BROTHERTON HOUSE

WYTHENSHAWE, MANCHESTER

DESIGN & ACCESS STATEMENT

NAME:	18704-FCB-XX-XX-T-A-9403-Design & Access Statement
DATE:	28th November 2025
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WRITTEN:	FCBS-MCR
CHECKED:	PM

MUSE

Wythenshawe Community Housing Group

X

Feilden Clegg Bradley Studios

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PLANIT

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CONTENTS

1	**Introduction**	5
1.1	Executive Summary	
1.2	Applicant & Project Team	
1.3	Muse Places	
1.4	WCHG	
	Application Background	
2	**Project Background**	11
2.1	Regional Context	
2.2	City Context	
2.3	Wythenshawe Development Framework (2023)	
2.4	Illustrative Masterplan Context	
2.5	Illustrative Masterplan Framework	
3	**Project Engagement**	25
3.1	Overview	
3.2	Pre-Application Consultation	
3.3	Public Consultation	
	Application Context	
4	**The Site**	31
4.1	Location	
4.2	Historical Analysis	
4.3	Site Analysis	
4.4	Existing Condition	
4.5	Constraints & Opportunities	
5	**Design Response**	45
5.1	Site Parameters	
5.2	Design Evolution	
5.3	Scale, Massing & Articulation	
5.4	Elevational Approach	
5.5	Home Typologies	
5.6	Sustainability	
	Application Proposals	
6	**GA Proposals**	65
6.1	Site Layout	
6.2	Use & Amount	
6.3	Building Layout	
6.4	Appearance	
6.5	Illustrative Building Views	
6.6	Illustrative Study Views	
7	**Landscape Proposals** (by Planit)	87
7.1	Landscape Design	
7.2	Landscape Strategies	
8	**Site Strategies**	107
8.1	Resident Living Models	
8.2	Inclusive Design	
8.3	Cars	
8.4	Cycles	
8.5	Waste Collection	
8.6	Loading & Deliveries	
8.7	MEP Plant	
8.8	Roof Access	
8.9	Facade Cleaning & Maintenance	
8.10	Fire-fighting	
9	**Summary**	121
9.1	Executive Summary	
9.2	Final Views	
	Appendices	127
A	Area Schedule	
B	List of Submitted Drawings	



1 INTRODUCTION

1.0 INTRODUCTION

1.1 Executive Summary

This Design and Access Statement accompanies the formal application for Planning Permission for the development of the Brotherton House (also known as Plot 3.3 in the illustrative Wythenshawe Town Centre masterplan) site located south of Manchester's city centre.

The proposed description of development is as follows:

"Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings"

The application for Detailed Planning Permission is submitted having consideration to the Wythenshawe Development Framework (2023) which was developed to guide the wider regeneration proposals in Wythenshawe.

Subsequent consultation has been undertaken with a range of stakeholders from MCC and Local Councillors to community groups and public engagement, summarised and expanded upon in the relevant sections within this report or with further detail provided within the separate Statement of Community Involvement, prepared by Font Communications.

This document has been prepared by Feilden Clegg Bradley Studios on behalf of Muse and Wythenshawe Community Housing Group (WCHG) as joint Applicants for the proposals to re-develop the site.

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

- Residential-led (social rented tenure) scheme.
- True spectrum of homes for the area across a range of different home typologies that meet different needs of the community i.e. specialist housing for Extra Care and Dementia Care, and homes for older people.
- High-quality architectural design that complements the Wythenshawe context.
- Buildings set within a garden landscape with active frontage to primary streets.
- Maximise the retention of valuable existing trees.
- A new and distinctive place for Wythenshawe.

The document should be read in conjunction with other supporting application information.



1.0 INTRODUCTION

1.2 Applicant & Project Team

The Project Team has developed from the Wythenshawe masterplan to early feasibility studies and onto the detailed planning proposals, which this document forms part of. The team has comprised (see opposite):

- Applicant Team
- Design Team

A wider planning team of consultants has been engaged to survey and assess design proposals to support the technical documentation required with the application. This has included, but not limited to, the following assessors:

- Air Quality
- Broadband/ TV signal
- Crime Impact
- Daylight/ sunlight
- Environmental
- Ecological (inc. BNG)
- Glint & Glare Assessment
- Highways & Transport
- Noise
- Statement of Community Involvement
- Tree / Arboricultural

Refer to separate documentation for respective information.

APPLICANT TEAM

JOINT APPLICANT / MCC DEVELOPMENT PARTNER
Muse Places

JOINT APPLICANT / LONG TERM OWNER
Wythenshawe Community Housing Group (WHCG)

CLIENT REPRESENTATIVE
Simon Fenton Partnership

INFORMATION MANAGER
Okana

PROJECT MANAGEMENT
Shift

PLANNING CONSULTANT
Asteer

COST CONSULTANT
Arcadis

DESIGN TEAM

ARCHITECT
Feilden Clegg Bradley Studios

LANDSCAPE & PUBLIC REALM
Planit.IE

CIVILS & STRUCTURES
Civic Engineers

MEP ENGINEER
Tace

TRANSPORT CONSULTANT
Curtins

SUSTAINABILITY CONSULTANT
Ridge

FIRE ENGINEER
OFR

ACOUSTICS
Hilson Moran

PRINCIPAL DESIGNER
Project Four

1.0 INTRODUCTION

1.3 Muse Places

Muse Places are one of the region's foremost developers. They use collaboration, experience and creativity to transform places and make communities better. Working on the ground, with their partners and within communities, they create beautiful, mixed-use, sustainable places for people.

In 2023, a procurement exercise by MCC began to find a private sector partner that could invest and develop Wythenshawe Town Centre at scale to meet the regeneration ambitions set out in the town centre.

In 2024, Muse were named as the delivery and investment partner which will work with Manchester City Council to deliver transformational investment in Wythenshawe Town Centre.

Set to accelerate the long-term programme of regeneration the future plans (see section 2.4) will see a new public square, new shops, net zero carbon commercial space, community and cultural space and more than 1,750 new homes – including significant affordable housing – over the next 10 years.

"We are extremely excited to be given this opportunity to deliver a vibrant new neighbourhood in Wythenshawe. A place that people are proud to live in, and that people will love to visit. We will now work closely with Manchester City Council, other local partners and the local community, to deliver against an ambitious and bold strategy. We will work with, and build on, what already makes Wythenshawe special. There is so much to be excited about. "

Phil Marsden, Managing Director North West, Muse: 2024
Announcement of Muse named as Wythenshawe MCC development partner



Muse Commercial development:
New Bailey, Salford



Muse Residential-led development:
Chapel Street, Salford



Wythenshawe Town Centre Illustration

1.0 INTRODUCTION

1.4 Wythenshawe Community Housing Group (WCHG)

Wythenshawe Community Housing Group (WCHG) is a registered social housing landlord. WCHG are the end-user Client for the scheme.

As Manchester's largest social housing provider, they take care of 14,000 properties, providing homes for over 29,000 people in Wythenshawe, South Manchester.

Their goal is to provide good homes and services for their tenants and leaseholders.

In the next five years, WCHG plan to build 1100 new homes to make a lasting positive impact on our communities.

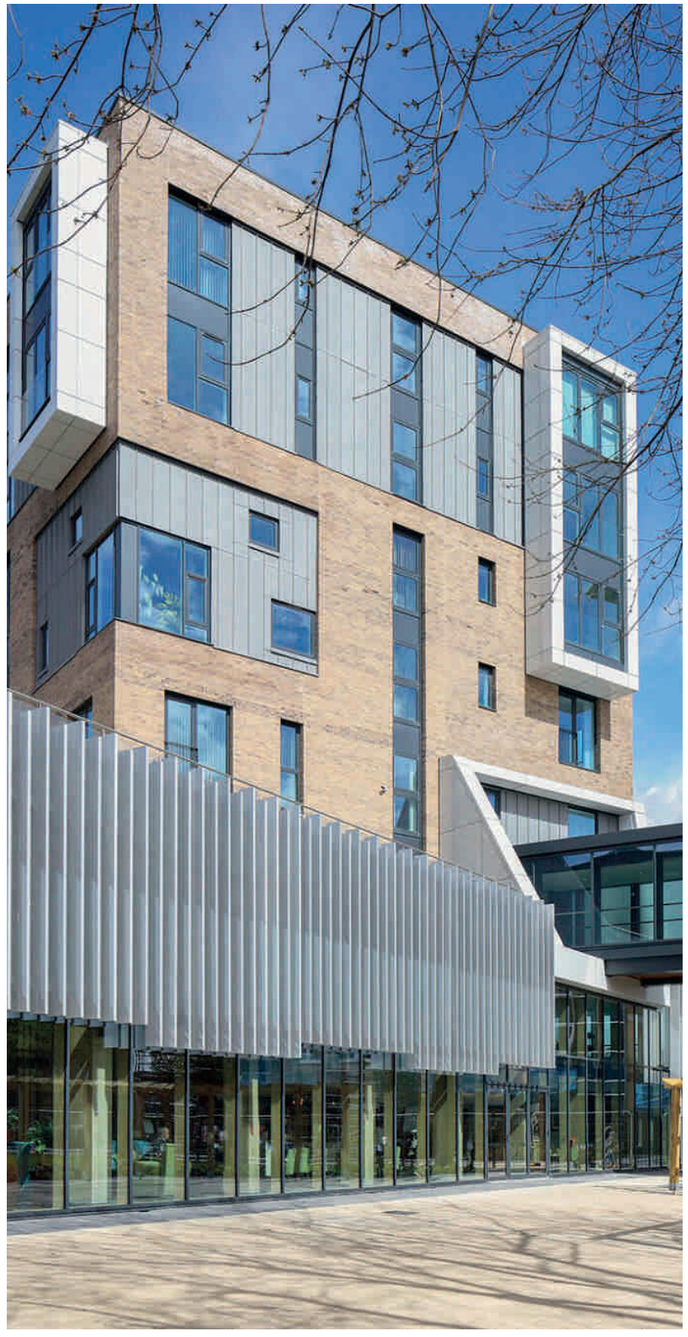
Their purpose is to provide good quality homes and services to their tenants and leaseholders and to play a leading role in creating safer, healthier communities.

The below guidance details WCHG's nine guiding principles, to deliver their purpose they will:

1. Put tenants and leaseholders first
2. Respect the diverse needs of our customers
3. Develop and support our community directly and through partnership
4. Be a leading custodian of Wythenshawe's green spaces in line with its 'Garden City' heritage
5. Invest in homes and reduce our carbon footprint
6. Balance the interests of our current and future generations
7. Invest in an inclusive staff team
8. Be financially resilient and strong
9. Have a business head and a social heart



WCHG launch at Scout Drive (specialist supported housing scheme)



Recent WCHG built example (Village 135)

2 PROJECT BACKGROUND

2.0 PROJECT BACKGROUND

2.1 Regional Context: Greater Manchester

The region of Greater Manchester (GM) can be considered as the first level of devolved strategic thinking from the NPPF that the Site and proposals for re-development reside within.

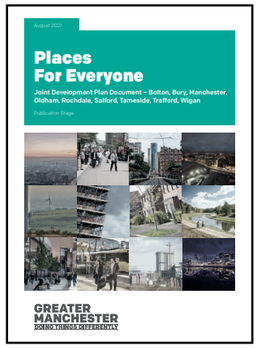
Greater Manchester is made up of ten districts; Bolton, Bury, **Manchester**, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan.

There are a couple of key over-arching visions that the districts of GM have collaborated on to pose a holistic regional plan, which include:

- Places for Everyone (2021)*
- Greater Manchester Strategy (2021 - 2031)
- GM Housing Strategy (2019 - 2024)

*previous reference; Greater Manchester Spatial Framework

The regional plans are dissected and supported by more detailed local authority strategies, which for the Site is Manchester and Manchester City Council (MCC).



Greater Manchester
Places for Everyone 2021



Greater Manchester
Strategy Summary 2021 - 2031



"We want Greater Manchester to be a place where everyone can live a good life, growing up, getting on and growing old in a greener, fairer, more prosperous city region."

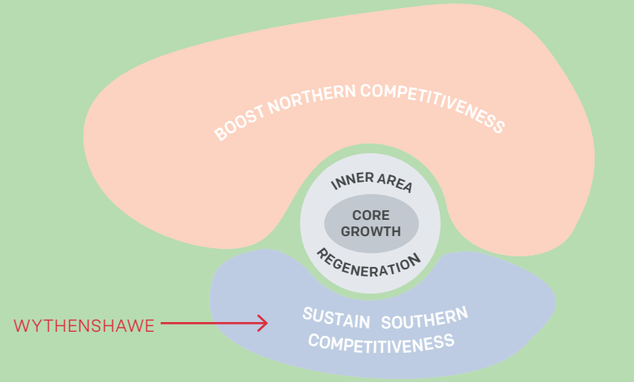
Greater Manchester Strategy Summary - Extract:
Working collectively across our city region, with our communities, we will focus on improved well-being for the 2.8m people here, with better homes, jobs and transport.

We will look through the triple lens of a greener, fairer and more prosperous Greater Manchester, making sure activity supports all three themes.

We'll do it in a way which is inclusive, innovative and forward thinking, building on the pioneering and progressive culture which underpins our city region.

Wythenshawe, as part of Manchester, is specifically related to South Manchester - the area outside of the urban centre, but connected to the city and other regional gateways.

This part of Manchester forms part of an area that is considered to be generally successful and therefore seeks to retain competitiveness (illustrated below). Therefore, proposals in this area, such as the Site, are generally considered to be brownfield re-development that adds to the vitality of the locale.



GM SPATIAL STRATEGY DIAGRAM

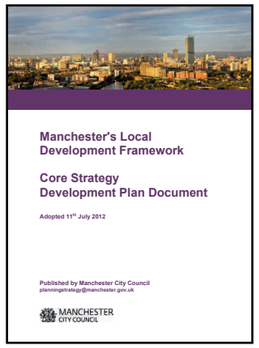
2.0 PROJECT BACKGROUND

2.2 City Context: Manchester

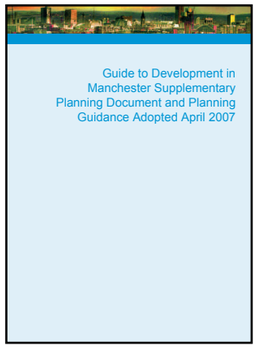
The Core Strategy Development Plan sets a development framework for Manchester from the city centre to the surrounding districts, including Wythenshawe. In summary, it is the Council's vision for growth in the city context from 2012 to 2027, with key policy references identified here (see right).

Surrounding the Core Strategy, there is a suite of aligned documents that elaborate on particular elements of the vision, including:

- Guide to Development in Manchester
- Unitary Development Plan
- GM Joint Waste Development Plan



Manchester
Core Strategy Development Plan 2012



Manchester
Guide to Development 2017

Key Document References:
Manchester Now
Wythenshawe was originally designed as a garden suburb and has retained a predominantly residential character. The area is dominated by inter war family housing which is generally uniform in style and density. Much of the housing available is social rented. In recent years, there has been considerable new residential development however new sites for development are limited.

Policy EC 10 - District Centres
District Centres of **Wythenshawe** (and others)... will be suitable suitable for mixed use local employment provision serving their catchment area.

Policy H 7 - Wythenshawe Housing
Wythenshawe will accommodate only around 3% of new residential development over the lifetime of the Core Strategy. New high quality high density development will be encouraged within the district centres of Wythenshawe (and others)... where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character.

Policy H 8 - Affordable Housing
Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.

Policy C 2 - District Centres
Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. Housing will also be considered and appropriate use within District Centres, providing it supports the vitality and viability of the centre.

Policy C 6 - Wythenshawe District Centres
Residential will be appropriate in Wythenshawe Town Centre as part of mixed use schemes, most likely beyond the retail and commercial core. New development should focus on creating a strong sense of place, and ensure that the redeveloped transport interchange is well-connected to new facilities and services.

Policy EN 1 - Design Principles and Strategic Character Areas: Wythenshawe
The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.

Other policy sections that development will relate to include:
T 1 - Sustainable Transport
T 2 - Accessible Areas of Opportunity & Need
T 3 - Strategic Integration
EN 4 to 8; related to environment, carbon and climate
DM 1 - Development Management
Appendix B - Parking Standards

As noted, 'The Guide to Development in Manchester' along with local guidance also expands on the key references highlighted here.

2.0 PROJECT BACKGROUND

2.3.1 Wythenshawe Development Framework (2023)

The Wythenshawe Development Framework (2023) was prepared to guide the regeneration of Wythenshawe Town Centre.

The Wythenshawe Development Framework was adopted in 2023 and is a framework which sets new objectives and development principles that are a material consideration in the determination of planning application within the Town Centre.

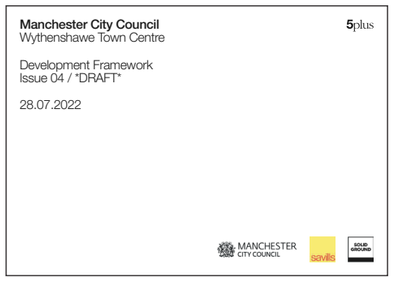
The Framework seeks to promote the Town Centre as a vibrant district centre which acts as focal point for retail, leisure and community services where people want to spend time. This in turn will assist in the more permanent regeneration and rejuvenation of the Framework Area.

The Site falls outside the Wythenshawe Development Framework Area, however, on 13 November 2024, Manchester City Council ("MCC") resolved to approve the surrender and acquisition of leasehold interests in the building in order to progress wider regeneration ambitions.

Therefore given its close proximity and relationship to the wider area, the project team have sought to use the key principles, considerations and strategies where relevant.



Development Framework Plan
(Wythenshawe Town Centre Development Framework: Issue 04: dated 28.07.22)



Brotherton House Location

Development Framework Boundary

2.0 PROJECT BACKGROUND

2.3.2 Wythenshawe Development Framework (2023): Proposal Response

The table opposite seeks to illustrate an overview of the proposal response to the Wythenshawe Development Framework (2023) by highlighting key principles, considerations and other aspects that are reflected in the project design and strategies.

'WALKABLE' NEIGHBOURHOOD

Supportive of this key vision concept by introducing a new community of residents at the heart of the town centre that can take advantage of the nearby daily necessities all within a 15-minute walk from their homes.

PEOPLE & PLACE

The scheme will embed people as residents into the place that will help support the wider strategies to enhance the town centre through the use of meanwhile and permanent activities and events.

ACTIVE TRAVEL

The scheme facilitates active travel by reducing reliance on short journey car dependence by encouraging residents to make use of the nearby public transport networks (Metrolink trams, bus interchange, cycle bee network) and enhanced public realm footpaths.

EMPLOYMENT & TRAINING

The Extra Care block will require staff to support the residents that will come with employment and training benefits to local population. Construction activities in the town centre may also provide further employment and training opportunities.

DIVERSE & VARIED TOWN CENTRE

The proposals are supportive of establishing a diverse and varied town centre through several aspects. The scheme introduces high-quality public realm to create a better sense of place. A diverse range of home types are proposed to appeal to wide cross-section of society.

IDENTITY & LEGACY

The scheme will build upon the Garden City principles of self-contained, self-sufficient communities with easy and local access to schools, health and community facilities, shops and recreation. The scheme will provide pedestrianised routes with tree pockets and high-quality public realm.

CHANGING PERCEPTIONS

The urban and public realm character will be improved to provide a seamless, safe, accessible and pedestrian prioritised environment. Elevation design has sought to pick up on local cues from Wythenshawe's unique heritage as a 'Garden Suburb'.

RESIDENTIAL OPPORTUNITIES

The framework seeks to promote some of self-sufficient neighbourhoods, creating a range of homes for the market; especially with the strong local demand for affordable housing tenures. This will allow for the different demographics within Wythenshawe town centre to increase consumer spend and help revitalise the town centre. The proposals are in accordance with these principles.

CONNECTED & ACCESSIBLE

The scheme seeks to improve permeability and access into town centre by enhancing the seitting and the pedestrian experience when passing the site. Residents will improve the night time safety of the area through having a barrier-free 24/7 access into the buildings.

LANDSCAPE & PUBLIC REALM

The framework promotes that each new residential neighbourhoods each focused around a landscape setting with limited vehicular movements and pedestrianised streets and courtyards, linking to the wider masterplan. The proposals are in accordance with these principles.

2.0 PROJECT BACKGROUND

2.4.1 Illustrative Masterplan Context: Wythenshawe Masterplan

An illustrative masterplan was prepared following Muse Places' selection as the preferred delivery and investment partner by MCC in August 2024.

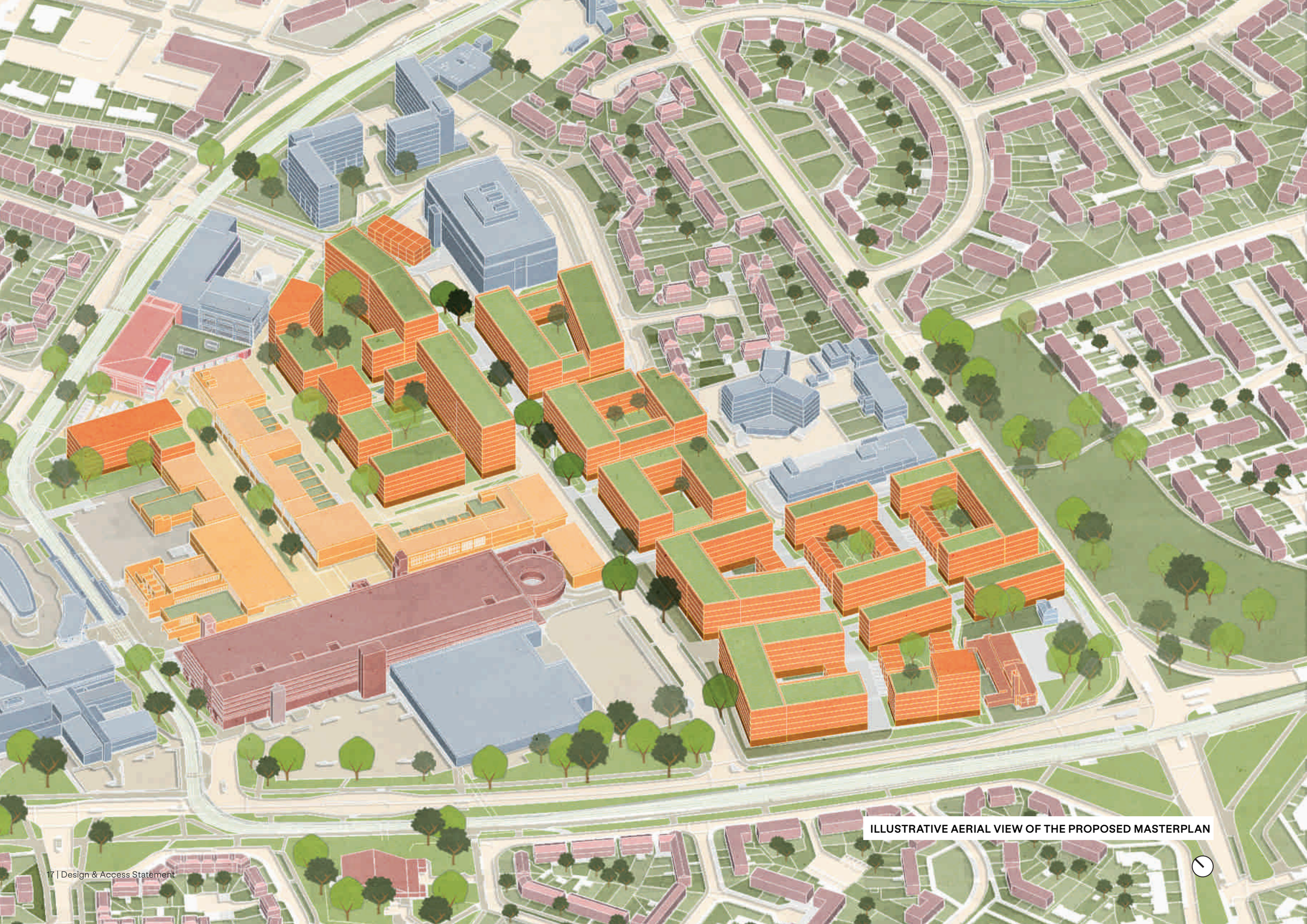
This illustrative masterplan builds upon the vision and principles of the Development Framework. It sets out a clear and ambitious vision for the Site, establishing a strategic framework that addresses key considerations such as access, scale, character, land use, and urban design. The illustrative masterplan also serves as a reference point for the assessment of future development plots within the redline boundary.

The vision is to transform Wythenshawe town into a vibrant, sustainable, and characterful neighbourhood by delivering:

- Around 2,000 new homes across a mix of tenures to meet the needs of a diverse community
- A variety of housing types, with each site designed to reflect its own identity while contributing to a cohesive sense of place
- High-quality, energy-efficient homes that promote health and wellbeing
- A mix of commercial and community spaces to create a lively and inclusive town centre
- A welcoming public realm prioritising pedestrians and cyclists, providing spaces to meet, play, and relax
- An ecologically rich landscape that enhances biodiversity and brings nature into the heart of the community
- A strong commitment to sustainability, targeting net zero carbon and the creation of a Positive Energy District

The proposed scheme is located within the illustrative masterplan study area (highlighted opposite). Brotherton House was not originally included but this now forms part of MCC's acquisition of land to progress regeneration aspirations. Many of the defining principles to the masterplan have informed the project briefing and scheme development.





ILLUSTRATIVE AERIAL VIEW OF THE PROPOSED MASTERPLAN

2.0 PROJECT BACKGROUND

2.4.2 Illustrative Masterplan Context: Place-Making Strategy

There are nine foundational principles that encompass the place-making vision and objectives for the illustrative Wythenshawe Town Centre masterplan.

The proposals will seek to 'plug-in' to these principles where possible to support the realisation of the illustrative masterplan vision.



Growing an Equitable Wythenshawe

We are committed to delivering 721 new homes within the first 6 years, creating a more equitable Wythenshawe. The town will foster a thriving community by providing direct access to high-quality spaces and amenities, ensuring that all spaces are sustainable and enhance the local quality of life for residents and visitors alike.

Growing a Thriving Wythenshawe

We will grow a thriving Wythenshawe by delivering a diverse range of residential offers and tenure models, with 20% of homes being affordable. At the heart of the town, a network of adaptable green spaces will boost visitor footfall, supporting relaxation, play, and community activity while evolving to meet local needs.





Growing a Healthy Town

We will promote healthy lifestyles by providing recreational spaces for all, from organised sports to informal play, and encouraging local food production to support community-led nutrition and cookery training.



Growing an Economically Resilient Wythenshawe

We will create the UK's first Positive Energy District, driving long-term economic resilience. In the town, we will boost the economy by improving public transport access, creating vibrant spaces to attract diverse visitors, and providing areas for community-led activation to increase footfall and support local businesses.





Growing an Inclusive Wythenshawe

Wythenshawe will set a new benchmark for community-focused regeneration, with all homes achieving 'Secure by Design' Gold Rating to ensure safety and wellbeing. The town will be transformed into a vibrant heart of community life, featuring open, inclusive public spaces that are accessible day and night.

Growing a Connected Wythenshawe

We will create a connected Wythenshawe by encouraging active travel and reducing car ownership to less than one per residential unit. The town will feature interconnected, easy-to-navigate public spaces, enhancing pedestrian and cycle access with safe, efficient routes that reduce the reliance on private vehicles.





Growing the Wythenshawe Culture

We will celebrate and support Wythenshawe's unique culture by creating a flexible, fine grain of courtyard housing and developing distinctive, engaging spaces that reflect local aspirations. These spaces will serve the community by supporting cultural initiatives and fostering a strong sense of identity and pride.



Growing a Naturalised Wythenshawe

We will invite nature back to by increasing tree cover by 200%, providing urban allotments and community grow spaces, achieving a biodiversity net gain beyond legislative requirements. Across all residential neighbourhoods, we aim to deliver a minimum Green Plot Ratio (GPR) of 3, ensuring a harmonious integration of nature within the built environment.

Growing a Sustainable Wythenshawe

Wythenshawe will become an exemplar of sustainable regeneration through a regenerative design approach that prioritises material reuse, waste reduction, and low-carbon development. New homes will be highly energy-efficient—costing 68% less to run than conventional homes—supporting both environmental goals and long-term affordability for residents.



