commercial uses to the ground flats and flats above. It is at the edge of the district centre and beyond the site to the East the uses change from buildings with commercial use to the ground floor to fully residential converted large Victorian Villas. The site is a book end to an attractive Victorian terrace of shops which is notable for its rhythm of gabled dormers to the front elevation.

The East boundary is formed by Egerton Road North which is a residential secondary Road that runs South to North. All the buildings along Egerton Road North are residential with most of the larger houses near the Southern junction with Wilbraham Road having been converted to apartment blocks. The properties further North along Egerton Road North and smaller individual semi-detached and Terraced houses this rises to the largest houses along the road at the junction with Wilbraham Road.

The Northern boundary is shared with 1 and 3 Egerton Road North which is a converted large Chorlton Semi-detached block with 11 Apartments.

To the West the boundary is to a back street between the site and the end of the terrace of shops.

4.0 Site History

The last known use was as a garden centre/retail but has not functioned as a garden centre for over 10 years. It is now not in use, has been used for many years informally as a building material and landscape material storage area and has become very unsightly.

Previously to being a garden centre there was a large Wilbraham Road detached Chorlton mansion like the other large houses that front Wilbraham Road close to Chorlton centre.

Planning History

The plot has a long history of planning applications, and it is probably the case that in between the recorded failed applications there have been numerous other pre-application discussions which have not led on to a project being supported and progressed.

1982 - Application for Hotel following demolition. Refused.

1983 - Application for a house. Approved. But I guess never built.

1985 - Use of vacant site as a Garden centre. Approved.

1987 - 3 Storey mixed use development. Shops and offices. Refused.

2000 - 3 Storey mixed use development. Shops and offices. Refused.

2003 - 4 Storey Mixed use development. Shops and flats. Withdrawn.

This site, as can see from its planning history, has effectively been planning blighted for almost 40 years since the last approval for a house in 1983.

5.0 The Design Vision and The Proposed Development

To deliver a commanding Chorlton Villa replacement building of grandeur befitting of the highly visible junction location, but which nestles appropriately with the existing built environment, (a tall order where such local environment comprises residential, commercial and leisure use).

With 404 Wilbraham Road the design vision is able to begin with a blank canvas on a site where at one time there was in fact a large Victorian House. This is where from an architectural perspective we saw the opportunity to accommodate the local context and consider neighbouring buildings but also combine all the qualities we have achieved in our past refurbishment projects but with a new-build block. The proposed development delivers a new build block that has all the charm and contextual qualities of the traditional large Chorlton House but now also with the complete flexibility to achieve a highly efficient plan, very well laid out flats, well-proportioned rooms with south and street facing living rooms with large windows, achieving and exceeding modern spatial and energy efficiency standards.

Whilst it is based on a Chorlton Villa design but with all the advantages of a new purpose-built apartment block that meets all the current planning and building regulations standards for a new built block. The villa will be built on a brownfield site, in a highly sustainable location and will be built to meet very high modern energy conservation standards. Contextual language and grain are sensitively included to reinstate missing piece of the jigsaw and in a balanced scale appropriate high-quality block of 8 new homes. As set out in detail below the proposed development meets with the planning officers preferred approach (whom the applicant engaged with at the pre-application stage), is a welcomed scale reinstatement of a large detached Victorian Chorlton Villa at this prominent junction.

The application proposal seeks to introduce a new build apartment block on an unused brownfield site just 150m east of the district centre of Chorlton. The scheme proposes to reinstate a missing corner block at a gateway to Chorlton District Centre with a contextual design takes shapes, forms and materials from the adjacent properties to introduce 8 high quality energy efficient apartments.

The proposal increases density to match similar neighbouring existing and proposed purpose built and converted apartment blocks in this sustainable location with very good transport links to the city centre. The proposal not only brings into use a very well-located brownfield site but also finally tackles an unsightly plot that has been in a deteriorating state of limbo for too many years, even decades.

