

**Proposal for Demolition of Existing Commercial Building, and Erection of 2no.
New Houses, with associated Bike Store and Bin Store.**

Land at Russet Road, Manchester, M9 8BN

Design and Access Statement

Prepared by



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**This Design and access Statement accompanies the full planning application for
the proposal.**

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1 Introduction

This statement has been prepared by Philip Lambert Architecture Ltd in support of a planning application for the redevelopment of the site of the existing developed site on Russet Road, Manchester.

The report has been prepared on behalf of the applicant, and owner of the site. This report has been used to inform the design process.

This site presents a unique opportunity to develop a very under-utilised site in the heart of an existing residential area.

The internal sizes, dimensions and layouts have been thoroughly planned through the eyes of a homeowner. The aim is to create the best houses in the area that will appeal to many of the people currently wishing to live in the area, this development will provide much needed opportunities for people to own their own home.

In order to gain a full understanding of the proposals. This Statement should be read in conjunction with the submitted planning drawings.

The Design and Access Statement has been prepared in line with the recommendations within the guidance document "Design and Access Statements: How to Write, Read and Use them", published by CABE.

It is our intention to illustrate in this document a proposal which can meet the following key objectives:

- A distinctive place to live offering a high level of quality accommodation.
- A high-quality architectural design that has a strong contextual response & relationship with the surrounding fabric.
- A building design that responds positively to the broader environment.
- Provision of secure resident's cycle storage and also a secure parking facilities.

The schemes aims to increase the lifestyle choices available to existing residents, meeting a need for, stable, secure and well-planned accommodation.

The scheme should look to provide, where possible an enclosed amenity space for use by the residents, this doesn't need to be at ground floor level , and also offer secure bicycle storage for all residents.

All accommodation will exceed minimum suggested space standards and the created units will be evaluated in the conclusion.

In compiling this Design and Access Statement, reference will be made to various national government and Local Council reports in order to illustrate the proposals align with the requirements. Images and maps will also be referenced to create a greater understanding of the site.

2.1 Assessment – Physical / Context Photos

The existing commercial property fills the existing site between Russet Road, Hertford Road and the passage to the rear.

The property has been empty for approx.. 4 years and has suffered from structural issues. The photos to follow are photos of the properties current demise. The roof has collapsed.

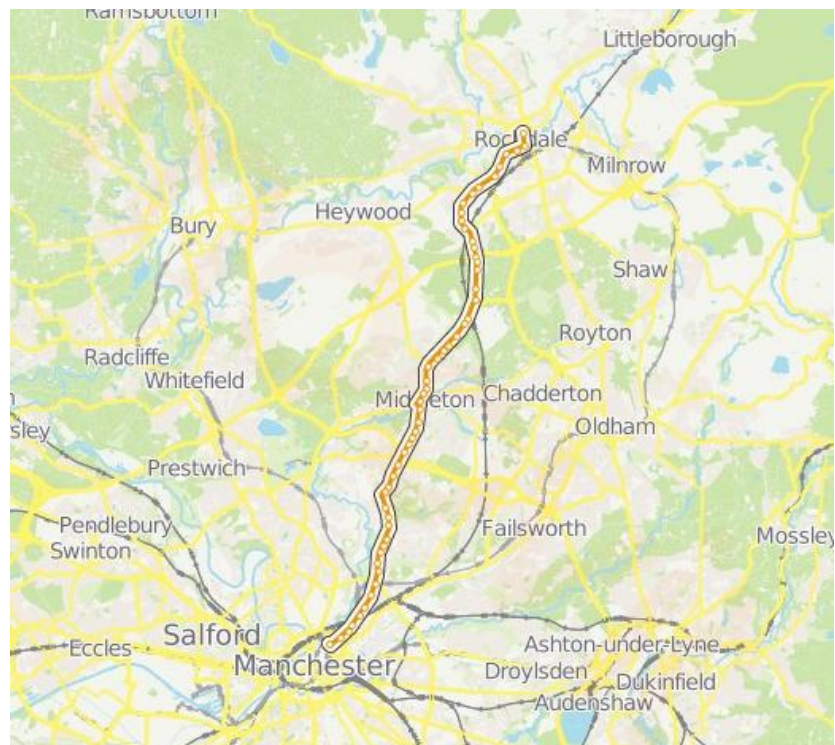




Aside from the property's current demise, the site itself has great potential.

The site sits in an established residential area and is designated as a primary residential area. Local amenities are accessible with a short walk.

150M to the east of the site is the A664 which is of the busiest routes between Manchester and Middleton. Public transport in both directions is excellent and operates between 04.00 and 23.34 every day



The existing property to which the proposal seeks complete demolition offers minimal architectural value to the site or the surrounding area, the property if retained, would remain empty for another 10 years. Which has no benefit to the community or the owner.

The property had been used previously as a storage facility only, with the owners experiencing criminal activity with attempted break-ins on a regular basis.

The property has been marketed for its existing use with no interest.

The following Photos are of the surrounding properties.