2.0 PROJECT BACKGROUND

2.4.3 Illustrative Masterplan Context: Place-Making Strategy

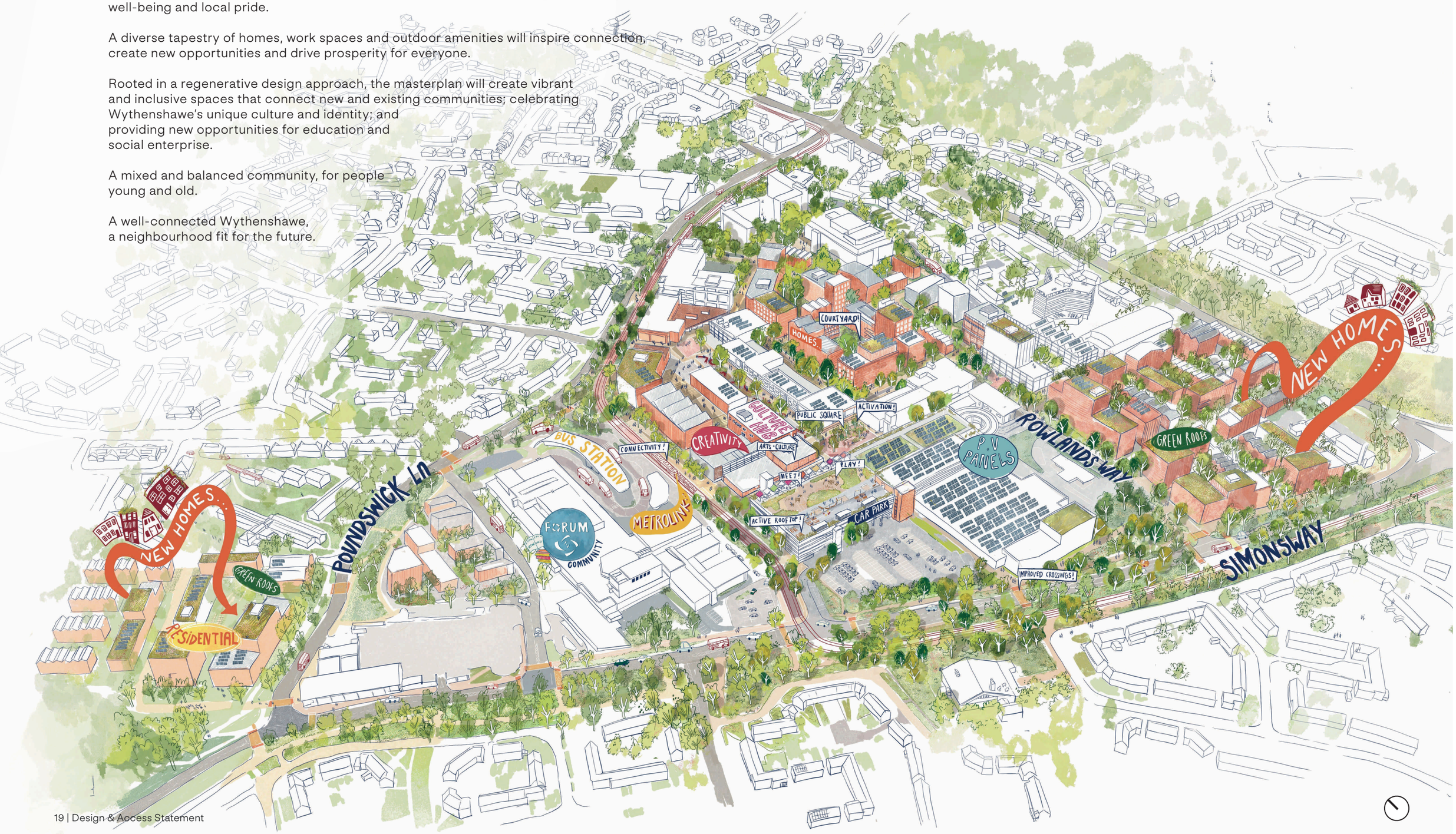
The illustrative masterplan wants to re-imagine Wythenshawe as a modern 'Garden City', where nature and green space are woven into the urban fabric, enriching community well-being and local pride.

A diverse tapestry of homes, work spaces and outdoor amenities will inspire connection, create new opportunities and drive prosperity for everyone.

Rooted in a regenerative design approach, the masterplan will create vibrant and inclusive spaces that connect new and existing communities; celebrating Wythenshawe's unique culture and identity; and providing new opportunities for education and social enterprise.

A mixed and balanced community, for people young and old.

A well-connected Wythenshawe, a neighbourhood fit for the future.



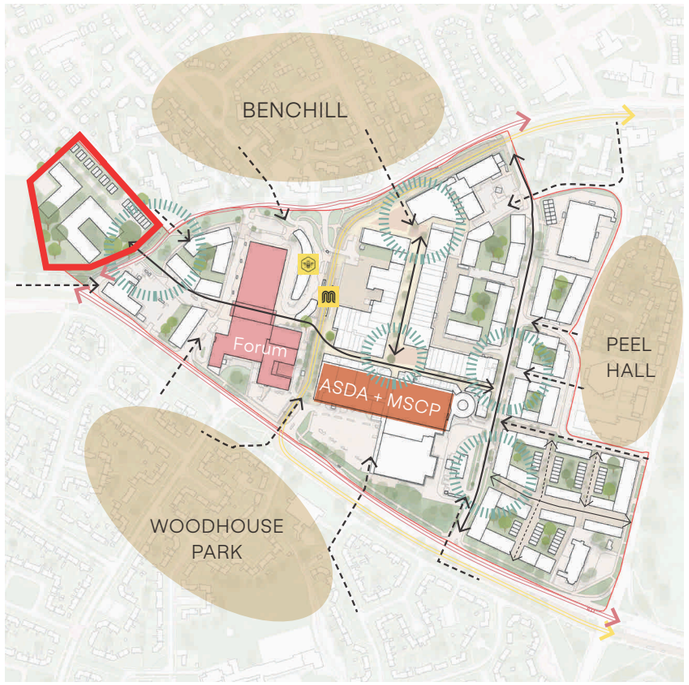
2.0 PROJECT BACKGROUND

2.5 Illustrative Masterplan Framework: Key Design Drivers

To ensure the illustrative masterplan is firmly rooted in Wythenshawe's unique character and future aspirations, a series of key design drivers were established.

These drivers respond directly to Wythenshawe's specific context and the wider masterplan ambitions, working together to shape a sustainable and resilient future for the town.

The proposals will seek to 'plug-in' to these principles where possible to support the realisation of the masterplan vision. Brotherton House location is indicated to show context.

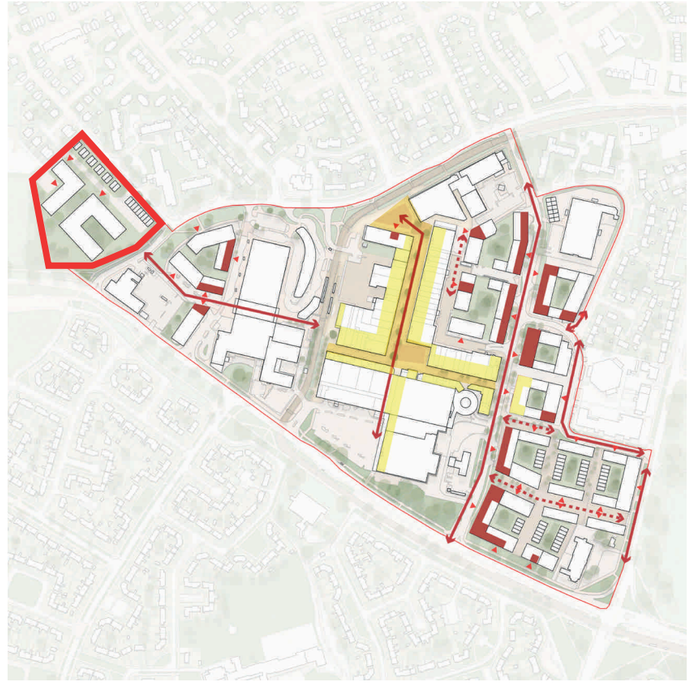


ENHANCING CONNECTIVITY AND CIVIC ANCHORS

Key opportunity areas are located along two principal axes—running east–west and north–south—helping to define key arrival points. New anchors can be introduced along these routes and nodal points, thoughtfully designed in terms of use, scale, and active frontage to enhance character and street-level activity.

Improving permeability from surrounding residential neighbourhoods into the town centre is critical; better-connected pathways, welcoming entrances, and active public spaces at the edges can encourage greater access and integration.

PROPOSAL RESPONSE:
Opportunity to connect to the Town Centre through a key pedestrian connection crossing Poundswick Lane and into the heart of the site. Enhanced pedestrian experience along Cornfield Drive.



ACTIVE FRONTAGES

To define key routes and corners across the masterplan, active frontages and well-articulated corners have been introduced. These elements are intended to enhance street-level activity, support wayfinding through the town, respond to the surrounding context, and strengthen mixed-use opportunities across the site.

Entry points are strategically placed to animate key routes, improve frontage quality, and promote a more legible and navigable town.

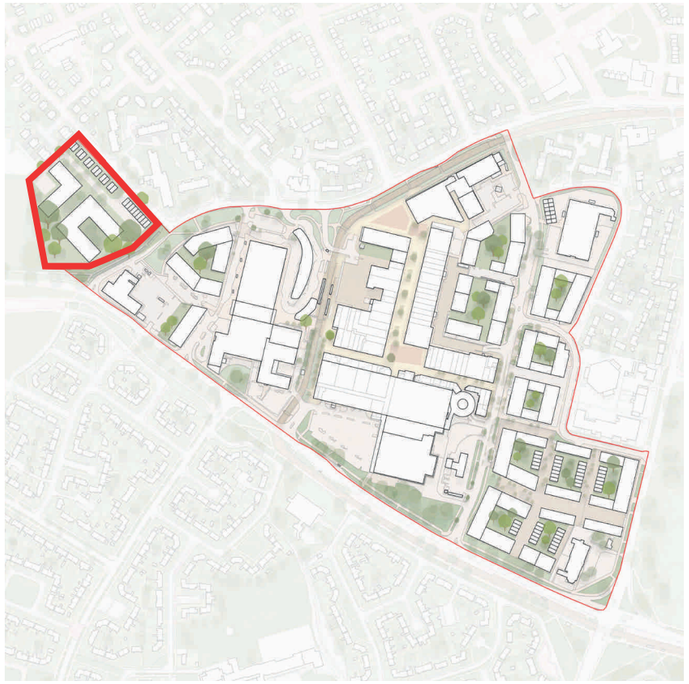
Active High Street Frontages

PROPOSAL RESPONSE:
Primary entrances and animated corners to buildings have considered locations and expression.

Brotherton House Location

2.0 PROJECT BACKGROUND

2.5 Illustrative Masterplan Framework: Key Design Drivers

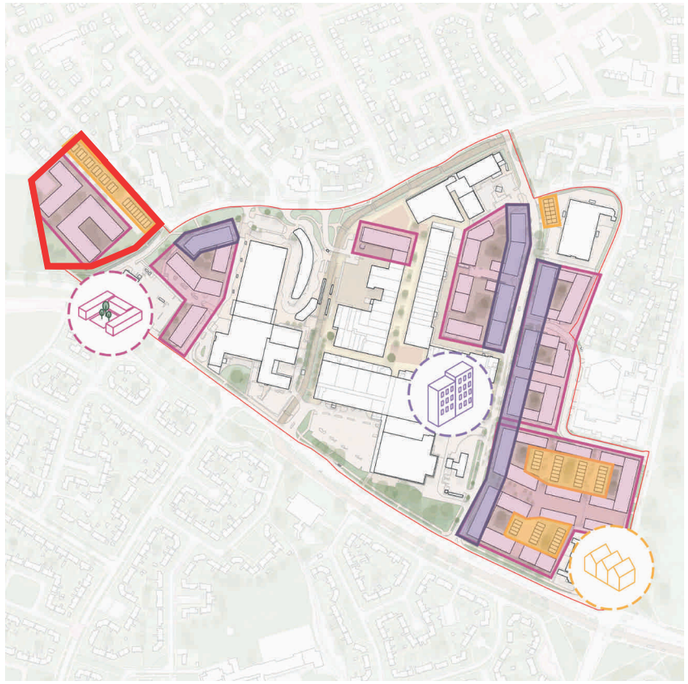


COURTYARDS AND QUADS TYPOLOGY

The proposed masterplan builds upon Wythenshawe's original spatial planning principle—the Garden City concept.

Development is centred around courtyard and quad arrangements, enabling the distribution of green spaces throughout the town centre and ensuring all residents have access to high-quality outdoor environments.

PROPOSAL RESPONSE:
Larger blocks have maintained the masterplan plot principle of courtyards with accessible designed garden/ green spaces throughout the site.



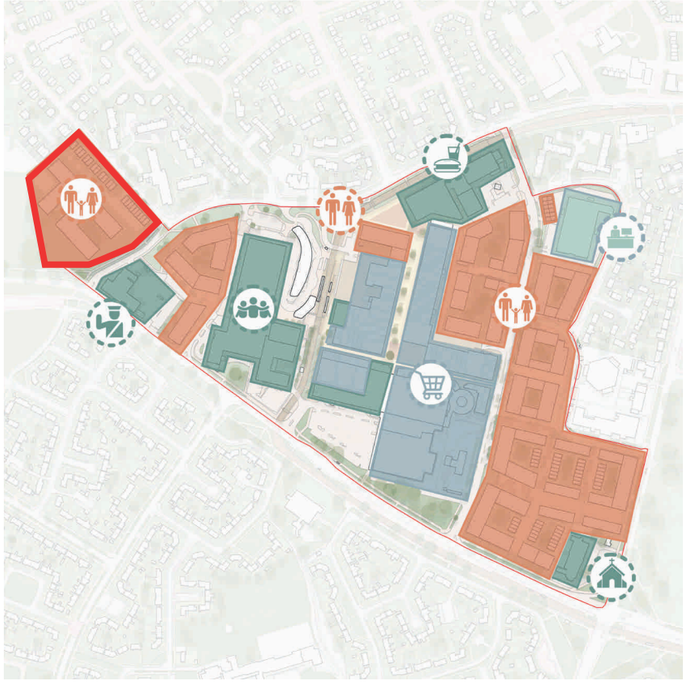
MASSING STRATEGY

Lower-scale development to illustrative proposals is focused in the north-west, respecting adjacent housing, and in parts of the south-east to create variation and strengthen street-level relationships along key pedestrian routes. A mix of house types is provided.

Mid-rise buildings (around G+5) are concentrated in the town centre core, balancing contextual sensitivity with development viability.

Taller elements are positioned along key routes and nodal points, including the north and south gateways on Rowlandsway and the strategic corridor of Poundswick Lane.

PROPOSAL RESPONSE:
Massing and scale have followed the principle established as part of the masterplan.



A MIXED-USE TOWN

To create a thriving and vibrant town centre, a well-considered blend of complementary uses should be proposed to support its vitality and growth. These uses may include:

Civic Use

Retail

Residential

Workplace

PROPOSAL RESPONSE:
Proposals have followed the identification of the site becoming residential with a diverse target resident demographic.

Brotherton House Location

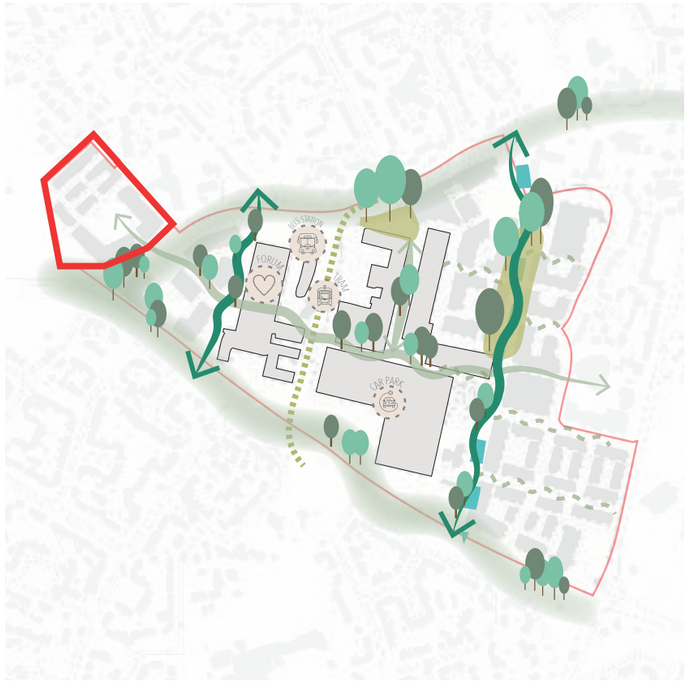
2.0 PROJECT BACKGROUND

2.5 Illustrative Masterplan Framework: Key Design Drivers

In order to capture the essence of the overarching project vision, the landscape vision is further distilled into the following five guiding principles.

While each focuses on a particular element, collectively they work together to deliver a cohesive and meaningful proposal for Wythenshawe.

The proposals will seek to 'plug-in' to these principles where possible to support the realisation of the illustrative masterplan vision. Brotherton House location is indicated to show context.



BRINGING NATURE TO THE HEART

- Taking inspiration from its history as Manchester's Carden City, and the origin of the name Wythenshawe meaning Willow Wood.
- Bringing nature into the heart of the masterplan, softening the urban environment with wild and natural features.
- Providing significant new green spaces, including linear parks, and communal grow spaces.
- Creating a vibrant, biodiverse and sustainable public realm that benefits nature and helps establish new ecological habitats.
- Integrating blue infrastructure throughout the masterplan, utilising landscape features such as rain gardens and SuDS to attenuate water.
- To significantly increase tree cover throughout the masterplan area.

PROPOSAL RESPONSE:
The proposals include many of these features in its design. See the landscape chapter for further detail.



CONNECTING NEW & EXISTING NEIGHBOURHOODS

- Knitting together the new and existing communities around new open and inclusive public spaces.
- Creating spaces at the heart of the community that provide opportunities for, and can adapt to local needs.
- Carefully integrate the existing assets and communities within the new masterplan.
- Providing spaces for people of all ages and backgrounds, that communicate the aspirations of the local community.

PROPOSAL RESPONSE:
Many of the open spaces between buildings are for the shared use and enjoyment of residents to enhance the feeling of community.

Brotherton House Location

2.0 PROJECT BACKGROUND

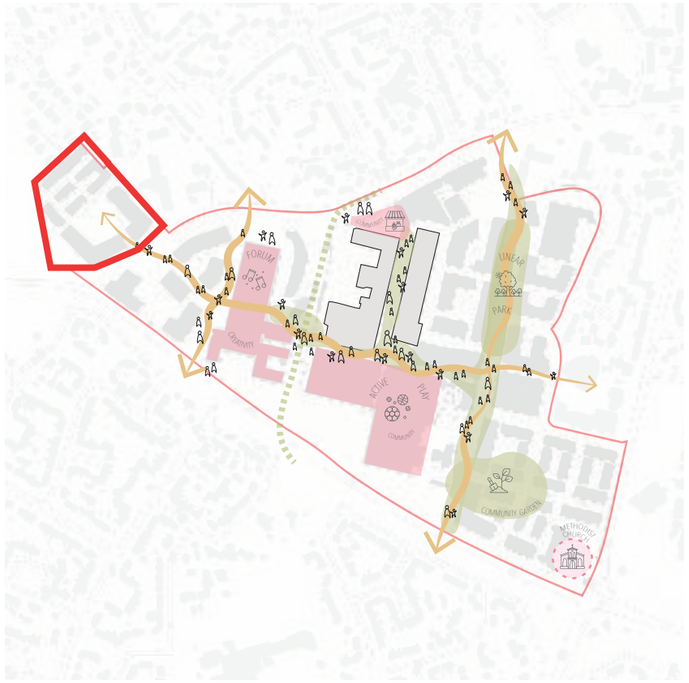
2.5 Illustrative Masterplan Framework: Key Design Drivers



A SEQUENCE OF CONNECTED STREETS & SPACES

- Maximising pedestrian accessibility throughout the masterplan through attractive green streets and spaces that people want to spend time in.
- Creating interconnected streets and spaces that are easy to navigate and support active travel.
- Designing for all by creating a variety of flexible multi-functional spaces, each with a distinct character and appeal.
- Ensuring that spaces are accessible and safe during the day and night.

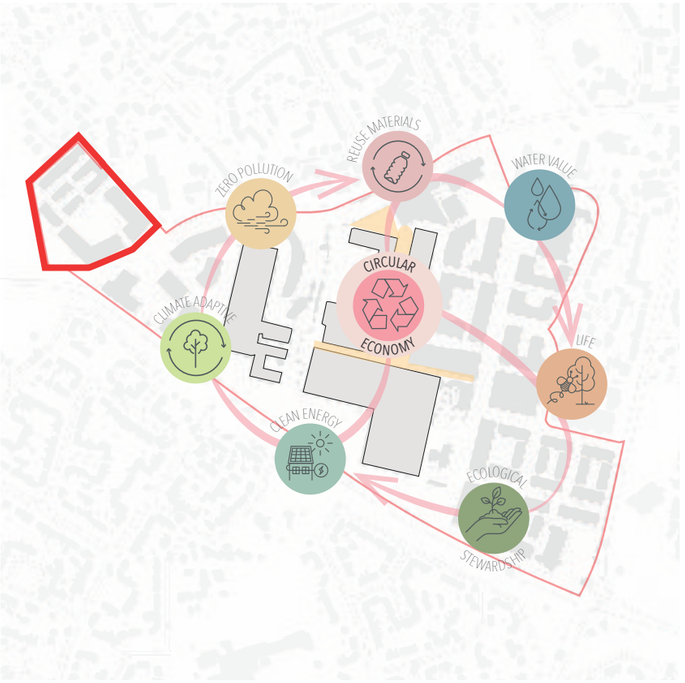
PROPOSAL RESPONSE:
The landscape design has followed the principles established as part of the masterplan. See the landscape chapter for further detail.



CULTURE AND ACTIVATION

- Celebrating Wythenshawe's history, heritage and culture throughout the public realm, providing spaces the community can be proud of.
- Re-establishing Wythenshawe as a destination place where people want to come and spend time.
- Creating public spaces that are activated through new uses, community infrastructure and active ground floor frontages.
- Providing engaging and multi-purpose spaces that can accommodate a vibrant programme of cultural, informal and organised events.
- Slow down pedestrian movement on key streets to encourage dwell and stimulate economic activity.

PROPOSAL RESPONSE:
The landscape design has followed the principles established as part of the masterplan. See the landscape chapter for further detail.



A REGENERATIVE APPROACH TO DESIGN

- A regenerative design approach to all elements of the masterplan.
- Implementing sustainable approaches to design that can also help support a local circular economy.
- Aspiring to reuse and recycle existing materials and reduce waste, from paving and architectural features from demolished buildings to manufactured soils.

PROPOSAL RESPONSE:
The landscape design has followed the principles established as part of the masterplan. See the landscape chapter for further detail.

Brotherton House Location

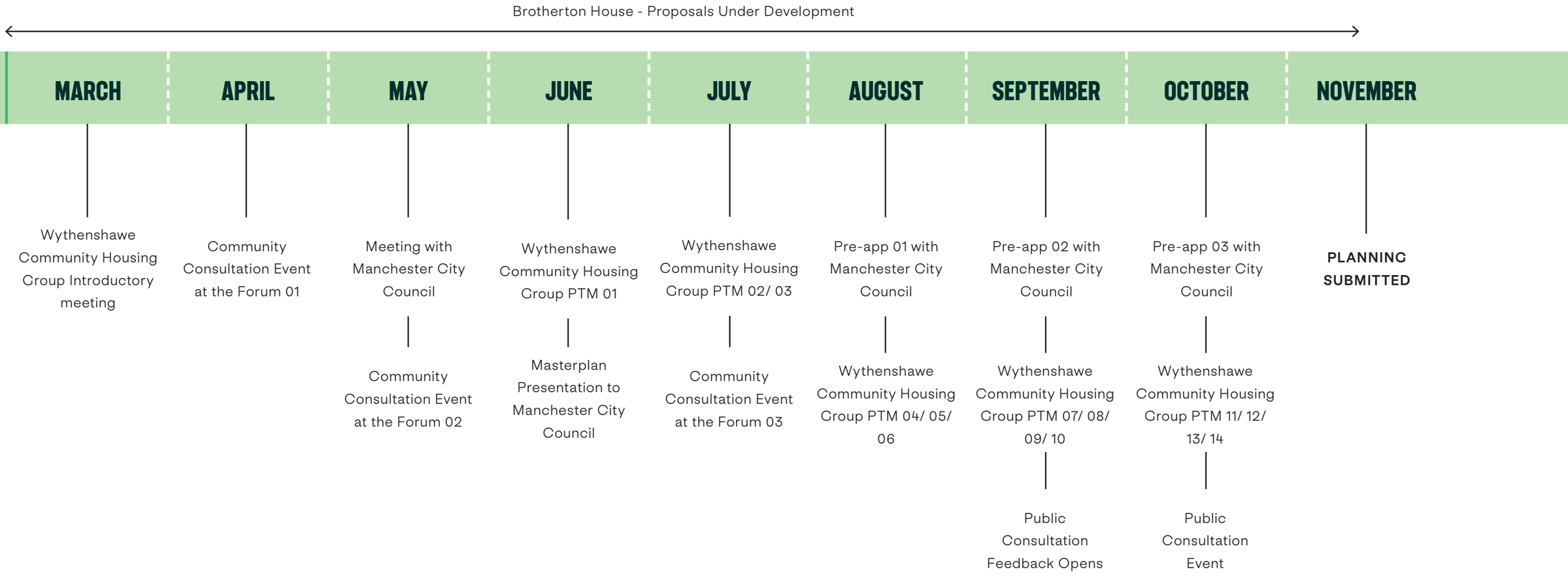
3 PROJECT ENGAGEMENT

3.0 PROJECT ENGAGEMENT

3.1 Overview

To develop proposals, the Client has initiated the engagement of specialist consultants experienced in developing and delivering schemes of a similar scale and complexity.

The Client has also initiated an extensive engagement and consultation process (summarised below). This has allowed for the design to be shaped by stakeholders and experts to become viable and appropriate proposals.



3.0 PROJECT ENGAGEMENT

3.2 Pre-application Consultation: Key Notes

The below captures the key notes recorded from the several pre-application meetings with MCC Planners. These notes have informed many areas of the design and strategies noted later in this document.

PRE-APPLICATION MEETING 01
AUGUST

To support the planning application evidence from applicant will be required to justify the percentages of 1-bedroom units. The planners are accepting of the principle of proposals due to the specialist housing being proposed but this will still need to be addressed/agreed with MCC Housing.

Need to think about how the communal spaces/gardens will be managed, security and whether there can be any children's informal play included where appropriate.

Some minor concerns raised about the amount of frontage car parking and this needs to be considered as the landscaping proposals develop.

MCC Highways won't support shared surfacing on the highway.

Airport car parking needs to be addressed and Members need to be fully briefed on car parking strategy prior to submission to reduce risk of objections during determination.

The approach to the building from Simonsway and the wider Wythenshawe town centre should be considered when looking at the detail of the elevations.

Scale and massing supported by officers.

PRE-APPLICATION MEETING 02
SEPTEMBER

Site is challenging in terms of BNG, particularly urban trees, and whilst the mitigation hierarchy will be followed, there will be some off-site mitigation (primarily tree planting) required.

Noted on sensitivity of site for development but that it could be suitable for BNG as local residents have strongly opposed any development from taking place there.

Clear boundary treatments are required around Brotherton, to prevent people from straying from the town centre into the site.

Further consideration is required of how the scheme will prevent airport parking, and there were some concerns raised about the internal parking areas which do not appear to be part of a curtilage so could be subject to fly parking.

Clarity around the waste strategy/bin collection is required. This is linked to whether the road is likely to be adopted.

Consideration needs to be given to overlooking by apartment building into the neighbouring Manchester Enterprise Academy and its MUGA's.

PRE-APPLICATION MEETING 03
OCTOBER

Bay Study Plans be provided showing the detail of windows etc.

Details of key design features and materiality to be presented in the application reiterating the quality of the proposals.

Visuals to align with the layout plans particularly around parking descriptions and landscape design.

Colour of proposed façade to be consistent across mediums.

Belief that the designs being put forward are an appropriate response to the local context.

3.0 PROJECT ENGAGEMENT

3.3 Public Consultation

During the project design development, the scheme was presented to the public for consultation. There was a press release to advertise the consultation via the Wythenshawe Town Centre website and the associated public consultation event in October.

The image opposite was the work-in-progress image of the project that accompanied the public consultation engagement. This sketch image shows the view from Poundswick Lane looking north towards the site.

There was plentiful valuable feedback from this process that has been considered through the project strategies, design or supporting information.

Refer to Statement of Community Involvement for further detail on the public consultation process and feedback.



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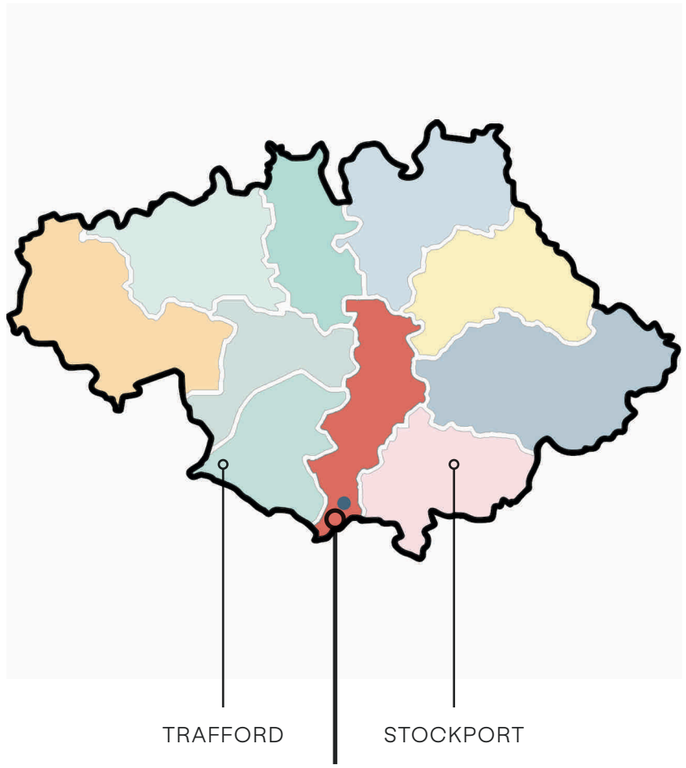
4 THE SITE

4.0 THE SITE

4.1 Location: Wythenshawe

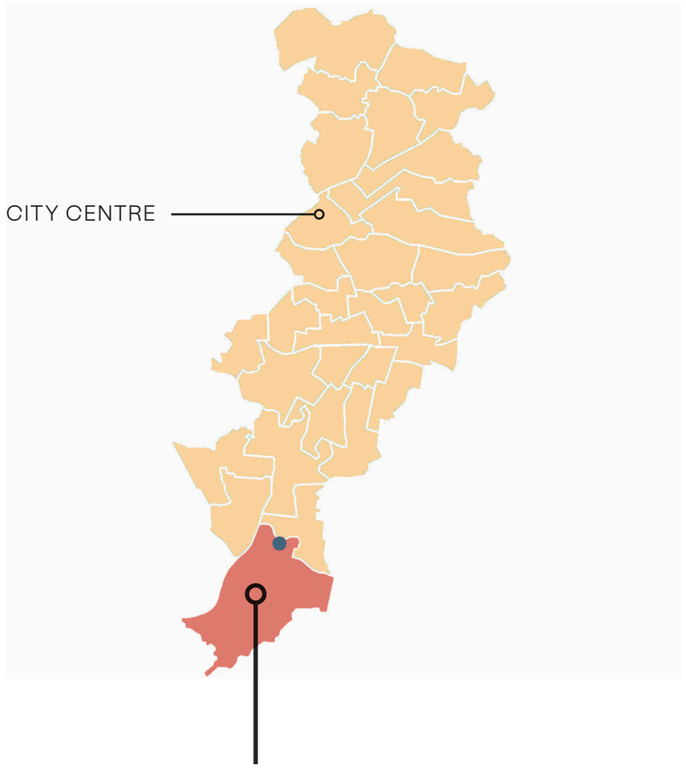
GREATER MANCHESTER
REGION

The site is located within the county of Greater Manchester and the district area of Manchester. Therefore, it is governed by the local authority of Manchester City Council (MCC).