It is a site that has stubbornly failed to achieve a developable scheme for nearly 40 years. This proposal is viable scheme and can be brought forward and delivered quickly following issue of planning permission as the intention is for work to start on this site as soon as all the permissions and conditions have been satisfied.

APL have completed several very high quality and award winning medium sized apartment refurbishment blocks in Chorlton and as such they are supported by a dedicated construction and project management team to enable this...

Figures 1 & 2 below shows the before and after view along Wilbraham Road

Figure 1:



Existing Site. Front Street View from Southwest.
Proposed Photomontage along Wilbraham Road

Figure 2:



Existing Site. Street View from Southeast.
Proposed Photomontage of view to the corner.

6.0 Pre-application Engagement with Planning Officers

During the time APL sought to purchase the site, they instigated pre-application discussions with planning officers, this goes back to July 2024.

During this time different proposals have been put forward and amended to address planning concerns and recommendations. The submitted planning application now presented for approval is the conclusion of those email exchanges with Pre-Application guidance being followed by positive pro-active design changes to take on board recommendations. We trust this will as a result enable a swift planning application determination, subject to community and statutory consultation of course.

The commentary below, provided in “xxx” are comments received from officers during the pre-application engagement and the applicant’s response is shown in (xxx) as to how the planning application, now submitted responds.

MCC Planner recommendations 19th July 2024

Appropriate siting, layout, scale, form, massing, materials, and detail

“The location proposed is ideally located for new residential development however it is important that the size scale and design reflect the character of the area and the surrounding properties. A reduction in massing to better balance the external amenity and internal accommodation space and to help maintain the flow of properties would be welcomed. Our suggestion is to scale back the development to the red line (in the sketch below).”



"This will help the building read as a continuation of properties along Egerton Road North and maintain the open space to the rear. This also maintains the openness down the back of the properties as viewed from Wilbraham Road. This would also be of benefit when considering the impact on biodiversity net gain and the balance between internal accommodation and external amenity. The effect on massing on 1 Egerton Road North needs to be considered as there are several prominent windows on 1 Egerton Road facing into the site. You may want to reconsider the boundary distances."

(Proposal scaled back as recommended addressing issues of openness, windows and boundary distances.)

***"Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.** Development should have regard to the character of the surrounding area Wilbraham Road is characterised by **three storey red brick Victorian buildings with gabled front elevations set behind front gardens and brick boundary walls**. Egerton Road North has a similar character. Some buildings feature bay windows, ornate front porches and dormers in the roof. A precinct of shops lies adjacent. The site has been vacant for some time and has an untidy appearance."*(The listed ingredients of the local character all feature in the proposal, matching in scale, proportions and materials. The site is untidy and should be developed)

*"The development of the plot with a **building form that reinforces the corner** and is responsive to the built character of the area is supported. **Proposed gabled elevations resonate with the established character of the area, and continued rhythm of gables established by the adjacent terraced block**. The massing and quantum of development for the size of the site however is considered excessive with a dominant bulky roof form to the rear and limited external landscaped areas. It is also noted that projecting gables are set forward of the established front building line and a setback to line through with the established building line along Wilbraham Road would be preferable. Rationalisation of the roof form at the rear would be beneficial so as to appear less bulky at the rear, and projecting rear elements moderated as these could result in a cluttered elevation."*

(Scale of development reduced from 12 flats to 8 flats with the resulting reduced mass of the building addressing scale, building line and roof configuration concerns.)

"It is noted from the submitted visuals that the design is not fully developed, and would need to ensure proportions of window openings, depth of reveals and materiality is of high quality consistent with the street scene. Rhythm of entrance doors on the frontage continue this theme on Wilbraham Rd and provide activity and surveillance onto the street. The architectural composition presented on the visuals shows a mix of traditional and contemporary elements and should adopt a consistent architectural approach. Proposed dormers are of a traditional design and conflict with the contemporary recessed glazed gable features."

