

MIXED USE DEVELOPMENT

1292 ASHTON OLD ROAD & 4-5 OGDEN LANE, MANCHESTER

DESIGN and ACCESS STATEMENT

REVISION A

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1.0 INTRODUCTION

This revised Design and Access Statement has been prepared by Sterling Investment Projects Limited with input from others on behalf of ABP Openshaw Homes Limited (The Applicant).

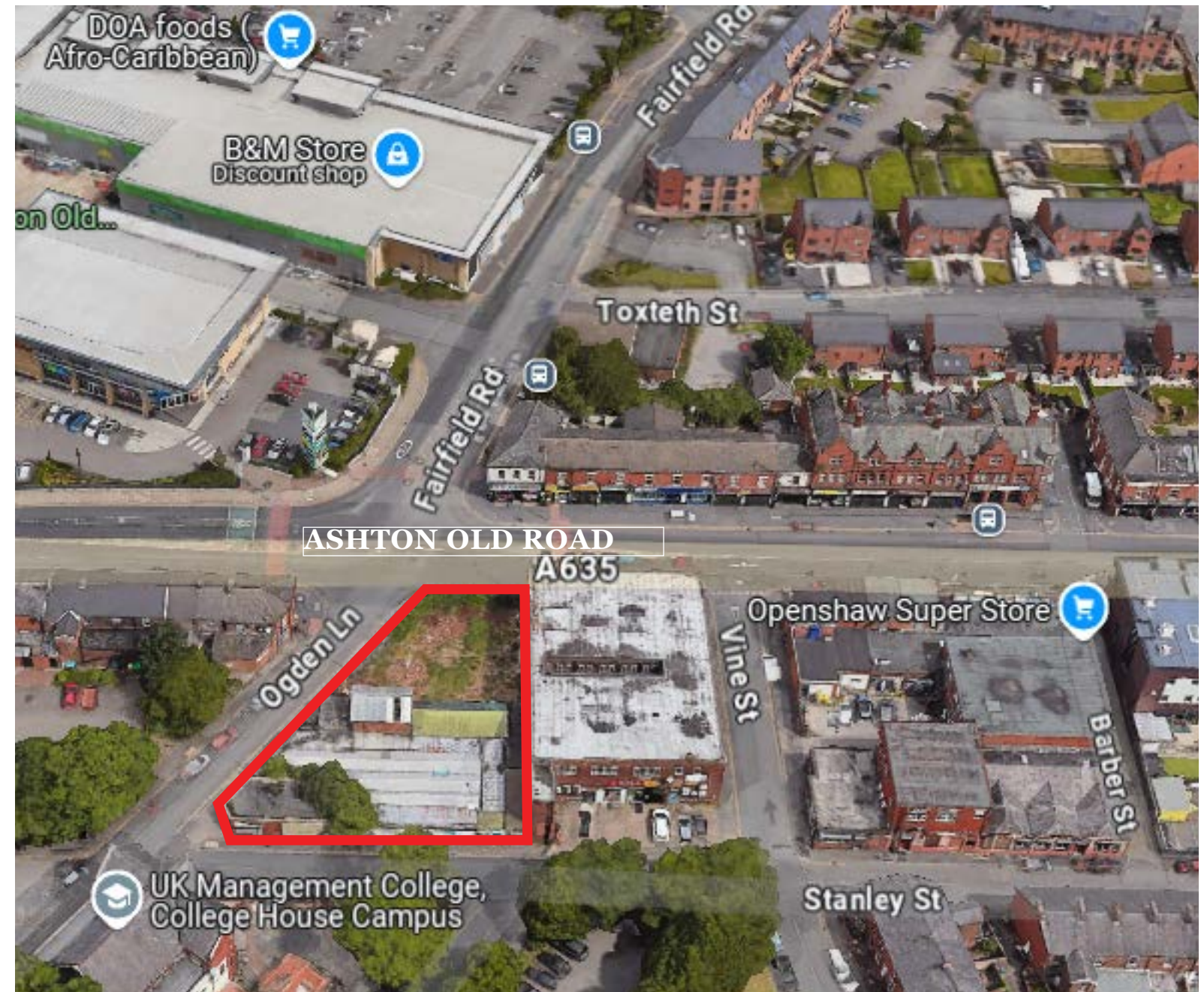
The document accompanies a submission of revised documents in support of the full planning application for Mixed use residential development at Land Incorporating 1A Stanley Street, 3-5 Ogden Lane and 1292 Ashton Old Road Manchester M11 1JG, Ref: 134305/FO/2022.

