

Alpha House

Design & Access Statement / November 2025

Levitt Bernstein **People.Design**

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Levitt Bernstein People.Design



01: Introduction

Introduction

Affordable homes taking inspiration from the history of Wythenshawe and reflecting the refreshment and reinvigoration of the Civic Centre.

This Design and Access Statement has been prepared by Levitt Bernstein on behalf of Wythenshawe Community Housing Group and Muse Places.

The purpose of this document is to give sufficient background, context and illustrative material to supplement the application drawings submitted as part of this planning application and explain how the design responds to its context. It should be read in conjunction with all other technical documents and reports.

Alpha House is one of the first plots to come forward as part of the Wythenshawe Town Centre Masterplan, Manchester City Council's vision for a vibrant community at the heart of Wythenshawe, benefiting from well-connected green corridors, high quality homes for all and community facilities encouraging social cohesion.

Proposal

The proposals include 125 dwellings for social rent within a highly sustainable building. Part 2, part 6 stories with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works. Resident's external amenity space is provided at the First floor podium level. An existing, unused, taxi rank is proposed to be re purposed for on-street parking provision for blue badge holders with additional loading bays as required.

The main entrance to the building is focused towards Rowlandsway and the primary pedestrian route through the Civic Centre. A secondary entrance is on to Wavell Road, adjacent to Woodfield, which provides a pedestrian connection to the public transport links on Poundswick Lane. The Ground Floor elevations to Rowlandsway and Wavell Road to the East are activated by residential frontages, as is a newly created, pedestrianised Mews street to the South elevation. Where Centron House currently bridges the Wavell Road to the North, this Ground floor elevation will accommodate ancillary uses including bins, bikes, plant and access to the car park.

The layout provides 1 and 2 bed apartments centred around a private, communal courtyard which is envisaged to become a place for all residents to meet with neighbours and benefit from time outdoors. A palette of native planting will enhance the external spaces around the building and reference the original Garden City principles of Wythenshawe. Species selected will provide year round variance in colour and foliage and ground level planting and surfacing which allows infiltration will contribute to a biodiverse landscape.

The Site

The 0.36ha (3,600sqm) site has been commercial offices for many years but has become increasingly vacant over the last ten years. Further to a Prior Approval Application being made in 2024, the existing building is currently being demolished and the site is inaccessible to the public. Centron House, which bridges Wavell Road to the North is now under the ownership of Manchester City Council and is due for demolition.

Project Team

ROLE	COMPANY
Client	Muse Places
End User Client	Wythenshawe Community Housing Group
Project Manager & Employer's Agent	Shift PM/Walker Sime
Architect & Landscape Architect	Levitt Bernstein
Planning Consultant	Nexus
Civil & Structural Engineer	Alan Johnston Partnership
Transport Consultant	Curtins
MEP Engineer	Civic Engineers
Sustainability Consultant	Etude
Biodiversity and Ecology	Greengage
Fire Engineer	Introba



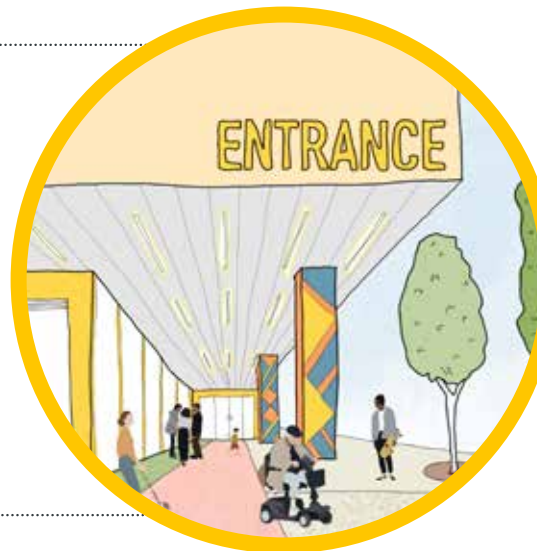
Aerial view of Wythenshawe Civic Centre looking East

Project Objectives



High quality, **well insulated homes** provides comfortable dwellings and low bills for residents.

A clear and attractive entrance promotes clarity and provides opportunities for chance meetings and **neighbourly cohesion**.



A new east-west green neighbourhood Mews increases **permeability** and provides informal amenity space promoting social cohesion.

A secure **communal courtyard** provides outdoor amenity space for residents to socialise together.



An attractive green edge to the building contributes to the Garden City heritage and, through careful plant choices, enhances **biodiversity**.

Through Juliettes and balconies the scheme will provide an **active street frontage** contributing to the sense of **community**.



Sustainable Design

Taking a holistic approach to sustainability will continue to benefit residents and the environment for years to come.



Compact building massing



Heat from the sun in winter



Elevations to balance heat gain/loss with daylight



Mechanical ventilation with heat recovery



Highly insulated building fabric



Sustainable urban drainage



PV arrays to roofs



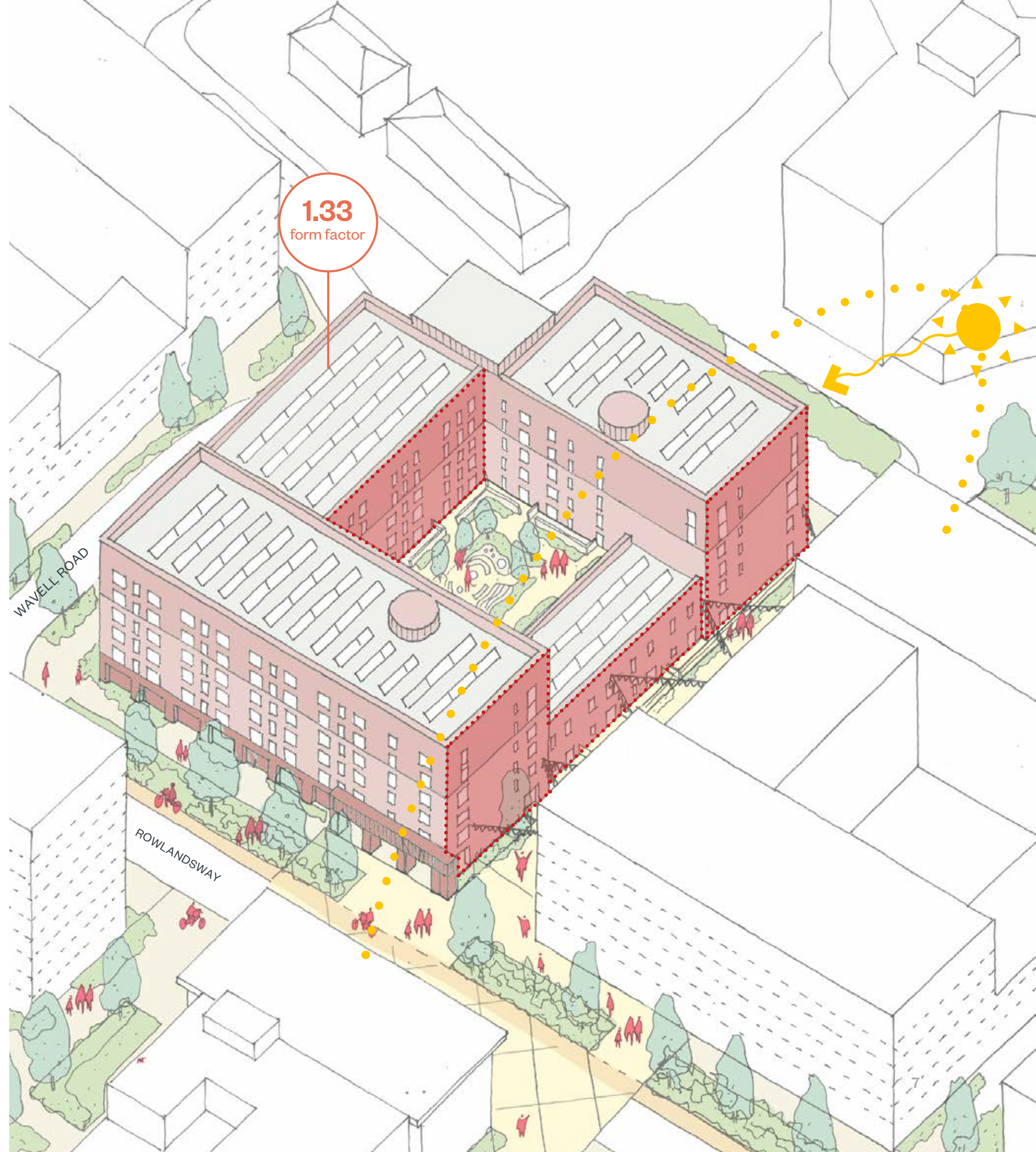
Low carbon heating



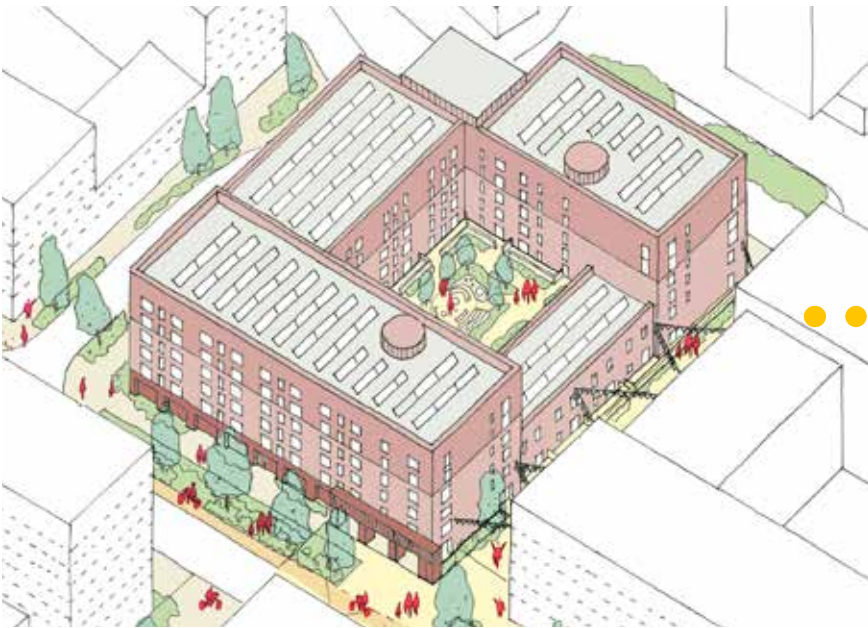
Enhanced biodiversity



Encourage active travel



Pre Application & Consultation History



Pre-Application 01
August 2025

- Content:**
- Site Location and Surroundings
 - Relationship with Wythenshawe Town Centre Development Framework
 - Design Concept
 - Outline of Initial Floor Plans
 - Sustainability Principles
 - Planning Application Requirements
 - Project Timescales

Feedback:
Feedback received during this meeting was positive, with officers understanding the design approach and outlining their support for the principle of development and its contribution to the regeneration of Wythenshawe. The applicant was asked to consider and fully justify in the application the biodiversity net gain strategy, approach to car parking and limiting unauthorised car parking and the building’s integration with the existing street layout.



Pre-Application 02
September 2025

- Content:**
- An update on design evolution and façade design including active frontages and ‘meantime’ arrangements for specific elevations
 - Landscaping strategy and how this feeds into the BNG strategy
 - The proposed removal of trees
 - Aerodrome safeguarding and updates on discussions with Manchester Airport Group
 - Public consultation strategy

Feedback:
Feedback was again received during the meeting with support again extended for the proposed development and the design concepts. Queries were raised in relation to ground floor uses, crime and security and refuse collection and the design team agreed to incorporate details into the application. In addition to the engagement with planning officers, individual discussions have also taken place with MCC Highways, MCC Environmental Health, Manchester Airport Group and Greater Manchester Ecology Unit. Validation requirements for the planning application were agreed with planning officers.

ly studio.

ent building with only 80 would be for older people. include full r access.

All of the homes will be highly energy efficient to help lower energy bills for the residents.

5 new is with either r bedrooms.

The buildings will be fully wheelchair accessible.

Alpha House

Alpha House was once an office building and is currently being demolished. We're now looking to transform it into 125 social rent homes. We're planning

A mix of one and two bedroom apartments. The homes will be highly energy efficient to help lower energy bills for the residents.

New landscaping, including trees and green spaces that will bring biodiversity benefits to the area.

10 wheelchair accessible apartments

Working with Manchester City Council to help prioritise the homes for local people.

Public Consultation
October 2025

The Public Consultation was launched on Monday 13th October and closed on the 27th October. As part of the consultation local stakeholders were identified in advance of the consultation.

Upon the launch of the consultation the public were made aware via a number of methods; Newspaper, Website, E-bulletin and Press Release.

Throughout the consultation, and at stages outside of the main period, a number of events were provided to gather feedback on the proposals.

01: Wythenshawe Context & Site Analysis

Site Context

Sitting as part of Greater Manchester, Wythenshawe is Manchester's largest district. Originally built in the 1920s as a large scale housing development to rehouse people away from industrial Manchester it was modelled on the "Garden City" and became Europe's largest council estate. A large proportion of these houses remain and form the main character for Wythenshawe with generous streets and prevalent greenery and a cohesive architectural style of red brick, large roof forms including distinctive mansards.

Since the estate was built with few shops and amenities in time these were introduced with the second largest development of the area introducing the Civic Centre in the 1960s and a markedly different architectural style. This included shops and offices and is now arced by the Metrolink with three easily accessible stations providing connections to the Manchester Airport to the South and Manchester City Centre to the North.

During the 90s and early 2000s control of the council houses were transferred to local housing associations, now under the banner of Wythenshawe Community Housing Group (WCHG) with approximately 14,000 homes under their responsibility.

Alpha House, the site in question, is located just outside Wythenshawe Civic Centre. It currently sits derelict and unused. Whilst being developed as a stand alone site it sits as part of a strip of under utilised land to the east of the Civic Centre that is earmarked for further development as part of the wider regeneration masterplan to be developed over the coming years.

The aerial image on this page shows the current context of Alpha House and its proximity to the Civic Centre as well as the surrounding residential communities. It demarcates the Civic Centre - a focus for future regeneration - as well as the underutilised land of which Alpha House is a part of. The aerial shows both the existing Alpha House and Centron House to the north which part shares the proposed site. Both these buildings are either being demolished or to be demolished prior to the proposals beginning.