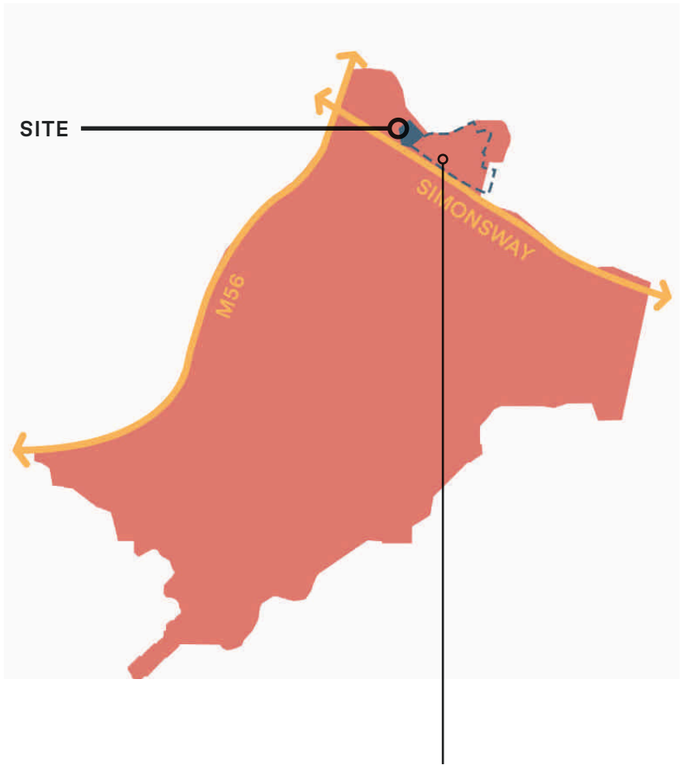
MANCHESTER
CITY

Within the district area of Manchester, the site resides to the south of the city centre. Located in the area of Wythenshawe that covers several wards, however, the site is part of the Woodhouse Park ward.



WYTHENSHAWE
LOCAL

Within the Wythenshawe Town Centre illustrative masterplan area, the site is located to the north-west of the core town centre bordered by the main road of Simonsway to the South.



4.0 THE SITE

4.1 Location: Site

The site is located to the north-west of the Wythenshawe Town Centre masterplan.

The site is bordered by:

- Cornfield Drive to the East;
- Houses associated with Ribchester Drive to the North;
- Sports pitches and grounds associated with Manchester Enterprise Academy to the West;
- Poundswick Lane and Simonsway to the South.

The site is occupied by several existing defunct buildings, with associated surface parking and soft landscaped areas.

Plot Boundary

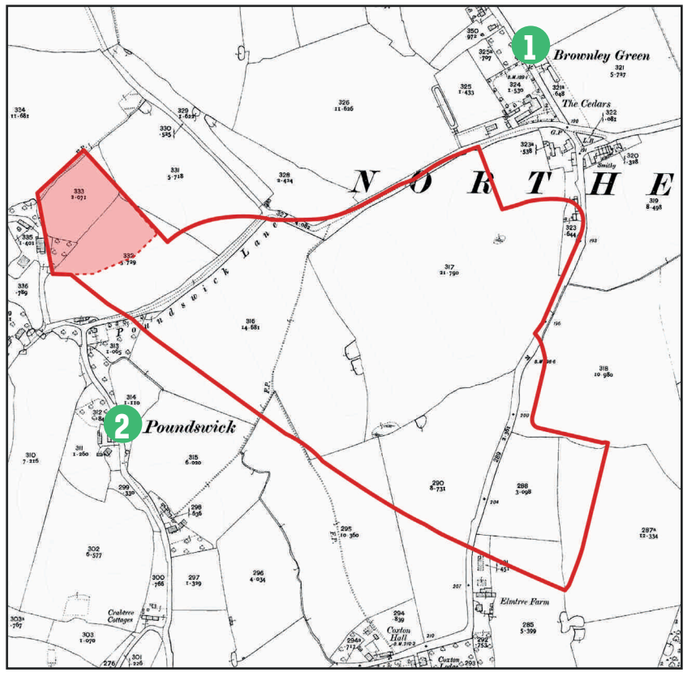




4.0 THE SITE

4.2.1 Historical Analysis: Wythenshawe Town Centre

1910s

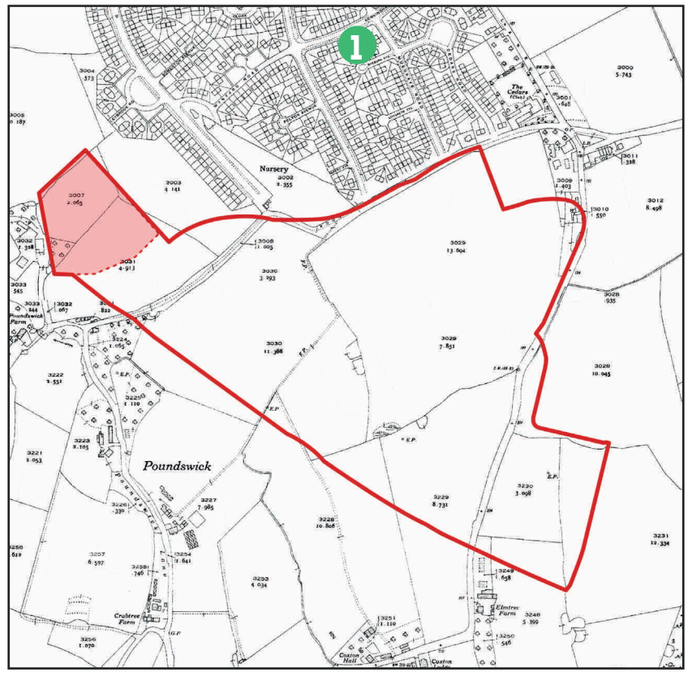


Wythenshawe is a rural Cheshire area that is not yet connected to Manchester City. The site is rural, with roads connecting hamlets between surrounding farmlands.

The surrounding hamlets include:

1. Brownley Green
2. Poundswick

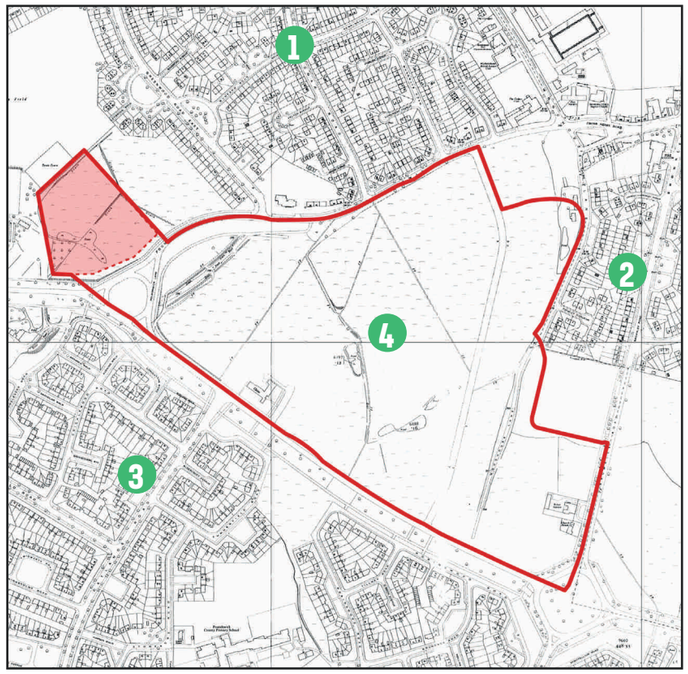
1930s



Construction of large council-owned housing estates in Wythenshawe began in the 1930s.

1. Northern Etchells Civil Parish was transformed from clusters of hamlets into a council estate designed to garden city principles. Housing mixture includes terraced, semi-detached and detached housing all with generous gardens and arranged in short blocks and cul-de-sacs.

1960s



Wythenshawe Civic Centre was conceived as a variety of civic and community buildings located to serve the surrounding estates. Construction began in the 1960s, with the shopping centre being the first phase to reach completion.

1. Benchill
2. Peel Hall
3. Woodhouse Park
4. Civic Centre

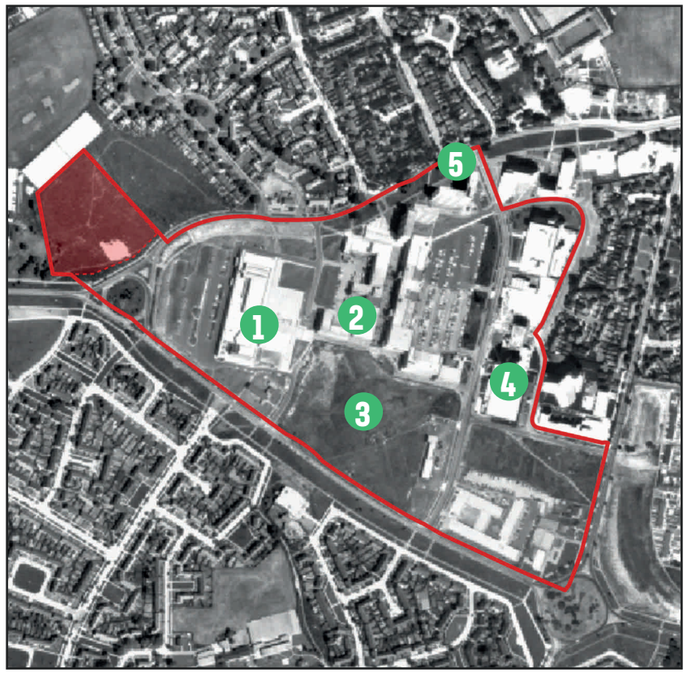
Brotherton House Location

Wythenshawe Masterplan Illustrative Boundary

4.0 THE SITE

4.2.1 Historical Analysis: Wythenshawe Town Centre

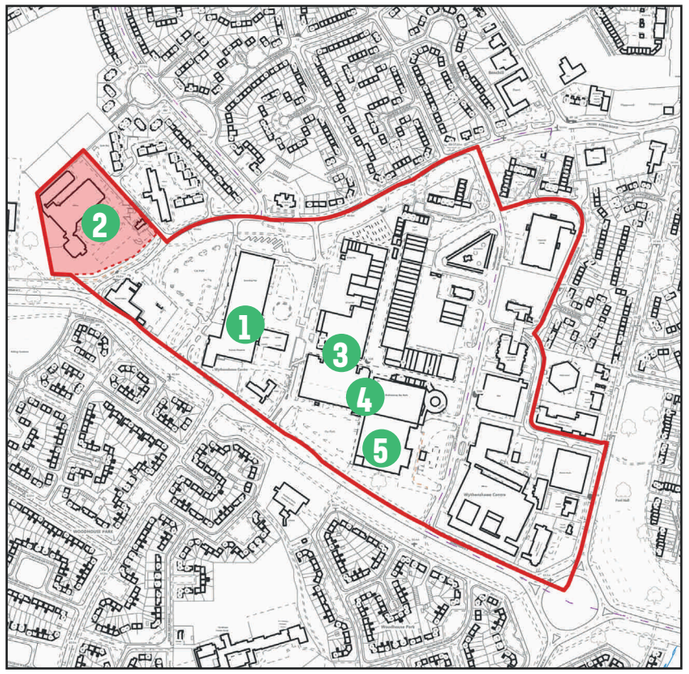
1970s



Civic Centre opened in 1971. The urban layout of the shopping centre was a cruciform of two high streets (The Birtles and Hale Top). Four eight-storey blocks of 'Sectra' flats lined the road to the North of the Birtles.

1. Wythenshawe Forum
2. Co-op
3. The Birtles
4. Hale Top
5. Housing Blocks: Park Court, Violet Court, Birch Tree Court & Edwards Court

1980-2000s



Developments included upgrading the under-utilised Forum, additional lettable shops and office areas, and improved transport links with a bus station and multistorey car park.

1. Regenerated Forum
2. Brotherton House
3. New commercial spaces
4. Multi-storey carpark
5. Asda Supermarket

2010s



Wythenshawe Forum extended to provide a new health centre, and demolition of two apartment blocks (Park Court and Violet Court) provided the Civic Centre with more large-scale commercial spaces.

In 2014, a new tram stop was added between the Forum and Civic Centre to connect Wythenshawe Town Centre to Manchester City Centre and Manchester Airport as part of the Manchester Metrolink Airport Line. Bus station was relocated to outside the front of Wythenshawe Forum

1. Health Centre
2. New commercial spaces
3. Tram stop and new bus station

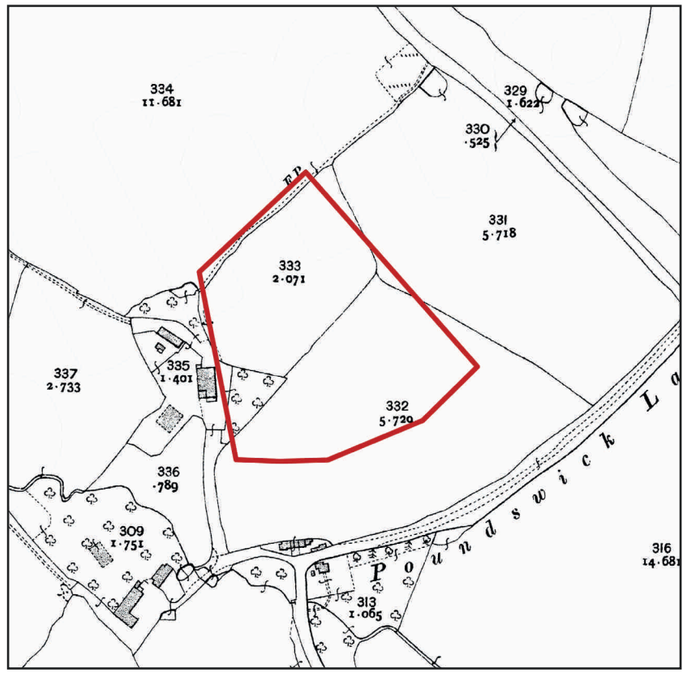
Brotherton House Location

Wythenshawe Masterplan Illustrative Boundary

4.0 THE SITE

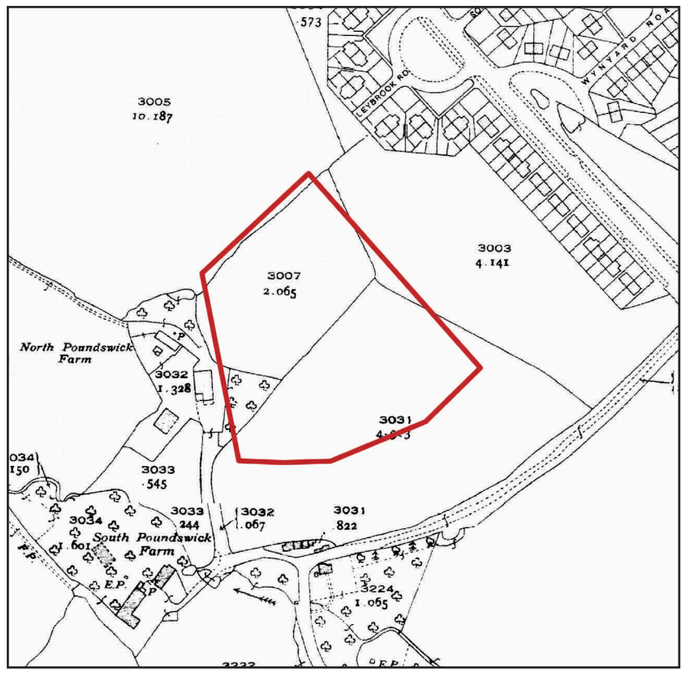
4.2.2 Historical Analysis: Site

1910s



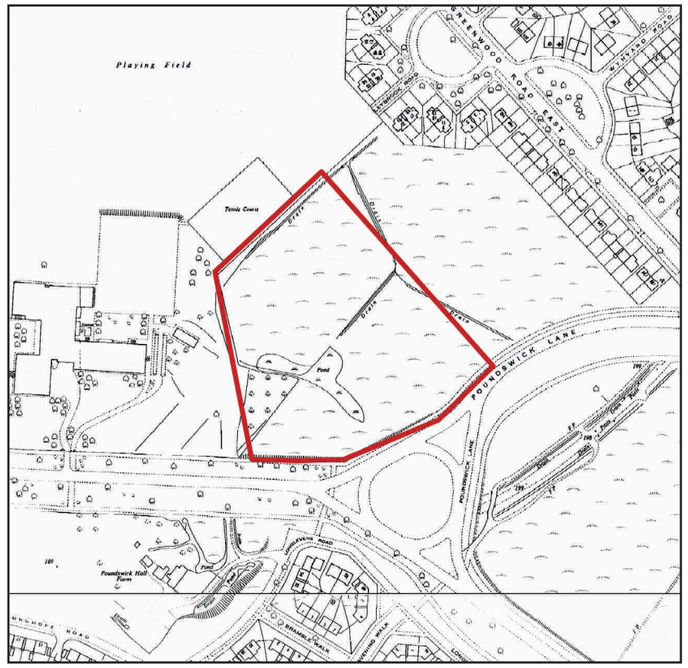
The study site is occupied by fields and a small wood; and surrounded by rural fields and lanes.

1930s



The study site is still occupied by fields and a small wood but note the neighbouring development of housing to the North-east of study site.

1960s



The study site is still largely occupied by fields and a small wood but notably has a pond and two drainage ditches described on maps.

To the west of the site, established in 1956, Poundswick Grammar school with extensive playing fields is noted.

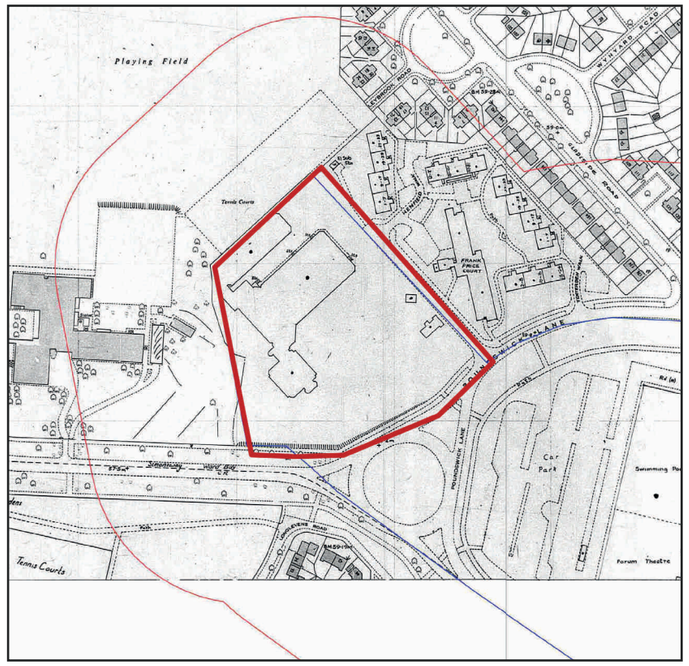
Development of more housing at Woodhouse Park and Poundswick Lane roadway infrastructure enhancement to the south is evident.

Brotherton House Location

4.0 THE SITE

4.2.2 Historical Analysis: Site

1970s

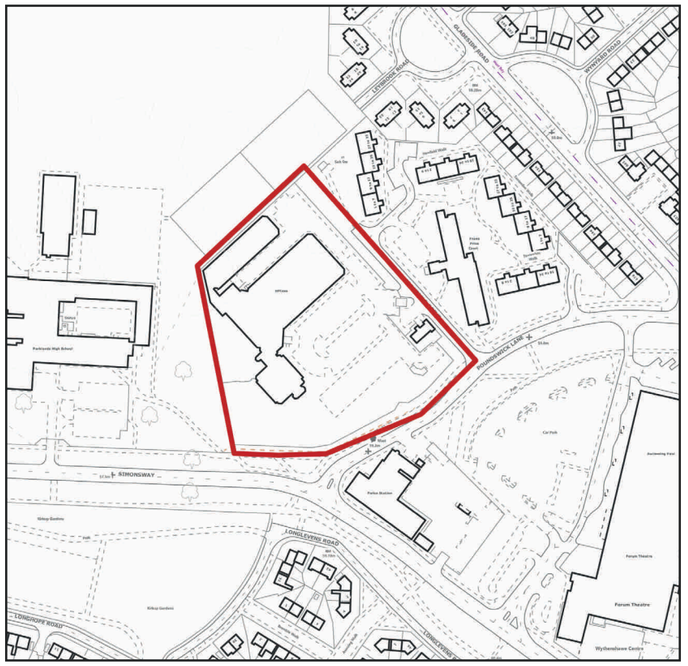


This period saw the development of Brotherton House on the study site.

To the northeast, housing at Frank Price Court and Henfield Walk was built.

To the southeast, the Forum and associated car parking areas are developed.

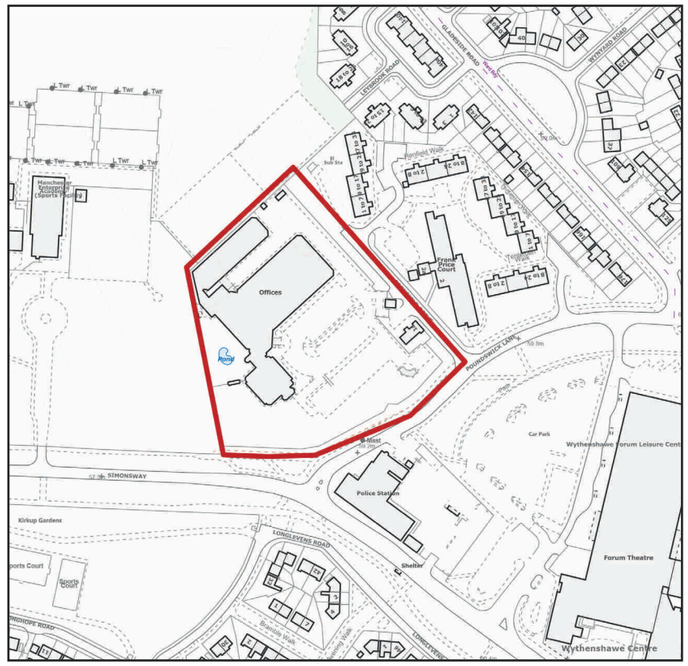
1980-2000s



To the west, Poundswick Grammar has developed several additional ancillary building during this period.

To the south, Wythenshawe Police Station is built. It also prompted removal of the roundabout at Poundswick Lane and Simonsway, improving pedestrian footpaths and verge planting.

2010s



To the west, Poundswick Grammar is demolished and replaced with Manchester Enterprise Academy built in 2010.

Land to the North is un-developed until 2017, when a large suburban housing estate at Cornfield Drive is built on former school playing fields.

Brotherton House Location

4.0 THE SITE

4.3 Site Analysis: Network Connectivity

The Site is located close to Wythenshawe Town centre which naturally places it as a well-connected place.

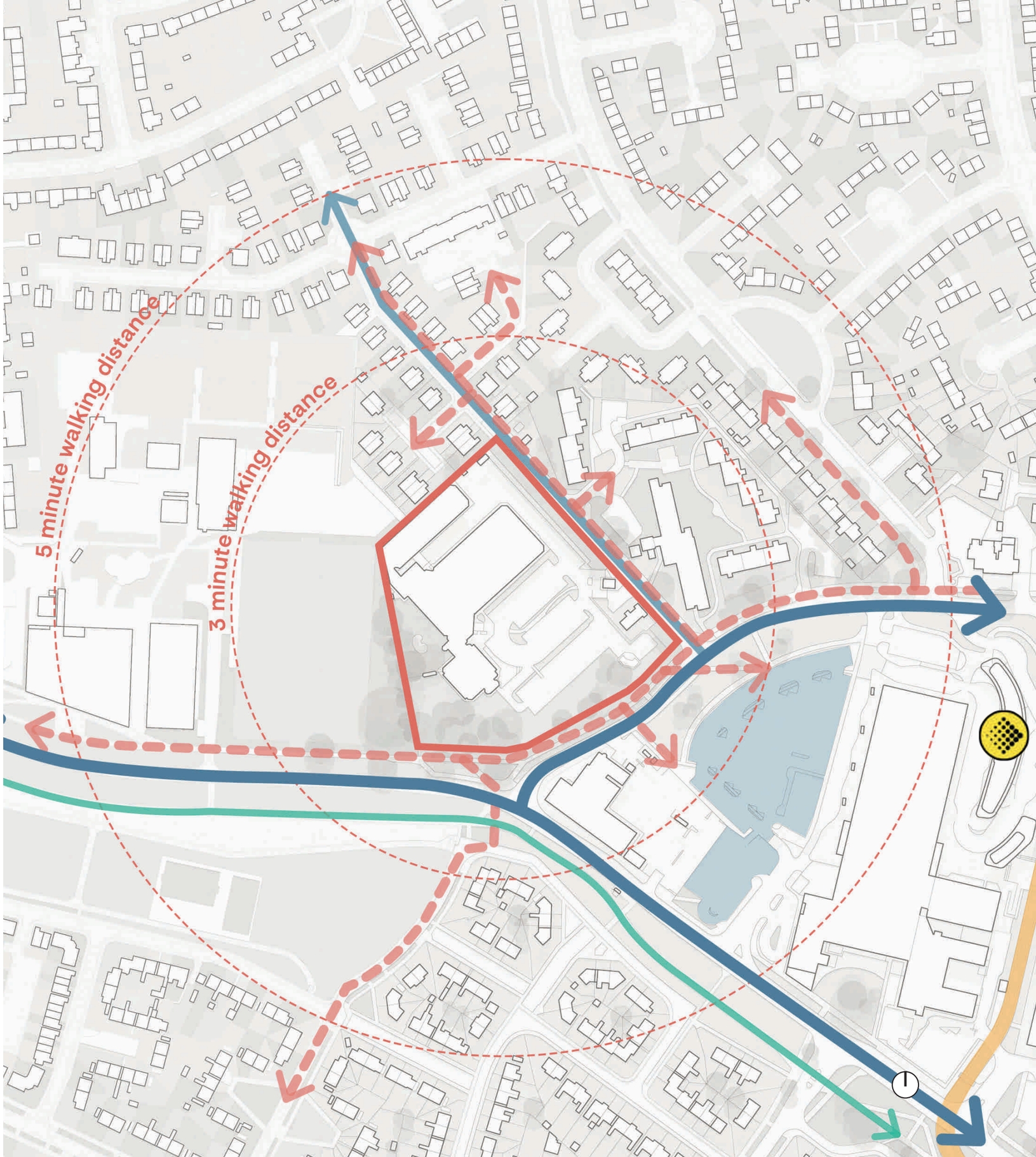
It is within a short walking distance (circa 5 minutes) of a Metrolink station, Wythenshawe tram stop, and the town centre bus station. The proximity of these major network connections means the Site can be considered as well-connected due to the ability to get to Manchester city centre (northwards) or Manchester Airport (southwards) directly.

More locally, the Site is within 20 to 30 minutes walking of neighbouring areas; Woodhouse Park, Benchill and Newall Green, whilst also being close to the centre of Wythenshawe to access local amenities.

In addition, parts of Poundswick Lane and Simonsway on the southern Site boundary have been, or are planned to be re-purposed as part of the Beeline cycleway network further improving city-wide connections.

Key:

- Site Boundary
- Pedestrian Movement
- Metrolink (Tram)
- Primary Vehicular Movement
- Secondary Vehicular Movement
- Beeline Cycleway
- Car-Parking
- Walking distance



4.0 THE SITE

4.3 Site Analysis: Surrounding Uses

To the North and East, the site is largely surrounded by residential uses. To the West, there are educational functions with the Manchester Enterprise Academy and its associated playing fields and grounds.

To the South-east, the Site is surrounded with a mix of retail and leisure uses, common to a town centre. Bordering the mixed-use centre, the immediate surroundings form a residential suburban grain with only a limited amount of commercial offer.