(Mix of architectural styles has been addressed and the rhythm and style of openings has been rationalised and based more consistently on a re-build of a Victorian Chorlton Villa.)

"Gables and dormers will require careful detailing, as these will be prominent features and should consider appropriate finishes such as stone copings for gables and/or projecting metal surrounds to dormers. Recessed balconies and triangular glazed openings echo the design of the adjacent property but would also rely on good quality finishes and materials to present a successful contemporary design."

(Stone copings added to parapeted gable dormers. Significant simplification of detailing by omitting a number of the balconies and terraces)

"A bold contemporary approach that translates visual cues from the established buildings would be supported, the design details and finishes should be consistent with a contemporary vision. To this end a consistent design approach for the gables on Wilbraham Road would be preferred and the contemporary design carried through to the dormers. The corner elevation could also be bolder with more visual interest."

(The application proposal positively responds to these recommendations)

"Wilbraham Rd has a verdant character with street trees, and hedges. Hardstanding to the frontage should be minimised and sufficient area be allowed for tree planting and landscaping to maintain the treelined and verdant character of Wilbraham Road."

(The submitted application proposal positively responds to these recommendations)

"The massing and quantum development should be reduced with rationalisation of the roof at the rear and set back to line through with the established building line along Wilbraham Road. Further refinement of the detailed design to reflect a consistent contemporary architectural language would be desirable in order to provide a high-quality development in accordance with Paragraph 135 of the NPFF. Greater attention required to external areas, with greening and landscape elements enhanced to accord with the verdant character of the street."

(The submitted application proposal positively responds to these recommendations)

"Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

On the elevation facing into 1 Egerton Road North, you will need to consider the effect on the massing to the residential amenity of occupiers of the property. There is a large amount of glazing on the side elevation of the 1 Egerton Road North which will be key sources of light. As previously discussed, rethinking the boundary distances and/or rethinking the massing on this elevation would be needed."

(The are only bathroom windows to the North Elevation and the North Elevation matches the south elevation opposite of 1 Egerton Road North)

"Consideration would be needed into the effect on local noise, especially for any external equipment (heat pumps etc)."

(The proposal does not include any exterior noise making equipment like heat pumps)

“Consideration would be needed into the effect on internal air circulation for air quality for future residents.”

(Air circulation and ventilation options are being considered and appropriate details will be submitted.)

“Consideration would be needed on the effects to local traffic and the effects on the transport in the area. A TRICS report is recommended with a travel plan to outline sustainable options for travel. Secure bike storage will be made available for 12 Bicycles which is essential.”

(A transport report is included with the application. The proposal is for Bike storage space to achieve 2 bikes per flat.)

“Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

As a new development there is opportunity for level access development for less abled and older residents and the applicant notes the potential for a number of fully accessible flats is welcome.”

(The proposal offers to fully accessible flats to the basement and the rest of the flats are accessible for ambulant disabled homeowners)

“Community safety and crime prevention.

Consideration on ensuring access doors are adequately secured and provide a good level of natural surveillance.”

(Doors will be adequately secured to PAS24 and if required a Crime Impact Statement will be provided)

“Adequacy of internal accommodation and external amenity space.

The changes to the massing as suggested would help the balance between internal accommodation and external amenity space. Consideration of biodiversity net gain is required with a good opportunity for high quality biodiverse landscaping to the benefit of future residents.”

(Scale of development reduced from 12 flats to 8 flats with the resulting reduced footprint of the building resulting in more landscaped area, more exterior amenity space and high quality biodiverse landscaping.)

“Refuse storage and collection.

Consideration for adequate levels of secure bin storage and access for refuse collection and management is required. A waste proforma would be required.”

(Drawings AD1 and AD2 show details of the Bike and Bin store areas. Waste proforma has also been submitted)

“Vehicular access and car parking

The proposal has no car parking which may be acceptable in this location. As previously noted, a transport plan may be required and Secure bike storage will be made available for 12 Bicycles which is essential.”