Alpha House



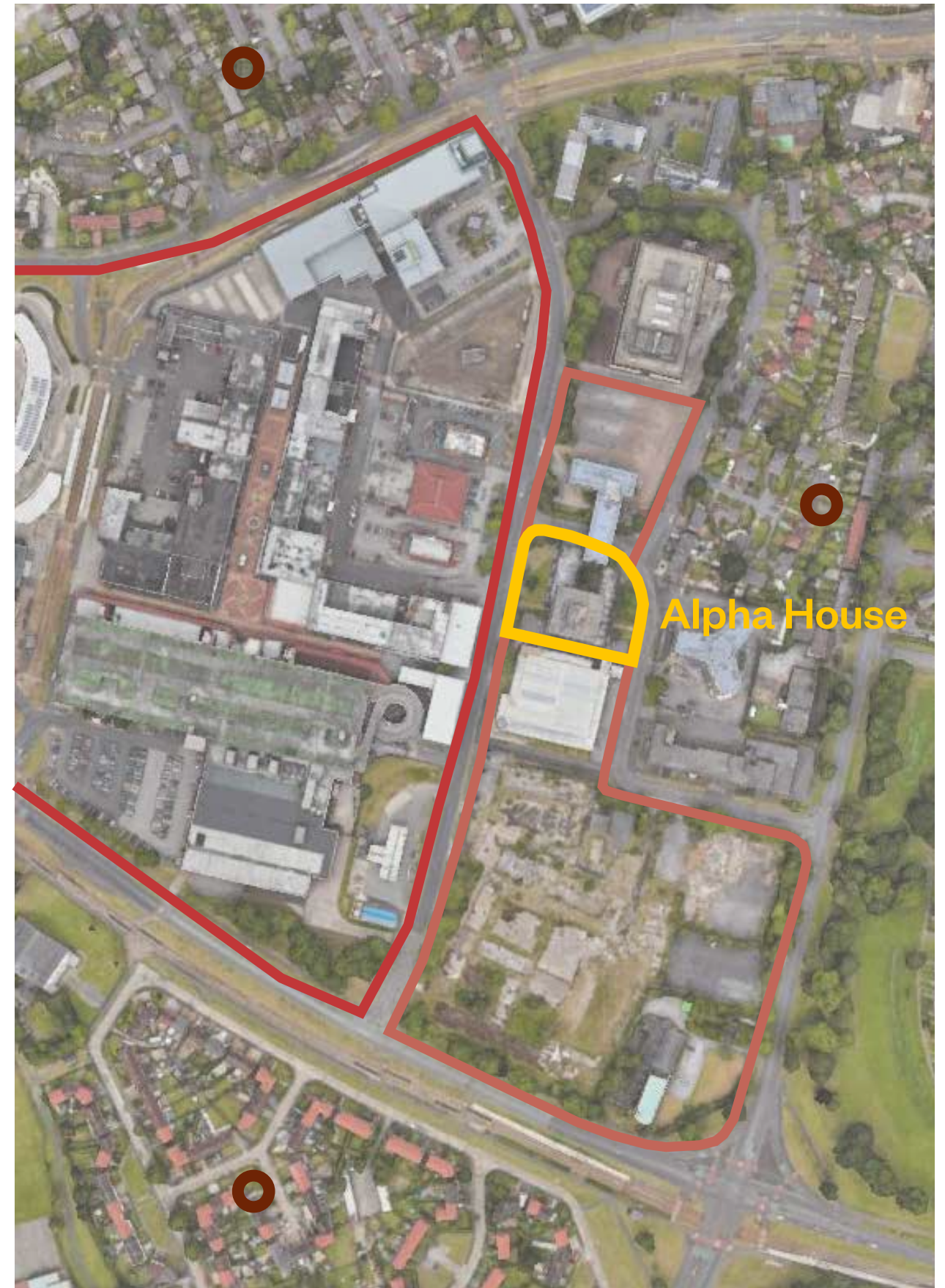
Civic Centre



Underutilised Land



Surrounding Residential Character



Wythenshawe Masterplan

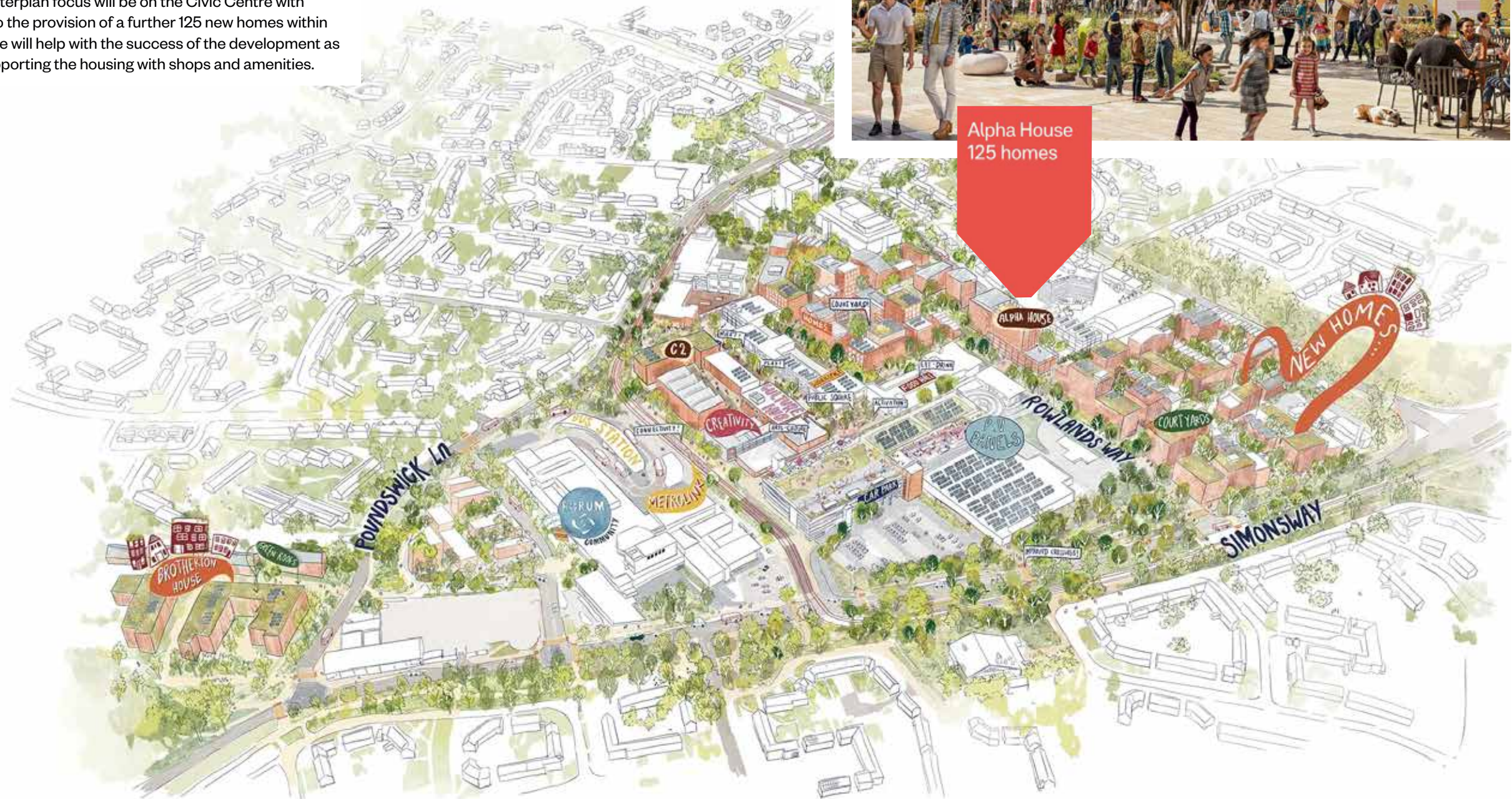
It is important to note that whilst the scheme presented within this document stands apart from the Wythenshawe Regeneration Plans the design has considered the proposal and the future aspirations of Wythenshawe to ensure it supports the coming redevelopment.

In particular this includes providing a strong street presence onto Rowlandsway and positioning the main entrance towards the route into the Civic Centre. It also takes into consideration the buildings massing and materiality to compliment the immediate context.

Furthermore, the initial masterplan focus will be on the Civic Centre with housing coming later and so the provision of a further 125 new homes within close proximity to the centre will help with the success of the development as well as the Civic Centre supporting the housing with shops and amenities.



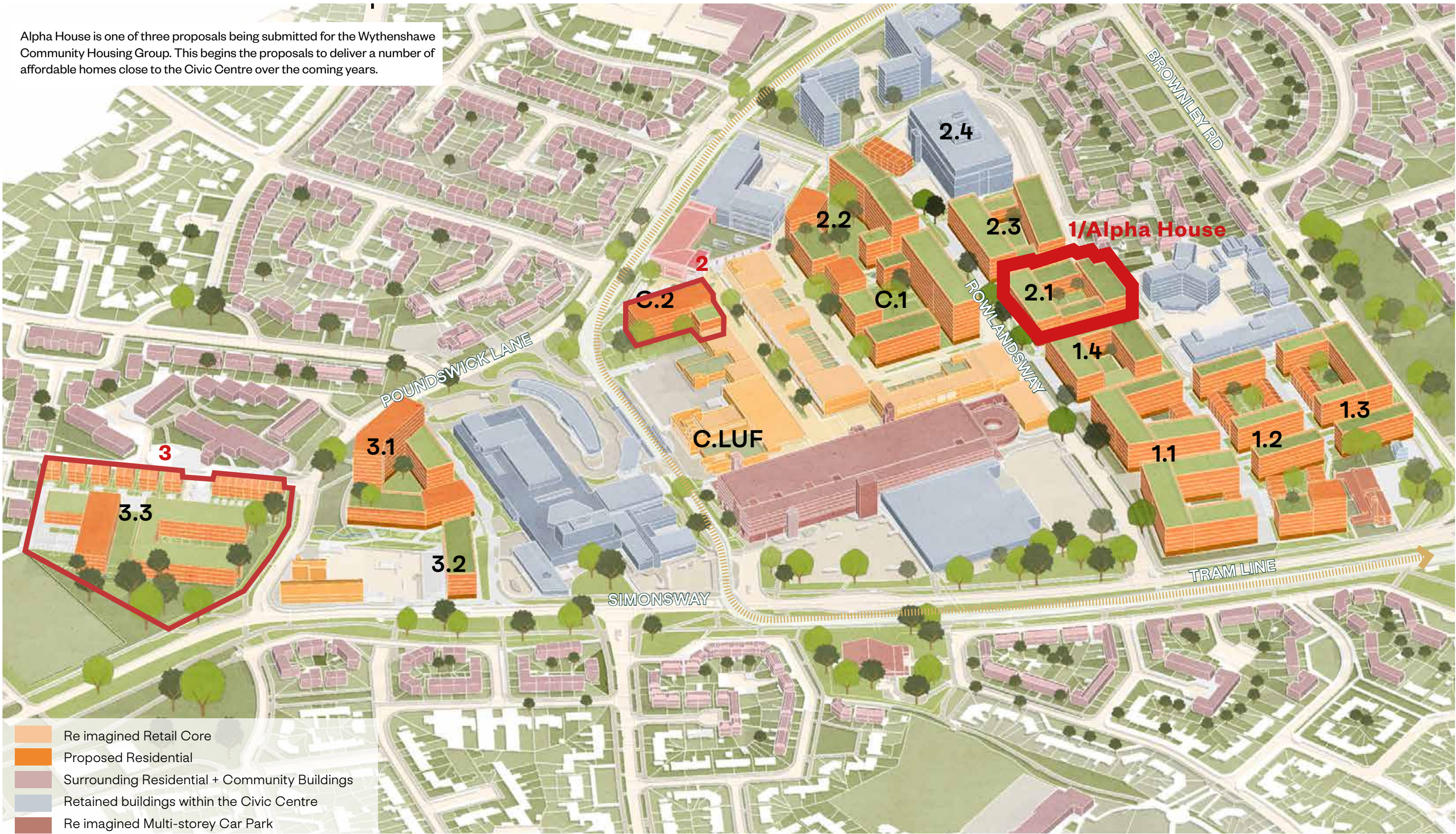
Alpha House
125 homes



Credit: Feilden Clegg Bradley Studios

Wythenshawe Residential Development Plan

Alpha House is one of three proposals being submitted for the Wythenshawe Community Housing Group. This begins the proposals to deliver a number of affordable homes close to the Civic Centre over the coming years.



Credit: Feilden Clegg Bradley Studios

Alpha House in Wythenshawe Civic Centre Masterplan context

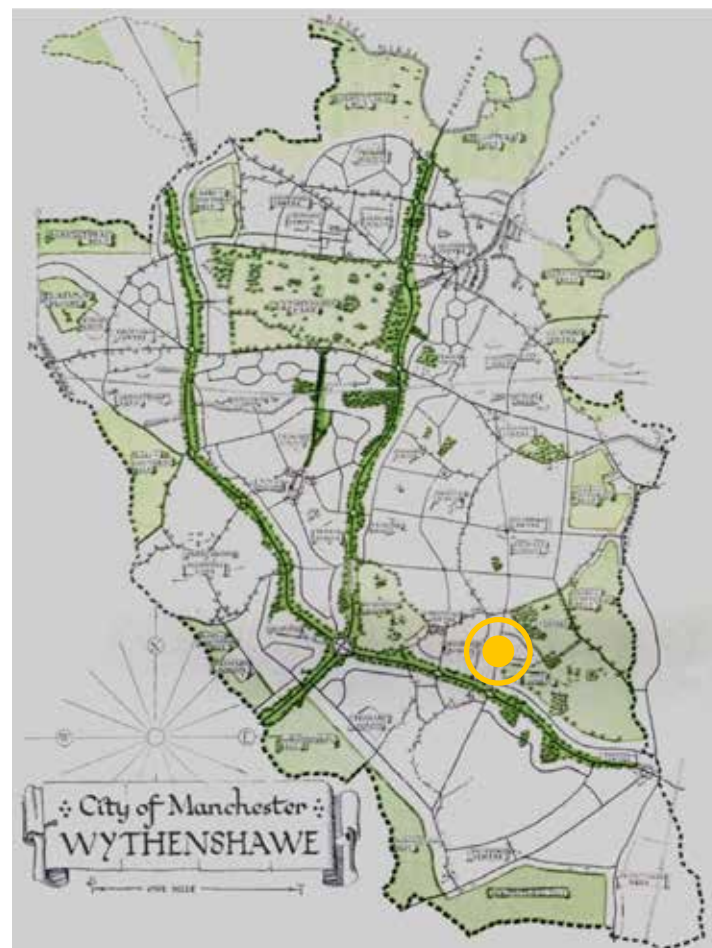
History - Wythenshawe Garden City

Wythenshawe isn't an average sprawling suburb or housing estate, it was originally the innovative vision of Richard Barry Parker in the 1920's and founded on the principals of the Garden City Movement.

The houses were well built and modern with large gardens providing an update to the older, cold, crumbly city centre housing, allowing living standards to improve and reinforce community connections whilst being separated from Manchester city by a green belt and surrounded by countryside.

In recent decades there has been a lull in development and a fall in population, but this has begun to change lately with a rising population again.

It is the principals of the Garden City on which Wythenshawe is founded; houses with gardens, local green spaces and access to the countryside which is helping make the city appealing again.



The Garden City, an innovative vision for Wythenshawe by Richard Barry Parker in 1920.



Green corridors used as recreational spaces and safe pedestrian/cycle routes.



Mansard roofs and a distinct **street frontage** are key elements of the Garden City design approach

adapting the spirit of the Garden City to bring social value through community design

Cottage Housing Typology reinstating the human scale and sense of a tight-knit community.



History - Wythenshawe Civic Centre

Following the established Garden City landscape and the Second World War Wythenshawe looked to complete the vision with a modern “town centre”. This would enhance the shopping opportunities as well as providing a swimming pool, theatre, library and public hall.

It was constructed in a more modernist style using more modern construction methods, contrary to the more classicism of the original housing.



A **different scale** and typology was introduced to Wythenshawe.



Modern construction methods were used for the new Civic Centre



Glazed bricks found within the existing civic centre - potentially cleaned up and repaired as part of the regeneration works.



The Civic Centre brought a more **sustainable lifestyle** to the local residents.

‘a triumph for Municipal Modernism’

The Civic Centre brought a more **sustainable lifestyle** to the local residents.

History - Detailing and Materials

The Garden City movement has strong ties to Arts and Crafts which follows five main principles; clarity of form or structure, variety of materials, asymmetry, traditional construction and craftsmanship.

These are clearly present within the original development as well as the later modernist developments and it's within this framework that the local buildings have been reviewed for details and materials.

There are also a number of notable churches within Wythenshawe that have been built across the years showcasing some iconic architecture. They also, along with other religious institutions, represent community which is an identity that Wythenshawe is proud of.



William Temple Church, 1965

‘both Arts and Crafts and Modernism emphasise social reform through design’

St Francis of Assisi showing **clarity of form** and a **recessed entrance**



White base with **canopies and glazed bricks** to retail units



A **bronze, glazed brick** reflects the brick colour of the original Civic Centre and of Wythenshawe generally whilst also referencing the detailing to the surrounding religious buildings



St John Fisher and St Thomas More showcasing **fluted brick detailing**

Site Constraints & Opportunities

A/ Orientation

The site orientation presents an opportunity to maximise daylight to the dwellings.

B/ Centron House

Centron House currently bridges Wavell Road and connects with the proposed site. It is understood that this will be demolished providing a clear site for development.

C/ Electrical Sub Stations

A number of sub-stations exist on or near to the site. There is one positioned inside the existing Alpha House building. A replacement will need to be incorporated into the new proposal.

D/ Rowlandsway

The current layout of Rowlandsway forms a distinct barrier between the site and the Civic Centre. This will be part of the future redevelopment works potentially forming a new green corridor improving pedestrian use.

E/ Entrance Sight Lines

There is an opportunity for the building entrances to be located on opposing corners responding to the approach from the Civic Centre and at the end of Woodfield Lane aiding connections to the surrounding residential areas and public transport connections.