Key:

- Site Boundary
- Residential
- Education
- Leisure
- Retail
- Commercial
- Workplace
- Health

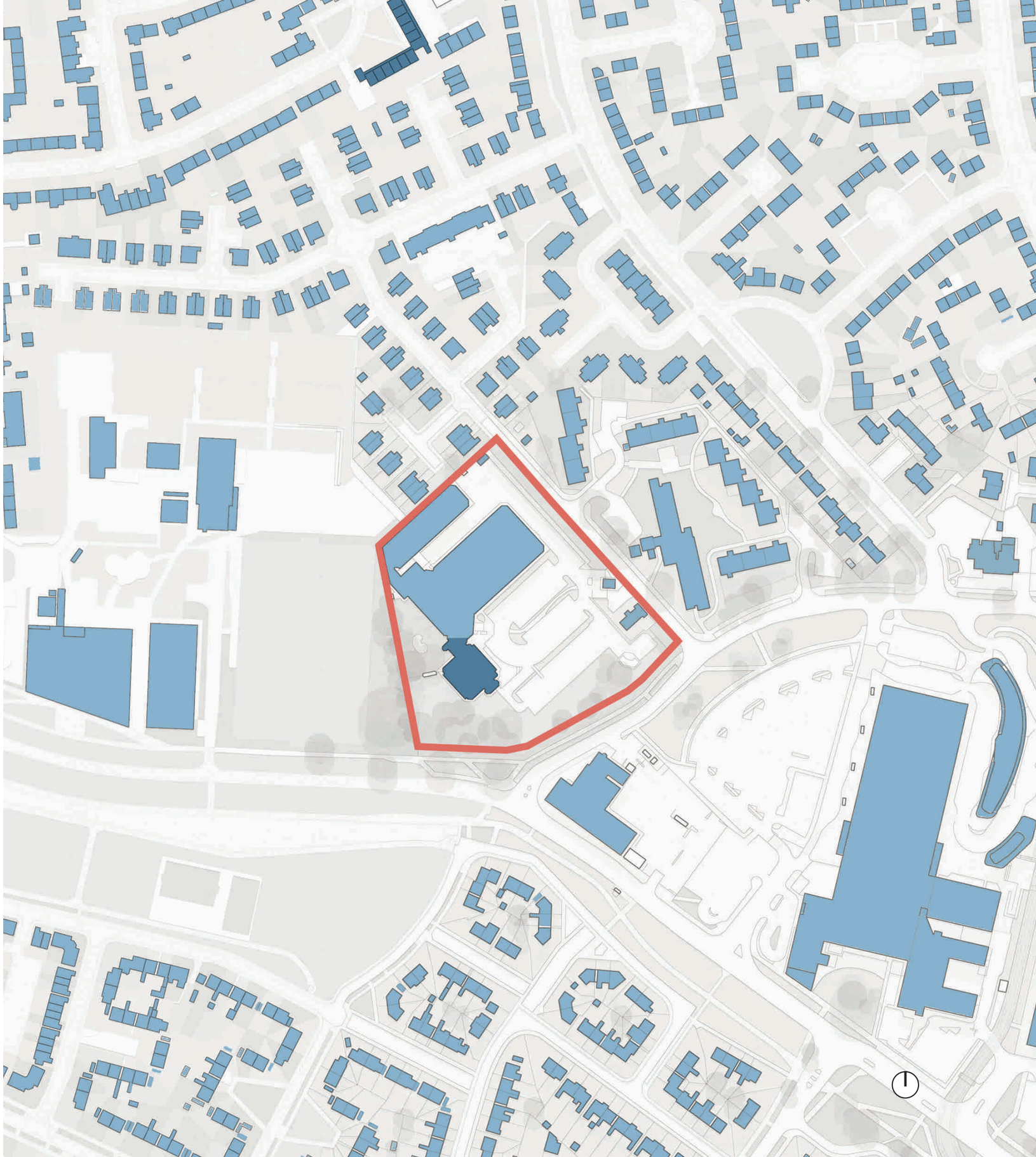
4.0 THE SITE

4.3 Site Analysis: Building Heights

Wythenshawe is a relatively low-lying suburban neighbourhood with only a handful of buildings exceeding a 3 to 4-storey datum, which includes extensive rooflines.

The tallest building in the immediate area is Brotherton House, the former office building on the Site, which sits at 5 to 6-storeys at its tallest part.

However, the scale of Brotherton House is not overbearing on the streetscene as it is set-back from the boundary edges, placing the height within the Site. This offers the development the opportunity to mediate between the two set datums of Brotherton House and the surrounding 2 to 3-storey buildings.



Key:

- Site Boundary
- 7-9 Storeys
- 4-6 Storeys
- 1-3 Storeys

4.0 THE SITE

4.3 Site Analysis: Environment

With the location of the Site near to Wythenshawe Town centre, in a well-connected location, it naturally sits adjacent to road networks that brings with it noise and air quality considerations.

However, there is an existing 'green strip' to the southern boundary, on Poundswick Lane/ Simonsway, which could help in buffering sound and pollution from the road, whilst also offering an opportunity for external amenity for residents.

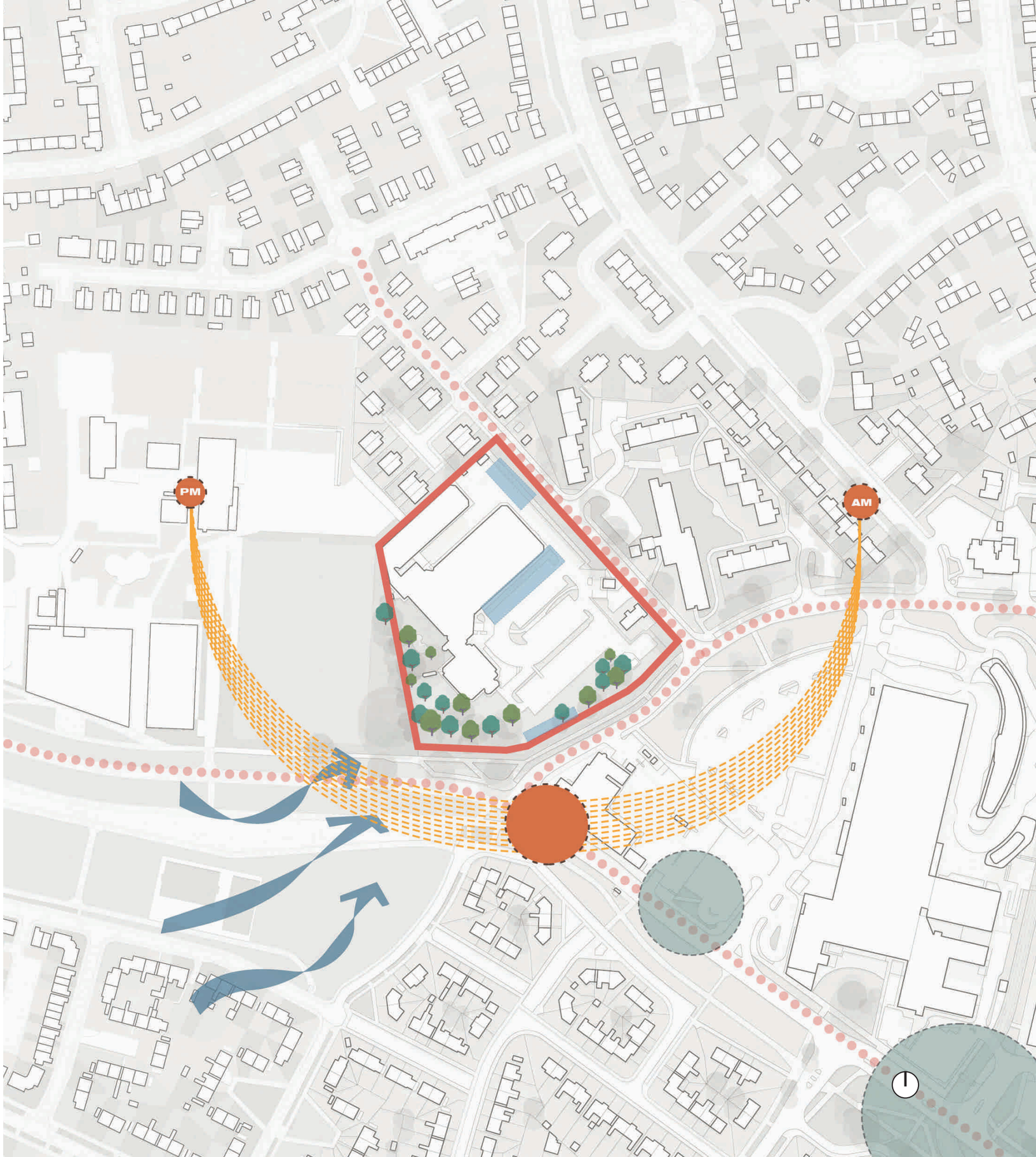
The orientation and width of the Site, points towards a general east-west massing to take advantage of the sun path across the Site for all parts of the Site to receive good daylight and sunlight amenity.

There is a prevailing wind from the south-west, which could be buffered by trees to the south of the Site. There is also a small risk of surface flooding, which will be considered as part of the landscape and drainage design (refer to separate reports for wind and drainage respectively).

Several trees around and through the Site will seek to be retained, serving as a parameter for new building footprints.

Key:

- Site Boundary
- Sun Path
- Noise & Vehicular Pollution
- Existing Trees
- Prevailing Wind
- Risk of Surface Water Flooding
- Air Quality Management Area



4.0 THE SITE

4.4 Existing Condition

BROTHERTON HOUSE

This large red-brick building is composed of a limited 5/6-storey and extensive 2-storey elements along with multiple associated smaller ancillary buildings. There are considerable surface parking and hard landscaped areas with some existing soft landscape features including existing trees of varying quality.

This building was formerly occupied by TSB and then Lloyds Banking group as a computer centre since it was built in the 1970s. It closed in 2024 when it relocated jobs to a Manchester city centre location. The building is now fully vacant.

The building has been assessed in detail for retention and re-use but many factors including layout, structural constraints, daylighting, etc. which has resulted in its proposed demolition and redevelopment.











4.0 THE SITE

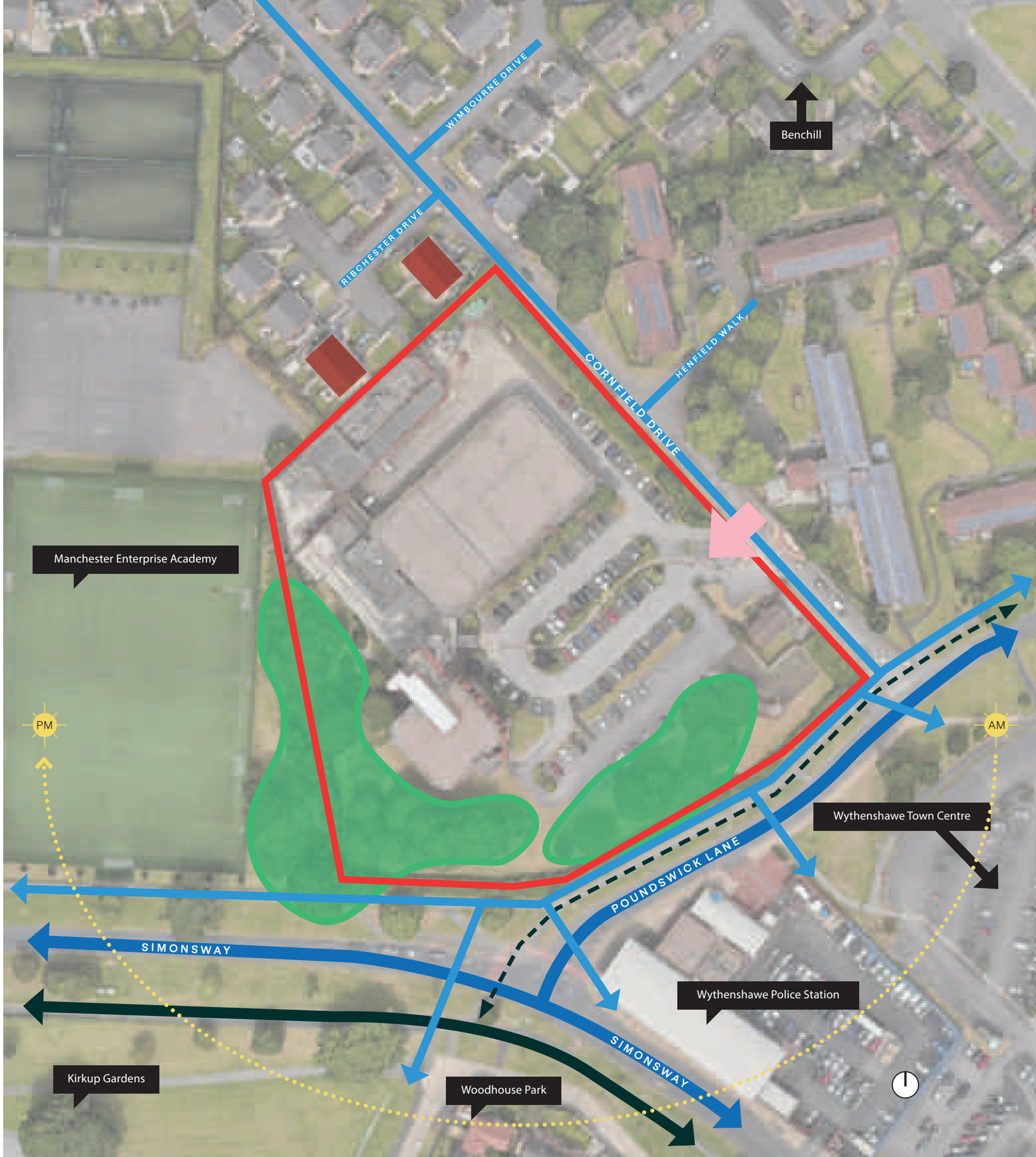
4.5 Constraints & Opportunities

SITE RESPONSE

- Condition; explore retention of existing trees and improve street experience
- Connection; sustainable travel plan as well-connected
- Use; suitable for residential scheme as per masterplan
- Height; utilisation of familiar Brotherton House datum
- Townscape; 2/3-storey context to 5/6-storey site datum
- Environment; optimise east-west facing building orientation
- Community; enhance public amenity garden spaces

KEY

- Plot Boundary
- Traffic Free / Cycle Route
- Manchester Bee Network Planned Future Infrastructure
- Main Road
- Pedestrian Desire Lines
- Existing Group of Mature Trees
- Maintain Site Vehicular Access Point
- Neighbouring Residential Properties



5 DESIGN RESPONSE

5.0 DESIGN RESPONSE

5.1.1 Site Parameters: Plot Evolution

The Wythenshawe Town Centre illustrative masterplan and its identified plot opportunities were the starting point for this project.

The diagrams opposite describe how the design developed towards the current proposals with brief commentary on the design option.





STARTING POINT
ILLUSTRATIVE MASTERPLAN PLOT

- Access within site based on masterplan
- Townhouses to north to link site to surrounding semi-detached grain
- Apartment blocks along Poundswick Lane
- Stacked duplex typology as transition between townhouses and apartments
- Retention of Brotherton House taller element

OPTION 2
SIMPLIFIED ACCESS / BROTHERTON REMOVAL

- Access simplified to single loop
- Maximise retention of exisiting landscape features and mature trees in southwest corner of site
- Townhouses to the northern part of the site
- Apartment blocks towards southern portion of site
- Stacked duplex typology as transition between townhouses and apartments
- Visual link and potential connection towards Forum

5.0 DESIGN RESPONSE

5.1.1 Site Parameters: Plot Evolution







OPTION 3
INTRODUCTION OF WCHG DETAIL BRIEF

- Introduction of Wythenshawe Community Housing Group (WCHG) detail brief
- Houses - Terraced and semi-detached- to northern part of the site
- Extra Care Building as 'hockey stick' block, pulled back from Poundswick Lane
- Further retention of existing trees to south of site

OPTION 4
COURTYARD OPTION

- Semi-detached houses along Cornfield Drive
- Option to replace terraced housing with stacked duplexes
- Extra Care Building with enclosed courtyard - not viable internal layout arrangements

OPTION 5
'U-SHAPE' / APARTMENTS / TERRACES

- All houses (semi-detached and terraced) along Cornfield Drive to match rhythm of neighbouring houses to North
- Apartment Building for Later Living to north-west introduced as part of WCHG brief
- 'U-shaped' Extra Care Building with open courtyard to south-east

5.0 DESIGN RESPONSE

5.1.2 Site Parameters: Plot Layout

OPTION 6
CURRENT PROPOSALS

Houses

- All houses are terraced along Cornfield Drive to achieve necessary density.
- The houses are broken into three blocks to introduce relief to Cornfield Drive
- The site vehicular access is retained at the current location for Brotherton House.

Apartment Block

- Plan adjusted to suit internal layout requirements and ensure enough space for the Extra Care block, parking and block seperation distances (17m).

Extra Care Block

- 'U-shaped' Extra Care Building with open courtyard to south-west to better orientate for evening sun to garden space.
- Building position adjusted to maximise retention of existing trees to the south whilst balancing with site requirements.



5.0 DESIGN RESPONSE

5.1.3 Site Parameters: Cat B Tree Retention



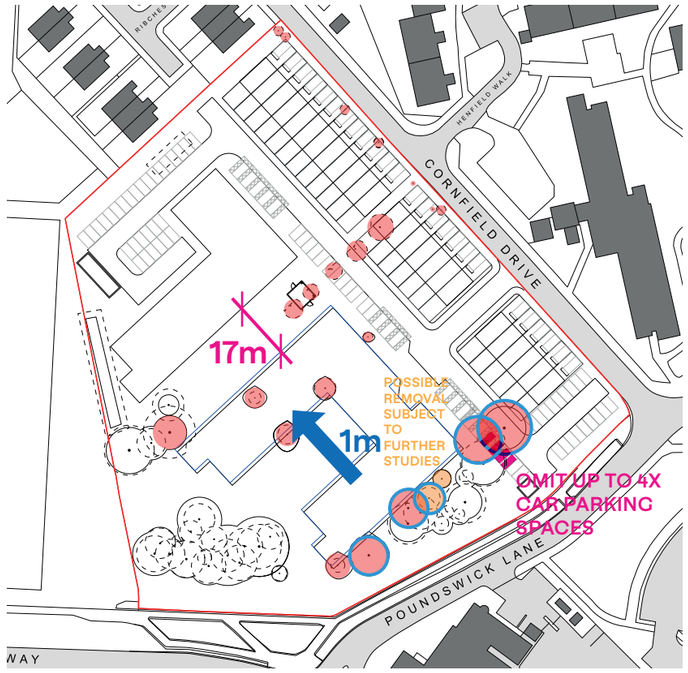
TREE SURVEY
HIGH VALUE CAT B TREES

- The plan highlights in blue the most valuable on-site existing trees categorised as 'Cat B'
- All trees are valuable (but particularly 'Cat B') for BNG and enhancing the quality of external space with existing mature tree specimens.
- Positions of other existing lower value trees (Cat C and U) are noted.



BASE OPTION
IMPACT ASSESSMENT

- The plan shows the site layout at the point where the detailed tree survey was received and highlights the likely loss of existing trees due to the building positions, parking and roadways.
- The design team undertook several option variations to take a balanced view on maximising the retention of trees whilst maintaining appropriate building seperation distances and impact on site layout for roadways/ parking/ access/ etc.



BALANCED RETENTION
CURRENT

- The plan describes the current proposals that was identified as the optimum option to maximise the retention of 'Cat B' trees whilst maintaining appropriate building seperation distances and impact on site layout for roadways/ parking/ access/ etc.
- For further detail on existing tree retention, please refer to section 7.2 (landscape strategies), arboriculturalist report and ecology statement.

5.0 DESIGN RESPONSE

5.2 Design Evolution

The images and associated notes opposite track the design evolution from early stage design through to the current proposals at pertinent points.



PRE-APP 01

These early design concept images show the initial thoughts on massing and scale with a rhythm of windows and openings on the elevations. First thoughts on applying a Whythenshawe colour palette was tested onto the blocks.



PUBLIC CONSULTATION

This sketch image shows the view from Poundswick Lane. The application of an elevational treatment of pattern to the uppermost levels and interior shift of tonal colours to the courtyard of the Extra Care block can be seen.

5.0 DESIGN RESPONSE

5.2 Design Evolution



EARLY DESIGN

Testing colour and tone of materials (bricks, window frames, balustrades, etc.) with a clearer understanding of fenestration to openings.



PRE-APP 02

Introduction of material textures and brick coursing pattern to all blocks along with the developing early stage landscape design being introduced to the site for coordination.



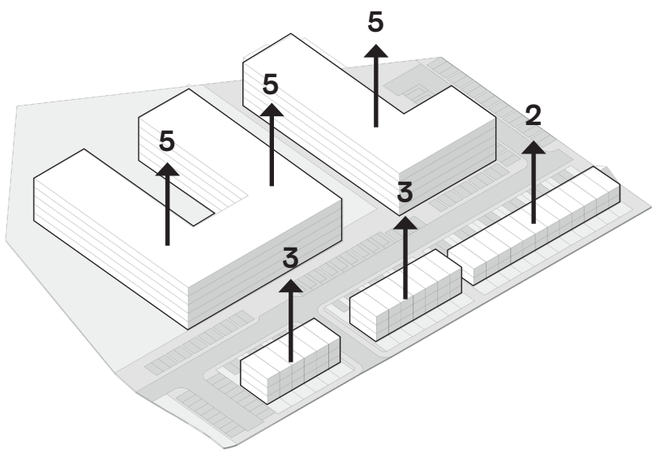
PLANNING SUBMISSION

Pressed panels to the sills of windows introduced to accentuate the rhythm and articulation of openings. Landscape design has been finalised to suit the Client requirements.

5.0 DESIGN RESPONSE

5.3 Scale, Massing & Articulation

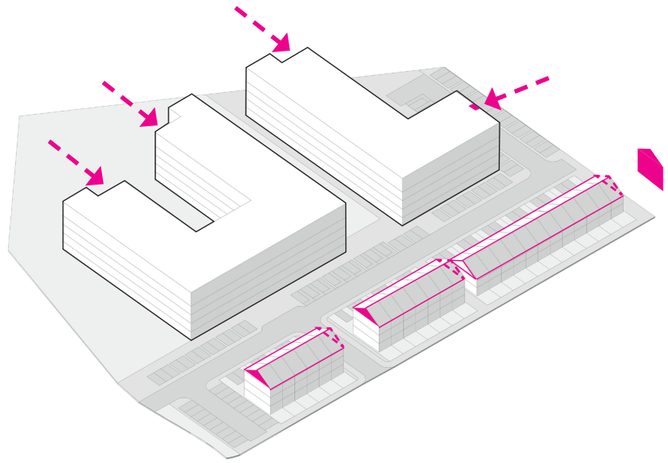
MASSING



Taking influence from the existing Brotherton House as an appropriate scale, the Extra Care block and Apartment block extruded as a common 5-storey height. These heights align with the illustrative masterplan vision for the site.

The terraced houses are expressed as either 2-storey or 3-storey blocks as an appropriate response to the neighbouring houses along Cornfield Drive; with the lower 2-storey houses located to the north to neighbour the existing 2-storey houses to Cornfield Road and Ribchester Drive.

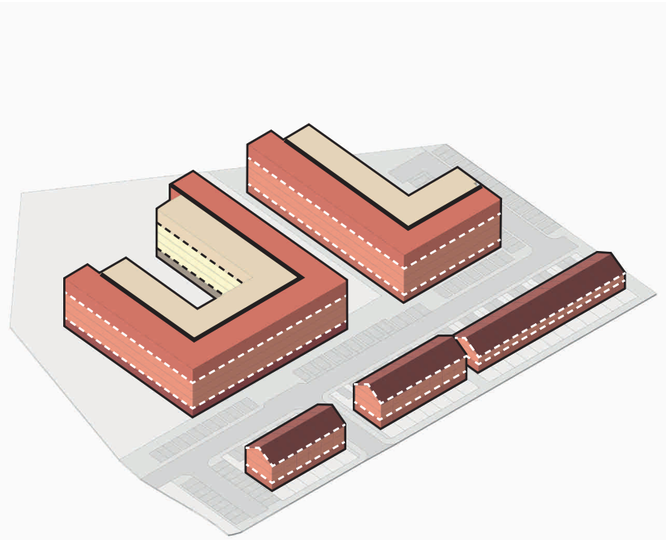
FORM EXPRESSION



The southern gables of the Extra Care and Apartment blocks are stepped in plan to break down the massing and express the internal plan arrangement of homes. The western gable to the apartment block has a recess introduced rather than a stepped gable due to site spatial constraints.

The terraced houses adopt a pitched roof form to suit the neighbouring form of houses further along Cornfield Drive.

COLOUR



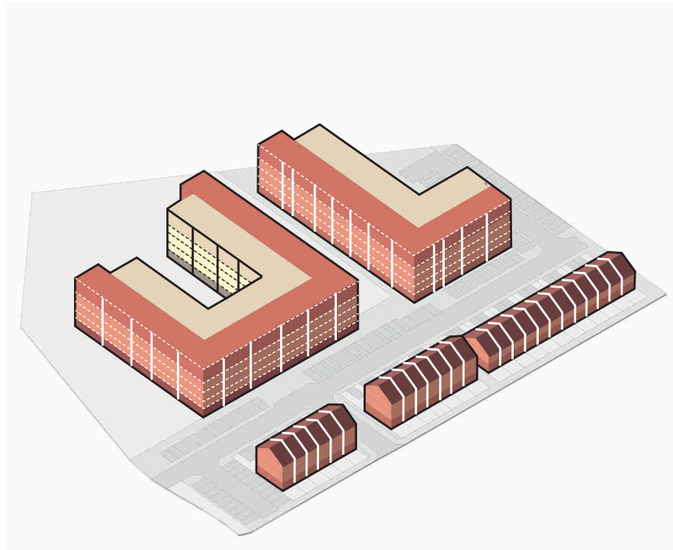
A colour palette taken from local Wythenshawe buildings is applied to each of the blocks. A concept influenced by Manchester buildings of a darker 'outer' and lighter 'inner' is adopted to the Extra Care and Apartment blocks. Colour shifts are ordered by a top/ body / base approach that is further accentuated by pattern.

The Extra Care blocks takes an orange/brown colour palette. The Apartment block and terraced houses look towards a red/ brown colour palette. The 'inner' colour palette to the Extra Care and Apartment blocks share a common white/ buff/ grey colour palette.

5.0 DESIGN RESPONSE

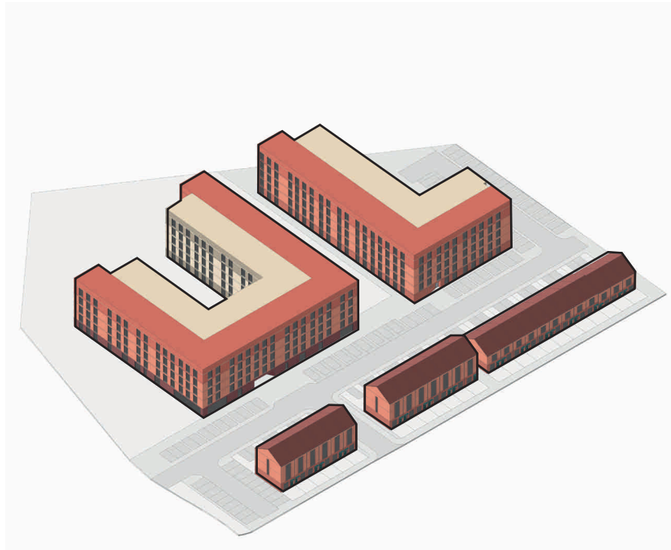
5.3 Scale, Massing & Articulation

FINER GRAIN OF WINDOWS DEFINING HOMES



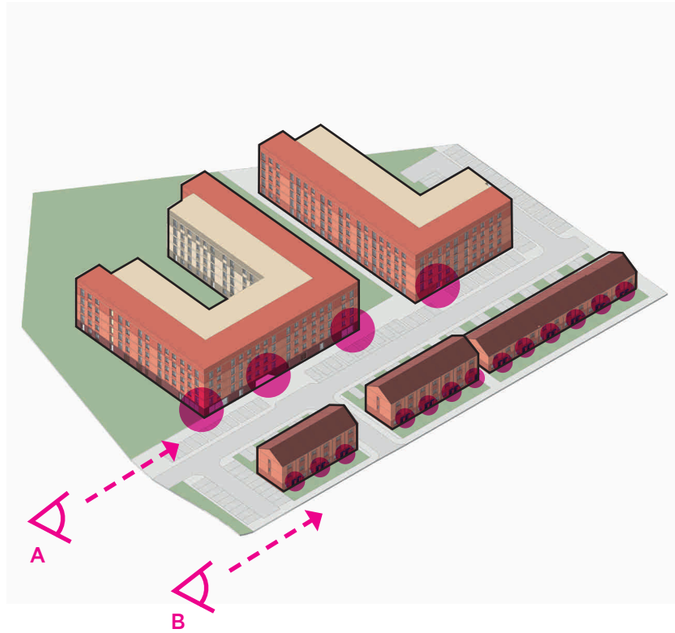
Introducing a finer grain of windows that are grouped by home location help define an individual sense of place for each home amongst the larger scale block. The grouping of windows help define an architectural order to the elevations.

ARTICULATION OF PUNCHED OPENINGS



Using punched openings for windows as a rhythmic device for articulation to the facade helps provide relief to the elevation and uses shadows to accentuate depth.

MOMENTS: ANIMATED CORNERS & ENTRANCES



Moments at corners and building entrances are introduced to help activate and animate the streetscene from key views into the site.

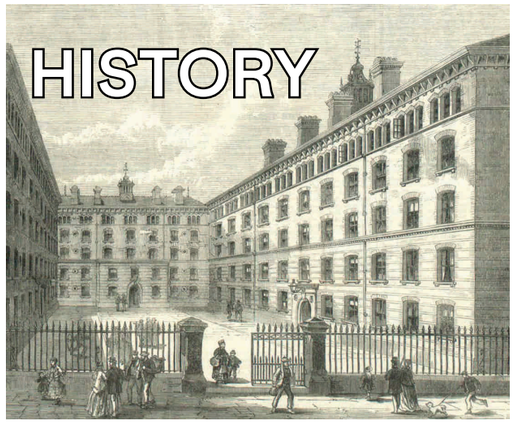
From the pedestrian connective route from the Wythenshawe Town Centre (A) the initial view into the site will capture the key corner of the Extra Care block and its dining space (see section 6.6.3). Primary entrances to both the Extra Care and Apartment blocks have chamfered openings to express the main entrance to the building (see section 6.6.1 & 6.6.2).