The document describes proposed minor amendments to the design proposals for the site, and should be read in conjunction with the drawings and the planning documentation submitted in support of the application.

The proposal was for twenty five (25) high quality homes set on four storeys with a retail use space at ground floor. Following comments received from Officers at Manchester City Council, the scheme has subsequently been subject to a process of further detailed design development and review with input from the client team together with an experienced and comprehensive team of specialist consultants.

The redevelopment and review process has resulted in a number of proposed enhancements to the scheme, which are described within this document.

The number of units is now 24, and the massing of the building at the fourth floor has been reduced.



2.0 PROPOSED AMENDMENTS

The proposed amendments to the scheme are summarised below:

- External appearance - the continuation of the proposed built form at the fifth floor is stepped back along the eastern and southern elevations.
- Proposed drawings showing the position of No. 1294 in relation to the proposed development.
- Street scenes show neighbouring buildings include details of the elevation and fenestration.
- Development amended to car free development.
- Omission of Basement level.
- Relocation of the bicycle storage to a new mezzanine level.
- The marginal shortfall of 2 sq. metres in relation to the proposed maisonette has been made up.
- Indication for residential access to courtyard at first floor level shown.
- Enclosure details to perimeter of courtyard/private gardens provided.
- Postal/couriered letter and parcel dropping has been provided for with internal bay and secure parcel dropping boxes for each apartment.
- Revised Waste Management and Service Strategy.
 - > Minor reconfiguration of the ground floor layout to provide an additional commercial unit, improving the activation to Great Ancoats Street.
 - > Improvements to apartment layouts and associated minor elevational amendments to coordinate with associated wall and window interfaces.
 - > Minor facade amendments resulting from detailed technical coordination.
 - > Reconfiguration of upper level and roof to provide five duplex three bedroom apartments, still providing a total of 177 residential units.



2.0 PROPOSED AMENDMENTS

2.1 ACCOMODATION SCHEDULE

1292 Ashton Old Road - Schedule of Accommodation GIFA					
Level	Room	No. of Beds	No. of People	Total GIFA (m²)	External Amenity (m²)
Ground	Retail Space A-D			480.19	
	Retail Space E			99.84	
	Service & Set down Area			140.22	
	WC (staff)			2.57	
	Shower (staff)			2.62	
	Retail Bike Store			9.06	
	Commercial Bin Store			11.79	
	Post & Parcel Boxes			8.03	
	Residential Bike Store			26.23	
	Residential Bin Store			14.42	
	Plant Room			71.81	
1st	Apartment 1	2	4	72.43	4.88
	Apartment 2	1	2	51.57	4.19
	Maisonette (lower level)	2	4	57.44	4.16
	Apartment 4	2	4	83.98	4.11
	Apartment 5	2	4	73.75	4.23
	Apartment 6	3	5	90.01	4.19
	Plant Room			245.26	
2nd	Apartment 7	2	4	72.43	4.88
	Apartment 8	2	4	73.80	4.19
	Apartment 9	1	2	51.69	
	Maisonette (upper level)			26.95	4.16
	Apartment 10	2	4	83.98	4.11
	Apartment 11	2	4	73.75	4.23
	Apartment 12	3	5	90.01	4.19
	Apartment 13	1	1	37.25	33.13
	Communal Courtyard				217.80
3rd	Apartment 14	2	4	72.43	4.88
	Apartment 15	2	3	64.85	13.65
	Apartment 16	2	4	79.15	13.52
	Apartment 17	2	4	83.98	4.11
	Apartment 18	2	4	73.75	4.23
	Apartment 19	3	5	90.01	4.19
	Apartment 20	2	4	71.72	4.70
	Apartment 21	2	4	70.87	12.69
	Apartment 22	2	3	64.77	12.68
	Apartment 23	3	5	87.66	18.43
	Apartment 24	2	4	71.03	4.70
		49	91	2881.30	400.23