F/ Street Frontage

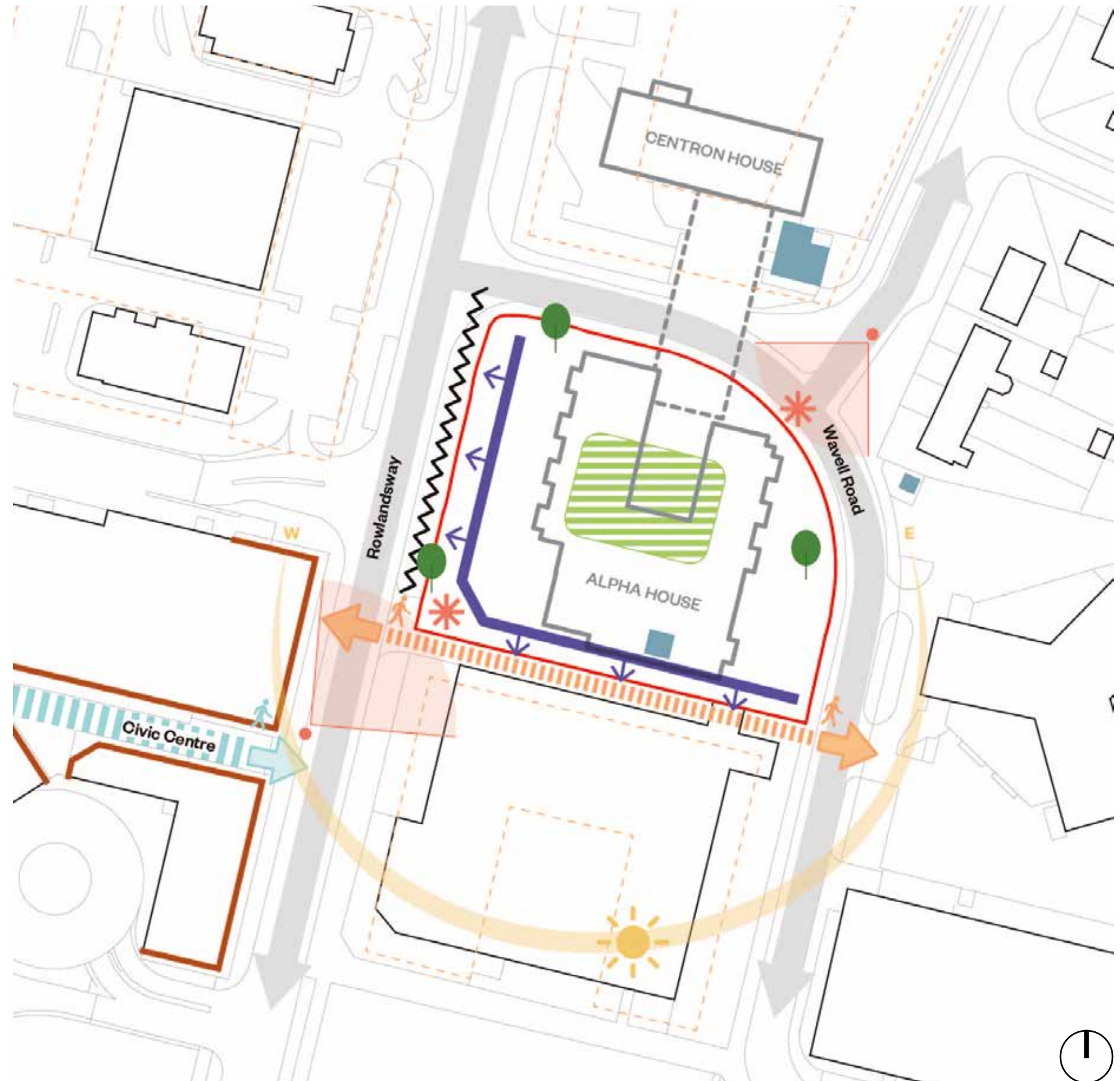
There is an opportunity for a strong street presence on Rowlandsway responding to a main travel route and forming a connection with the Civic Centre.

G/ Mews Street

Considering the future development of the surrounding underutilised land the southern edge of the site could provide a more intimate domestic scale forming a Mews Street with the neighbouring plot.

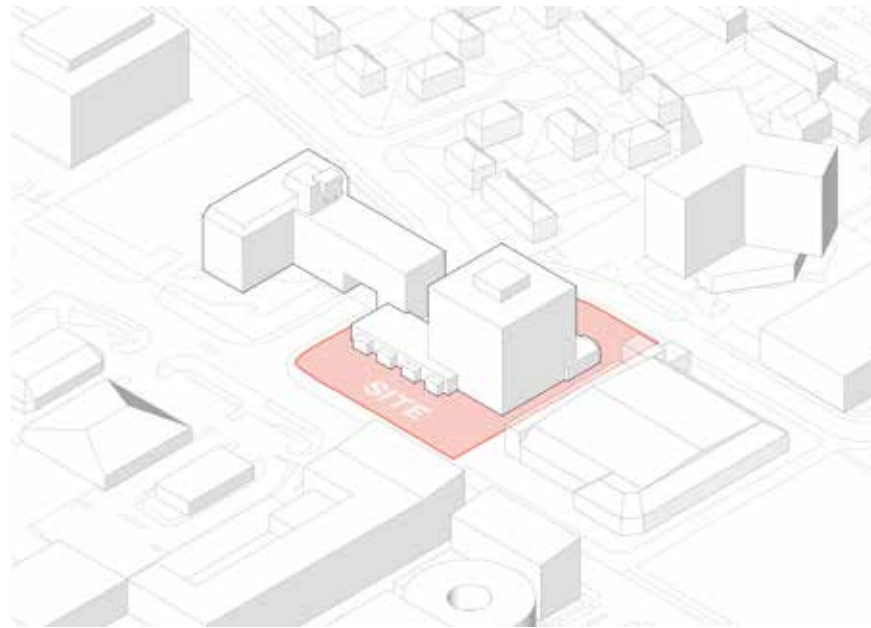
KEY

	Application boundary		Active frontage
	Existing building (to be demolished)		Key Viewpoint of interest
	Vehicular routes		Potential Pedestrian link
	Noise		Potential new green space within site
	Areas of Existing Category B trees		Future development
	Existing Substation		
	Existing Pedestrian route		
	Existing Retail frontage		
	Sun path		



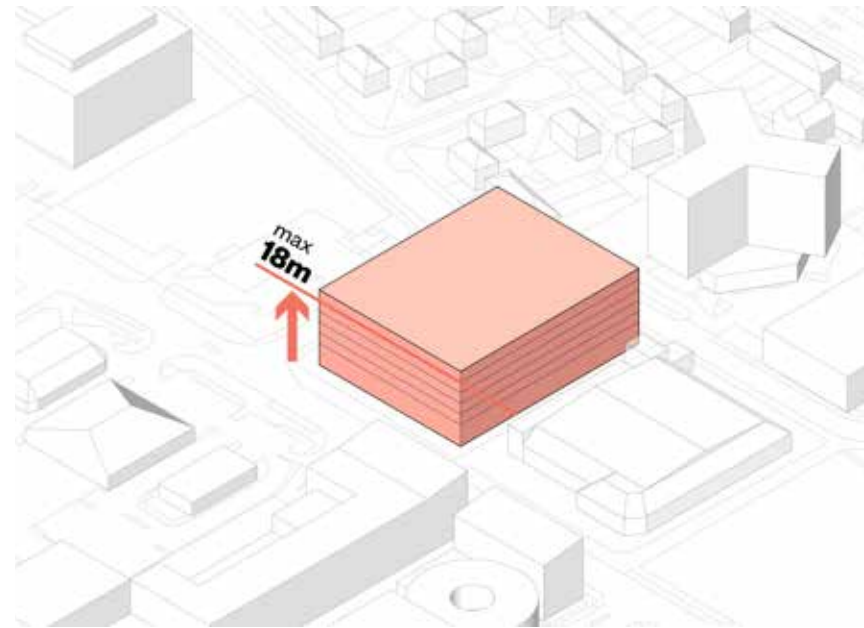
02: Approach to the Site

Design Development



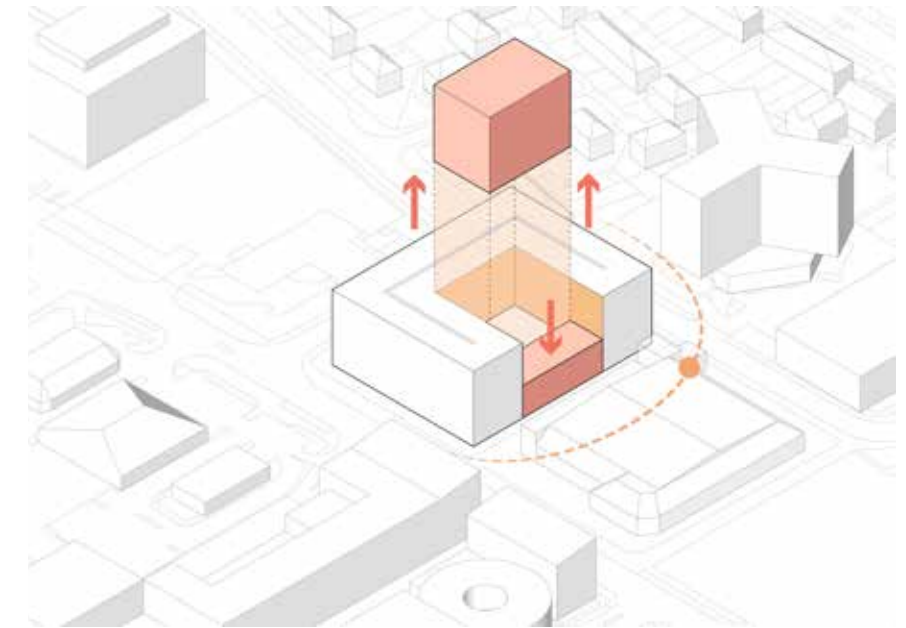
1/ Demolition of existing buildings.

Through an analysis of the existing Alpha House building it was determined not to be fit for purpose. Along with Centron House it will be demolished to provide a clear site for a new building.



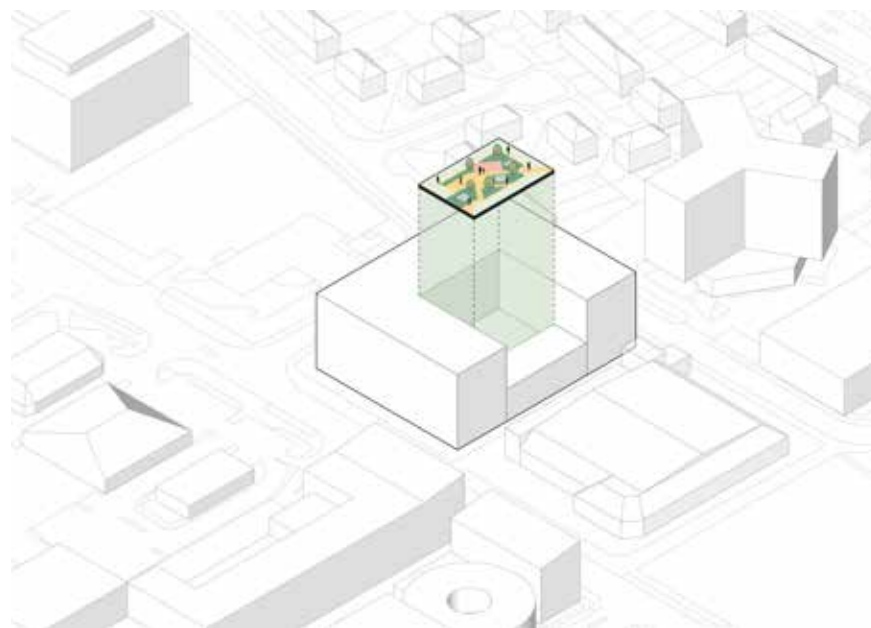
2/ Massing

The building massing has been determined to provide circa. 120 apartments with the height limited to keep it below the High Risk Building threshold whilst also considering surrounding future developments.



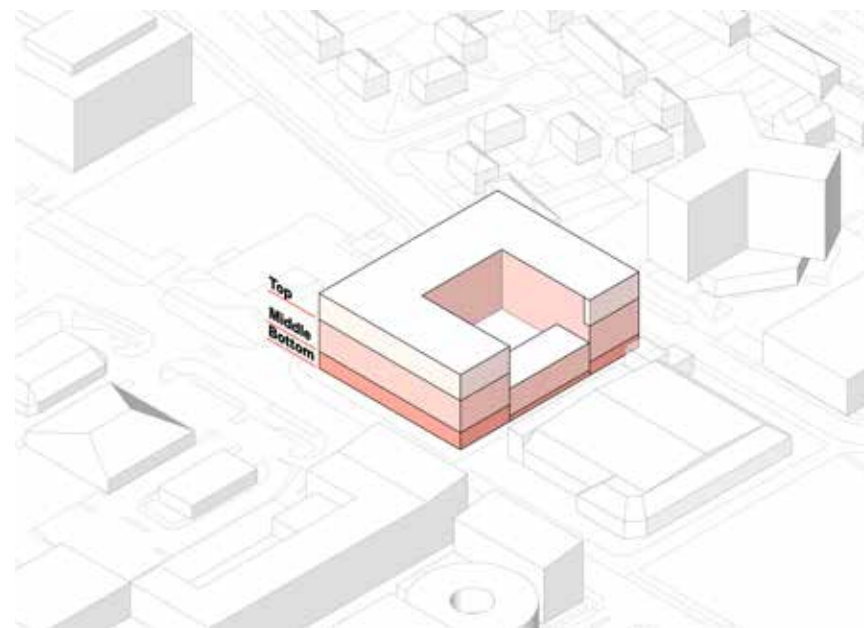
3/ Create a Courtyard

The massing is opened up to provide apartments either side of a central corridor with the south-facing wing stepped down to respond to the scale of the pedestrian access route and improving daylight levels to the inner facing apartments.



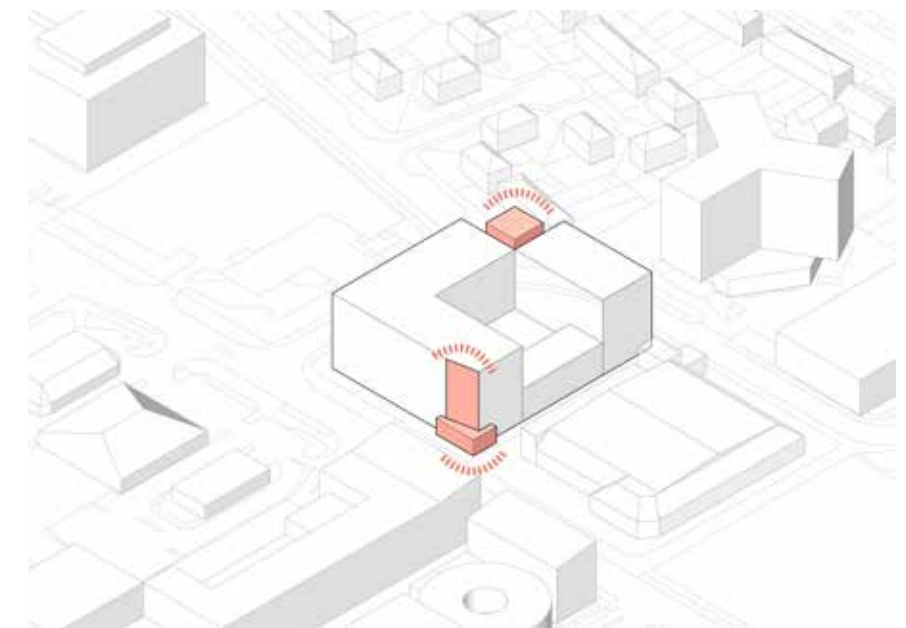
4/ Communal Courtyard (and Parking)

The enclosed space accommodates a podium level communal garden improving the outlook of the residents and space for residents to use. It is set at first floor allowing parking to be located beneath.