Looking along Cornfield Drive (B) the terraced houses have their frontages activated with front doors and take neighbourly cues from homes further along the street.

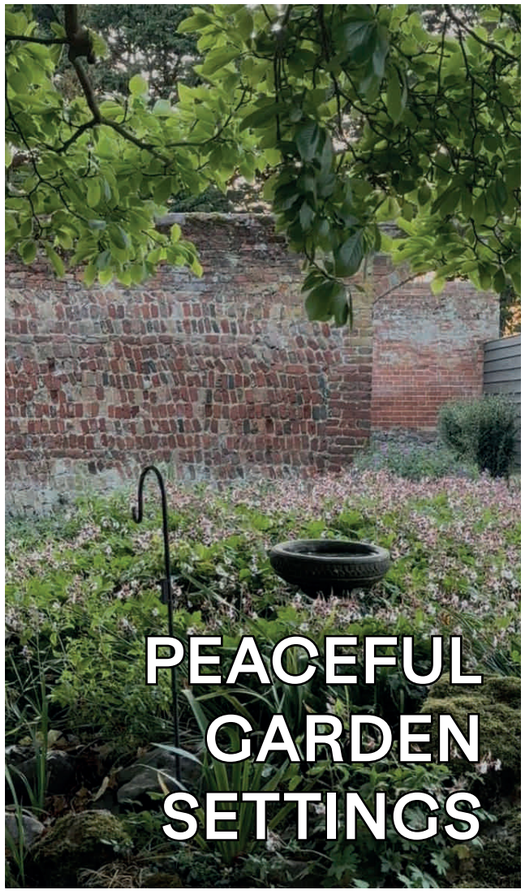
5.0 DESIGN RESPONSE

5.4.1 Elevation Approach: Historical Typology Influence





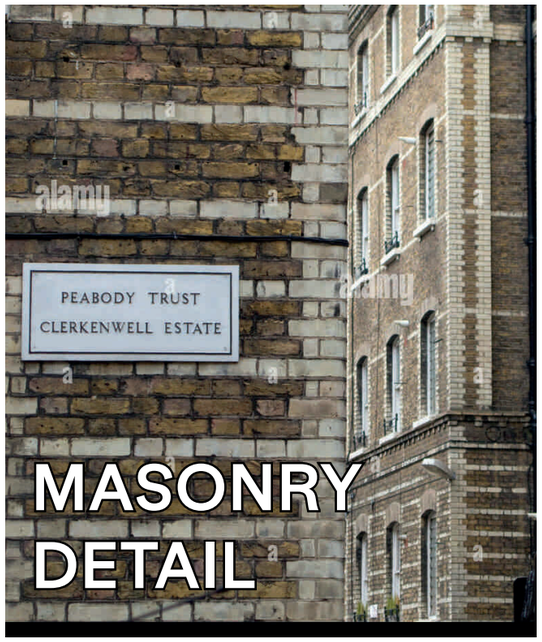




Proposals will take influence from the rich national history of community focussed housing with nods towards detailing, proportions and garden settings.



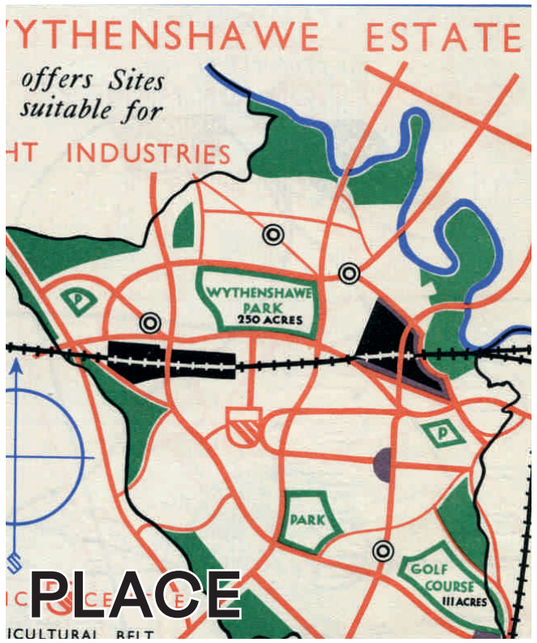




5.0 DESIGN RESPONSE

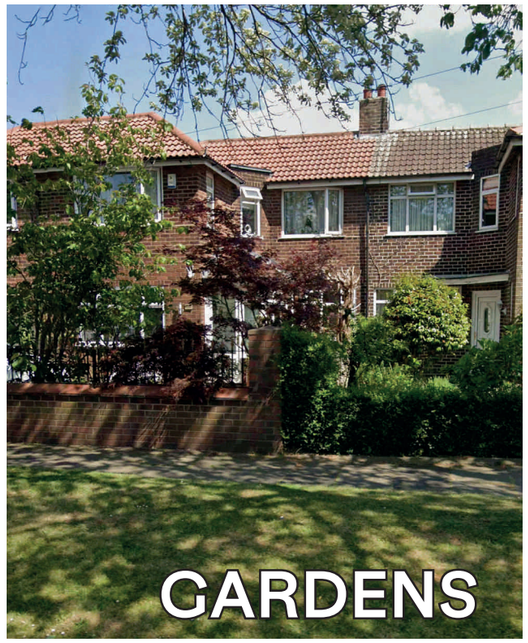
5.4.2 Elevational Approach: Local Themes





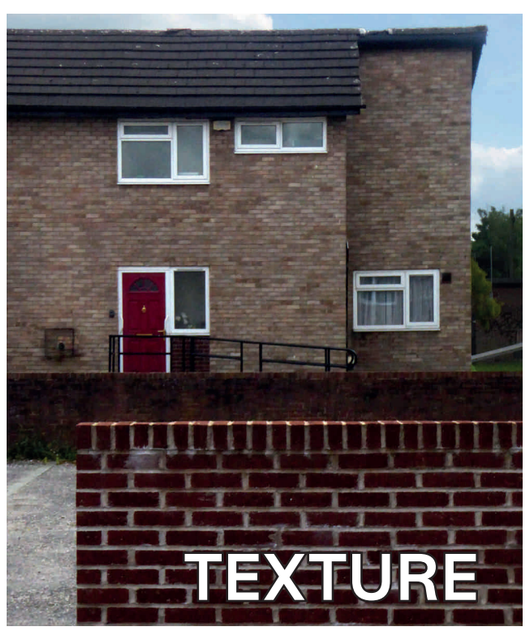
Proposals will seek to be of its place with cues taken from the unique 'Garden City' setting of Wythenshawe and its surrounds.

The designs should feel the subtle influence of Wythenshawe whilst seeking to enhance the language of the place.







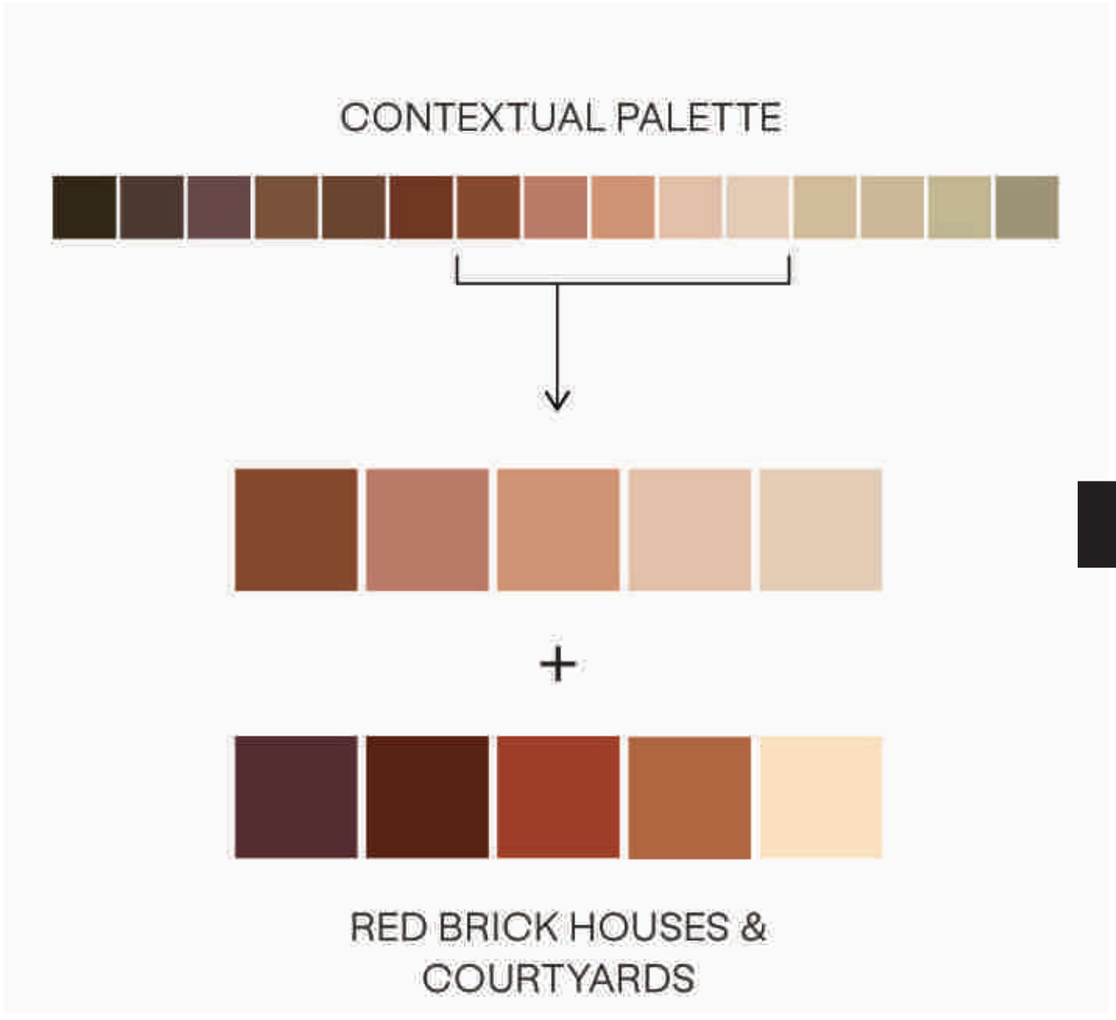


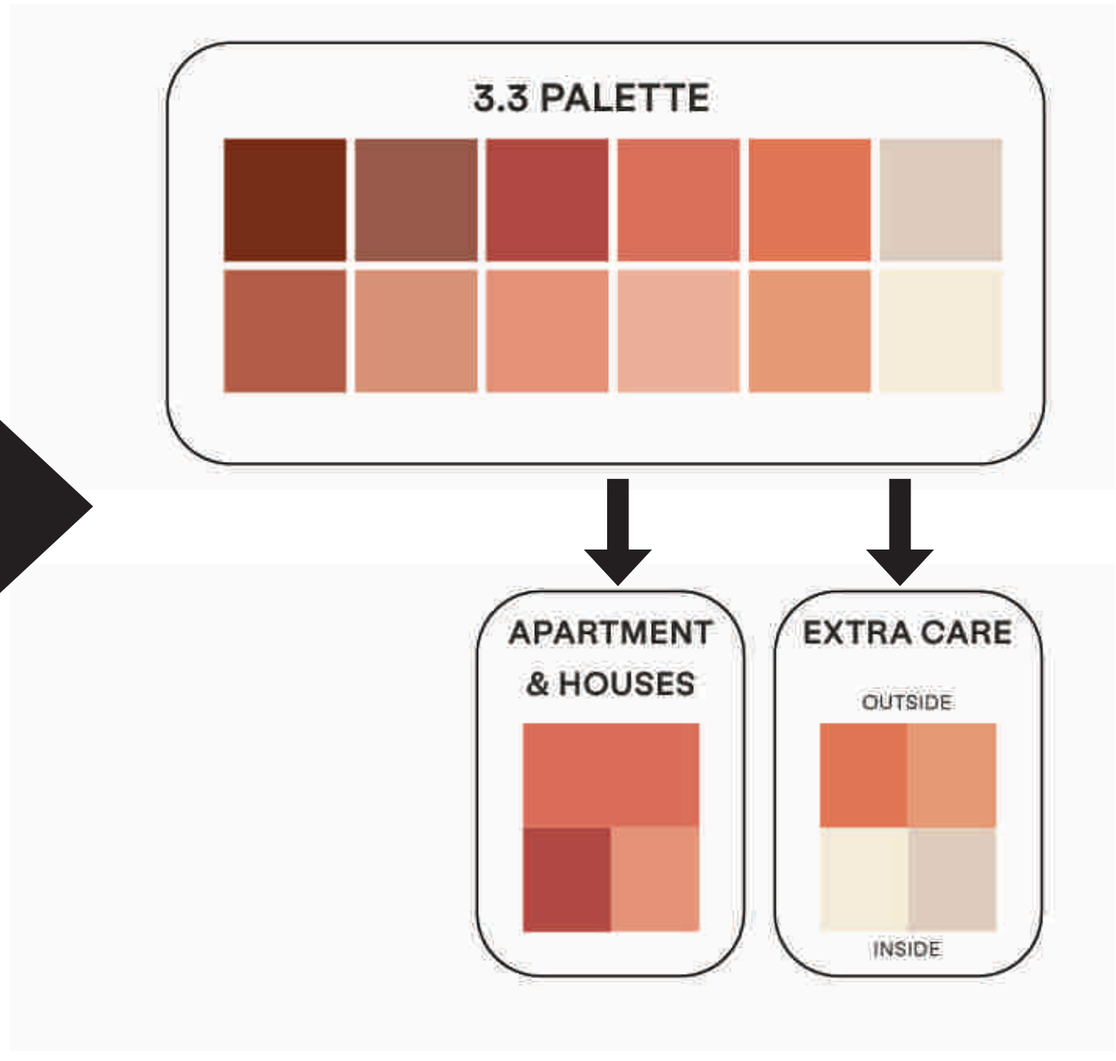
5.0 DESIGN RESPONSE

5.4.3 Elevation Approach: Local Wythenshawe Colour Influence

From a careful contextual analysis of local Wythenshawe buildings, a local Wythenshawe building colour palette was collected.

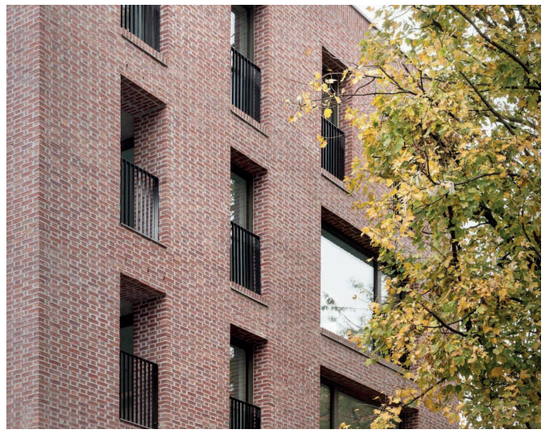
Establishing a focussed colour palette taken from these Wythenshawe colours and creating rules to their application onto the elevations of individuals buildings offers a strategic approach to colour influenced by its place.





5.0 DESIGN RESPONSE

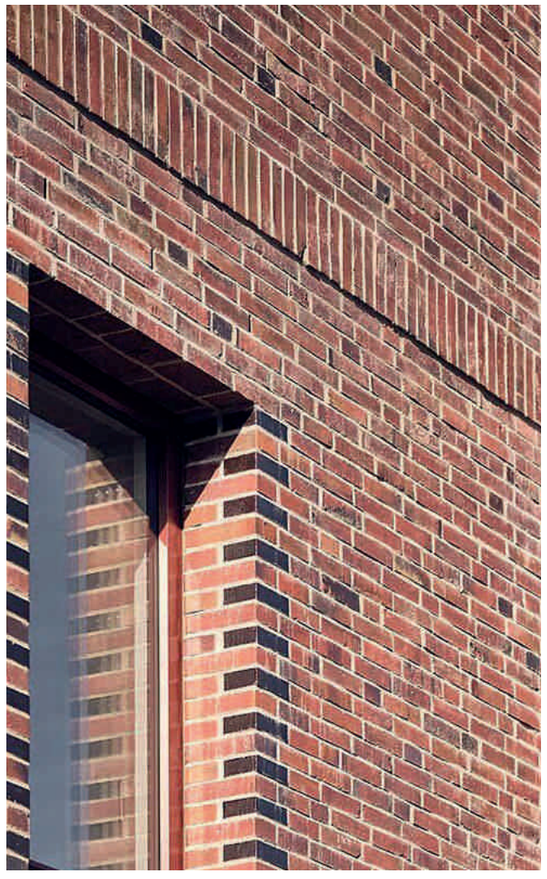
5.4.2 Elevational Approach: Precedent







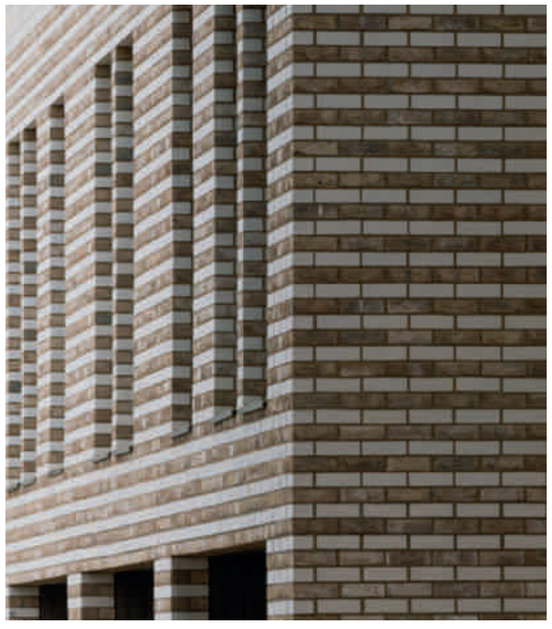




Proposals will be considered and contextual brick buildings that form calm backdrops within a soft landscape. Unified by a complementary colour palette, with shifting tones and accents to the street and skyline.







5.0 DESIGN RESPONSE

5.5.1 Home Typologies: WCHC Requirement

WCHC help all people within the community to enjoy safe, secure and independent lives. They offer a choice of accommodation and support services to people; including older people.

In the next five years, WCHC plan to build 1100 new homes to make a lasting positive impact on Wythenshawe's communities.

They currently have three sheltered schemes for older people within Wythenshawe and recognise the growing requirement for more homes. They provide a range of different services to support residents living at our schemes and are staffed by fully trained operators. In addition they have staff visiting the scheme on weekdays who can provide support when needed.

To suit WCHC requirements, the project will accommodate a mix of 1-bed and 2-bed homes that provide a variety of living models that are located in each of the blocks. For location of these home type models, please refer to section 8.1 of this report. These comprise of:

• Extra Care - a type of housing that allows older or disabled individuals to live independently in their own self-contained apartments while having 24-hour access to on-site care and support services.

• Dementia Care - specialised support designed to help individuals with dementia live as safely and independently as possible, often in their own homes. It involves personalised assistance with daily tasks like personal care, medication, and household chores, along with other support to manage symptoms and improve quality of life.

• Later Living (55+) - housing options and communities designed for older adults. These provide purpose-built housing and social environments that support independence, wellness, and a sense of community for people in their later years.

• Social rental - lowest rent tenure available homes.

• Shared Ownership - a government-backed scheme that allows you to buy a share of a property while paying a reduced rent on the remaining portion owned by a housing association.





5.0 DESIGN RESPONSE

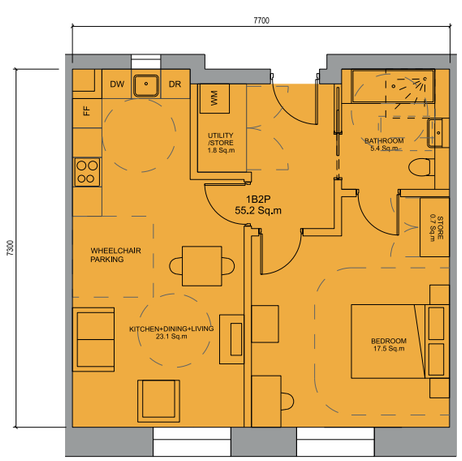
5.5.2 Home Typologies: Extra Care Block

In collaboration with WCHC, the design team have developed several home types to suit the housing needs of the local population with a focus on older or disabled individuals.

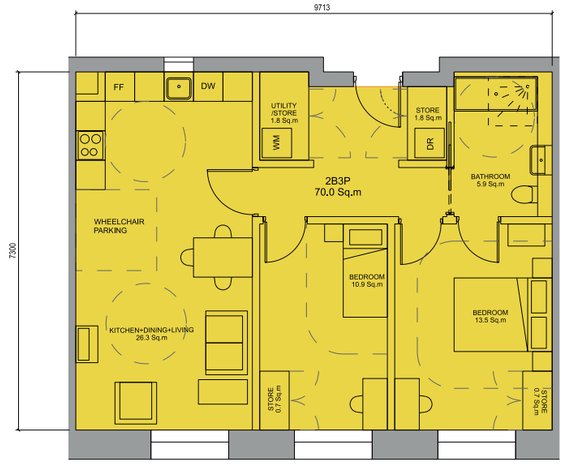
The Extra Care block will cater for residents who are either receiving specialist supported housing as Extra Care or Dementia Care.

The home types opposite are the suite developed for these uses in this block. All of these homes are compliant with the Nationally Described Space Standards (NDSS) and Manchester Emerging Space Standards.

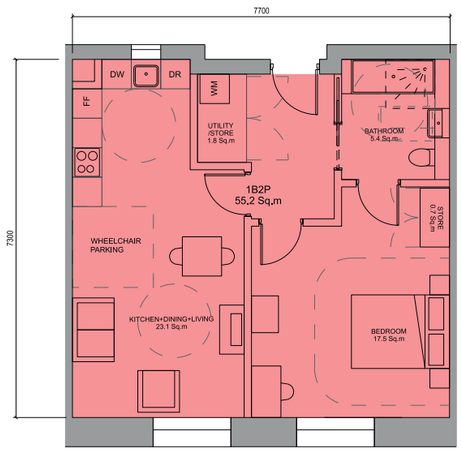
These homes have also used best-practice design guidance for Extra Care and Dementia Care in their development to ensure fit-for-purpose.



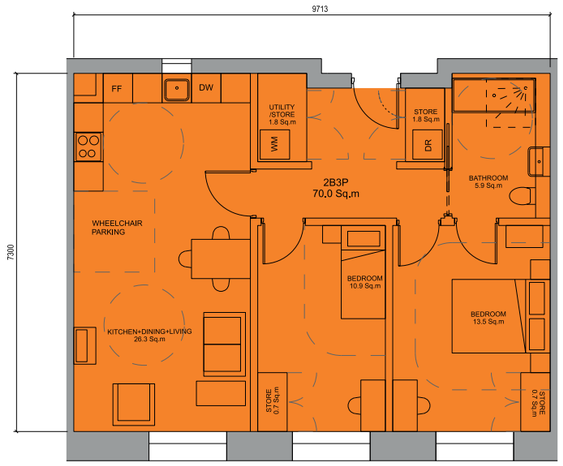
DEMENTIA CARE
1-BED 2-PERSON APARTMENT
55 SQM



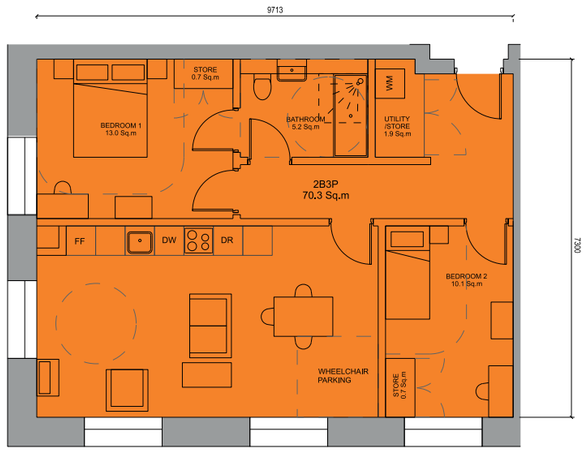
DEMENTIA CARE
2-BED 3-PERSON APARTMENT
70 SQM



EXTRA CARE
1-BED 2-PERSON APARTMENT
55 SQM



EXTRA CARE
2-BED 3-PERSON APARTMENT
70 SQM



EXTRA CARE
2-BED 3-PERSON APARTMENT (CORNER)
70 SQM

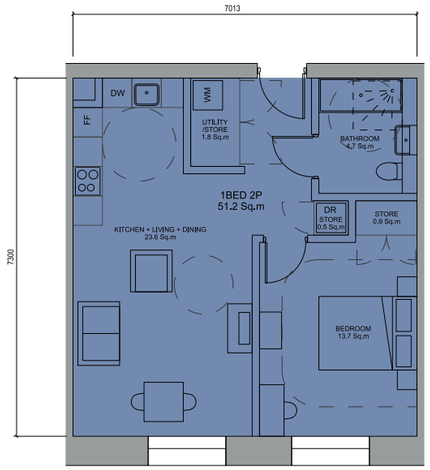
5.0 DESIGN RESPONSE

5.5.3 Home Typologies: Apartment Block

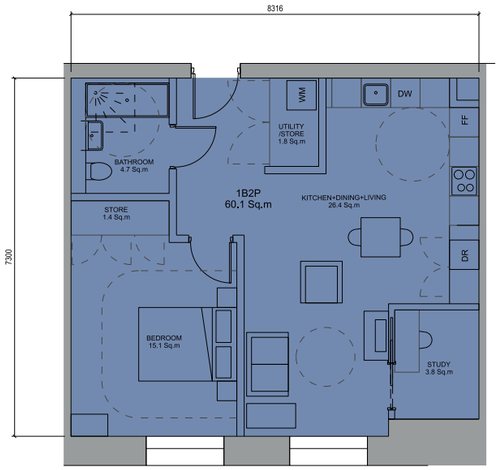
In collaboration with WCHC, the design team have developed several home types to suit the housing needs of the local population with a focus on older individuals.

The Apartment block will cater for older residents of the over 55 demographic.

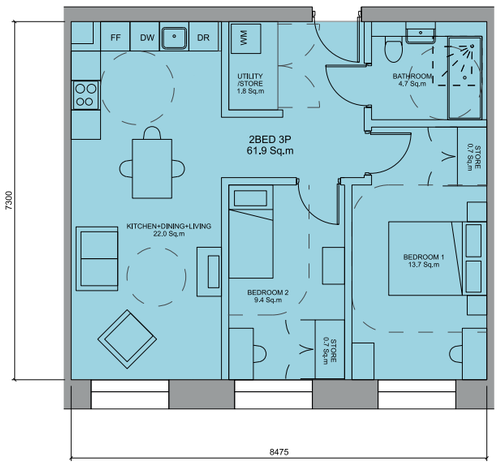
The home types opposite are the suite developed for these uses in this block. All of these homes are compliant with the Nationally Described Space Standards (NDSS) and Manchester Emerging Space Standards.



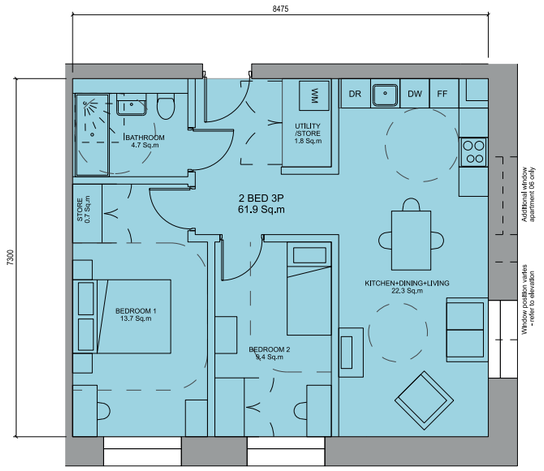
1-BED 2-PERSON APARTMENT
51 SQM



1-BED 2-PERSON (WITH STUDY) APARTMENT
61 SQM



2-BED 3-PERSON APARTMENT
62 SQM



2-BED 3-PERSON APARTMENT
62 SQM

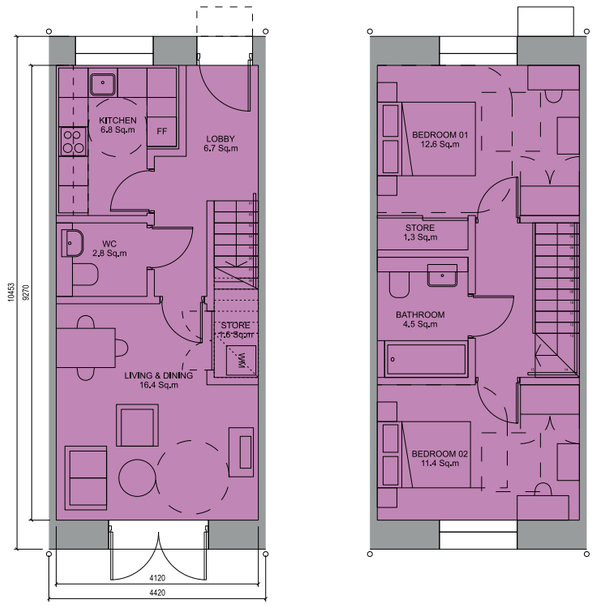
5.0 DESIGN RESPONSE

5.5.4 Home Typologies: Terraced Houses

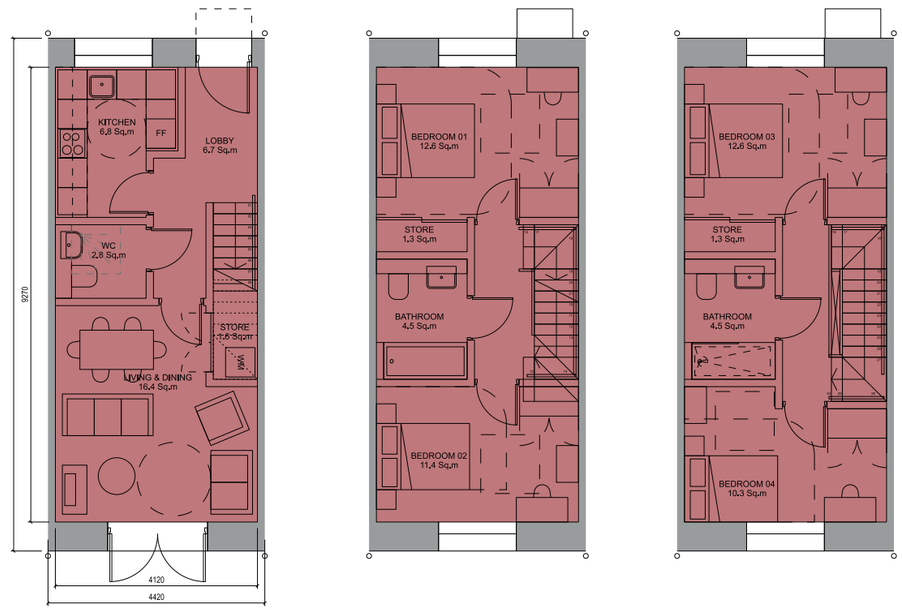
In collaboration with WCHC, the design team have developed several home types to suit the housing needs of the local population whilst allowing flexibility for a range of residents types.