Room Type	No.	
1B 1P	1	3
1B 2P	2	
2B 3P	2	17
2B 4P	15	
3B 5P	4	4
24		

2.0 PROPOSED AMENDMENTS

2.2 GROUND FLOOR

The initial proposed basement level comprised car and cycle parking. Following client team review, the proposed basement with its associated parking spaces have been omitted in the revised scheme.

The revised scheme is proposed to be a car free development. The cycle store has been relocated from Basement level to ground level. There will be 38no. residential cycle parking and 10no. commercial cycle parking at the ground level.

As a result of redesigning, the ramp access to the basement level is removed to make provision for a plant room and ancillary facilities for the commercial units on ground floor. The break in the building form to provide vehicular access into the site for the goods delivery is maintained.

Provision of secure postal/couriered letter and parcel dropping boxes have been provided at ground level for each apartment.

There will be minor associated adjustments to the facade configuration on Stanley Street with the omission of the basement parking.



2.0 PROPOSED AMENDMENTS

2.3 APARTMENTS - FIRST - THIRD FLOOR

The proposed plans show the improvements to apartment layouts, and the minor amendments from the first to fourth floor.

The first floor contains 6no. apartments comprising 1no. three bed, 4no. two bed and 1no. one bed apartments.

The second floor contains 7no. apartments comprising 1no. three bed, 4no. two bed and 2no. one bed apartments. The communal courtyard and private garden have been clearly defined at the second floor level.

The third floor contains 7no. apartments comprising 1no. three bed, 4no. two bed and 1no. one bed apartments.

The proposal makes provision for an M4(2) apartment at first and second floor level.

Access to these floors from the ground floor resident's lobby via Ashton Old Road and Ogden Road are maintained.

At the third and fourth floor levels, the proposed apartments are set back from the building perimeter so as not to impact on the external appearance of the building

All proposed apartment layouts have been designed to comply with the Nationally Described Space Standards.

Existing windows on adjoining building at 1294 are shown in relation to the proposed at first floor level.



2.0 PROPOSED AMENDMENTS

2.4 FOURTH FLOOR/ROOF

The fourth floor contains 4no. apartments comprising 1no. three bed, and 3no. two bed apartments.

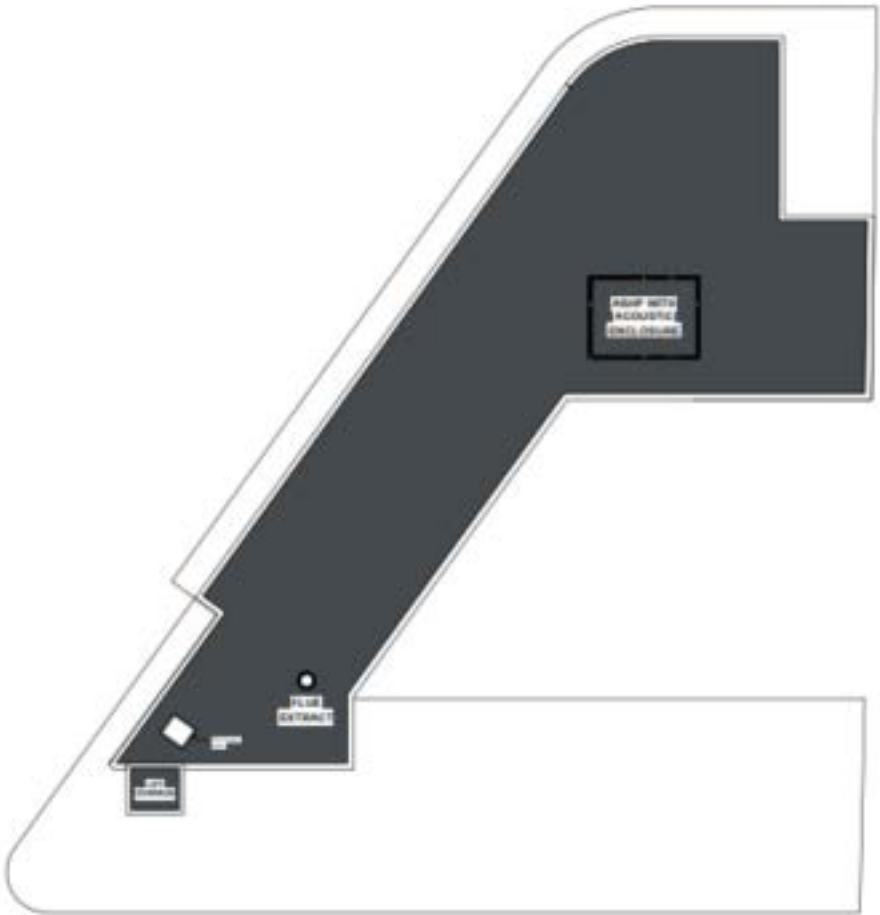
The revised roof design includes the lift overruns and roof access provision, an area for PV panels and ASHP with acoustic enclosure. The proposed amendments to the roof design includes the elimination of the duplex penthouse apartments at the fifth floor level.