5/ Elevation hierarchy

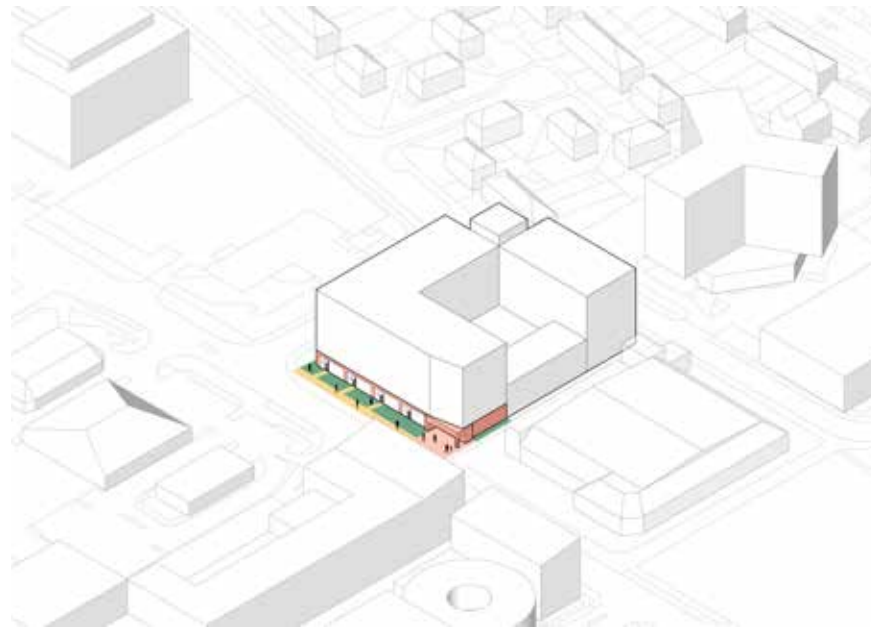
A consistent building height across the block establishes a unified street presence, with a clear three-part composition - base, middle and top - that organises facade language and articulates scale.



6/ Emphasised corner entrances

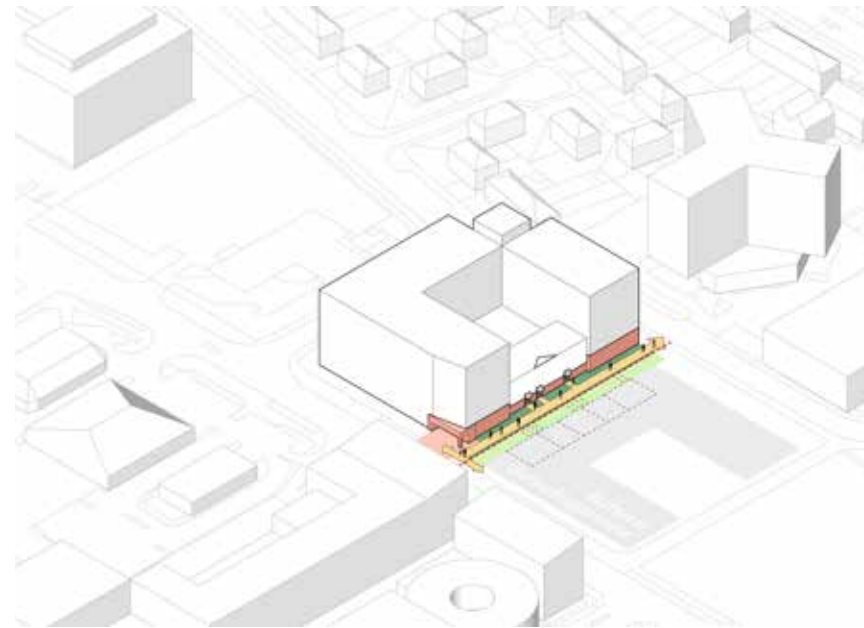
Corners are emphasised through articulated massing and distinct facade treatments to mark principal approaches and entrances. These special corner types provide wayfinding, address the public realm and introduce focal points into the building.

Design Development



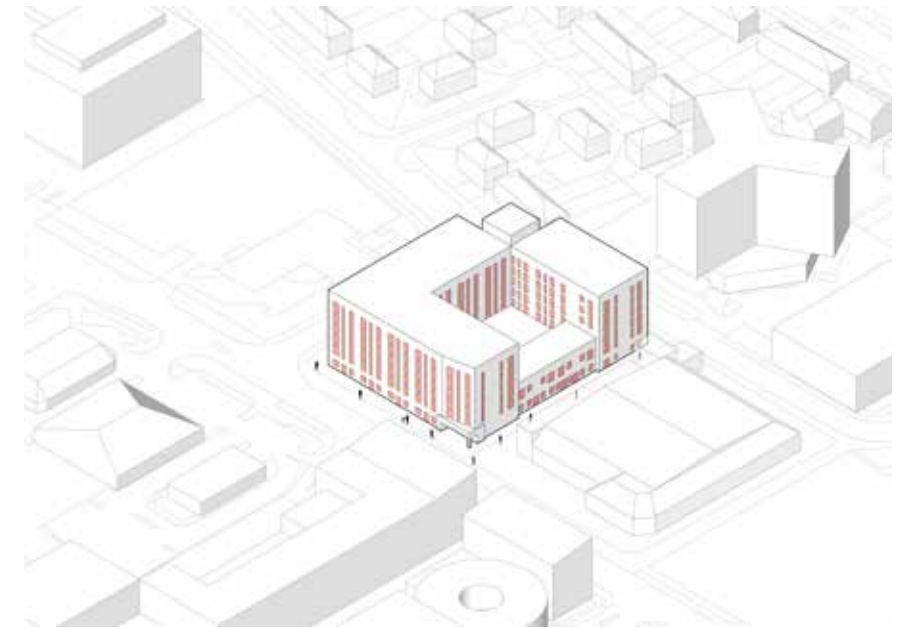
7 / Active connection to Rowlandsway

The apartments facing onto Rowlandsway define the plinth and will be articulated to provide a civic frontage and reference the retail shopfronts from the garden city in the past. The entrance breaks this rhythm further emphasising its location.



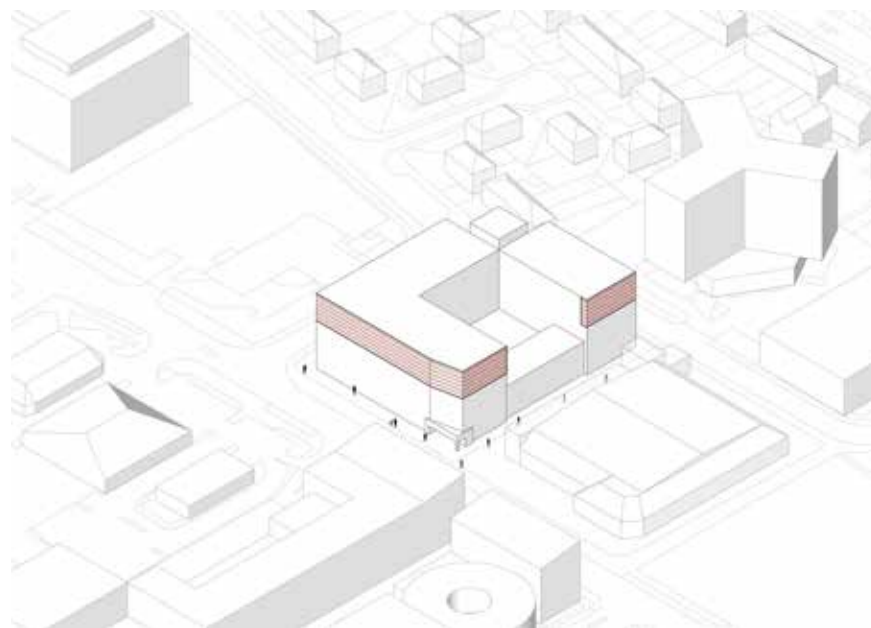
8 / Creating a new news street

A more intimate scale is created along the smaller pedestrian-only route emphasised by pushing the lower massing back. This will be the temporary condition before development of the adjacent site (screening is provided by a planted wall) with more homes further activating the mews.



9 / Window articulation

Windows are grouped to express individual dwellings within the larger facade rhythm. These window groupings create domestic scale, improve internal legibility and contribute to a human-scaled street frontage.



10 / Referencing roof forms

Through use of materials, the upper levels are treated as a prominent cap to lend the building visual weight and civic presence by referencing the mansard roof forms prevalent throughout Wythenshawe.



11 / Introducing variety through asymmetry

Asymmetric window arrangements, chamfered corners and an alternative brick are used to accentuate the corner conditions and approach axes. These subtle shifts in rhythm enliven facades and strengthen the legibility of entries and routes.



12 / The approach to balconies

All apartments will be provided with either a balcony or a Juliette. They help activate the elevations and animate the street with occupation and surveillance while supporting a lively, active frontage.

Landscape Concept: A Garden City

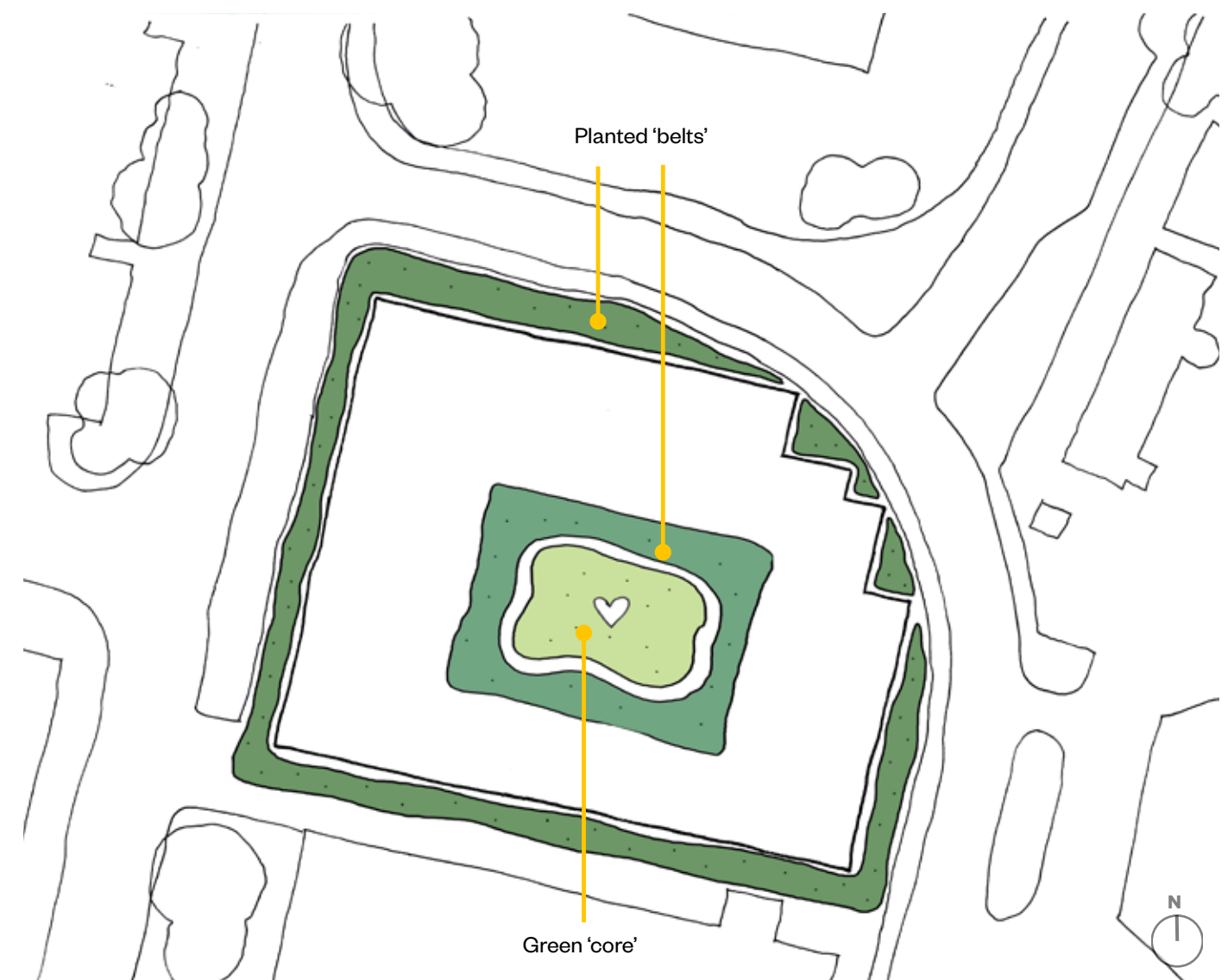


Planted Belt

- Re-imagines Garden City design concept of a rural, planted belt wrapping homes
- Provides privacy through planted separation
- Creates planted habitat as setting for homes

Green Core

- Provides amenity with generous planting and trees where possible
- Connecting people with nature - key principle of the Garden City movement



Indicative building footprint

03: Design Proposals



View looking North along Rowlandsway

Level 00 - Proposed Plan



Proposed Upper Floor Plans



Level 01 - Proposed Plan



Levels 02-05 - Proposed Plan

- 1B2P M4(2)
- 1B2P M4(3)
- 2B3P M4(2)
- 2B3P M4(3)



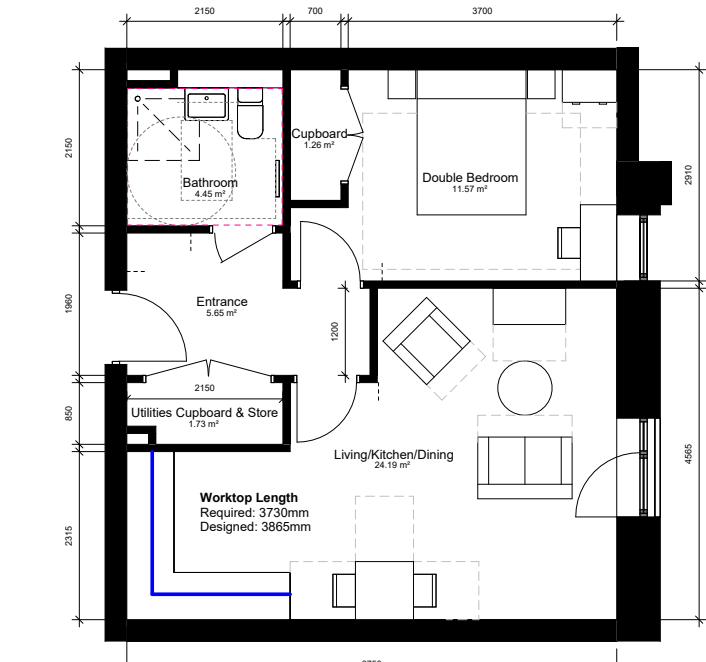
Typical Apartment Layouts

Accommodation Schedule

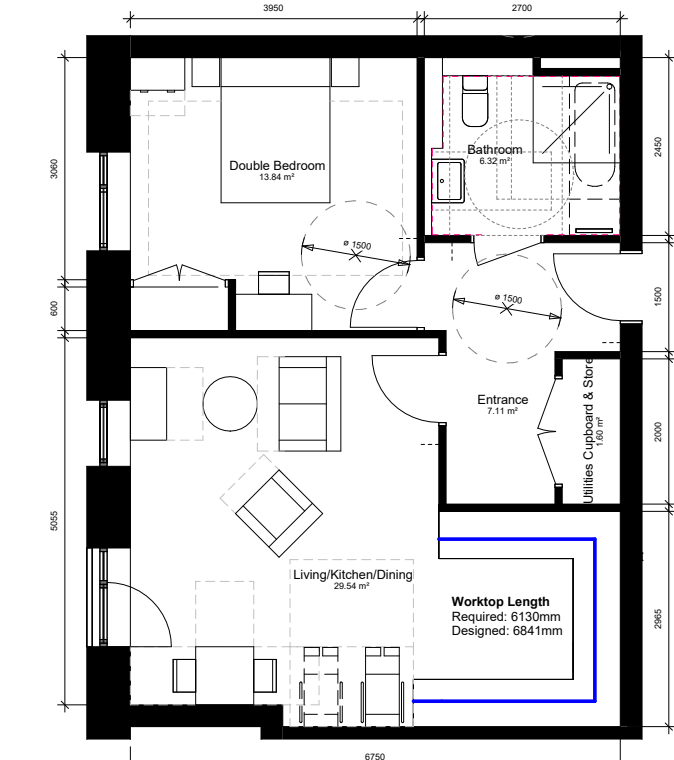
125 apartments
51 1B2P (41%)
74 2B3P (59%)

Level	1b2p	1b2p M4(3)	2b3p	2b3p M4(3)	Total
00	6	-	4	1	11
01	7	2	16	1	26
02	7	2	12	1	22
03	7	2	12	1	22
04	7	2	12	1	22
05	7	2	12	1	22
Total	41	10	68	6	125
%	33%	8%	54%	5%	100%

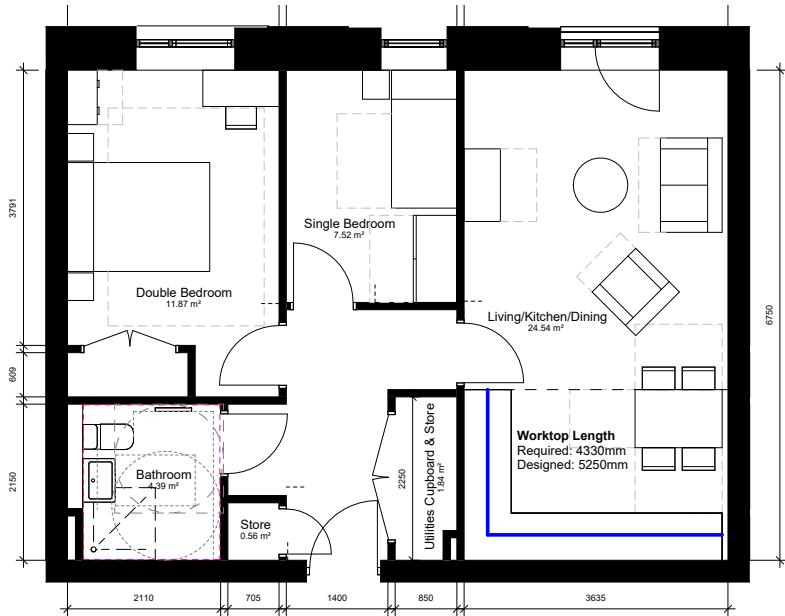
Site Area: 0.36 hectares
Dwellings per hectare: 347
All dwellings to NDSS minimum standards.