2.2 Assessment - Planning policy and Background

Need & Principle (national policy)

- Presumption in favour of sustainable development: Decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. Where relevant policies are out of date or silent, permission should be granted unless harms significantly and demonstrably outweigh the benefits (NPPF para 11). Small-scale housing on urban brownfield generally sits comfortably within that presumption. [GOV.UK+1](#)
- Effective use of land / Brownfield first: National policy requires councils to make as much use as possible of previously-developed (brownfield) land for homes. The proposal reuses a derelict workshop (PDL) within the urban area and therefore aligns with this national priority. [GOV.UK](#)

Development plan (Manchester)

- Core Strategy – Housing: Policy H1 seeks to meet housing needs across the city; the M9 postcode sits within North Manchester, where Policy H3 directs a significant proportion of new homes to support regeneration. Delivering two well-designed dwellings contributes (albeit modestly) to that strategic aim.
- Previously-developed land: The Core Strategy explicitly supports growth on previously-developed sites in sustainable locations. The site is brownfield and urban, so it accords with the spatial approach.
- Loss of employment use: Policy EC2 (Existing Employment Space) allows alternative uses where (i) the site has been vacant and actively marketed for a reasonable period without realistic prospects; or (ii) an alternative use would bring more benefits to the City, because employment use is no longer the optimum use or any harm is outweighed by benefits. A derelict, outdated workshop with clear functional/market obsolescence, environmental disamenity and proximity to housing meets this test. Two homes deliver regeneration, visual improvement and housing supply on PDL—an alternative use with greater net benefit. (Provide short marketing note and condition/viability commentary in your appendix.)
- Addendum to the Core Strategy (2024) / PfE context: Manchester has confirmed that certain Core Strategy sections have been updated to reflect Places for Everyone; the principle and EC2 test remain in force, so the above assessment is up-to-date.
- Design & amenity (DM1): Policy DM1 requires high-quality design, good neighbourliness and safe, inclusive places. Two houses can be arranged to meet outlook, privacy, daylight/sunlight and on-plot refuse/recycling with secure cycle storage. Conditions can address materials, boundary treatments, landscaping and lighting.
- Residential Quality Guidance (SPD): The scheme will follow Manchester’s Residential Quality Guidance (2017) (unit sizes, layout, daylight, private outdoor amenity, entrances, cycle/refuse, street presence), and meet the Nationally Described Space Standard. (Confirm GIA and bedroom sizes in the DAS.)
- Guide to Development SPD (2007): Parking/streetscape, accessibility, safety and environmental standards can be met in line with this SPD—e.g., modest car provision (if any), strong pedestrian priority, and robust refuse and servicing arrangements.

Planning balance

Benefits:

- Reuse of derelict brownfield land;
- Delivery of two policy-compliant homes in a Housing Growth Area (North Manchester);
- Visual uplift and betterment to local amenity/safety;
- Low-trip, sustainable location;
- Minor economic benefits during construction and through household spend.
- Any limited harms (e.g., loss of a defunct workshop) are mitigated by marketing/obsolescence evidence and are decisively outweighed by the above benefits under EC2 and the NPPF tilted balance where engaged.

3 Evaluation

A review of the information collected and assessed so far is undertaken to inform the site redevelopment:

- The site sits within a designated residential area
- The existing property is redundant and creates an eye sore to the locality.
- The council recognise the need for additional housing supply.
- Sustainable development as highlighted in policies is to be encouraged, including utilising under developed sites.
- The site offers a unique opportunity to create a number of new homes

4 Design

4.1 Use

- The existing site and building have been used as a commercial unit for a great number of years, but has been empty now for over 10 years.
- The proposal is for the creation of 2 new dwellings.
- There will be a secure area for bicycles created as well as a discrete area allocated for Bins too.
- There will be private roof gardens created for each dwelling.

4.2 Amount

- The existing site measures approximately 156 Sq.M. (1679 Sq.Ft).
- The existing building has a footprint of 139 Sq.M. (1496 Sq.Ft).
- The proposed building has a footprint of 116 Sq.M (1249 Sq.Ft)
- Each dwelling measures 144 Sq.M (1550Sq.Ft)

4.3 Scale

The Proposed highest ridge of the new development sits at 9 M above ground level so is comparable to adjacent properties.

The below diagram illustrates how the development has been positioned to correspond to the surrounding properties and to respect the existing site parameters.

The below diagram represents the site proposals.

4.5 Security

All Dwellings are to be accessed from Hertford Road, there will be no access to the properties from unobserved places, therefore natural surveillance will play a large role in the security of the dwellings. The doors and windows will meet secure-by-design requirements.

4.6 High Quality Living spaces.

We believe it is important to create high quality living environments for people regardless of the size of the dwelling. Below are photos taken from our most recent development illustrating the design approach to the bathrooms. All dwellings regardless of size or type were treated with the same approach to quality and specification.



5 Inclusive Access

5.1 Site Location

The dwellings are to be located in a well-established residential area.

Adequate on street parking is available for all residents, albeit sustainable methods of transport will be encouraged through provision of secure cycle storage.

Walking to local amenities and public transport on the A664 is possible, but bicycle storage has been provided on site to assist with providing more sustainable modes of transport other than just being reliant on the car.

6 Sustainability

All the new dwellings will all meet the requirements of the Building Regulations in terms of Thermal efficiency.

The new heating systems / water systems will all meet the requirements as set out in the building Regulations and will have remote thermostats installed (nests) to allow the system to recognise when the owner is away from the home allowing energy conservation.

7 Conclusion

This Document has been compiled to inform how this site can be better used to remove a redundant commercial unit and create 2 no. much needed swellings.

Research on the site, the surrounding areas and the local needs have been explored in order to establish how the redevelopment should be shaped.

It is felt the proposals put forward provide a solution to this question that considers all parameters as outlined in the initial sections of the document and as outlined in the evaluation section.