The apartments at the fourth floor level are set back from the building perimeter so as not to impact on the external appearance of the building.

The drawings opposite show the initial and proposed building sections and roof plan, illustrating the proposed amendments at level 4



FOURTH FLOOR PLAN



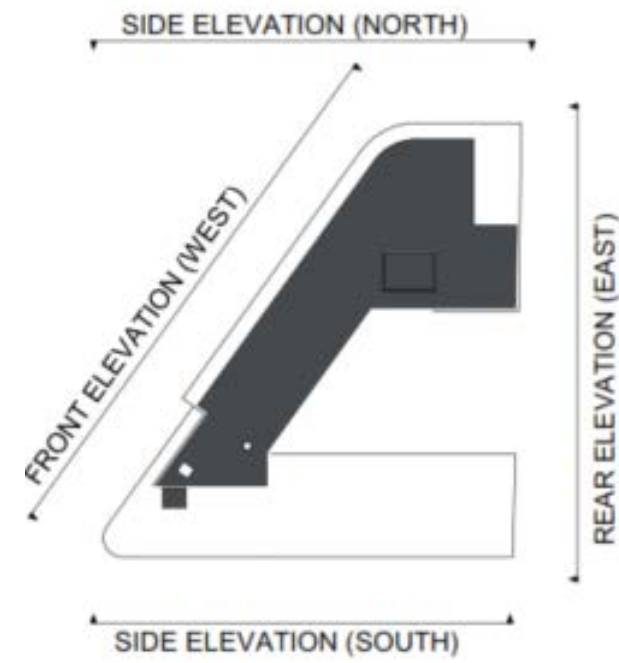
ROOF PLAN

2.0 PROPOSED AMENDMENTS

2.5 ELEVATIONS & MATERIALS IN CONTEXT



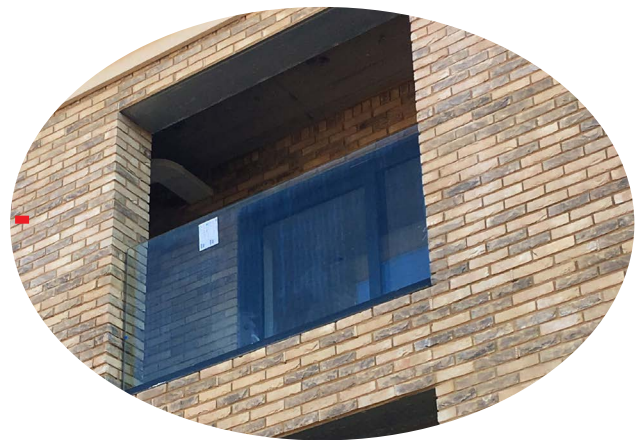
FRONT ELEVATION - WEST (OGDEN LANE)