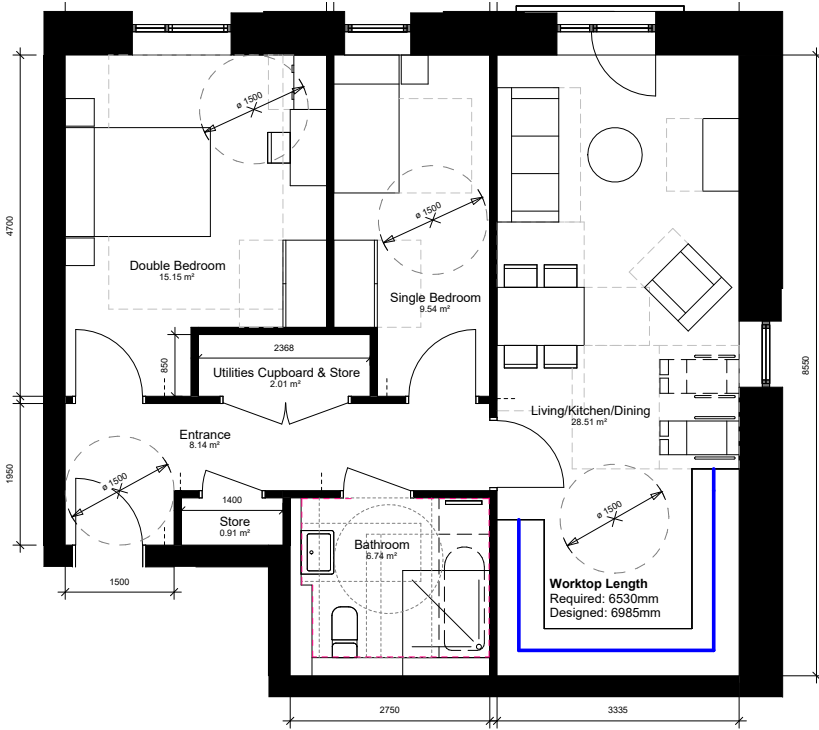
1B2P M4(2)
50sqm / NTS



1B2P M4(3)
61sqm / NTS

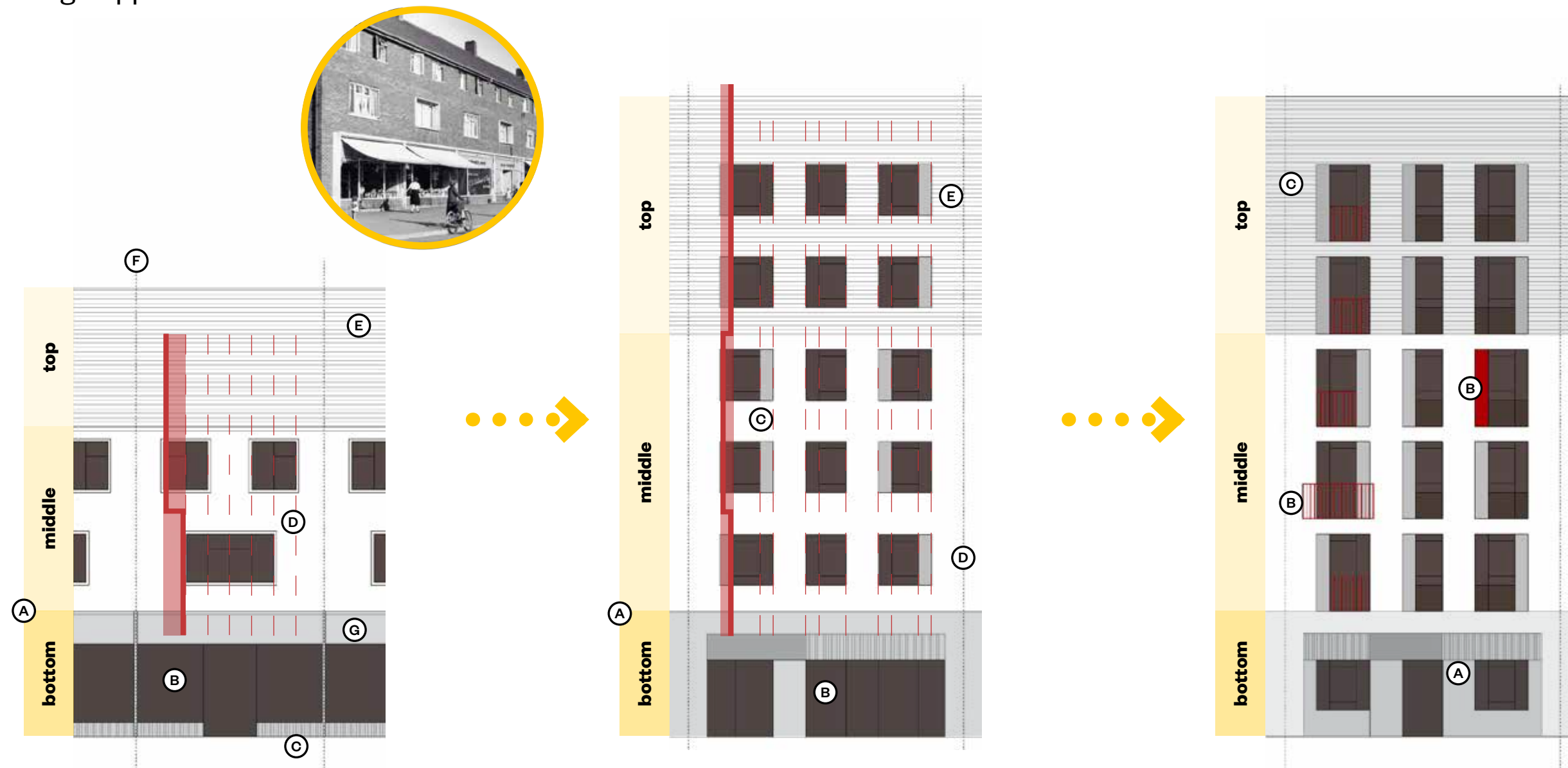


2B3P M4(2)
61sqm / NTS



2B3P M4(3)
74sqm / NTS

Bay Design Approach



1 / Local Vernacular Reference

Through facade analysis of typical housing typologies prevalent throughout the original estate a number of key features arise:

- A/** a distinct bottom>middle>top;
- B/** increased volume to the ground floor retail on civic frontages;
- C/** tiled base near heavy pedestrian movement;
- D/** a playful window arrangement organised within a clear grid;
- E/** a large and prominent roof;
- F/** dwelling ownership vertically demarcated by clear window clustering and rhythm;
- G/** canopies help demarcate the retail units.

2 / Translation to Elevations

The principles of the local vernacular are translated through to the proposed elevations:

- A/** a distinct bottom>middle>top is provided aided with a taller ground floor to account for site levels;
- B/** the notion of a civic frontage is incorporated, retaining the tiled features and stylising the canopies;
- C/** the window proportions and fenestration are derived from the existing buildings. Through altering side panels to the windows the playful rhythm is established within the established grid;
- D/** the windows are grouped to strengthen the buildings verticality and demarcating the dwelling ownership lines;
- E/** horizontal banded bricks of alternating mid and dark red reference the notable large roofs and mansards of the area.

3 / Incorporating variety and asymmetry

Developing the elevations further they respond to the apartments more closely, accentuating the verticality and providing amenity through Juliettes.

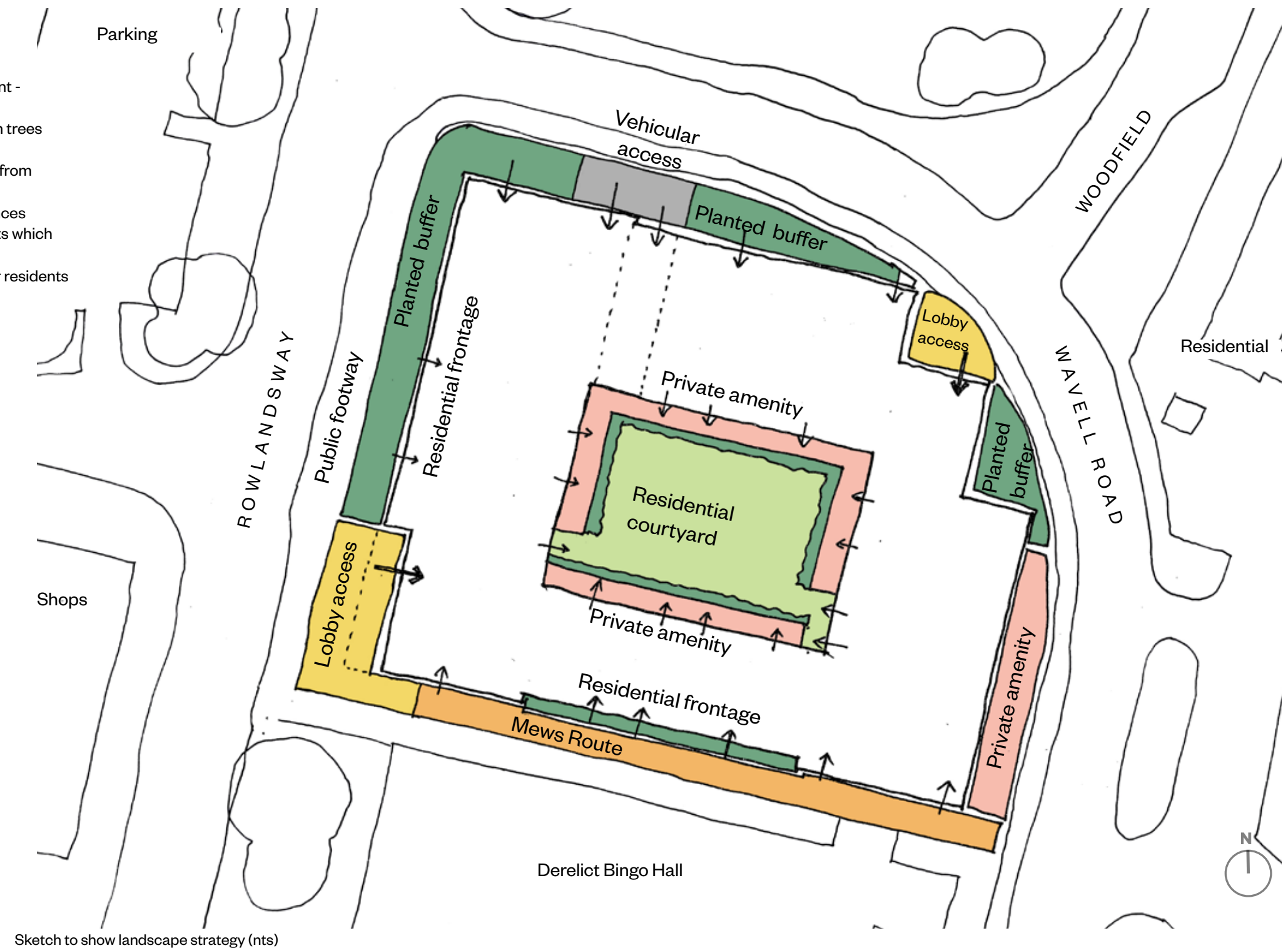
- A/** the scale of the street frontage is reduced to be more domestic with the canopy providing function through demarcating the apartment entrance;
- B/** the introduction of different brick side panels and larger Juliettes randomised across the facade bring it to life through subtle shifts in the rhythm;
- C/** introducing projections to the brick banding helps add depth and weight to the top portion of the building and makes it more legible from ground level.

Proposed Materials



Proposed Landscape Strategy

- Existing trees of insufficient quality to inform development - mitigation planting proposed
- Wrapping the building in robust species rich planting with trees wherever feasible
- Considering the need to buffer and defend living spaces from public/communal routes
- Highlighting arrival points with legible, clutter-free entrances
- Preserving a safe east-west mews route for new residents which considers both long-term and interim condition
- Providing a functional and attractive courtyard space for residents to enjoy actively and passively