(A transport report is included with the application. The proposal is for Bike storage space to achieve 2 bikes per flat.)

“Effects relating to biodiversity, landscape, archaeological or built heritage

There are no immediate contamination or stability issues at the site identified.

(Agreed)

"The proposal does not sit within a Conservation Area or near a designated heritage asset. "
(Agreed)

"Consideration is required on whether the scheme would be liable to meet the biodiversity net gain rules."

(The submitted Biodiversity report confirms that BNG De Minimis Exemption criteria applies to the site. The fully hard landscaped Garden Centre has little or no current biodiversity value. The site does provide new landscaping and an improvement in BNG will flow from this)

*"Green Infrastructure including open space, both public and private
As noted, before there is a good opportunity for high quality biodiverse landscaping to the benefit of future residents."*

(Scale of development reduced from 12 flats to 8 flats with the resulting reduced footprint of the building resulting in more landscaped area, more exterior amenity space and high-quality biodiverse landscaping.)

*"Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment. "*

(Agreed)

"Details on drainage would likely be required, and any hardstanding would be recommended to be SUDs."

(Drainage report together SUDS proposal included in the application.)

MCC Planner recommendations 21st August 2024.

(Email response to the revised proposal which positively addressed all the points raised in the July 2024 planning guidance)

"As promised, I've reviewed the provided visuals and had a chat with my manager, and we think the size and massing is much better than previous and we appreciate the gable detailing to the design. It is more appropriate to the character of the area sitting within the existing buildings and providing good distances to near buildings to retain the openness, especially viewed from Wilbraham Road.

*There is a viable scheme here ensuring we get the design details and materials right.
As always, this advice is given without prejudice and is not binding on the local planning authority."*

Our understanding of the pre-planning recommendations to which the submitted proposal fully responds:

The Victorian Villa iteration demonstrates a strong contextual approach and resonated more effectively with the established character of the area.

The surrounding townscape is defined by features such as gables, pitched roofs, and a rhythm of bays that provide articulation and visual interest. More elevation articulation and skyline variation at roof level. This approach would respect the existing townscape in an area characterised by Victorian villas.

The design should successfully respond to its context:

- **Paragraph 135 of the National Planning Policy Framework (NPPF)**, which requires new development to be sympathetic to local character.
- **Manchester Core Strategy Policy SP1 (Spatial Principles)**, which seeks to ensure development contributes to creating neighbourhoods of choice, respects local character, and promotes high-quality design.
- **Policy DM1 (Development Management)**, which requires development to demonstrate appropriate design quality, scale, and massing, and to protect the character of the surrounding area.
- The principles set out in the **Residential Quality Guide**, which emphasise contextual design and high-quality living environments.

It is recommended that the design incorporate elements that reflect the established character of the area, particularly in terms of roof form, elevation articulation, and overall massing.

7.0 Design Detail.

The main thrust of our approach is that we would like to reinstate and effectively extend the original large, detached house that occupied the site in the same way as the other converted blocks along Wilbraham Road like 402, 400 and 398 do now. Re-build a modern replacement Chorlton Villa building that includes contemporary equivalents of the features typical of the original house most notably the striking feature of gable peaks to the principal elevation of the buildings along Wilbraham Road and Egerton Road North.

The main house would effectively be extended along Wilbraham Rd matching a typical semi-detached pair of houses with the extension elements that go beyond the back elevation of 1 Egerton Road North stepped away mimicking how a typical outrigger would be set back.

Wilbraham road is clearly the principal elevation and Egerton Road North is the secondary elevation. This is a prominent corner site, and it should at least match the height/rhythm/aesthetic of the properties immediately adjacent and as a 'corner elevation could also be bolder'.