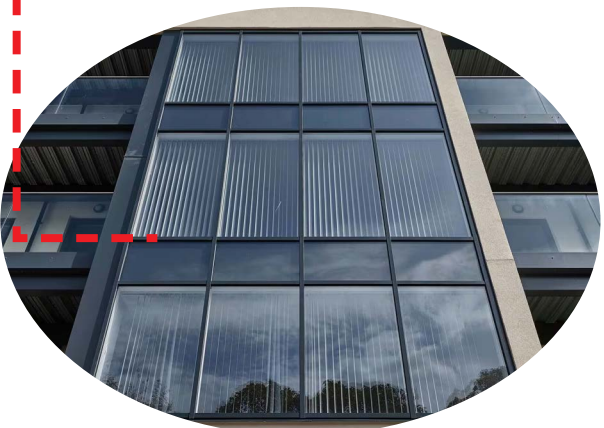
KEY PLAN



Buff Limestone cladding



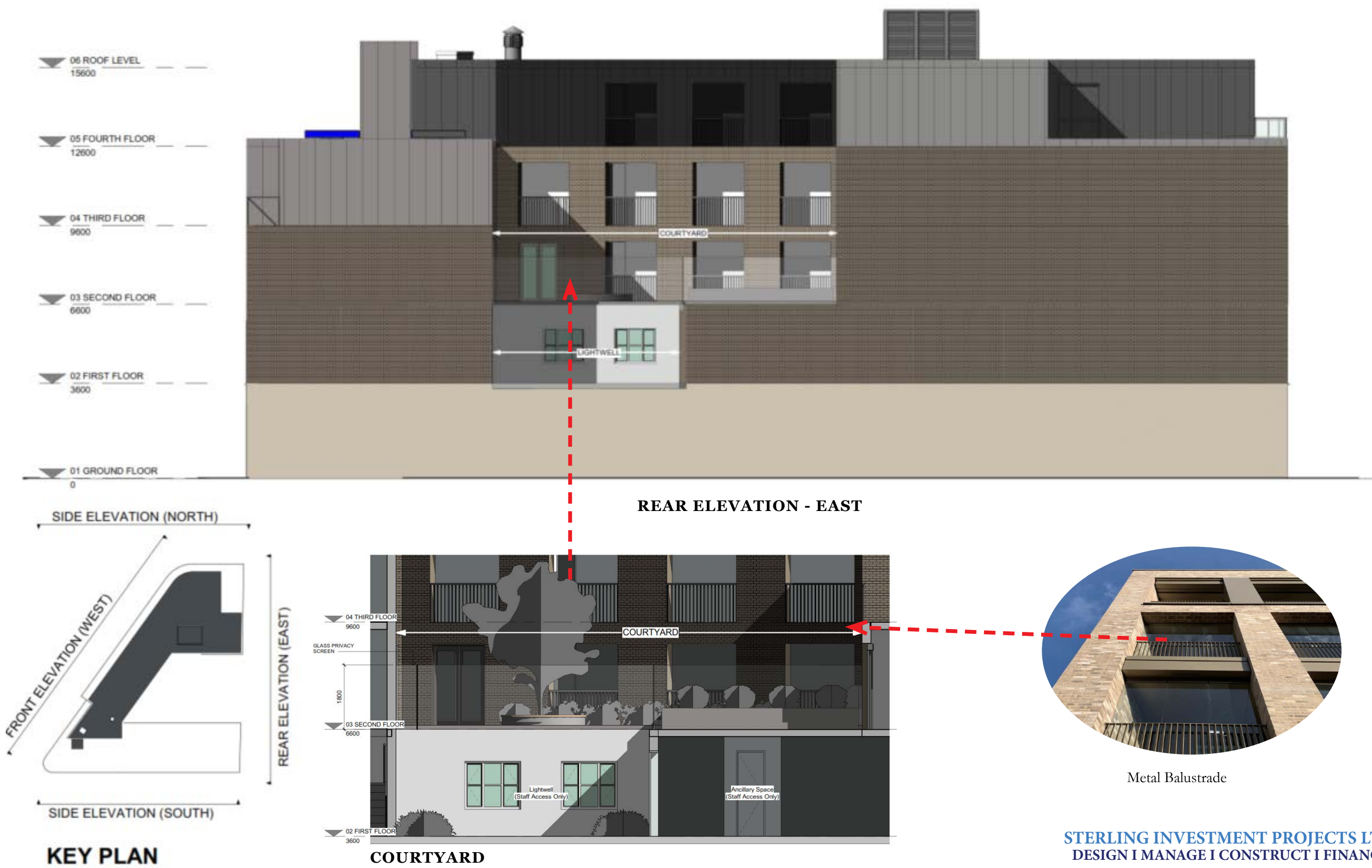
Glass Balustrade



Curtain wall system

2.0 PROPOSED AMENDMENTS

2.5 ELEVATION & MATERIALS IN CONTEXT



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KEY PLAN

2.0 PROPOSED AMENDMENTS

2.5 ELEVATION & MATERIALS IN CONTEXT



3.0 WASTE MANAGEMENT AND SERVICING PLAN

3.1 WASTE MANAGEMENT - RESIDENTIAL