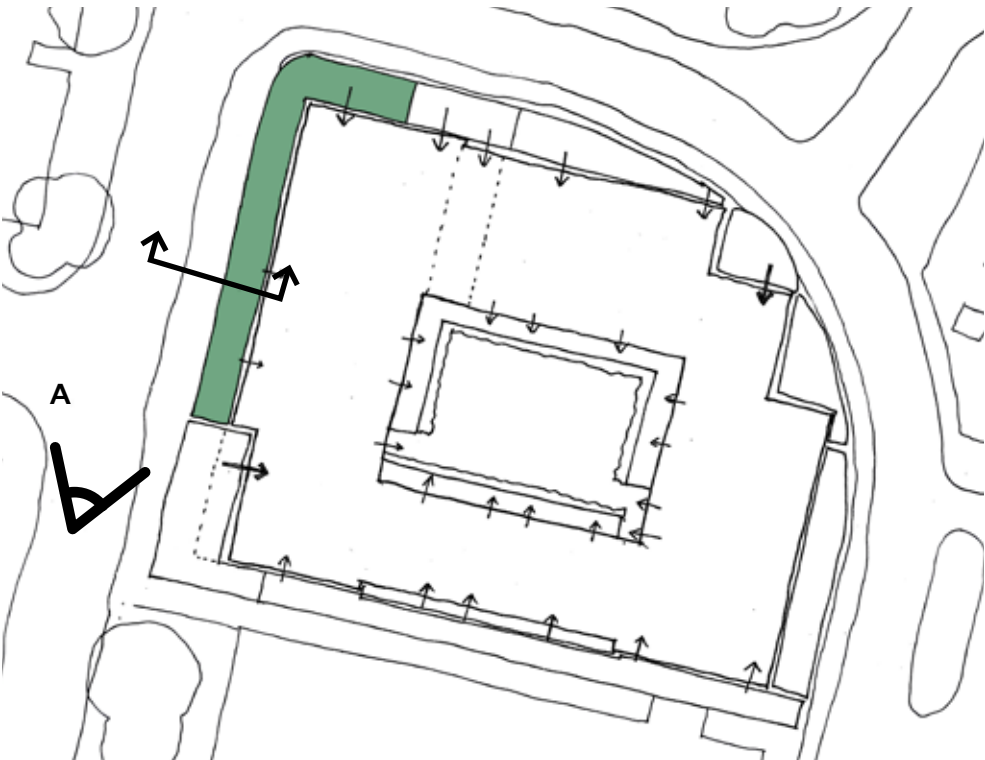


Rowlandsway Landscape Treatment

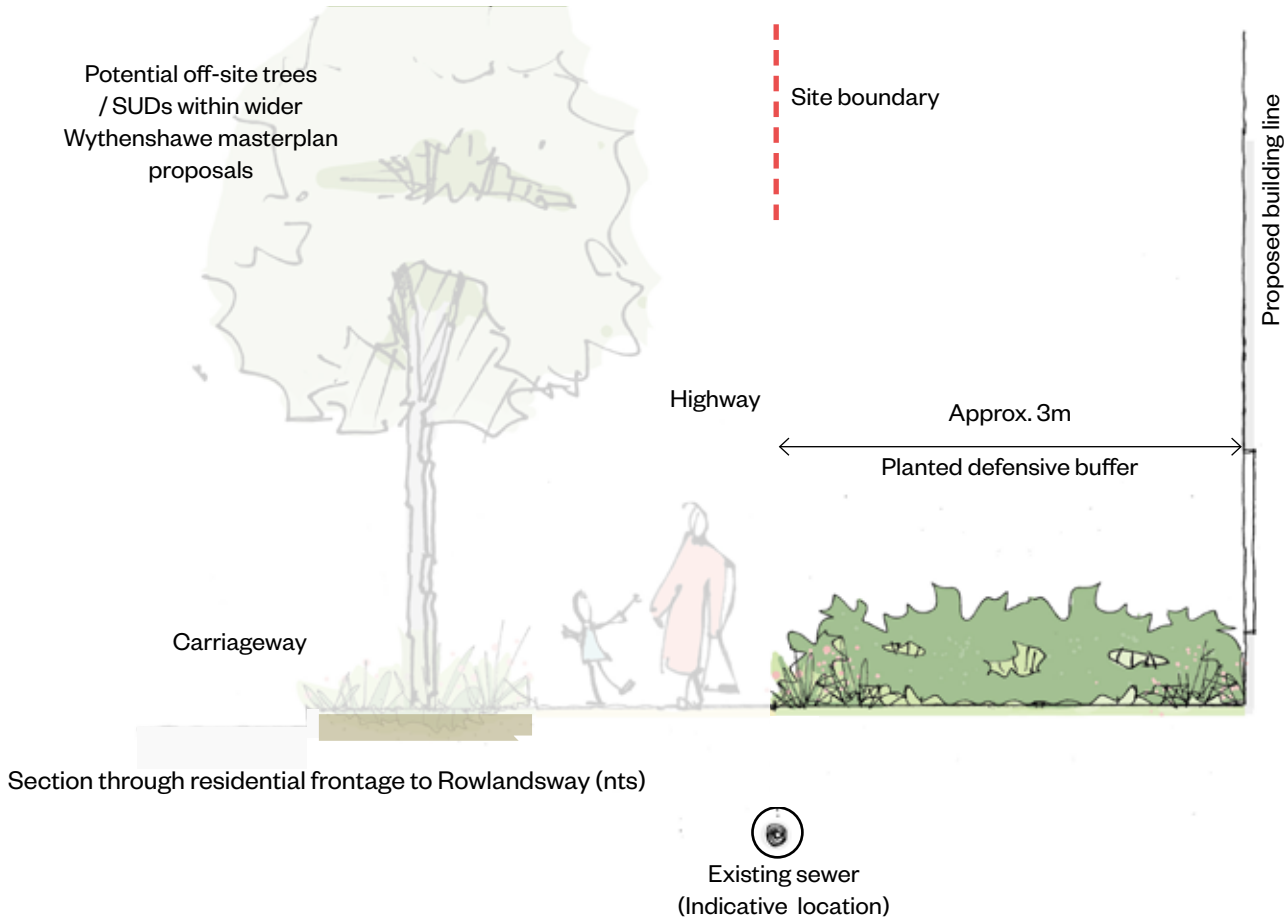
- A generous corridor for pedestrian movement
- Existing greening re-provided through new hedge and shrub planting
- Defensive treatment to new homes overlooking the street
- Wider Wythenshawe masterplan proposals anticipated to propose streetscape enhancements to Rowlandsway highway



Photo A - view north along Rowlandsway



Location plan (nts)



Section through residential frontage to Rowlandsway (nts)



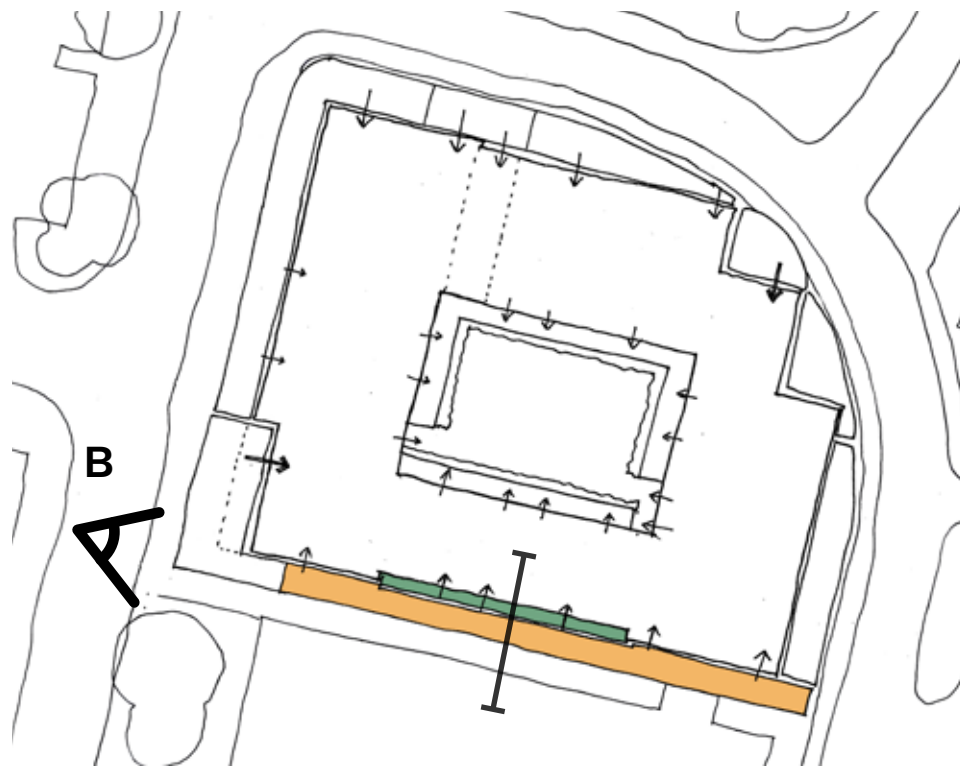
Planting to form defensive treatment against homes

Mews Route Landscape Treatment

- A new residential route over-looked by ground level homes
- New, temporary, boundary fence - 2.1m high with trellis to support climbing plants, improving outlook and setting prior to bingo hall re-development
- Building-mounted lighting to reinforce safety
- Generous planted buffer at ground level

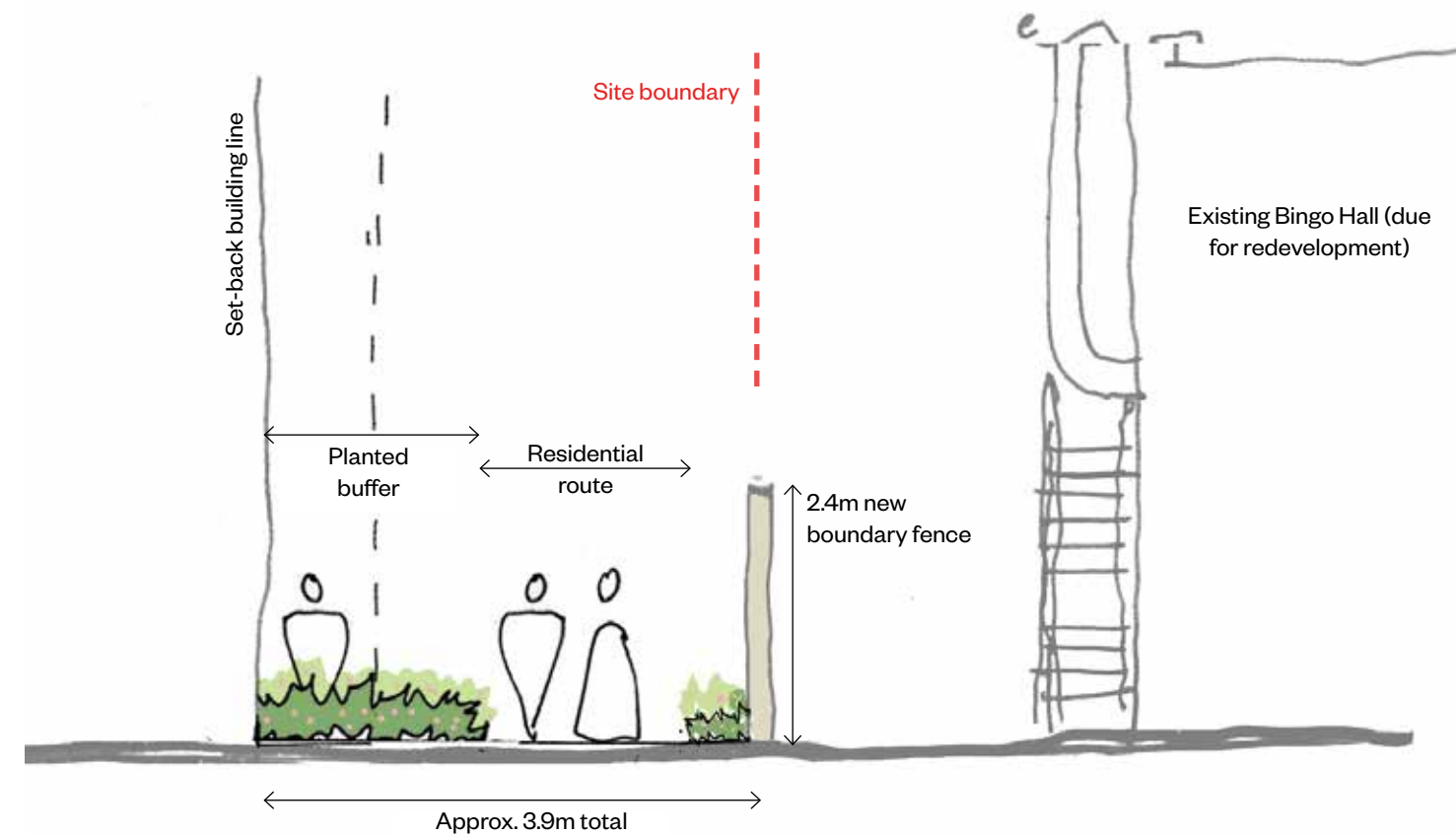


Photo B - view east of site boundary between existing Alpha House (left) and Bingo hall (right)



Location plan (nts)

Sketch section to show landscape treatment against existing Bingo Hall



Section through mews route (nts)



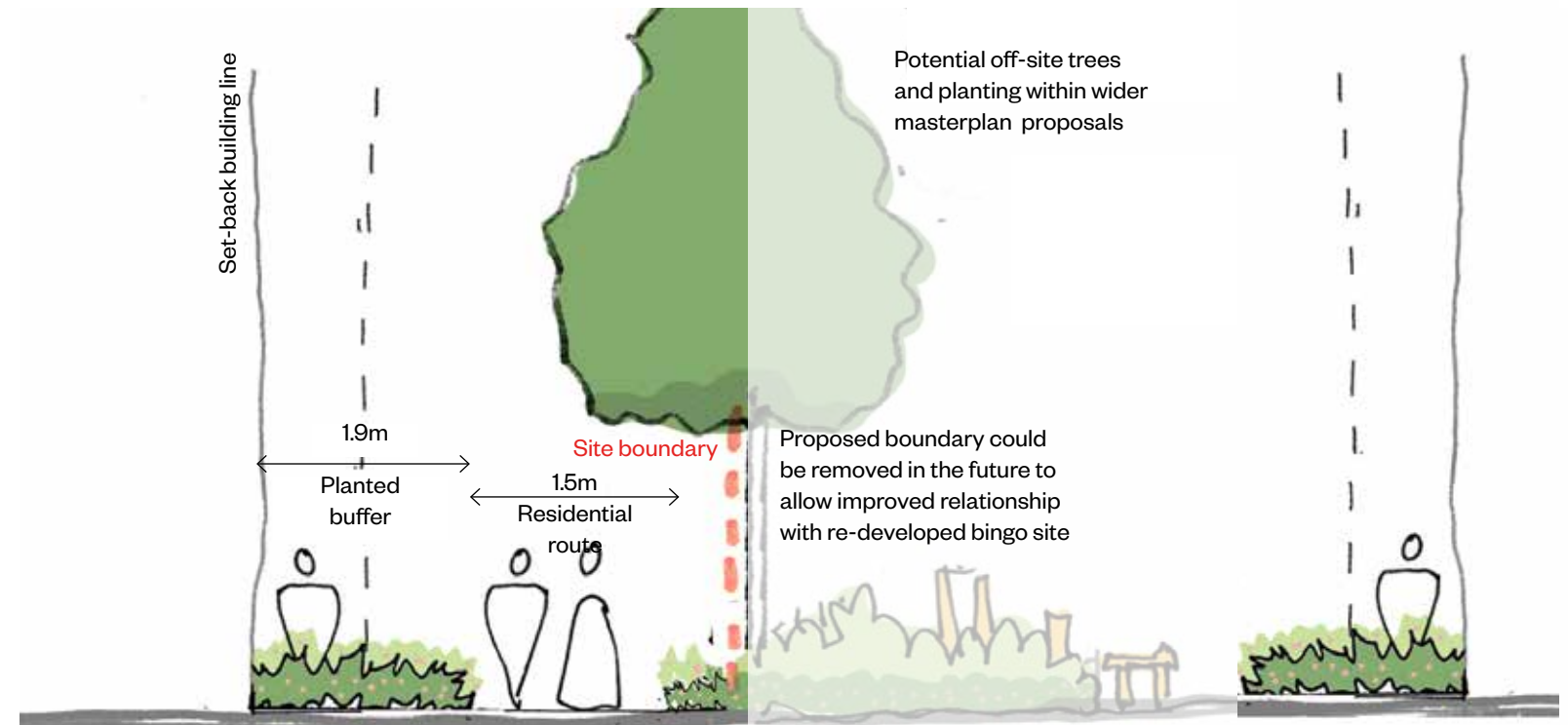
New 2.4m high boundary - tongue and groove fence with 0.3m high trellis