The building is a new build and will have to match current environmental and energy conservation standards which will be a challenge. We are working hard to satisfy new standards in a building that also responds to the context. Wall thicknesses, roof build up, floor sandwiches are significantly impacted by the new standards, and it is harder to make plans and elevations match the footprint and heights of buildings built over 100 years ago. We have proposed a building that will meet the new standards and fits in the context.

Proposed use.

Previous planning applications, since 1987, have been mixed use developments with 6 flats to the upper floors with retail to the ground and basement. Our proposal is for a fully residential block that matches, in scale and use, with 402 Wilbraham Rd and numerous other similar sized buildings along Wilbraham Road, and to the north, matches the scale and use of 1/3 Egerton Road North. The density of our proposal is also the same as that of 1 and 3 Egerton Road North to the rear of the site that has 11 flats in a similar sized plot.

Our scheme will be 2.5 storeys above ground, matching the adjacent buildings, with an extra storey to a lower ground level. The 2nd floor will be a typical attic level with eaves at around 2/3s floor height. The scheme takes advantage of the basement level and the attic level which, together with the ground and first floor, we have achieved an 8-apartment block that sits at the same ridge height as the adjacent buildings. The massing shown in Figure 3 .

Figure 3:



Proposed and Existing Egerton Road North Elevation images

Overshadowing and overlooking.

There are no overlooking habitable room windows to the North elevation which would look down on to the garden of 1 Egerton Road North.

We have been very careful to step the outrigger element of the proposed building away from 1 Egerton Road North in order to reduce overshadowing to the rear garden of 1 Egerton rd. North. Note that the garden centre's current rear boundary/building built up at the boundary line is approximately 1.5 storeys high. The new building at 406 Wilbraham Road has a ridge height that is not exceeded by our proposal. The higher ridge at 406 Wilbraham rd. extends to approximately 27m back from the front boundary whereas our highest ridge which would impact on 1 Egerton Road North rear garden only extends to approximately 8.5m from the front boundary.

The main driver for the design is to produce good homes for the end users.
8 good sized 2bed flats.

All the flats are double aspect with a southerly sun and street aspect and a quieter garden aspect. 6 of the flats have private garden/roof terrace garden spaces and the other 2 flats have balconies. 4 of the flats will have the option of separate private entrances.

Modern standards.

As a new-build this proposal will have to achieve all the significant improvements to building standards on energy efficiency, acoustic controls, space standards and numerous safety improvements. The end user will benefit from a flat achieving modern standards.

Aesthetics.

The main material to be used is a brick to match a commonly used front elevation facing brick which matches the predominant use of brick with a good quality brick. Brick to be traditional Manchester red brick. Forterra St Annes Red Smooth. The roof design will match the typical roofscapes of the area in configuration and material. Traditional pitched roof with gabled dormers will be covered with a traditional slate. The footprint is articulated to create some texture with square bays that again match other buildings along Wilbraham Road.

We are taking several characteristics of the other large Victorian houses and semis along Wilbraham Road with bays, large south facing living room windows that reduce in size at first and second floor, good quality traditional brick and slate with a lighter brick at lower ground. As can be seen in Figure 4 below.

Figure 4:



Proposed building set within the context. Northwest Birdseye view.

Impact of Proposal

Building lines, Building Heights, Streetview and Density.

This brownfield site which has been in an underused and unattractive limbo status for nearly 15 years since it was first put up sale before 2012.

The 404 Wilbraham Road 8-apartment block ($509/8 = 63\text{m}^2/\text{Fl}$) (157flats per hectare) will be a very positive addition to the area and is well within the typical apartment block densities in the area and in Chorlton.

1 and 3 Egerton Road North, directly north of the site, which is a pair of semis, has 11 apartments in a combined plot of 530m^2 ($48\text{m}^2/\text{Fl}$). (207flats per hectare).