The internal refuse store is maintained at ground level next to the resident's lobby at ground floor. In GDo4 for each apartment, developers need to provide o. 43sqm of space in the refuse store plus manoeuvring space.

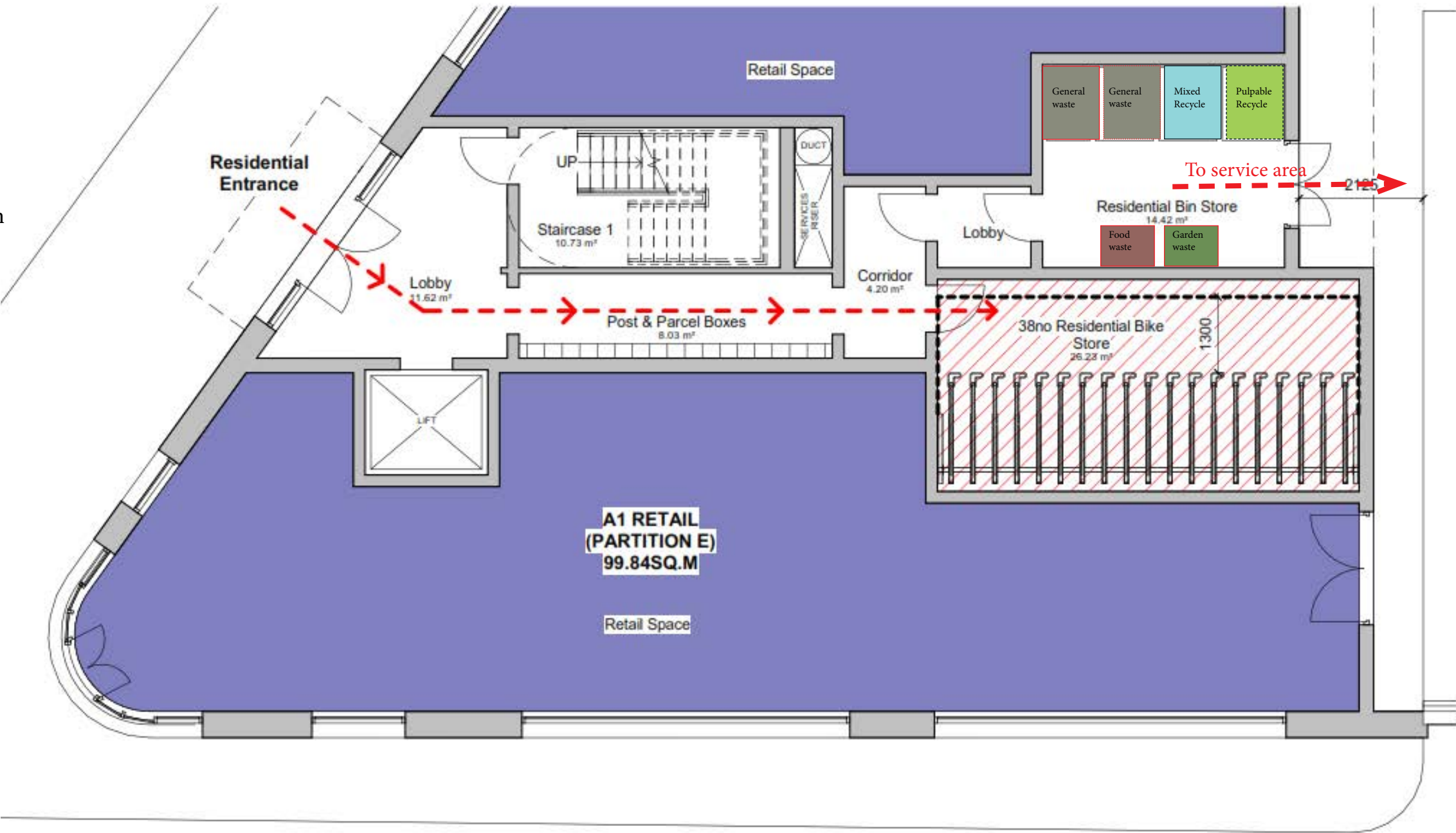
With a development of 24 apartments then the GDo4 calculation requires a refuse store of 10.32sqm. The proposal however provides 14.42sqm of refuse space, which exceeds the GDo4 requirement.