The terraced houses are developed as a flexible typology to cater to a wide demographic. The 2-storey (2-bed 3-person) and 3-storey (3-bed 6-person) types are identifical except for an additional bedroom storey on the larger type.

All of these homes are compliant with the Nationally Described Space Standards (NDSS) and Manchester Emerging Space Standards.



2-BED 3-PERSON HOUSE (2 STOREY)
76 SQM



4-BED 6-PERSON HOUSE (3 STOREY)
115 SQM

5.0 DESIGN RESPONSE

5.6.1 Sustainability: Fabric First Approach to Buildings

The project aims to support the Manchester 2038 zero carbon target by placing fabric and energy usage as primary environmental drivers through the use of 'Passivhaus principles' where possible.

These include (below and right):

- Good form factor
- High-performing insulation zone to envelope
- High-performing window units
- Optimised glazing ratios
- Design for 20degree internal temp. all year round
- Optimised heating solution due to low demand
- Energy source as ASHP with some on-site PVs
- Electric-only (no gas)
- Highly energy efficient; exceed Building Regulation requirements
- MVHR, for fresh air, with high efficiency (%) rating
- Minimised thermal bridging
- Attention to air tightness at junctions
- Conscious material choices
- Approach of 'reduction first' through removal or combining of elements

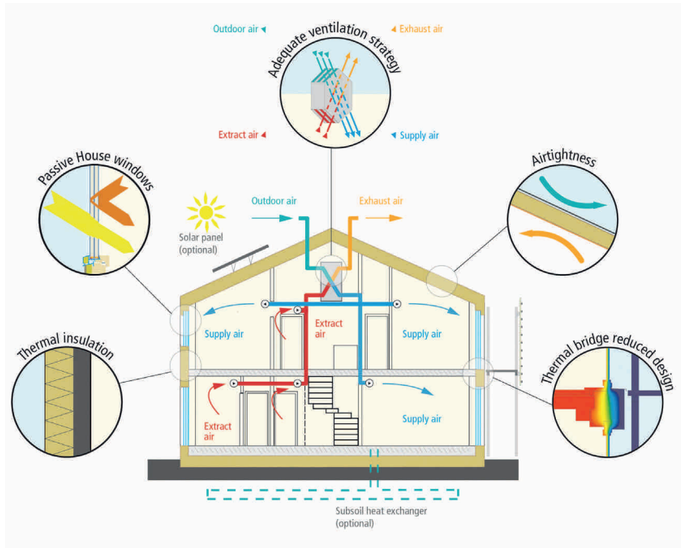


Image from Passive House Institute

Key advantages to adopting a fabric first approach to buildings, which practice 'Passivhaus principles', is that it helps deliver more efficient buildings in response to climate change.

The benefits can be split into those for the end-user and those for the wider environment as follows:

End-user

- Lower energy bills
- More comfortable homes
- Better internal air quality
- Mould-free

Wider-impacts

- Energy conservation
- Reduced carbon emissions
- Financial economic benefits
- Higher-quality buildings
- Long-term performance

5.0 DESIGN RESPONSE

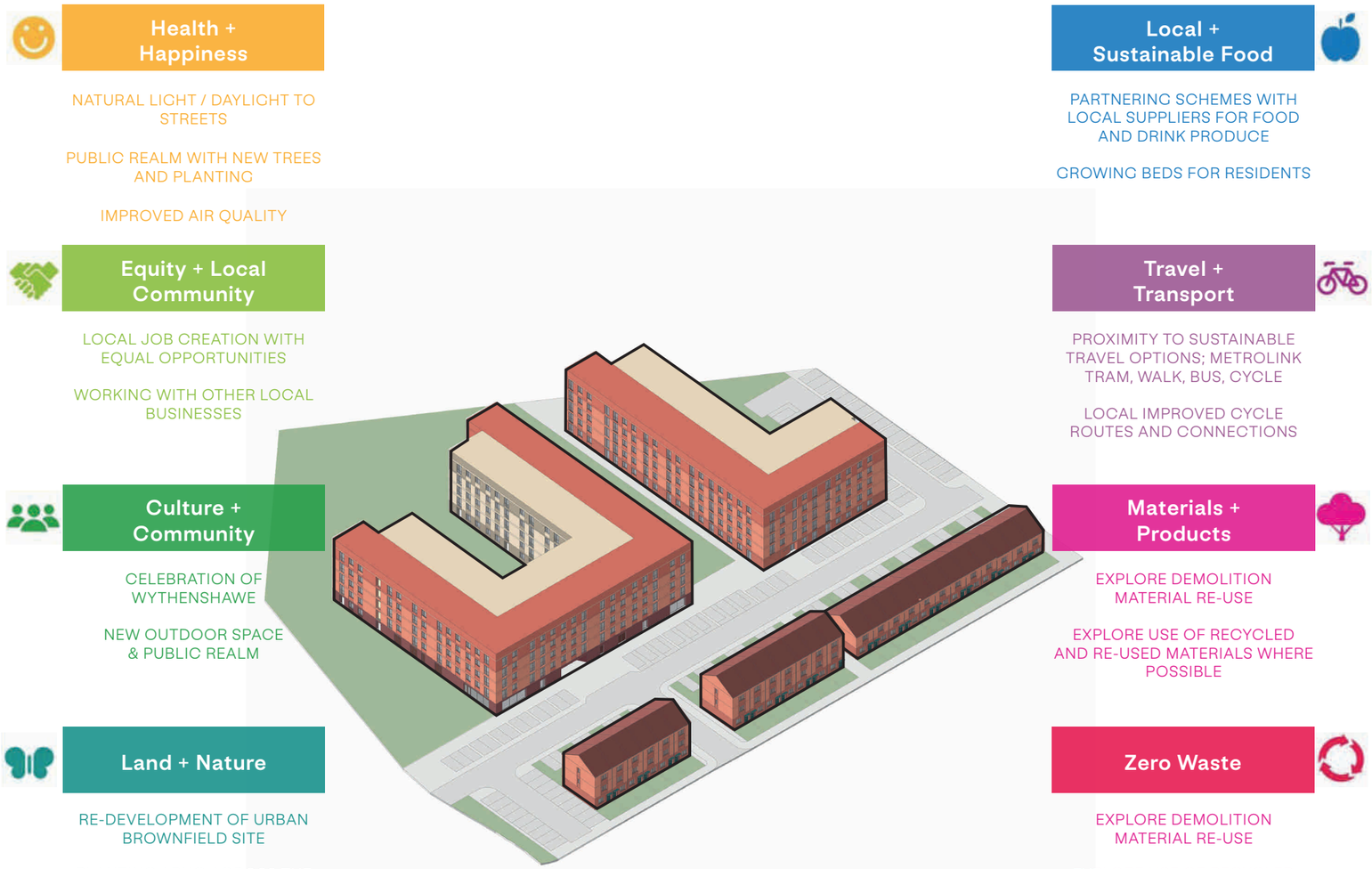
5.6.2 Sustainability: Holistic Approach to the Site

In parallel to a fabric first approach to the buildings, being conscious of energy and materials, the project will also aim to consider wider elements of sustainability to propose a holistic response that addresses the full spectrum of sustainability issues.

To do this, the project has been reviewed against the ten themes of sustainable design (illustrated right) as set-out by the One Planet Living framework, which are:

1. Health and happiness
2. Equity and local economy
3. Culture and community
4. Land use and wildlife
5. Sustainable water
6. Local and sustainable food
7. Sustainable materials
8. Sustainable transport
9. Zero waste
10. Zero carbon

This is the a useful tool we have found to recognise and address the wider factors that can contribute to sustainable and fair futures.



6 GA PROPOSALS

6.0 GA PROPOSALS

6.1 Site Layout



Key:

- Dementia: 1-Bed 2-persons
- Dementia: 2-Bed 3-persons
- Extra Care: 1-Bed 2-persons
- Extra Care: 2-Bed 3-persons
- Apartment: 1-Bed 2-persons
- Apartment: 2-Bed 3-persons
- House: 2-Bed 3-persons (2st)
- House: 4-Bed 6-persons (3st)
- Amenity & Staff Spaces
- Plant, Support & Circulation

6.0 GA PROPOSALS

6.2 Use & Amount

TOTALS

Number of Homes	**216 units**	
Residential Area (NIA)	**14,232 sqm**	153,187 sqft

UNIT MIX

Dementia: 1-Bed 2-persons	6nr	3%
Dementia: 2-Bed 3-persons	4nr	2%
Extra Care: 1-Bed 2-persons	33nr	15%
Extra Care: 2-Bed 3-persons	66nr	31%
Apartment: 1-Bed 2-persons	35nr	16%
Apartment: 2-Bed 3-persons	47nr	22%
House: 2-Bed 3-persons (2st)	12nr	6%
House: 4-Bed 6-persons (3st)	13nr	6%

EXTRA CARE BLOCK

Number of Homes	109 units	
Residential Area (NIA)	7,082 sqm	76,225 sqft

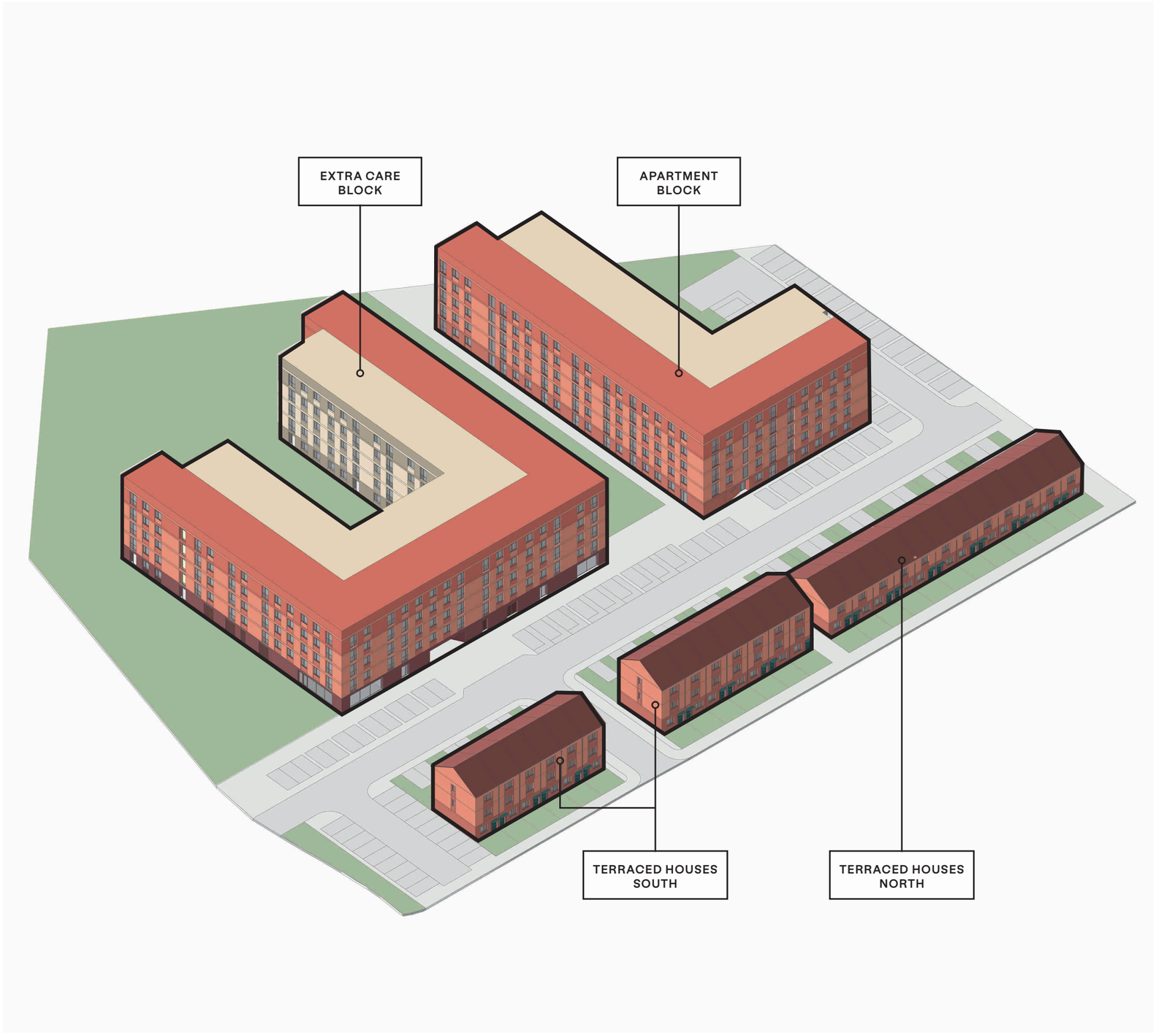
APARTMENT BLOCK

Number of Homes	82 units	
Residential Area (NIA)	4,744 sqm	51,063 sqft

TERRACED HOUSES

Number of Homes	25 units	
Residential Area (NIA)	2,406 sqm	25,899 sqft

For further information, see appendix A (Area Schedules)



6.0 GA PROPOSALS

6.3.1 Building Layout: Extra Care: Ground Floor

Also refer to planning drawings; 0400 series for plans

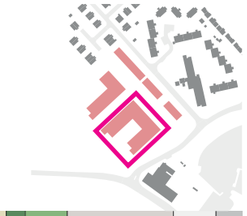
The ground floor for the scheme becomes a highly functional base for the development, with back-of-house services being located away from streets (where possible) and building edges activated with either residences or building support uses (e.g. dining spaces or lounges).

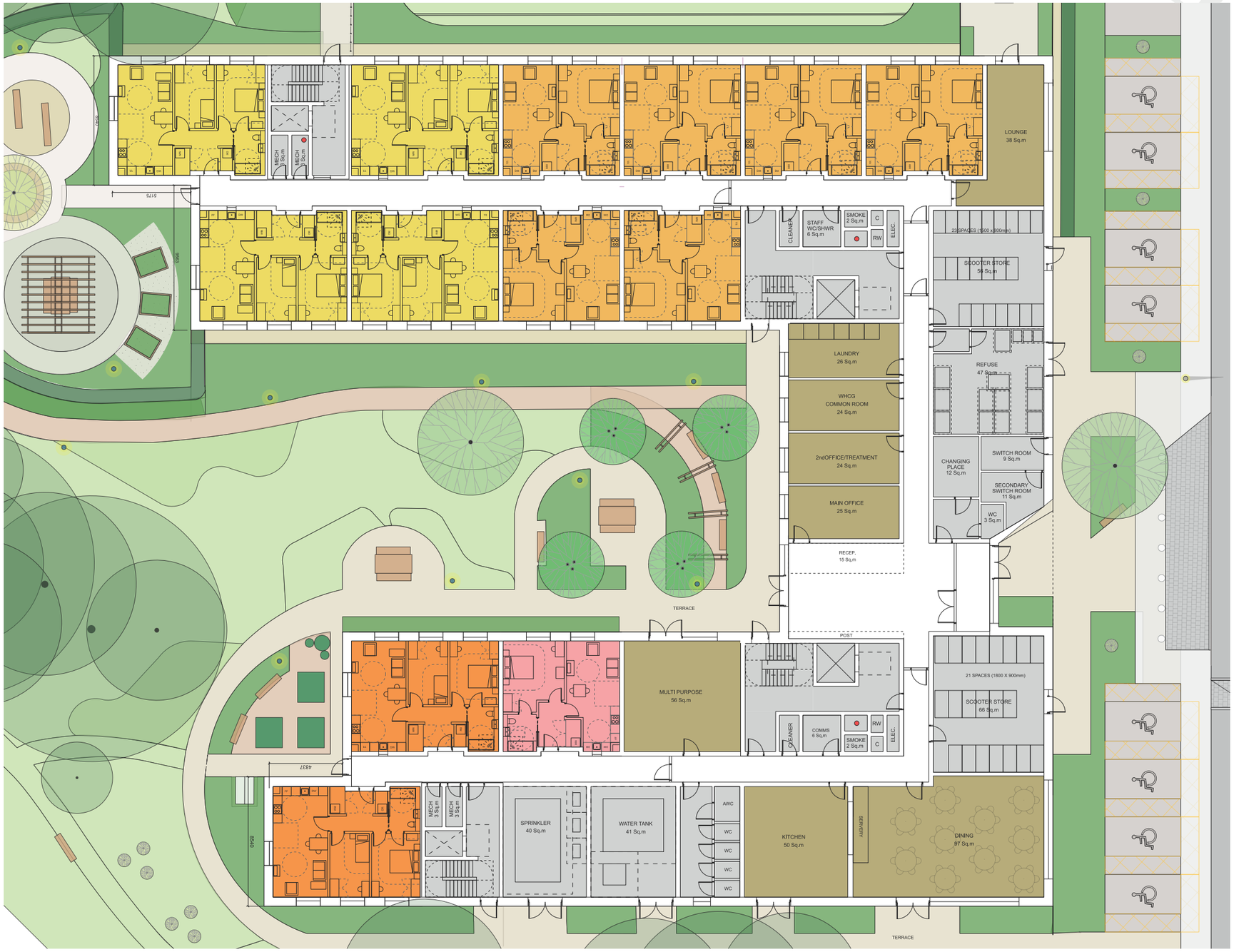
The primary entrance is centrally located with two wings to either side with their own circulation cores.

To the west wing, there is the secure dementia wing with dementia care homes along with an associated dementia lounge with secure access to dedicated external spaces at each end of the wing.

The east wing, accommodates common spaces of the dining room and multi-purpose space that have direct access to external gardens.

A high quality shared garden space is located to the courtyard of the building with a mix of new and existing retained trees softening the building into its place.





Key:

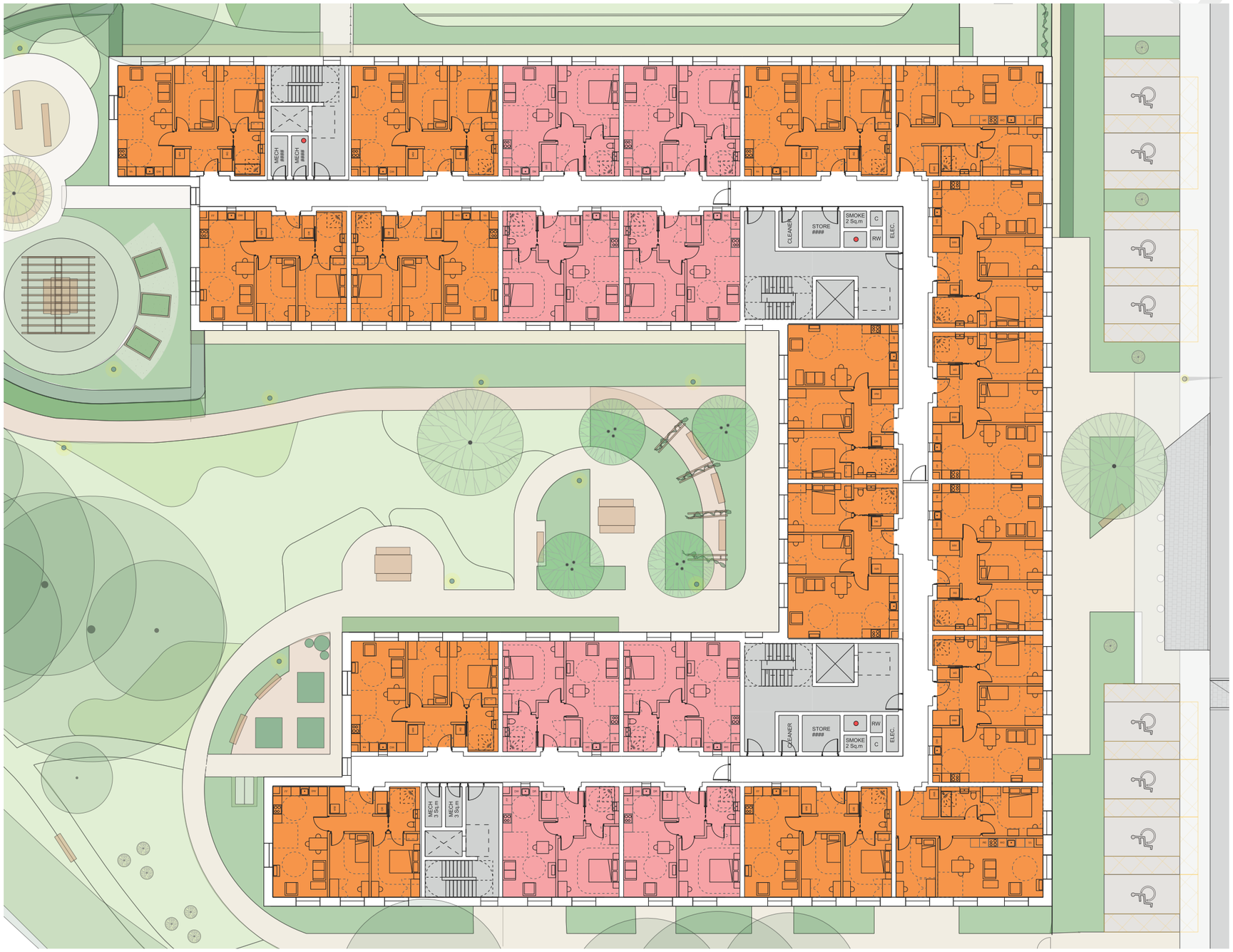
- Dementia: 1-Bed 2-persons
- Dementia: 2-Bed 3-persons
- Extra Care: 1-Bed 2-persons
- Extra Care: 2-Bed 3-persons
- Apartment: 1-Bed 2-persons
- Apartment: 2-Bed 3-persons
- House: 2-Bed 3-persons (2st)
- House: 4-Bed 6-persons (3st)
- Amenity & Staff Spaces
- Plant, Support & Circulation

6.0 GA PROPOSALS

6.3.1 Building Layout: Extra Care: Typical Floor

Also refer to planning drawings; 0400 series for plans

On the upper levels, the apartments are NDSS compliant layouts for use as Extra Care apartments. These are laid out on either side of central spine corridor.



Key:

- Dementia: 1-Bed 2-persons
- Dementia: 2-Bed 3-persons
- Extra Care: 1-Bed 2-persons
- Extra Care: 2-Bed 3-persons
- Apartment: 1-Bed 2-persons
- Apartment: 2-Bed 3-persons
- House: 2-Bed 3-persons (2st)
- House: 4-Bed 6-persons (3st)
- Amenity & Staff Spaces
- Plant, Support & Circulation

6.0 GA PROPOSALS

6.3.2 Building Layout: Apartment: Ground Floor

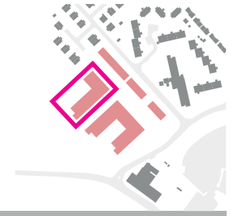
Also refer to planning drawings; 0400 series for plans

The ground floor for the block is a functional base for the development, with back-of-house services being located away from streets (where possible) and building edges activated with residences.

The primary entrance is located onto the street front with immediate access to the primary circulation core beyond.

The block is composed of apartments that are NDSS compliant layouts for use as Later Living (55+) apartments.

A high quality shared garden spaces located to each side of the long aspect of the building with a mix of new and existing retained trees softening the building into its place.





Key:

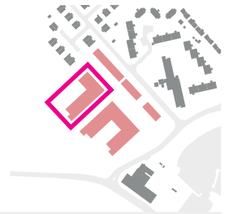
- Dementia: 1-Bed 2-persons
- Dementia: 2-Bed 3-persons
- Extra Care: 1-Bed 2-persons
- Extra Care: 2-Bed 3-persons
- Apartment: 1-Bed 2-persons
- Apartment: 2-Bed 3-persons
- House: 2-Bed 3-persons (2st)
- House: 4-Bed 6-persons (3st)
- Amenity & Staff Spaces
- Plant, Support & Circulation

6.0 GA PROPOSALS

6.3.2 Building Layout: Apartment: Typical Floor

Also refer to planning drawings; 0400 series for plans

On the upper levels, the block is composed of apartments that are NDSS compliant layouts for use as Later Living (55+) apartments. These are laid out on either side of central spine corridor.





Key:

- Dementia: 1-Bed 2-persons
- Dementia: 2-Bed 3-persons
- Extra Care: 1-Bed 2-persons
- Extra Care: 2-Bed 3-persons
- Apartment: 1-Bed 2-persons
- Apartment: 2-Bed 3-persons
- House: 2-Bed 3-persons (2st)
- House: 4-Bed 6-persons (3st)
- Amenity & Staff Spaces
- Plant, Support & Circulation

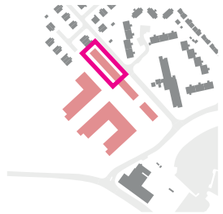
6.0 GA PROPOSALS

6.3.3 Building Layout: Terraced Houses (North): Ground Floor

Also refer to planning drawings; 0400 series for plans

The terraced houses are arranged to have their front door access in pairs animating the street edge to Cornfield Drive. The areas to the front of the houses incoporate driveways for private car parking, dedicated refuse stores and step-free level access pathway to the house with soft planting to the kitchen window.

There is step-free level access to the rear of the houses and each have their own private garden space with secure cycle storage. Each garden has a rear gate for access to the rest of the development site.





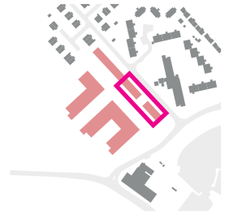
Key:

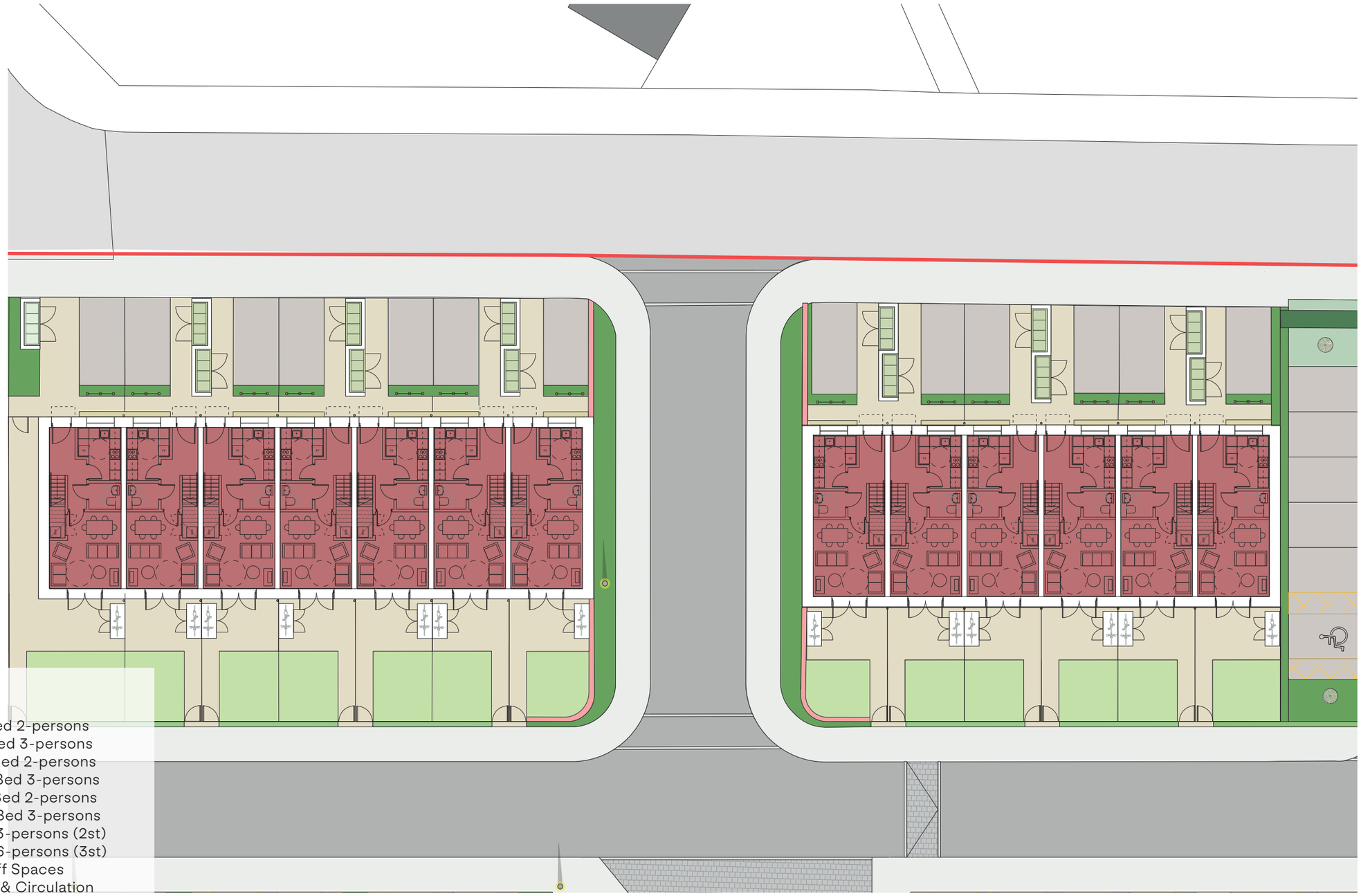
- Dementia: 1-Bed 2-persons
- Dementia: 2-Bed 3-persons
- Extra Care: 1-Bed 2-persons
- Extra Care: 2-Bed 3-persons
- Apartment: 1-Bed 2-persons
- Apartment: 2-Bed 3-persons
- House: 2-Bed 3-persons (2st)
- House: 4-Bed 6-persons (3st)
- Amenity & Staff Spaces
- Plant, Support & Circulation

6.0 GA PROPOSALS

6.3.4 Building Layout: Terraced Houses (South): Ground Floor

Also refer to planning drawings; 0400 series for plans





Key:

- Dementia: 1-Bed 2-persons
- Dementia: 2-Bed 3-persons
- Extra Care: 1-Bed 2-persons
- Extra Care: 2-Bed 3-persons
- Apartment: 1-Bed 2-persons
- Apartment: 2-Bed 3-persons
- House: 2-Bed 3-persons (2st)
- House: 4-Bed 6-persons (3st)
- Amenity & Staff Spaces
- Plant, Support & Circulation

6.0 GA PROPOSALS

6.4.1 Appearance: Bay Study: Extra Care Block (Outer)

Also refer to planning drawings; 0600 series for sections and 0700 series for elevations

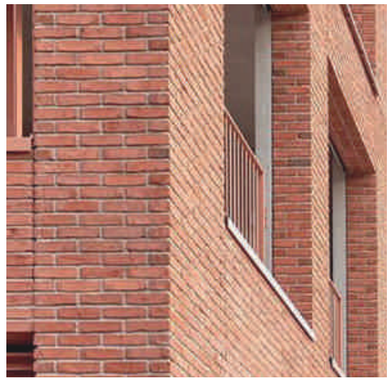
Punched opening are articulated through the use of windows as juliette balconies to living spaces, and a silled windows with a pressed panel to bedrooms. Each window have a micro-louvred panel above to accommodate internal services (e.g. MVHR). Frames and louvres are red/brown in colour.