The recently approved new build block at 541 Wilbraham Road had a density of 9 flats on the 580m^2 plot. ($64\text{m}^2/\text{Fl}$) (155flats per hectare)

4B Albany rd. scheme is under construction and was recently approved has 40 flats on a 2000m^2 plot ($50\text{m}^2/\text{Fl}$) (200flats per hectare)

Figure 5:



Context Plan: Building Footprint, Density and Urban Grain.

The footprint of the building is very similar to the larger semi-detached properties along Wilbraham Road. This being a larger arterial and important road has a heritage of larger properties. The footprint comfortably accommodates 2 well planned flats per floor and the total 8 flats in the 3.5 storeys which also matches the height of adjacent properties and is setback to a building line to match the neighbouring terrace.

The 8 flats are achieved in volume that matches the scale and character of the adjacent main street buildings. This can be viewed in Figure 6 below

Building heights and street scene

Figure 6:



Wilbraham Road Street view



Egerton Road North Street View.



Wilbraham Road. Principal Elevation.

The proposed main ridge height to the proposed New Build block on 404 Wilbraham will exactly match the ridge height of the adjacent building on 406 Wilbraham Road, this can be seen in Figures 7 & 8 below.

Figure 7:



Wilbraham Road.

Terrace opposite. (1.57m taller than 404W)

1 Egerton Road North

Egerton Road North. Secondary Elevation.

The ridge height to the Terrace on the other side of Wilbraham Road is 1.57m higher than the ridge height to 404 Wilbraham Road. The building Height is slightly taller on the principal road which is typical building size hierarchy. The ridges step down lower towards the Northern Boundary along Egerton Road North.

Brownfield site, sustainable location, renewable energy and energy conservation.

The development is sited close to the district centre of Chorlton. It is a vibrant centre offering many restaurants, cafes, bars and shops. The full range of facilities are provided in the district centre. The high-quality apartments within this proposed development will attract residents who will contribute to the economic vitality of the district centre. The apartments would attract first time buyers who are the single key workers, graduates and skilled young professionals attracted to the vibrant district centres and will thereby contribute to sustainability strategies to retain these workers within the city.

Figure 8 Elevations.



Proposed Principal/Wilbraham Road Elevation



Proposed Egerton Road North Elevation



Proposed West/Garden Elevation

Apartment Layouts

Externally the development will be designed to match the character of the large Victorian villa typical of the area. The main entrance will be central and to the upper ground floor. The steps up to the front door will be designed to meet access requirements for an ambulant disabled person. All the flats will be accessed from the central circulation area. The lower ground garden flats will have the option of level access directly from their garden areas.

All the flats except for one are over 70m². They are all designed with efficient small circulation corridors, that are accessed from a well located compact vertical circulation core. Each flat will have a large open plan living room with double south and east or west aspects. Most bedrooms are located to the quieter elevations away from the noisiest principal elevation. The areas including the storage spaces achieve the Manchester Home design guidelines.

All the flats meet all current building regs standards. And will exceed them in terms of levels of natural light and ventilation. Orienting the apartment pans to give the living rooms a southerly aspect means that the levels of light and solar gain will hugely benefit the end user in terms of natural light and naturally gained warmth.

The main driver for the design is to produce good homes for the end users.



Proposed Lower Ground floor

Proposed Lower Ground floor.

Two 71m² garden flats with private lowered garden areas with direct access to the street pavements. Both flats have alternative access arrangements which offers the opportunity to have two fully accessible flats. Although lower ground most of the ground around the south, west and east aspects has been lowered to all full-size windows and more than sufficient natural light.



Proposed Ground floor

Ground Floor.

Main entrance level from a raised landing and bridge and low-rise stairs from the pavement level. This level includes the main entrance hall which also houses the share services cupboards. One 71m² and one 66m² garden flat with private stair access to private garden areas with direct access to the street pavements. Both flats have alternative access arrangements which offers the opportunity for the apartment owner to choose their preferred main access.



Proposed First Floor

First Floor.