- 2x 1100 litre wheeled bins for General Waste shown in grey on plan
- 1x 1100 litre wheeled bins for Mixed recyclable waste shown in blue on plan
- 1x 1100 litre wheeled bin for Pulpable recyclable waste shown in green on plan.
- 1x 240 litre bin for Food Waste shown in brown on plan
- 1x 240 litre bin for Garden Waste shown in dark green on plan.

Access to the service area is maintained from Stanley Street.

3.2 CYCLE STORAGE - RESIDENTIAL

Provision is made for 38 bicycles in a secure cycle store at ground level. Access to the cycle store is taken from the residential entrance on Ogden Lane.



STANLEY STREET

GROUND FLOOR - REFUSE AND CYCLE STORAGE - RESIDENTIAL

3.0 WASTE MANAGEMENT AND SERVICING PLAN

3.3 WASTE MANAGEMENT - RETAIL

The development provides 5 flexible retail units on the ground floor. As the end use of these retail units are unknown nor the internal layout, it is not possible to state waste that will be generated thus the bin storage requirement.

The development however provides 11.78sqm of refuse space for the proposed retail units which is seperate from the residential waste. Typically, commercial developments are provided with large 1100litre 4-wheel bins, however provision for the development will be dependent upon anticipated waste generation.

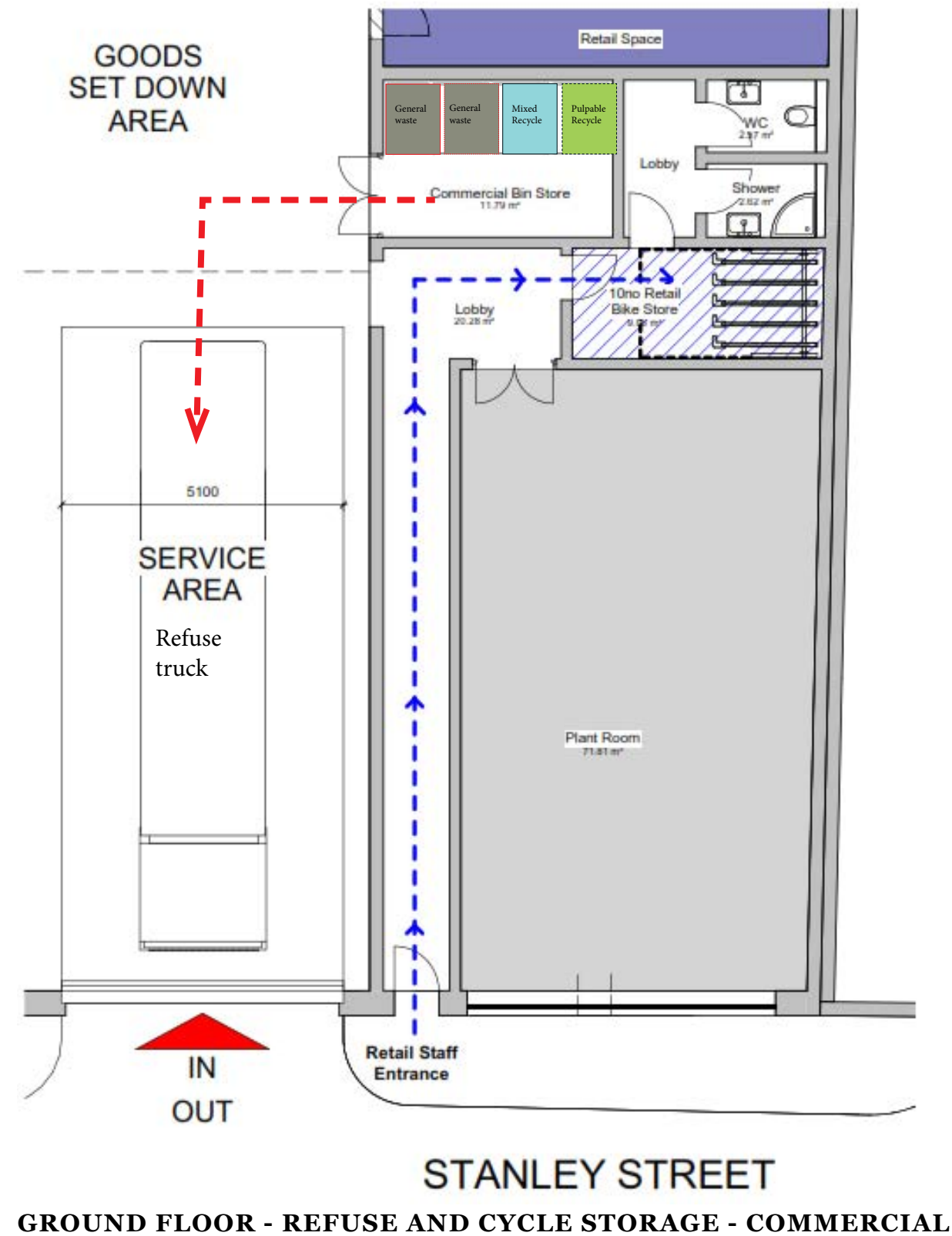