The Extra Care block 'outer' elevations take a red/brown colour palette. The elevation is ordered by a top / body / base each expressed as having a subtle approach to use of colour, pattern and texture. The base incorporates a further darker colour to this block only.

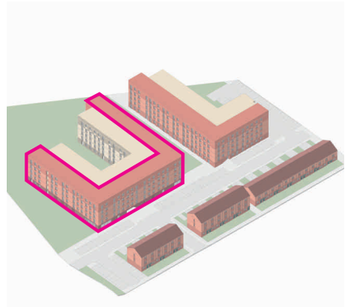
The body utilises a simple stretcher bond brickwork throughout; including pressed panels below window that shift in colour to re-inforce the articulation.

The base uses a stretcher bond brickwork with horizontal banding expression through a shift in brick colour/ texture to ground the building in its place.

The top uses a stretcher bond brickwork with a cross pattern introduced through a shift in brick colour/ texture to crown the building with a decorative top.



BRICK TONE EXAMPLE PROJECT





6.0 GA PROPOSALS

6.4.2 Appearance: Bay Study: Apartment Block (Outer)

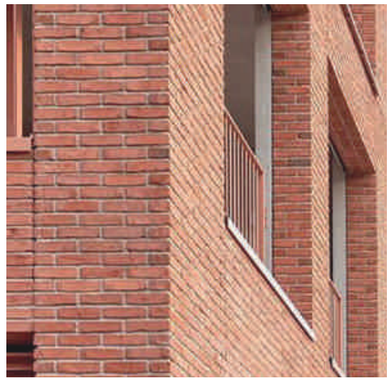
Punched opening are articulated through the use of windows as juliette balconies to living spaces, and a silled windows with a pressed panel to bedrooms. Each window have a micro-louvred panel above to accommodate internal services (e.g. MVHR). Frames and louvres are red/brown in colour.

The Apartment block 'outer' elevations takes the consistent red/ brown colour palette. The elevation is ordered by a top / body / base each expressed as having a subtle approach to use of colour, pattern and texture.

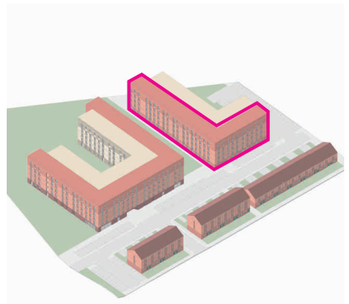
The body utilises a simple stretcher bond brickwork throughout; including pressed panels below window that shift in colour to re-inforce the articulation.

The base uses a stretcher bond brickwork with horizontal banding expression through a shift in brick colour/ texture to ground the building in its place.

The top uses a stretcher bond brickwork with a cross pattern introduced through a shift in brick colour/ texture to crown the building with a decorative top.



BRICK TONE EXAMPLE PROJECT



Also refer to planning drawings; 0600 series for sections and 0700 series for elevations



6.0 GA PROPOSALS

6.4.3 Appearance: Bay Study: Extra Care & Apartment Blocks (Inner)

Also refer to planning drawings; 0600 series for sections and 0700 series for elevations

Punched opening are articulated through the use of windows as juliette balconies to living spaces, and a silled windows with a flush panel to bedrooms. Each window have a micro-louvred panel above to accommodate internal services (e.g. MVHR). Frames and louvres are dark grey/brown in colour.

The 'inner' colour palette to the Extra Care and Apartment blocks share a common white/ buff/ grey colour palette. The elevation is ordered by a top / body / base each expressed as having a subtle approach to use of colour, pattern and texture.

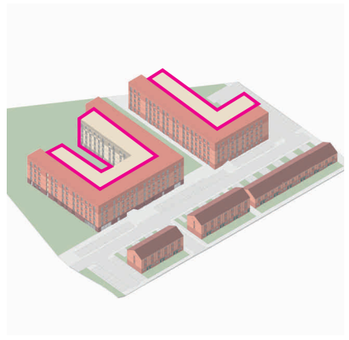
The body utilises a simple stretcher bond brickwork throughout; including pressed panels below window that shift in colour to re-inforce the articulation.

The base uses a stretcher bond brickwork with horizontal banding expression through a shift in brick colour/ texture to ground the building in its place.

The top uses a stretcher bond brickwork with a cross pattern introduced through a shift in brick colour/ texture to crown the building with a decorative top.



BRICK TONE EXAMPLE PROJECT





6.0 GA PROPOSALS

6.4.4 Appearance: Bay Study: Terraced Houses

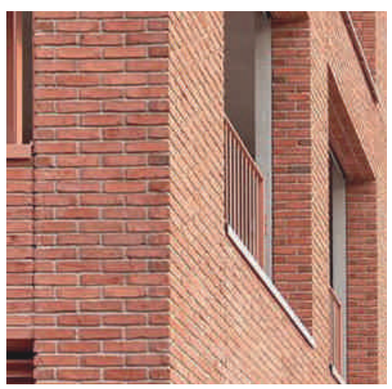
Openings are grouped into vertical 'bays' on upper floors to nod towards the larger building elevation articulation. Window formats are shared with the larger blocks (Extra Care/ Apartment) to create a common language of windows across the development. Frames, gutter and downpipes are red/brown in colour.

Front doors and associated canopies are expressed as dark green to highlight and introduce personality amongst the streetscene.

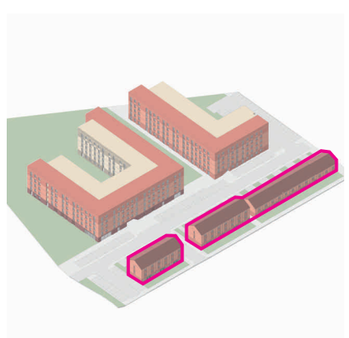
The terraced house elevations share the colour palette with the 'outer' elevations of the Extra Care & Apartment blocks of a red/ brown colour palette.

The houses utilise a simple stretcher bond brickwork throughout; there is a nod to the elevations and detailing on the larger blocks through the shift in colour from base to body that collects the upper windows that introduces playful relief along the block elevation.

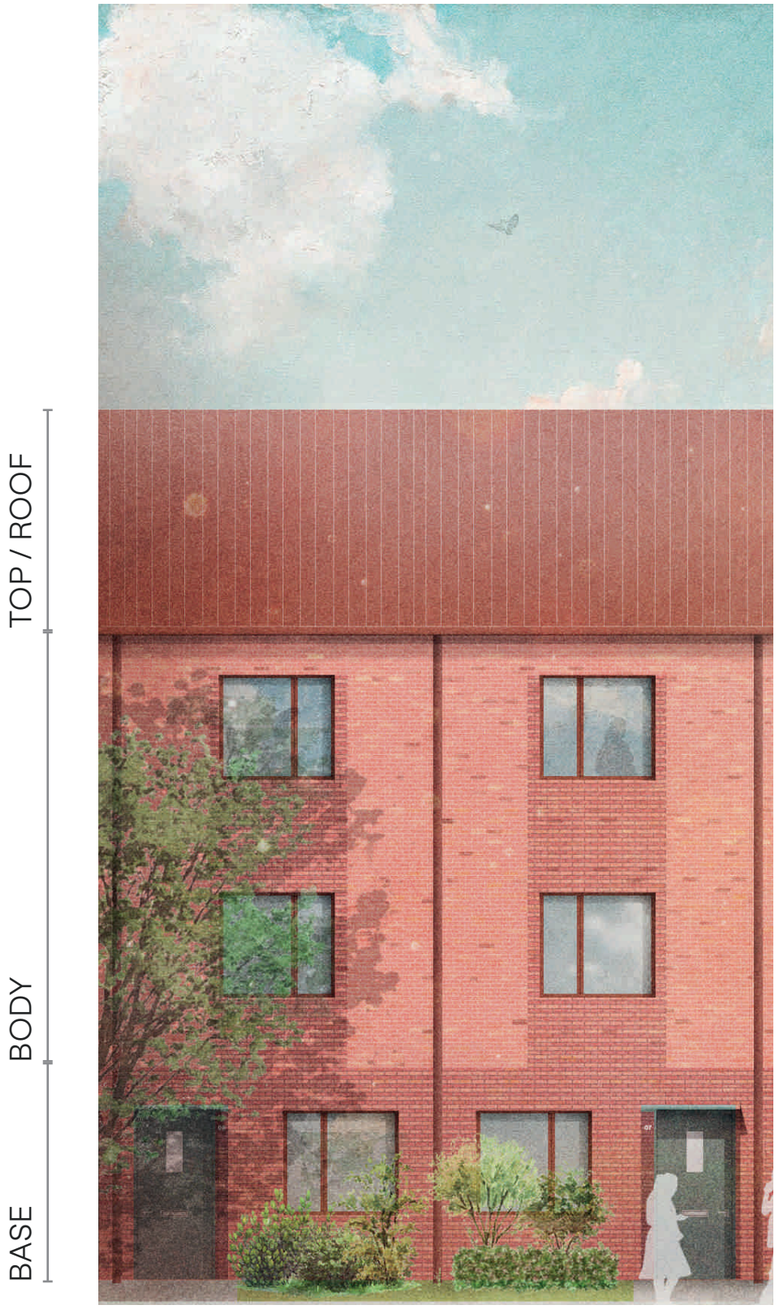
The pitched roofs maintain the development colour palette with the use of red/brown concrete tiles.



BRICK TONE EXAMPLE PROJECT



Also refer to planning drawings; 0600 series for sections and 0700 series for elevations



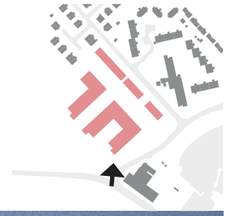
3-STOREY



2-STOREY

6.0 GA PROPOSALS

6.5.1 Illustrative Building Views: From Poundswick Lane





6.0 GA PROPOSALS

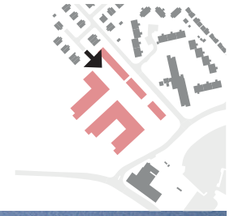
6.5.2 Illustrative Building Views: Into the Courtyard





6.0 GA PROPOSALS

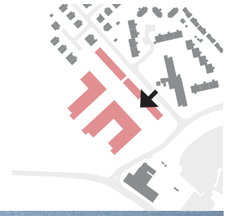
6.5.3 Illustrative Building Views: Residential Street





6.0 GA PROPOSALS

6.5.4 Illustrative Building Views: From Cornfield Drive Into Site





6.0 GA PROPOSALS

6.6.1 Illustrative Study Views: Extra Care Entrance

Also refer to planning drawings; 0600 series for sections and 0700 series for elevations





KEY

1a Brickwork standard coursing
1b Brickwork cross-pattern coursing
1c Brickwork horizontal banded coursing
1d Masonry Panel - coloured and profiled
2a PPC Aluminium window fixed (transparent)
2b PPC Aluminium window fixed (opaque)
2c PPC Aluminium window single-opener (side)
2d PPC Aluminium window single-opener (top)
3a PPC Aluminium double-leaf glazed door
3b PPC Aluminium single-leaf glazed door
3c PPC Aluminium single-leaf glazed door with glazed fixed side panel
3d PPC Aluminium double-leaf solid door
3e PPC Aluminium single-leaf solid door
3f PPC Aluminium door with louvres
4a PPC Aluminium Spandrel Micro-louvres
4b PPC Aluminium Spandrel Solid
5 PPC Aluminium Balustrade
6 Stainless Steel Signage
7 PPC Aluminium Panel (Profiled)

6.0 GA PROPOSALS

6.6.2 Illustrative Study Views: Apartment Entrance

Also refer to planning drawings; 0600 series for sections and 0700 series for elevations





KEY

1a	Brickwork standard coursing
1b	Brickwork cross-pattern coursing
1c	Brickwork horizontal banded coursing
1d	Masonry Panel - coloured and profiled
2a	PPC Aluminium window fixed (transparent)
2b	PPC Aluminium window fixed (opaque)
2c	PPC Aluminium window single-opener (side)
2d	PPC Aluminium window single-opener (top)
3a	PPC Aluminium double-leaf glazed door
3b	PPC Aluminium single-leaf glazed door
3c	PPC Aluminium single-leaf glazed door with glazed fixed side panel
3d	PPC Aluminium double-leaf solid door
3e	PPC Aluminium single-leaf solid door
3f	PPC Aluminium door with louvres
4a	PPC Aluminium Spandrel Micro-louvres
4b	PPC Aluminium Spandrel Solid
5	PPC Aluminium Balustrade
6	Stainless Steel Signage
7	PPC Aluminium Panel (Profiled)

6.0 GA PROPOSALS

6.6.3 Illustrative Study Views: Apartment Entrance

Also refer to planning drawings; 0600 series for sections and 0700 series for elevations





KEY

1a Brickwork standard coursing
1b Brickwork cross-pattern coursing
1c Brickwork horizontal banded coursing
1d Masonry Panel - coloured and profiled
2a PPC Aluminium window fixed (transparent)
2b PPC Aluminium window fixed (opaque)
2c PPC Aluminium window single-opener (side)
2d PPC Aluminium window single-opener (top)
3a PPC Aluminium double-leaf glazed door
3b PPC Aluminium single-leaf glazed door
3c PPC Aluminium single-leaf glazed door with glazed fixed side panel
3d PPC Aluminium double-leaf solid door
3e PPC Aluminium single-leaf solid door
3f PPC Aluminium door with louvres
4a PPC Aluminium Spandrel Micro-louvres
4b PPC Aluminium Spandrel Solid
5 PPC Aluminium Balustrade
6 Stainless Steel Signage
7 PPC Aluminium Panel (Profiled)

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7 LANDSCAPE PROPOSALS

BY PLANIT.IE

7.0 LANDSCAPE DESIGN

7.1 Landscape Plan

The landscape for Plot 3.3 is arranged as a collection of well defined and secure spaces reflecting the anticipated use of the site and its future residents.

The houses to the north-east have in-curtilage parking to the property frontages to Cornfield Drive. The apartment block and extra care both have access to the residents landscape enveloping both blocks, secure boundaries separating the public and private. The residents landscape is communal for all residents of the apartment and extra care buildings, and is a space offering a variety of areas enabling relaxation, social gathering, gardening and space for activities such as community grow and walking routes. The extra care block has dedicate terrace areas breaking out from both lounge and day care facilities within the building at ground floor.

The dementia gardens are secure spaces within which residents with differing needs can safely enjoy the outside. The main garden space features social and growing opportunities. A smaller terrace extends directly from the proposed activity room to allow group tasks to expand into the outside.

Around the retained existing trees will be a naturalised landscape enhancing the existing grassland with windflower planting and informal mown paths allowing residents to meander through.

The following page highlights the opportunities and constraints of the site which have helped to shape the design.



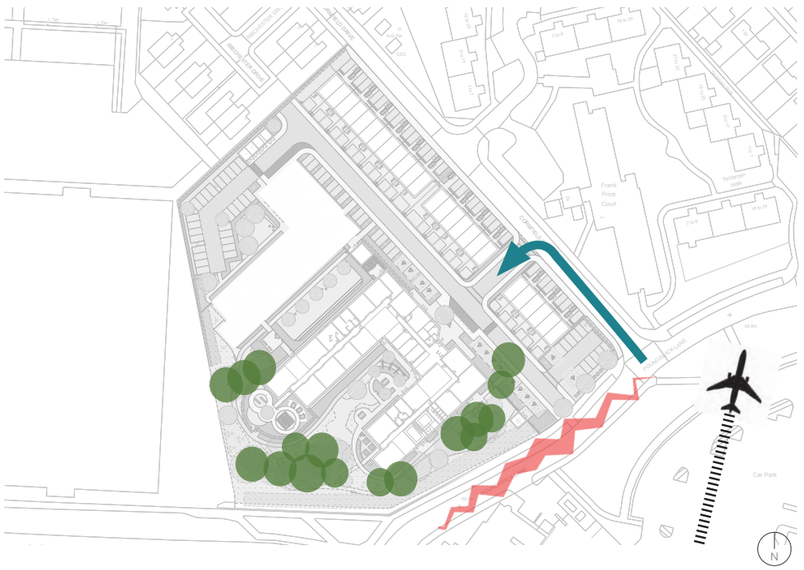
Key

1. Existing trees and vegetation
2. Existing housing on Cornfield Drive
3. Private parking court
4. Dementia Garden
5. Extra care garden
6. Apartment Garden
7. Houses with private rear gardens

7.0 LANDSCAPE DESIGN

7.2 Opportunities and Constraints

Constraints



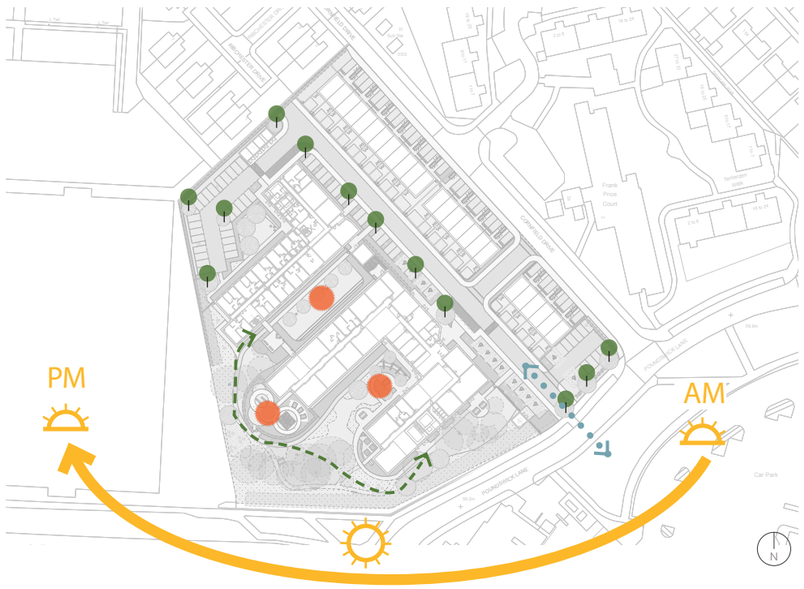
Noisy Road

Site Access - Vehicles

Proximity to Manchester Airport

Exiting Trees are challenging with BNG requirements

Landscape Opportunities



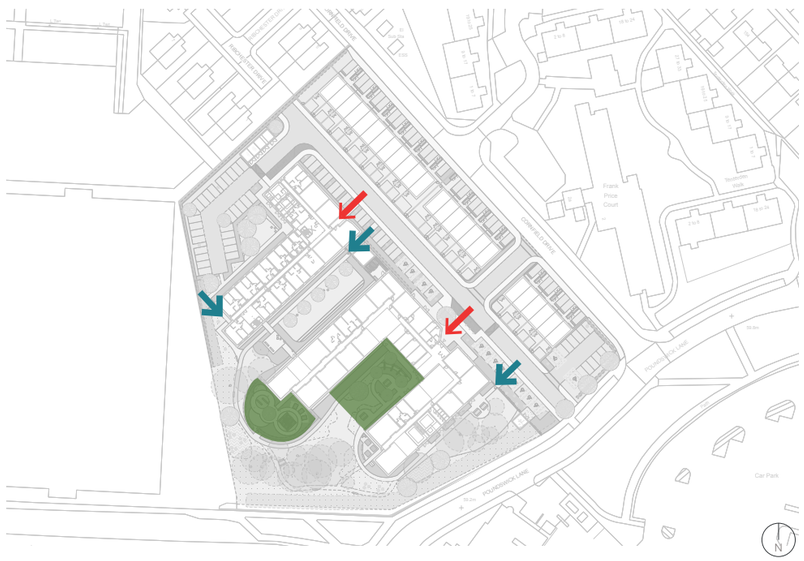
Proposed key hub - secluded gardens for residents

Opportunity for green connections

Street greening with tree planting

Connection to the wider network

Responding to the Architecture

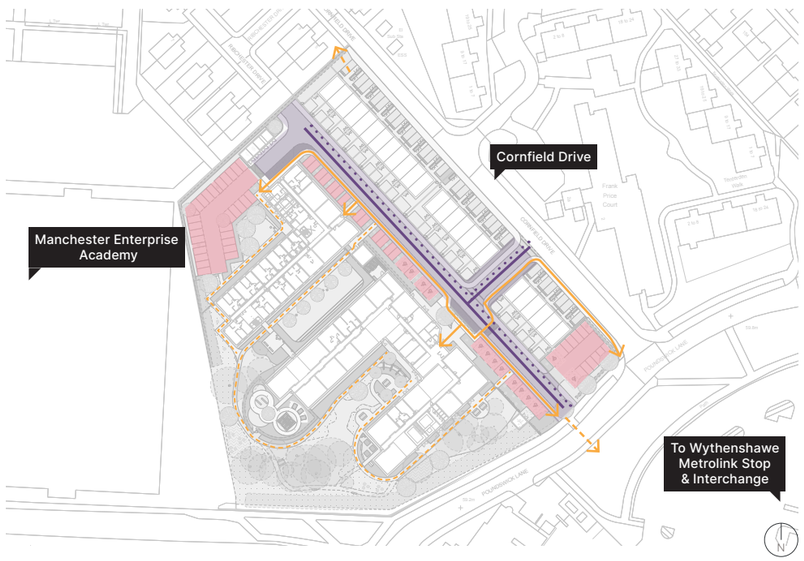


Opportunities for climbers on walls

Primary entrance from street

Residents only access through landscape

Key Connections



Vehicle route to Resident Disabled Parking and Civic Service Yard

Maintained Emergency Vehicle/ Service Access

Indicative Road Layout

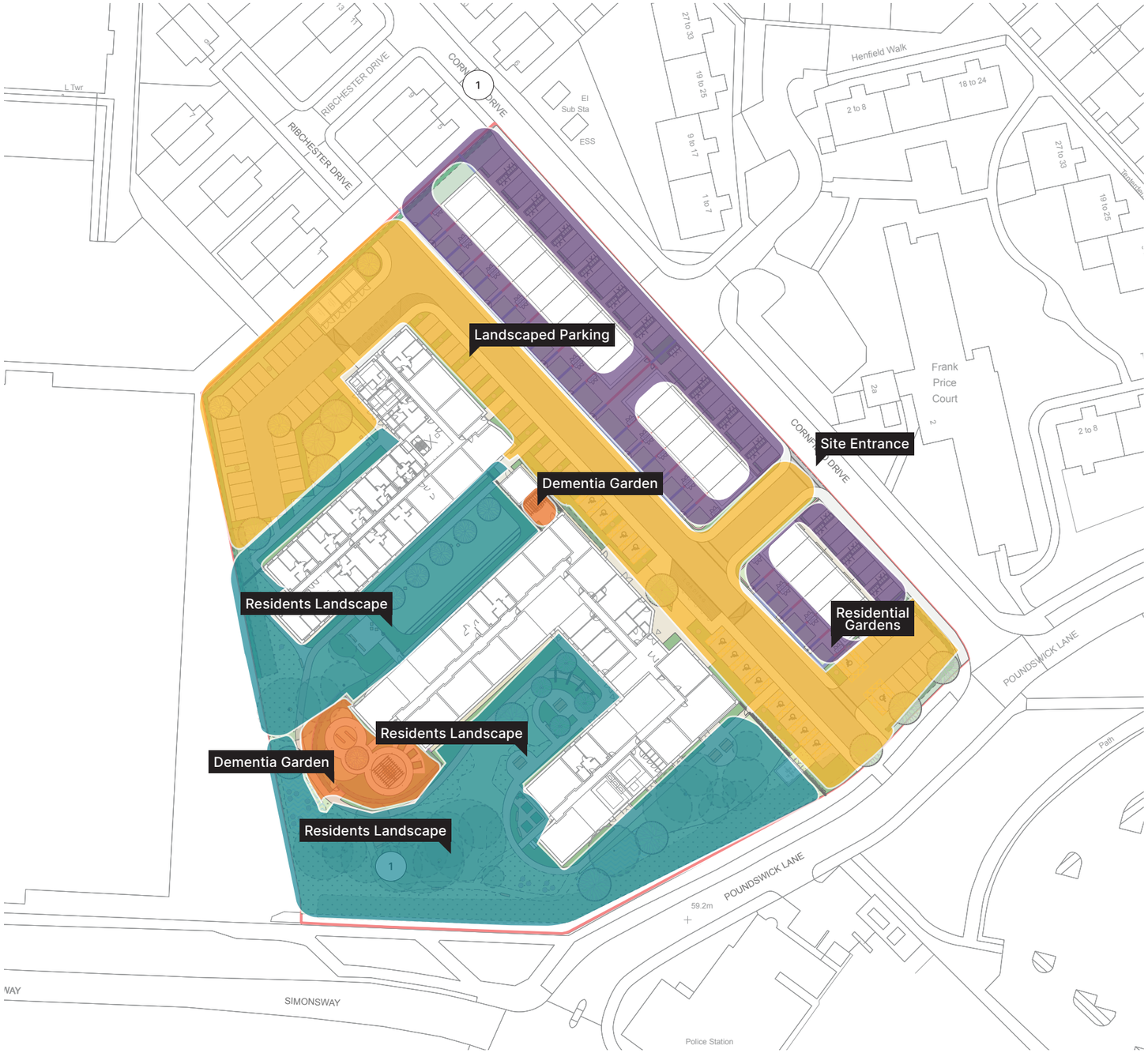
Indicative Location of Parking Spaces

Pedestrian Route

7.0 LANDSCAPE DESIGN

7.3 Character Areas

The site can be defined as a series of clear character area, each of which responds differently through the landscape design to use, users and environment.



Key

- Residents Landscape
- Landscaped Parking
- Dementia Gardens
- Private House Gardens
- Secure Boundary

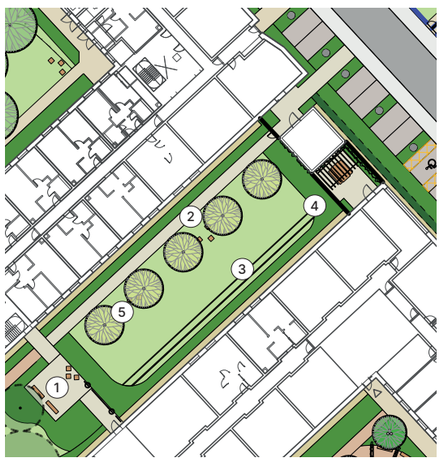
7.0 LANDSCAPE DESIGN

7.4 Residents Landscape - Central Lawn

The central lawn area is a simply designed space to provide open area for informal gathering and sitting. An avenue of trees (5) reflects the structure of the adjacent buildings flanking the space and framing views to the conserved landscape beyond. At the grading between the formal and conserved landscapes an area of hard standings served as informal gathering point for potential future resident activities and events (1).

The ground level between blocks here has been dealt with through a series of tiered landscape steps, also acting as informal seating for residents during summer months (3).