2no 71m² 2bed flats with south facing balconies.



Proposed Attic Floor

Attic floor.

2no 71m² 2bed flats with articulated ceilings and rooflights to increase levels of natural light and add natural light to the internal corridors.



Roof plan

Landscape

The plot is currently 100% hard landscaped to originally operate as a garden centre and more recently as an unused overloaded landscape and architectural construction material scrapyards. The proposal to return approximately 30% of the land to soft and porous landscaping with a diverse range of plants and trees. The landscape proposal includes 6 trees that will be added to the front and sides. The site currently does not have any trees. Great attention has been paid to external areas, with greening and landscape elements enhanced to fit with the verdant character of the street.

Amenity space.

The soft and hard landscaped area is divided to provide 4 direct access garden areas for the 4 ground floor and lower ground floor garden flats. The remaining landscaped areas form shared exterior amenity space for the remaining 4 flats.

The landscaping will be a significant improvement to the existing garden centre and will improve the street scene.

Car parking and bike storage.

There will be no car parking spaces. This site is very close to a range of Manchester public transport options which is detailed in the transport report, it is an area that is suitable for a development without car parking.

Secure bike storage will be made available for 16 Bicycles.



West facing garden area.

Environment, Energy and Sustainability

Separate waste collecting bins will be provided within the kitchen design to encourage the separation of waste at source before it's placed in the recycling bins outside.

Security

Access

23

All apartments are accessed via the main front door of the building. Each apartment has its own front door accessed from the hall and landings on each floor. The two lower garden flats can be accessed directly from their gardens via a ramp making fully disabled accessible. Upper floor flats are accessed via very low rise ambulant disabled stairs.

It is not viable in a small block of only 8 flats with only 3 storeys above ground floor and one storey at lower ground to achieve full disabled access to all the flats. However, there is ramped access to the lower ground Garden flats and the front step risers are shallow and would be accessible for an ambulant disabled person. Inside the doorways, hallway and stairs are wide, and the kitchen and bathroom layouts are simple, making them accessible for ambulant disabled users.

8.0 Conclusion.

Having regard to all elements of the scheme, and in relation to relevant planning guidelines, it is considered that the benefits of the scheme will have a positive impact both on the property and the local area. The investment into this neglected and untidy plot to reinstate a building with a small, sensitive and good quality new build block is more than justified. The increase of district centre populations living in good quality homes is very much in keeping with planning objectives to not only create sustainable district centre population numbers but thriving communities.

Appropriate siting, layout, scale, form, massing, materials, and detail

The location proposed is ideally located for new residential development. The size scale and design reflect the character of the area and the surrounding properties. The building reads as a continuation of properties along Egerton Road North and maintains the open space to the rear. This also maintains the openness down the back of the properties as viewed from Wilbraham Road.

The development successfully fits in the surrounding areas in terms of the design, scale, and appearance.

The proposed building form reinforces the corner and is responsive to the built character of the area. Gabled elevations to Wilbraham Road and Egerton Road North resonate with the established character of the area, and continued rhythm of gables established by the adjacent terraced blocks.

Projecting gables that add rhythm and articulation that matches adjacent buildings sit behind the established front building line. The roof form is simple and repeats the pitched roof form with front gable dormers that is characteristic of the area.

Window openings are to the size, shape and proportions of large Victorian Villas in the area, depth of reveals and materiality is of high quality and consistent with the street scene. Rhythm of entrance doors on the frontage continue this theme on Wilbraham Rd and provide activity and surveillance onto the street. Proposed dormers are of a traditional design and match the traditional articulation, rhythm and proportions of the window openings, bays, ornamental entrance and simple good quality brick and slate as the main components of the material palette. Gables and dormers are carefully detailed as prominent features and have appropriate finishes such as stone copings for the gable's parapets.

The development will breathe new life into the site whilst also providing high quality residential accommodation in accordance with the policies of the Manchester City Council Development Plans.