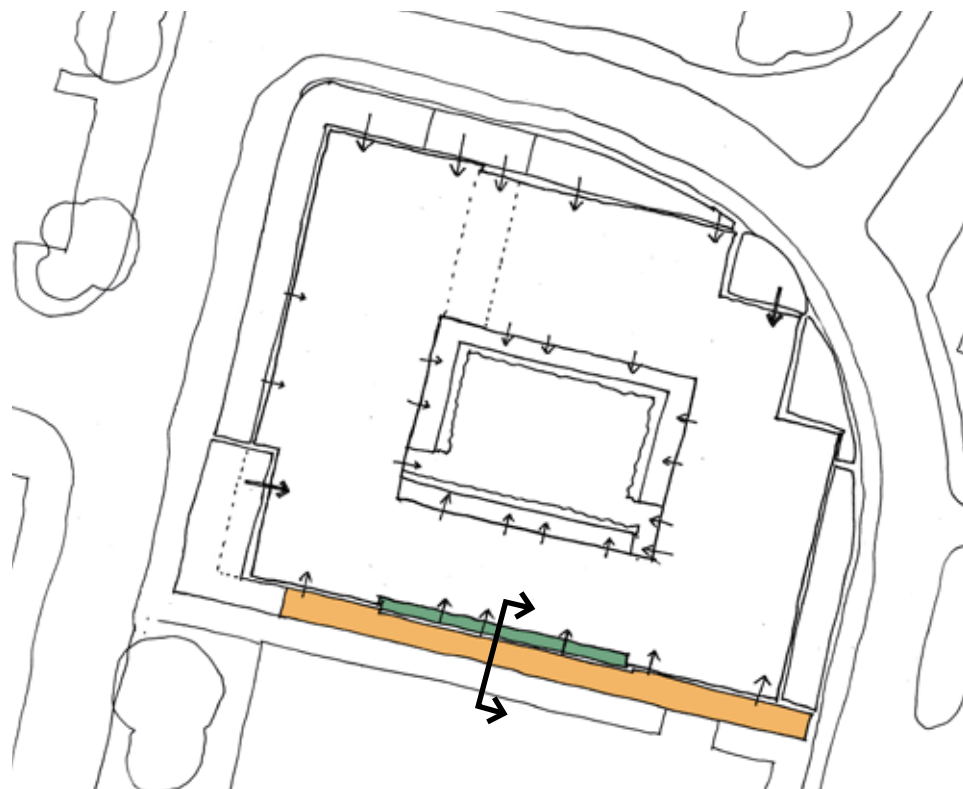
Gate line, unlocked and low in height (iro 900mm) to signal mew route as residential space

Mews Route Landscape Treatment

- Consideration to nature and character of route as part of future condition as well as completion of Alpha House site
- Potential for residential condition to mirror within bingo hall re-development
- Future consideration to removal of proposed boundary fence as part of Alpha House proposals, to realise new residential mews



Section through mews route following potential re-development of bingo site (nts)



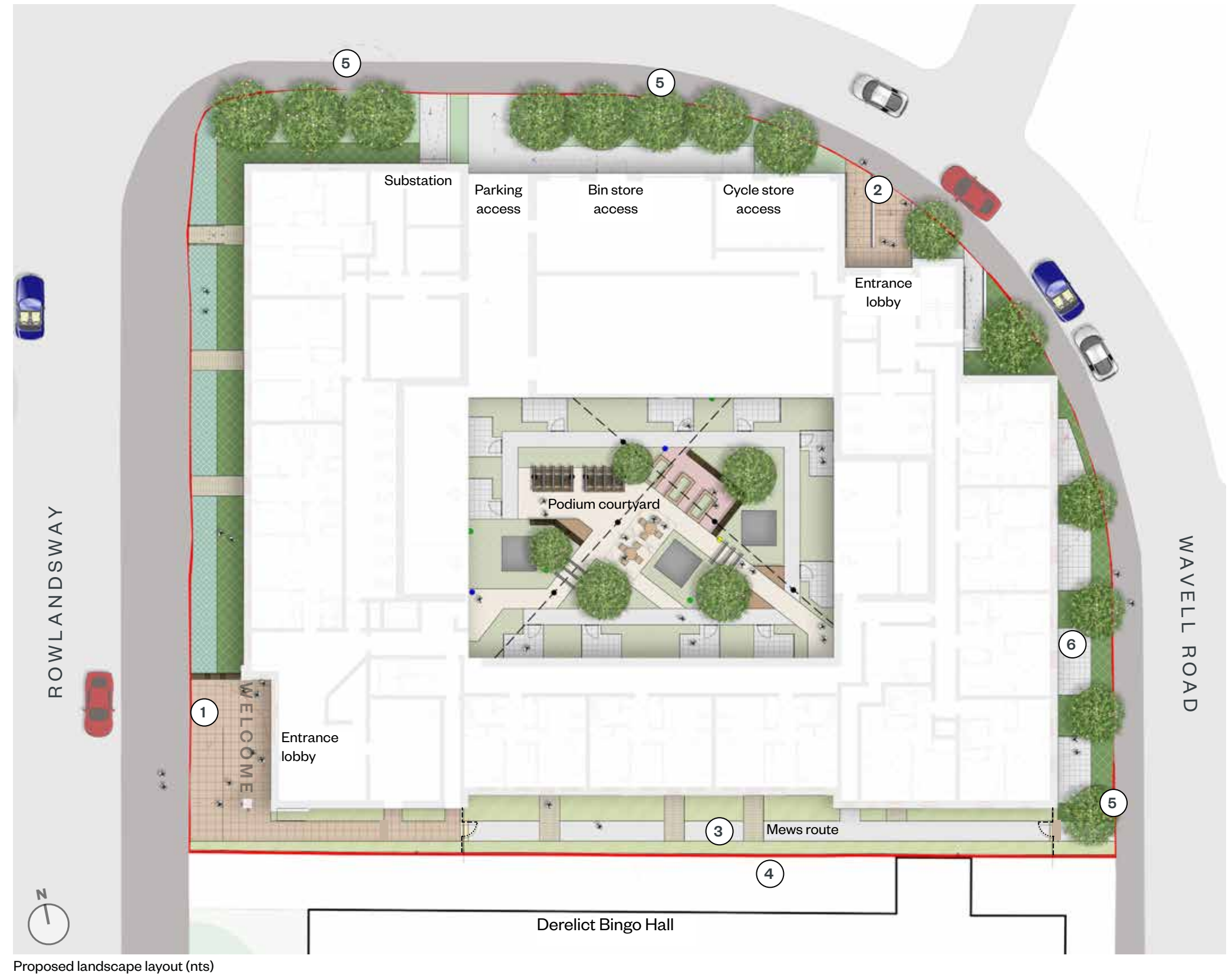
Location plan (nts)



Planted residential route overlooked and mirrored by new homes

Landscape Masterplan

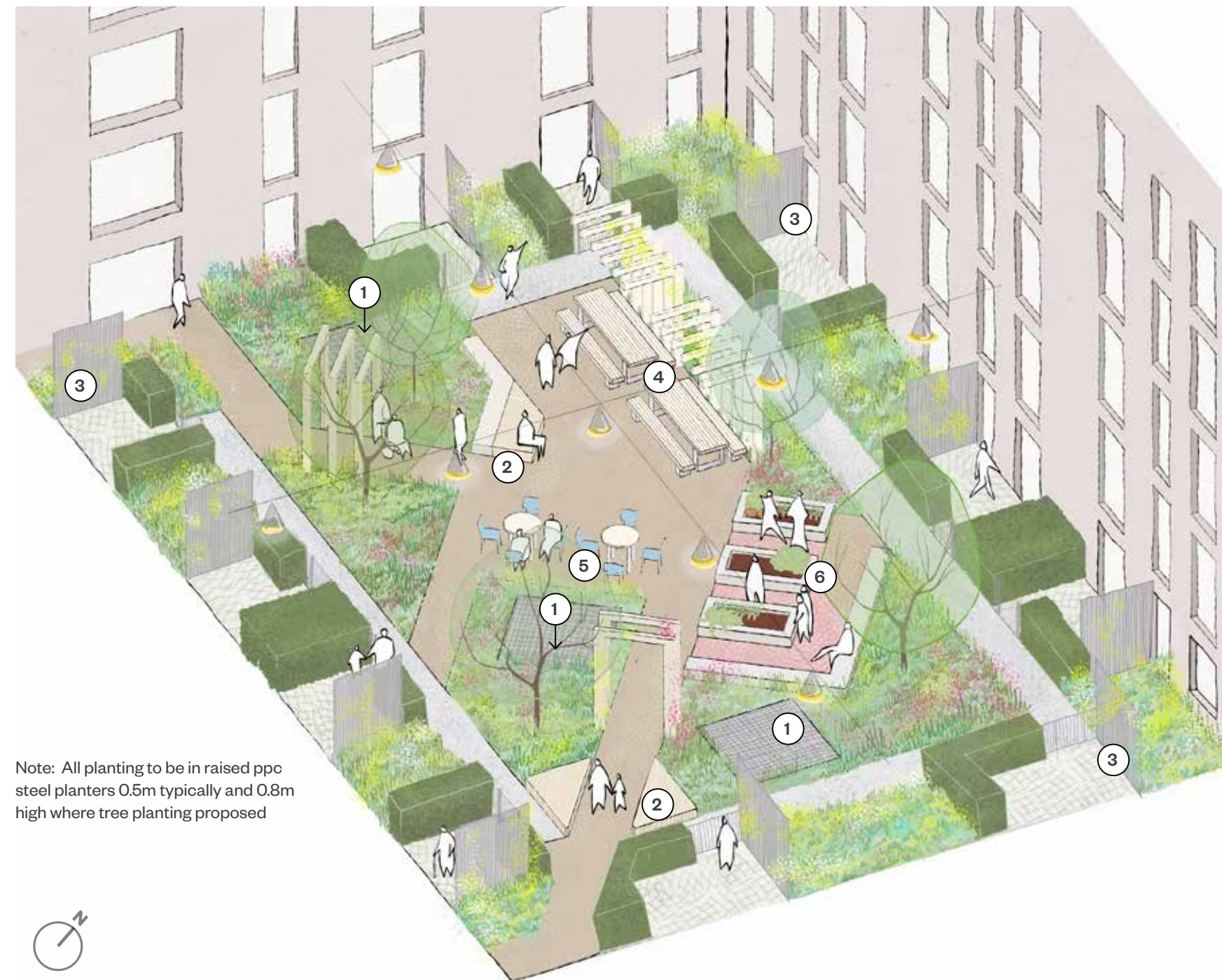
1. Lobby arrival from Rowlandsway is prominent and generous with good suggested introduction of ground threshold signage/artwork to further signal arrival at the communal entrance
2. Wavell Road lobby access is uncluttered and framed by planting with a stepped/level approach
3. Mews route is a residential pedestrian path with distinct materiality from communal spaces and low (0.9m high) non-locking gated thresholds to deter anti-social uses along this route to homes
4. Boundary condition to southern edge is proposed with planting and trellis to 2.4m high total, with future consideration to changed condition (with potential removal of fence) at the point in time the bingo hall site comes online for redevelopment
5. Tree planting is re-provided to Wavell Road where possible with upright street trees of small to medium scale, to mitigate the loss of existing trees to be removed (see arboricultural impact assessment)
6. East-facing homes have private amenity protected from the street by shrub planting and 1.3m high boundary railings



First Floor Courtyard Landscape Design

- Habitat features proposed in line with ecological strategy for habitat creation
- A sociable meeting space at the heart of the new community, to be enjoyed directly at first floor and when viewed from above
- Richly planted character with gardenesque quality whilst considering the maintenance regimes of end-user client
- Providing playable space for young children with raised timber decks, routes to explore within planting and communal tables for games and outdoor dining
- Privacy panels (RAL to match fenestration) acting as trellis for night-scented species and to filter views between homes
- Private terrace enclosure formed by pre-grown hedge sections
- High quality approach to lighting with a combination of wall-mounted and catenary luminaries to reduce clutter
- Pergola structures offering vertical interest between trees, integrating lighting (over tables) and providing support to climbing plants - RAL to match fenestration
- All planting to be in raised ppc steel planters 0.5m typically and 0.8m high where tree planting proposed
- Secure external power points and watering points to be provided
- Catenary lighting to provide directional downward lighting whilst avoiding clutter

1. Ventilation grilles set within planting to allow air to reach parking beneath the space (capable of supporting pedestrian loading)
2. Playable raised decks for young children to be active outside
3. 1.8m high x 1.8m wide (typically) privacy panels to filter views to adjacent homes and support climbing plants
4. Communal tables centrally located
5. Central flexible space - bistro style tables could be removed to reveal space for events
6. Raised beds for dedicated resident growing
7. Private terraces approx. 3m x 1.8m deep, boundary enclosure to be with planting including sections of pre-grown hedge
8. Perimeter playable route



Note: All planting to be in raised ppc steel planters 0.5m typically and 0.8m high where tree planting proposed



Axo to show podium courtyard (nts)

Landscape Materials



Good quality pcc pavers with natural granite aggregate content to wearing course, colours to complement facades



Metalwork colours and detailing co-ordinated to ensure a consistent palette with architectural facades



Raised beds within the courtyard to reflect drainage strategy with steel edges typically 0.5m high in PPC steel



Reconstituted timber decking platforms for informal play and seating



Galvanised steel ventilation grilles set within planted areas to mitigate visual impact



Permeable surfacing to courtyard eg resin bound gravel



Generous communal tables combined with pergola structures to offer support for climbing plants and lighting



Catenary lighting - highly effective, directional and reducing clutter within the courtyard



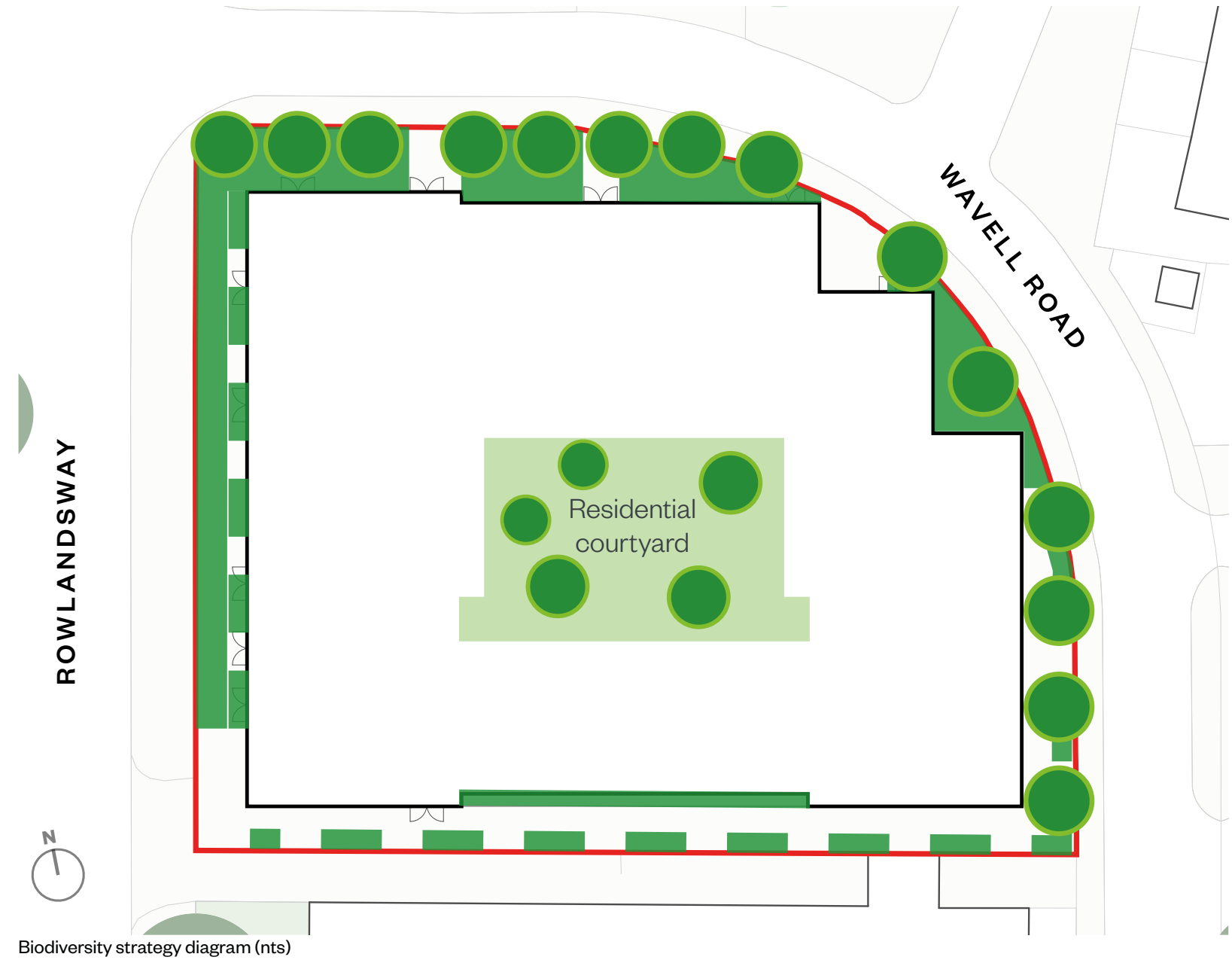
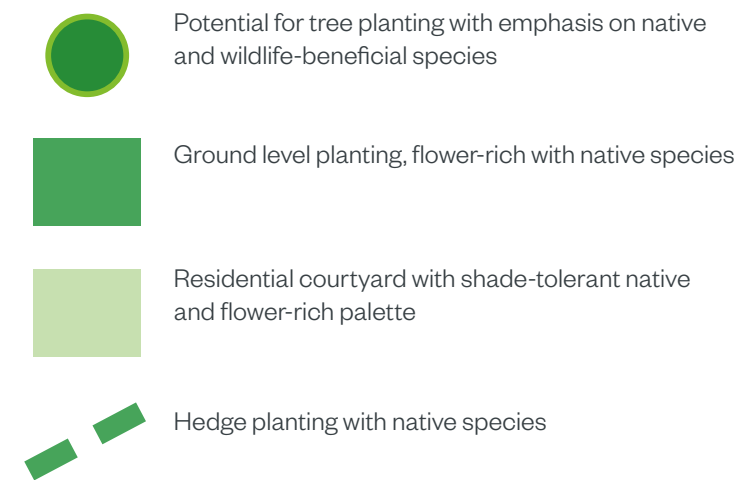
Opportunity to deploy techniques of embedding public art patterning and/or signage lettering into hard landscape finishes at the main communal lobby entrance