The occupiers of the retail units would be required to provide bin storage within their demise and the space requirement will follow the guidance described in Appendix C of GDO4 (Office/ Retail/Fast-food/Restaurant) or a bespoke forecast. Commercial occupiers would be required to manage their own waste collection.

Access to the service area is maintained via the undercroft in the building from Stanley Street.

3.4 CYCLE STORAGE - RETAIL

Provision is made for 10bicycles in a secure cycle store at ground level for the retail unit.

Access to the cycle store is taken from the retail staff entrance on Stanley Street.



4.0 LANDSCAPE AND AMENITY

4.0 LANDSCAPE & AMENITY

Apart from Apartment 13 on the second floor, which has a private studio garden of 33sqm, the development maintains the provision of a minimum of 5sqm of private amenity spaces in each apartment on the first to third floors. The penthouse apartments on the fourth floor have a minimum of 5sqm to 18sqm of private amenity spaces.

The internal communal courtyard (217.80sqm) to promote social interaction amongst residents is maintained at the second floor.



Communal garden



Private garden



PV Panels

5.0 3D VIEWS



CORNER OF OGDEN LANE

5.0 3D VIEWS



CORNER OF ASHTON OLD ROAD

5.0 3D VIEWS



REAR VIEW OF ASHTON OLD ROAD

5.0 3D VIEWS



VIEW FROM STANLEY STREET