1.8m high panels formed in ppc steel with horizontal bars/flats supporting climbing plants and filtering views

Approach to Planting and Habitat Creation

- A co-ordinated approach developed with the ecology consultant
- Proposals to consider mitigation of tree loss, creation of new habitat types and the maintenance regimes/budget of the end user client
- New tree planting targeted in appropriate locations with upright canopy forms
- Hedge planting to replace areas lost and achieve an uplift in addition
- A ratio of shrub species to perennials to consider robustness and maintenance in differing locations
- Layering of bulb planting to provide additional seasonal interest for residents
- Insect hotels, bird and bat box locations in line with ecologist recommendation
- Full planting schedules on planting drawings 18703-LB-ZZ-XX-D-L-200003 and 18703-LB-ZZ-XX-D-L-200004
- Biodiversity Net Gain Assessment provided by Greengage as part of this planning submission



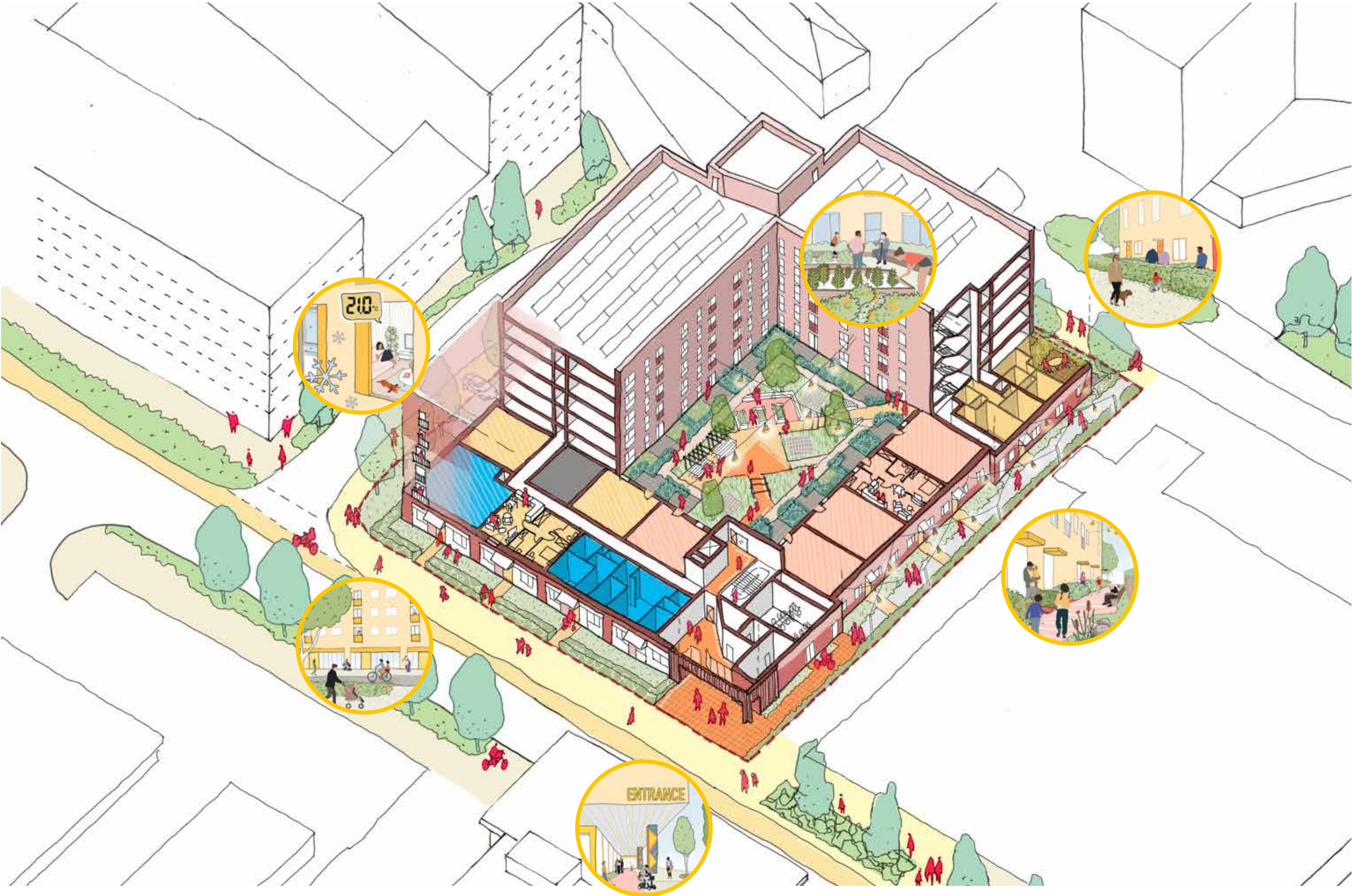
Lighting design to consider wildlife and reduction in spill



Bee bricks, bird and bat boxes integrated within the brick façades of the building in line with ecologist recommendations



Meeting the Objectives





View looking South along Rowlandsway

04: Strategies

Residential Entrances

The adjacent diagram shows the strategy for the location of entrances around the development. The residential building entrances have been carefully positioned to activate the public realm whilst providing a sense of privacy and security to residents.

The main entrances to the building are from Rowlandsway and Wavell Road. These are positioned to connect to key local routes which link to public transport and other local amenities.

Frontages are activated by apartment entrance doors to Ground Floor homes being accessed direct from the street.

To avoid cycles being brought through the building external access doors are provided to the stores with internal doors connecting to adjacent circulation cores. Mobility scooter storage is also located adjacent to lift cores.

All entrances to have level thresholds.

Key

Entrance and Cores

Main Access

Core Emergency Escape

GF Apartment Access

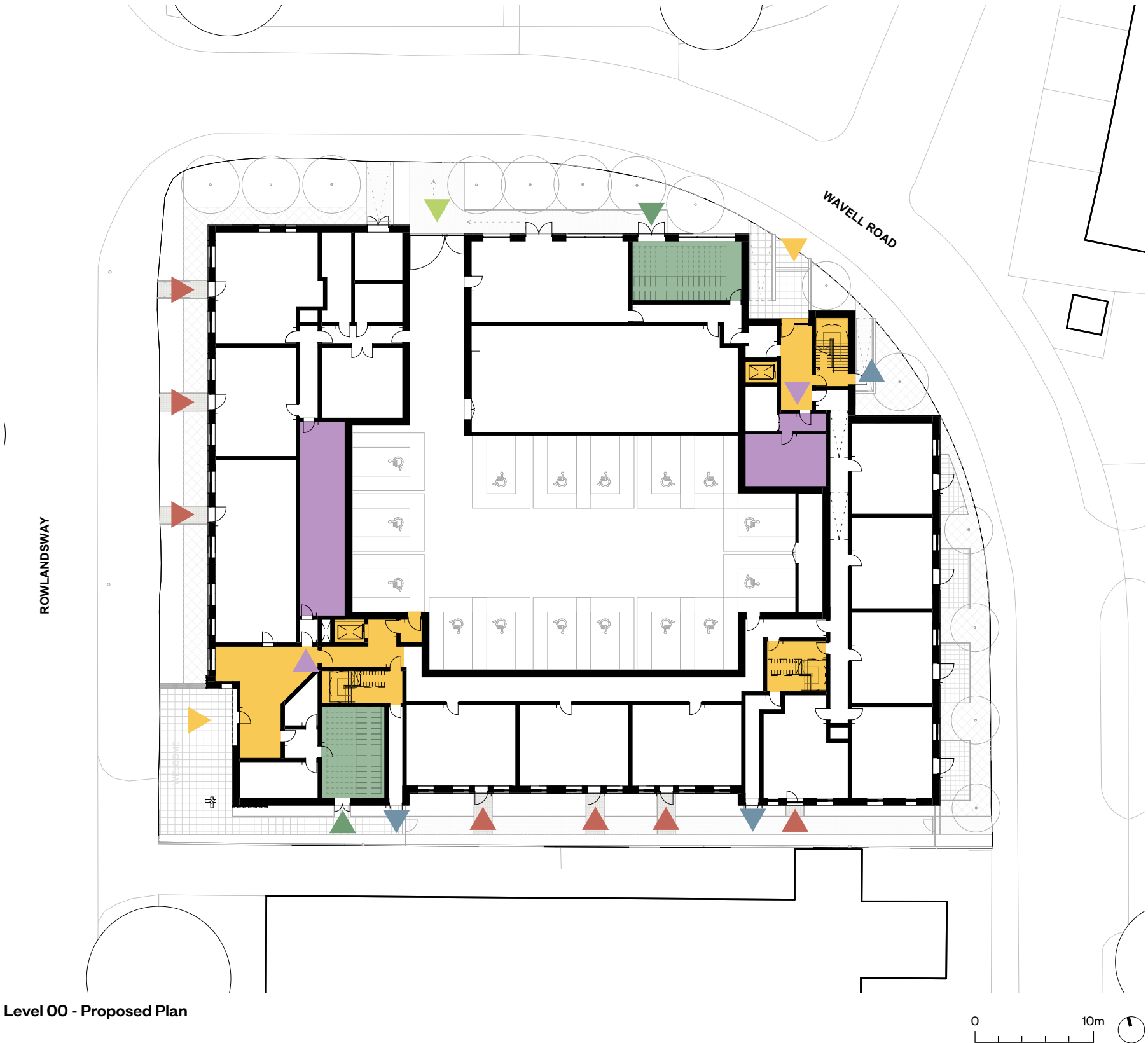
Bike Store

Bike Access

Mobility Scooter Store

Mobility Scooter Access

Car Park Vehicular Access



Accessible Parking, Deliveries, Servicing and Refuse

Accessible, allocatable, car parking spaces are provided for all M4(3) category homes within the building in the covered ground floor car park. Additional parking will be provided for resident usage within the Civic Centre Mobility Hub.

Waste Management Strategy

There is one centralised, secure bin store proposed which will provide bins for all waste and recycling streams. This is provided with level access from both lift cores so will be easily accessible to all residents.

The refuse collection team will be provided with keys/access to the bin store. On waste collection days the bins for the relevant waste stream will be moved by the building management and taken to the collection point on Wavell Road and then replaced into the store.

Bin numbers have been calculated as follows:

110 litres/apartment = general waste

55 litres/apartment = pulpable recycling

55 litres/apartment = comingled recycling

10 litres/apartment = food waste

$125 \times 110 = 13,750 / 1100l(\text{bins}) = 12.5 = 13 \text{ } 1100l \text{ bins General Waste}$

$125 \times 55 = 6,875 / 1100l(\text{bins}) = 6.25 = 7 \text{ } 1100l \text{ bins Pulpable Recycling}$

$125 \times 55 = 6,875 / 1100l(\text{bins}) = 6.25 = 7 \text{ } 1100l \text{ bins Comingled Recycling}$

$125 \times 10 = 1,250 / 240l(\text{bins}) = 5.2 = 6 \text{ } 240l \text{ bins Food Waste}$

Key

① 16x accessible bays are provided within the podium car park

Accessible Bay Parking

Vehicle Access Route

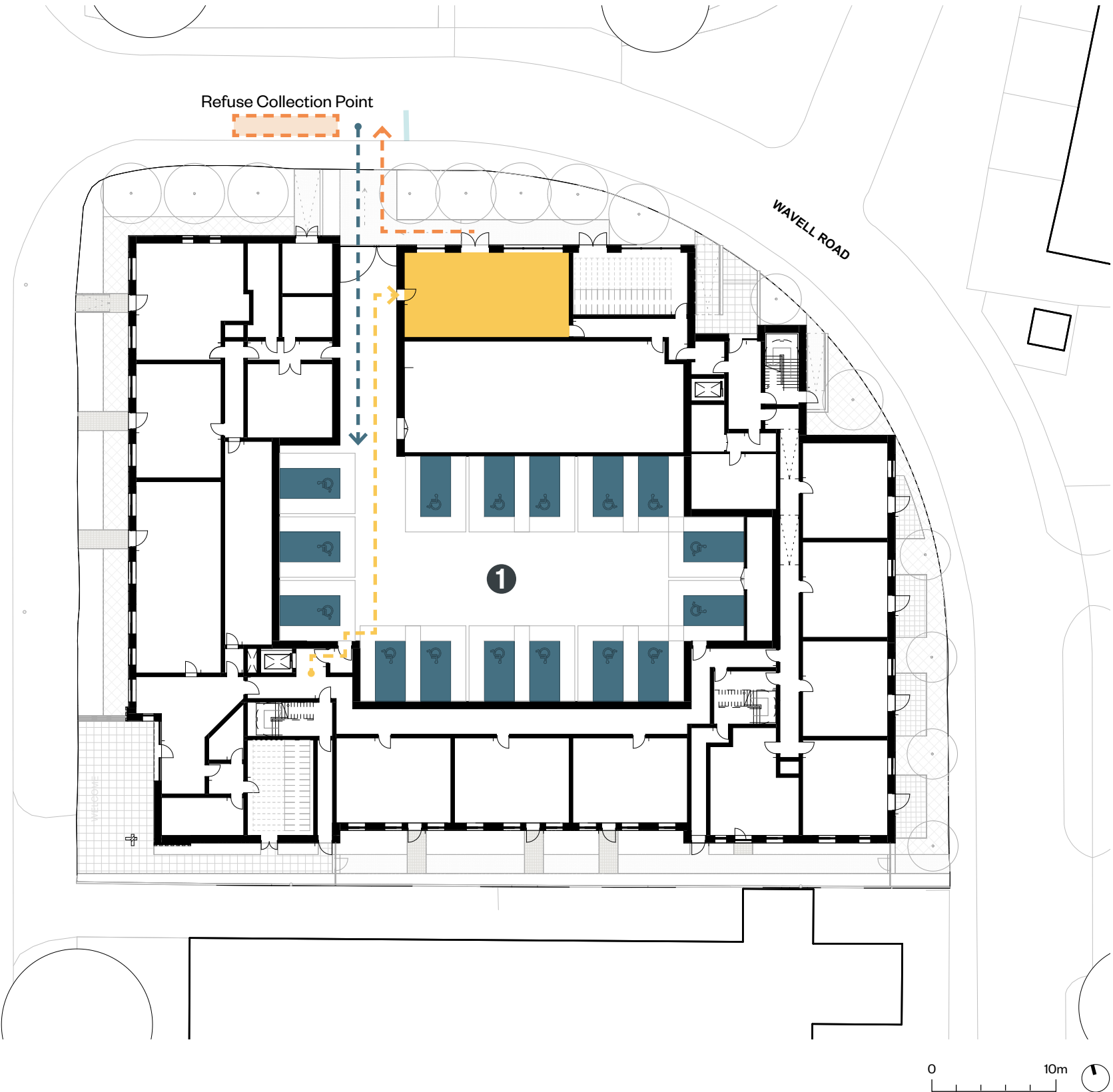
Refuse Store

Residential Internal Access to Refuse

Refuse Collection Route

On-street Refuse Collection

Potential On-Street Parking Zone



levittbernstein.co.uk

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