Key
1. Accessible seating area
2. Seating amongst the trees
3. Terraced lawn
4. Ornamental planting boundary
5. Avenue of trees



Zoom in of residents landscape - Central lawn



Large open lawn with boundary planting and trees



Hedging and planting as defensible space



Space for informal gatherings and impromptu events



Informal mown paths through grass and wild-flowers

7.0 LANDSCAPE DESIGN

7.5 Residents Landscape - Extra Care Garden

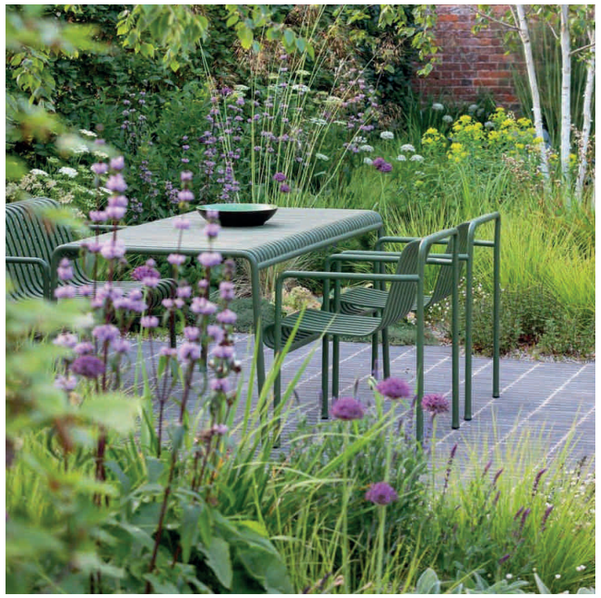
The extra care communal lounge spaces open out onto the landscape. Here, terraces extend the potential of these social spaces into the outside (2). A fully accessible landscape provides residents the opportunity to maintain independence while remaining safe. The space will feature level paths offering routes around the space along which a generous provision of seating, perches and handrails will be provided.

The inclusion of raised planting beds (1) allows all residents to connect with nature through participation in planting and growing. Shelters extend the use of the garden throughout the seasons, offering both shade from the summer sun and protection from rain in cooler months (3).

Key
1. Grow beds
2. Social space
3. Sheltered seating
4. Lawn with pockets of wild-flower



Zoom in of residents landscape - Extra care garden



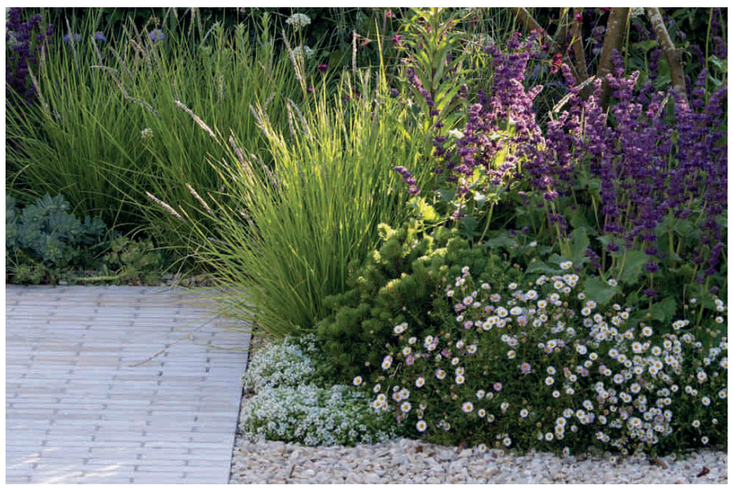
Informal outdoor dining or picnic options



Grow beds allowing for light gardening participation



Level, well drained and unobstructed walking routes



Abundant sensory planting (scent, sound and touch)

7.0 LANDSCAPE DESIGN

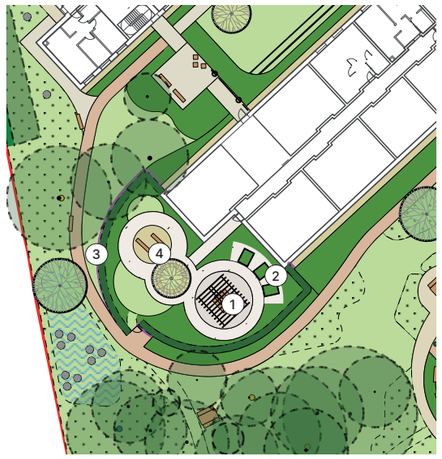
7.6 Dementia Garden

The dementia garden is to be designed with the residents' needs in mind and recommendations from Dementia Friendly Design Guide produced by the Dementia Services Development Centre is to be referenced throughout the space. The space will,l for example, feature level and well drained circular routes with no dead ends.

To encourage participation and inclusion, features such as accessible seating areas and raised planting bed will be included.

Key

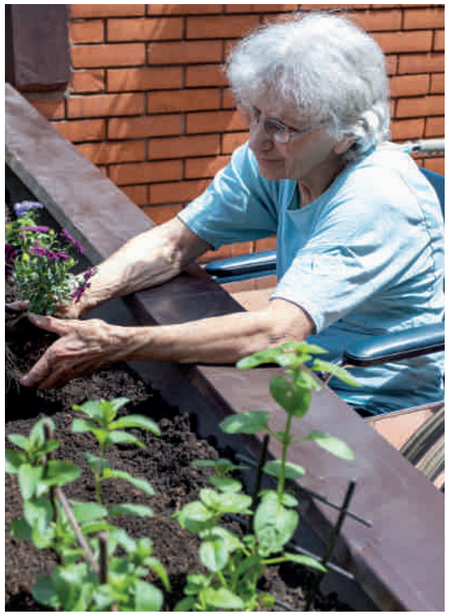
1. Sheltered seating area
2. Raised grow beds
3. Hedge to garden perimeter
4. Social areas



Zoom in of dementia garden



Clear, easy to navigate circular routes



Accessible garden features



Secure enclosed spaces



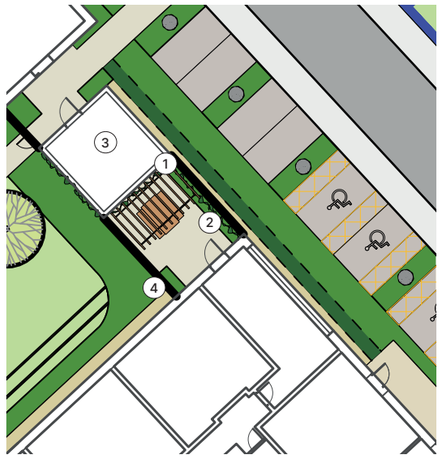
High contrast planting

7.0 LANDSCAPE DESIGN

7.7 Dementia Lounge Garden

A secondary garden is situated adjacent to the lounge area offering a small courtyard garden to spill out to. A simple space offering sheltered seating and planting will have a relaxed feel and extend the use of the lounge space and activities undertaken there into the outside.

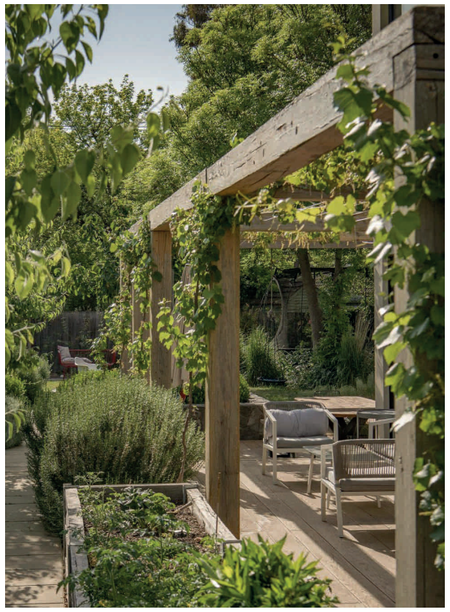
Key
1. Pergola over seating
2. Planting and climbers to soften the boundary
3. Cycle Store
4. Secure garden



Zoom in of dementia lounge garden



Space to socialise and host activities



Shaded seating areas



Climbers to soften secure fence



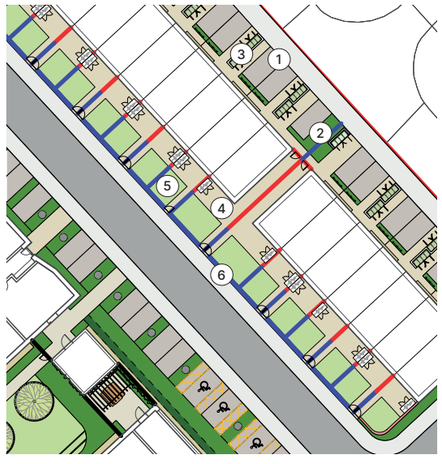
Textural planting

7.0 LANDSCAPE DESIGN

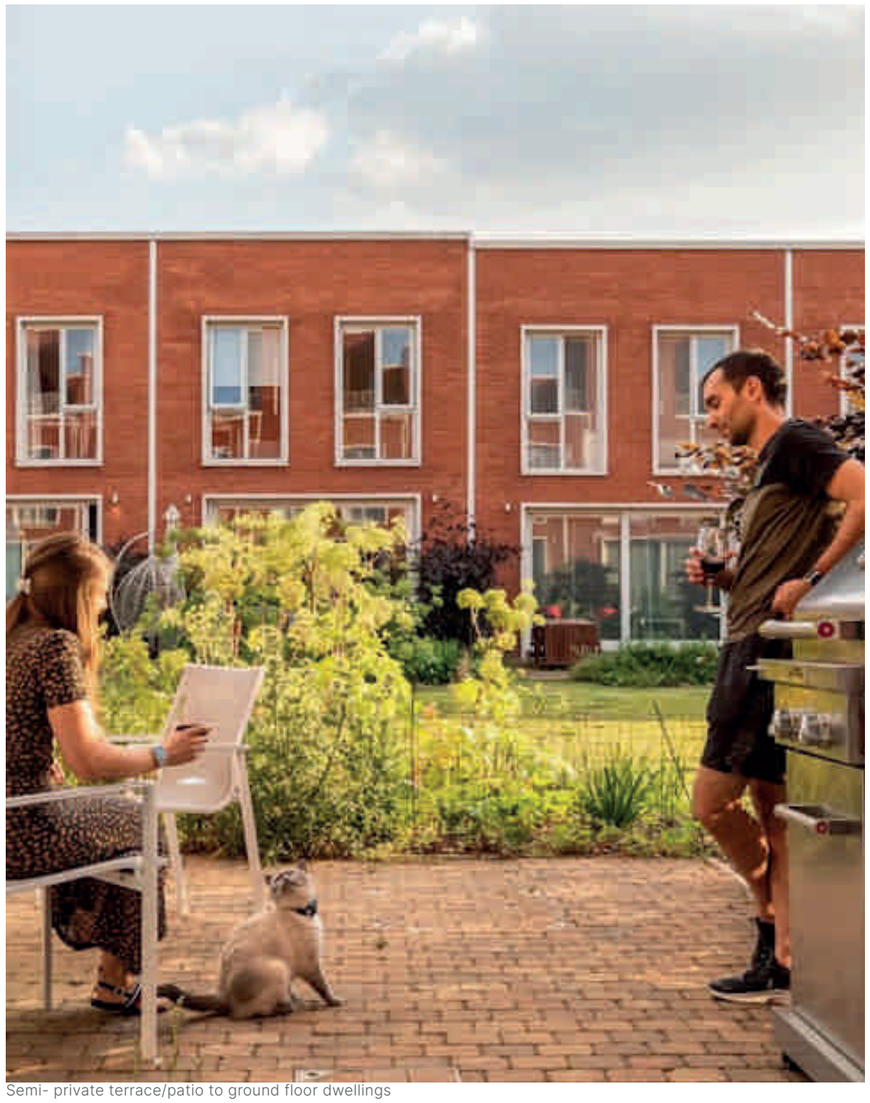
7.8 Private House Gardens

Residential gardens associated with the houses will feature secure boundaries of low walls and fences incorporating planting where possible to soften the visual impacts of hard boundaries. Opportunity for residents to make their patio space their own with a path to the back gate including an open lawn area. Each house has a dedicated on-plot parking space.

Key
1. Driveway parking
2. Buffer planting
3. Bin Store
4. Patio with private cycle store
5. Lawn
6. Fencing with climbers



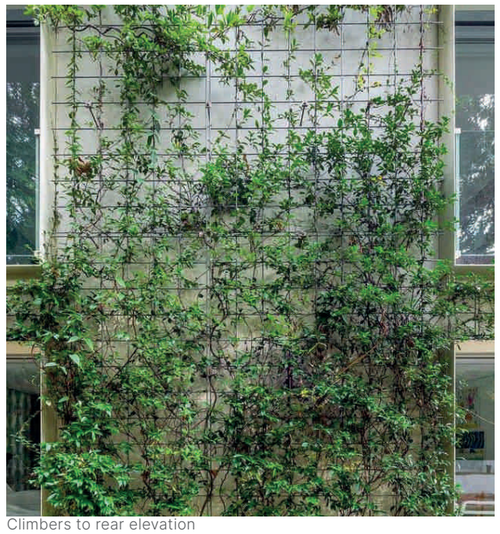
Zoom in of houses with private gardens



Semi- private terrace/patio to ground floor dwellings



Landscaped on-plot parking



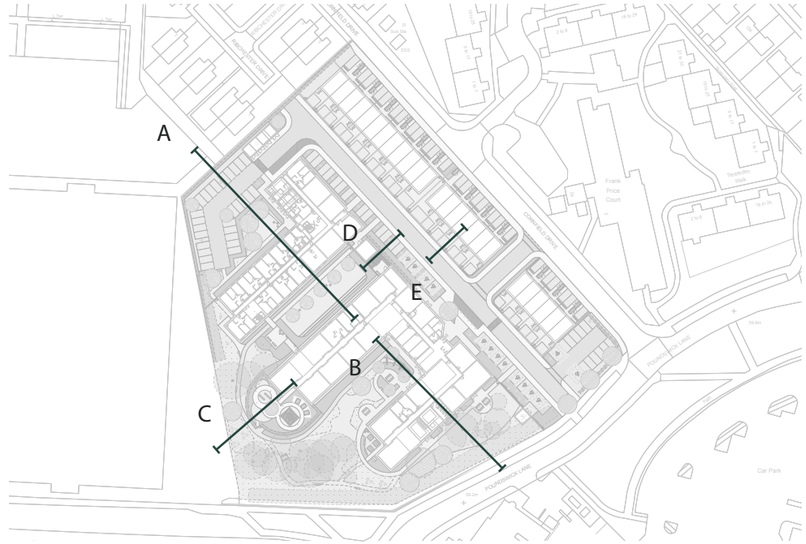
Climbers to rear elevation

7.0 LANDSCAPE DESIGN

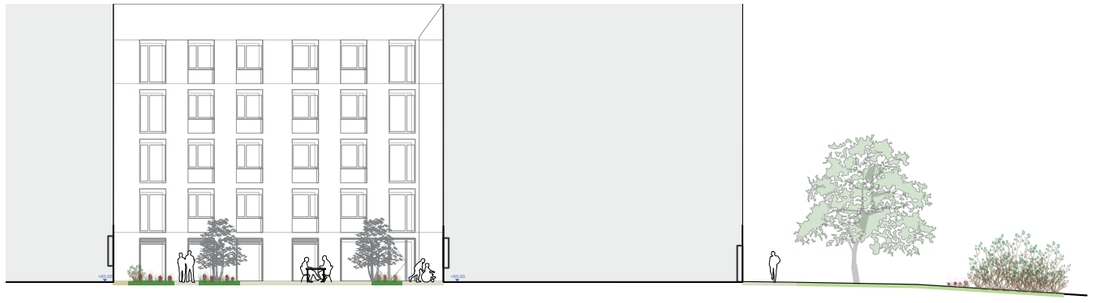
7.9 Sections



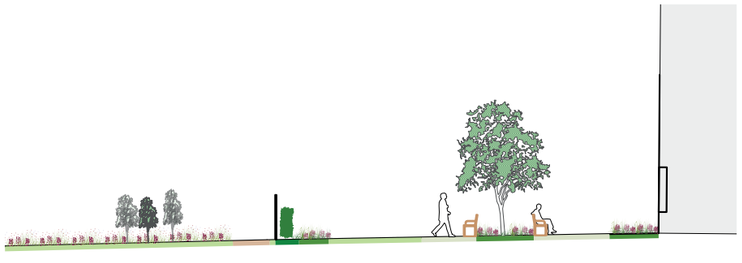
Section A-A' - Section through parking court to apartment block through to the apartment garden and terraced lawn seating



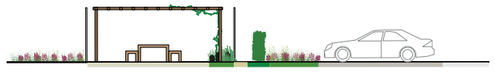
Section Location Plan



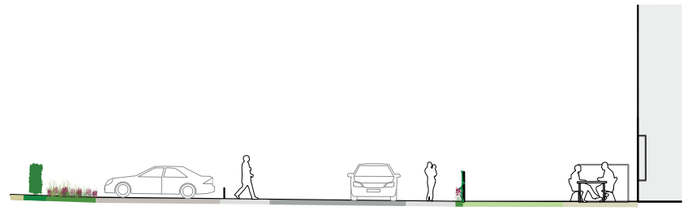
Section B-B' - Section through the extra care courtyard garden through to the boundary with Pundswick Lane



Section C-C' - Section though boundary with the Academy and the dementia garden



Section D-D' - Section through the dementia lounge and its boundary to the street



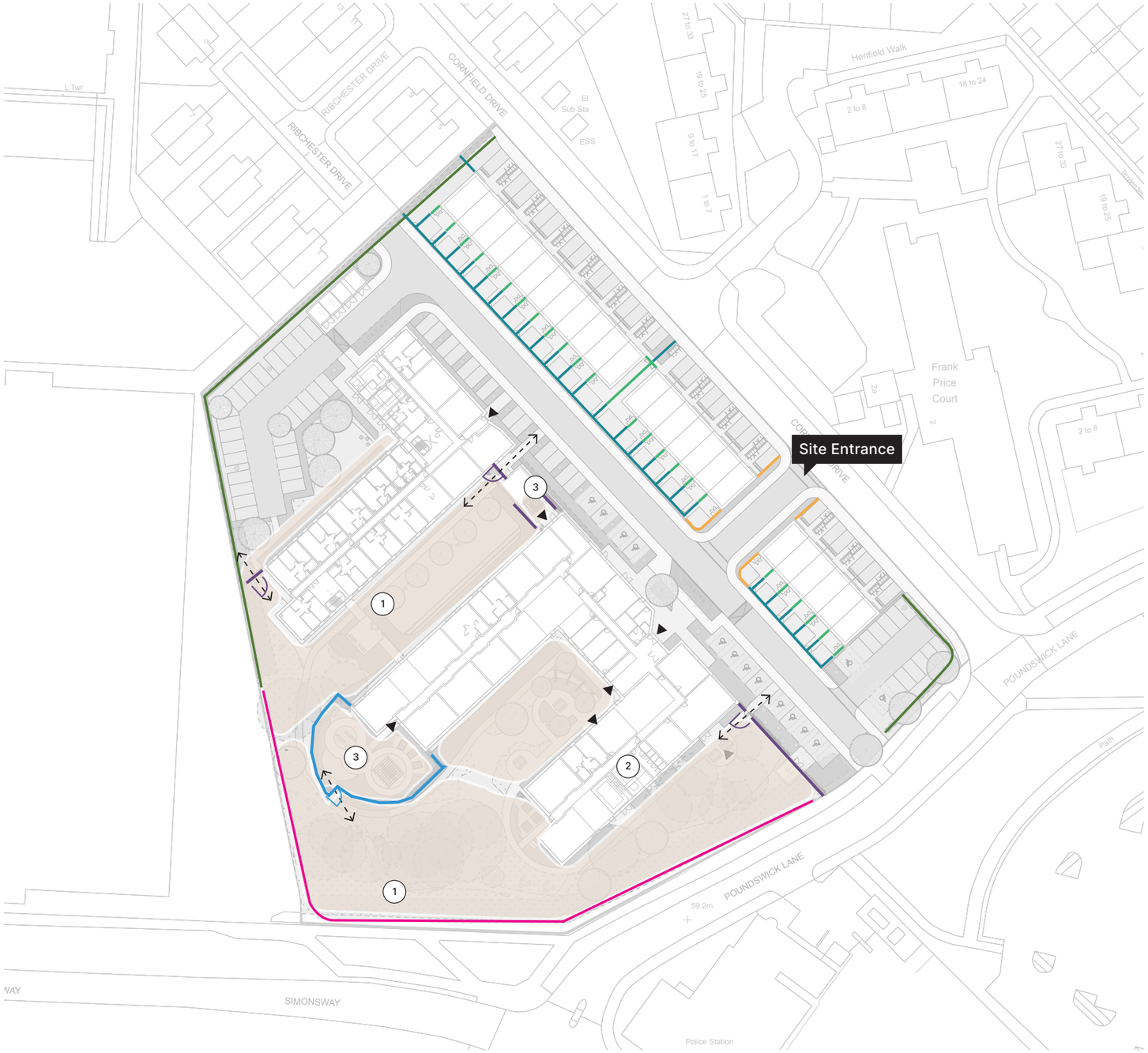
Section E-E' - Section through the proposed street and this relationship with the terrace housing back gardens

7.0 LANDSCAPE STRATEGIES

7.10 Boundaries

Each area within the site will feature a secure boundary for the safety and security of residents. Following the landscape principles set out earlier in this document, while all boundaries will be secure, its important that they are visually unobstructed. As such, planting and landscape features will be used to disguise edges, reducing the sense of enclosure. This is particularly important within the dementia garden, where a sense of restriction could be distressing for residents.

To ensure safety and security of all residents, access between all garden spaces is via lockable gates, thereby maximising safety while also providing ease to access in an emergency. Naturally the dementia garden is most secure, requiring at least two gates to be passed through before reaching any public space.



Key

- Secure Boundary 2.2m high with fob access
- 1.8m high Railing with hedge to dementia garden perimeter and lockable gate
- Low level brick wall to match architecture. Lockable rear gate
- 1.2m high double slatted timber fence
- 1.8m high double slatted timber fence
- Double staggered hedge row
- Existing boundary - retained metal fencing within existing retained hedgerow. To be inspected and made good as necessary
- Gated access
- ▲ Primary building entrance points
- (1) Community Garden
- (2) Extra Care Garden
- (3) Dementia Garden

7.0 LANDSCAPE STRATEGIES

7.11 Levels

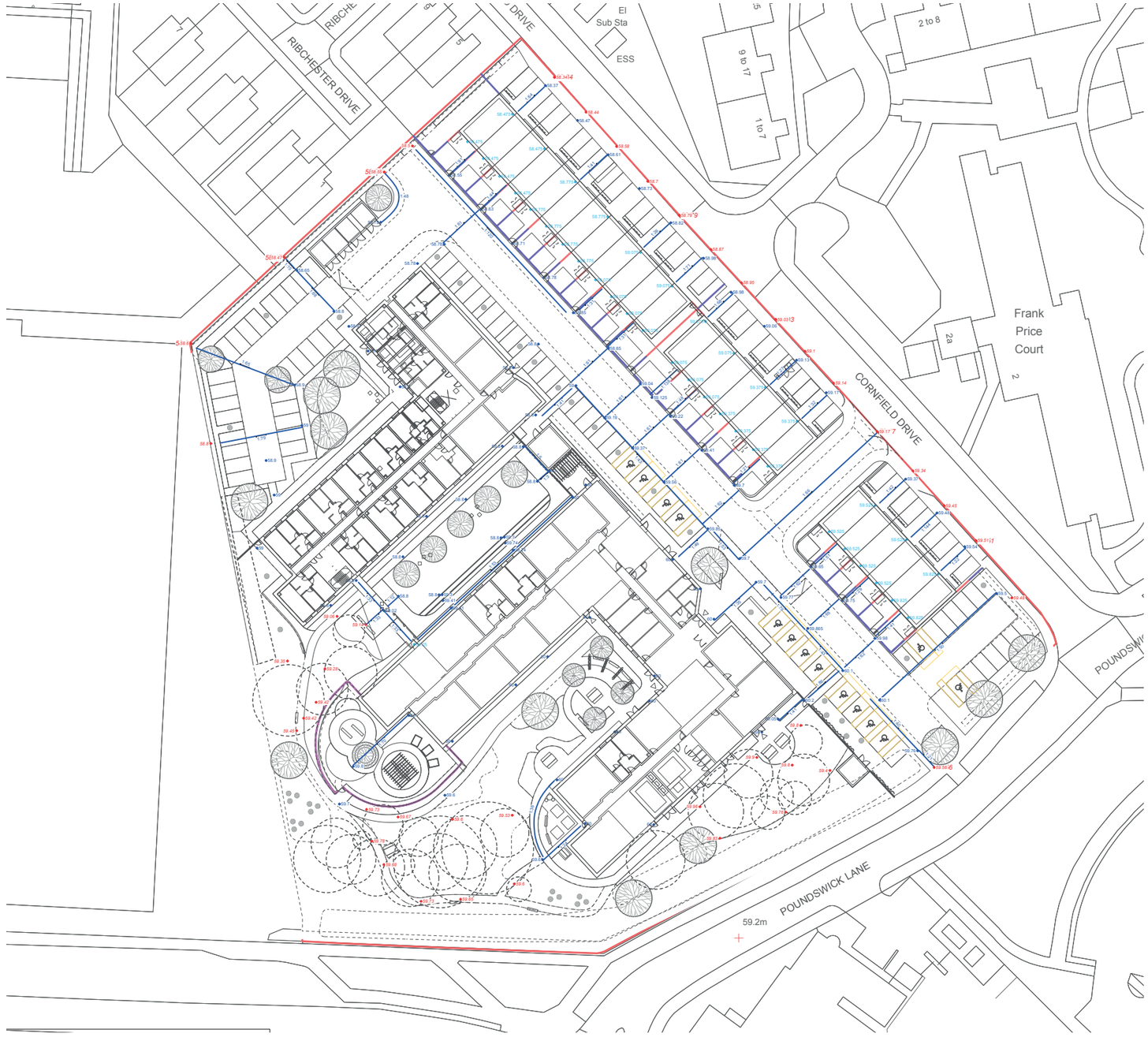
The levels strategy for the proposals looks to keep a step free design throughout the site which is especially important in light of future residents and users. There has been consideration of residents who may be less mobile or need a wheelchair to access the outdoor space.

Levels around the large existing trees are to remain as they are to help protect the trees.

7.12 Drainage

The drainage strategy for the site is being designed by Civic Engineers, please refer to the accompanying information for more detail:

Drainage strategy GA - 18704-CIV-XX-XX-D-C-30001
Flood Risk Assessment - 18704-CIV-XX-XX-T-C-0001



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7.0 LANDSCAPE STRATEGIES

7.13 Softworks Strategy

The tree and planting strategy has had many layers of review and input from ecologists and arboriculturalist in order to have the most meaningful impact on BNG whilst also staying within the Manchester Airport guidance for tree species to reduce the bird hazard to aircraft.

BNG has been challenging with the loss of 22 existing trees, 5 of which are Category B. With the space available, this was a significant challenge to offset this. The strategy we have brought forward into proposals is to improve higher scoring habitats where possible. Eg, having native trees over soft rather than over hard, native scrub planting to the back of car parking has a higher score than ornamental planting and meadow to the boundary is also beneficial.

The Manchester Airport Group (MAG) tree strategy has directly informed the trees species chosen for the site. Due to the proximity to Manchester Airport, there are restrictions on trees species that attract birds due to the risk to aircraft. Therefore there are no fruiting trees proposed and trees are spaced 4m or greater.

For tree retention and removal information, refer to Mullberry Arboricultural impact assessment documents: Arb impact Assessment and Arb Method Statement.



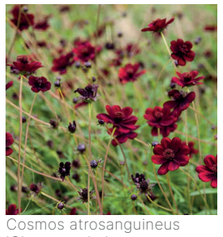
Key

- Dementia Garden Planting
- Ornamental Planting
- Wildflower meadow
- Scrub Planting
- Hedge Row
- Proposed tree
- Existing tree retained

7.0 LANDSCAPE STRATEGIES

7.14 Softworks

Planting - Dementia Garden Palette


Cosmos atrosanguineus 'Chocamocha'


Deschampsia cespitosa


Echinacea purpurea


Hakonechloa macra


Lavandula angustifolia


Pittosporum tenuifolium

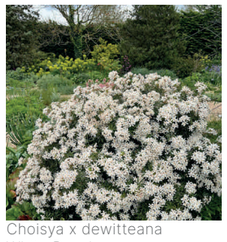

Rosmarinum officinalis


Rudbeckia fulgida var. sullivantii 'Goldsturm'


Stachys byzantina


Stipa tenuissima

Planting - Ornamental Palette

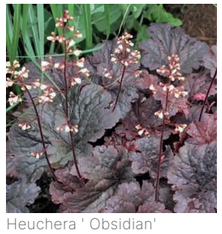

Choisya x dewitteana White Dazzler


Cosmos atrosanguineus ‘Chocamocha’


Deschampsia cespitosa


Geum ‘Prinses Juliana’


Hakonechloa macra


Heuchera ' Obsidian'


Nepeta x faassenii


Pittosporum tenuifolium


Stachys byzantina


Stipa tenuissima

Planting - Shrub Palette


Corylus avellana


Cornus alba 'Kesselringii'


Fagus sylvatica


Fagus sylvatica 'Purpurea'


Salix caprea


Skimmia japonica 'Kew White'

Tree species


Betula pendula


Tilia cordata


Liquidambar styraciflua


Acer campestre


Carpinus betulus


Quercus robur

7.0 LANDSCAPE STRATEGIES

7.16 Hardworks Materials

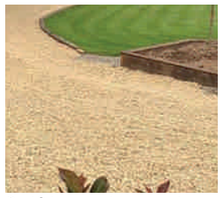
Surface materials have been selected with specific conditions in mind. Accessibility has been at the forefront and materiality has been chosen to ensure everyone can access the green spaces within the site. Consideration to road materials has also been considered with a change in surface to indicate the boundary of private to adoptable road.

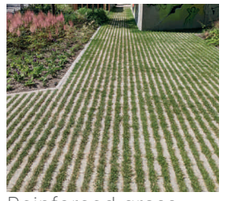

Tarmac


Self Binding Gravel


Block Paving

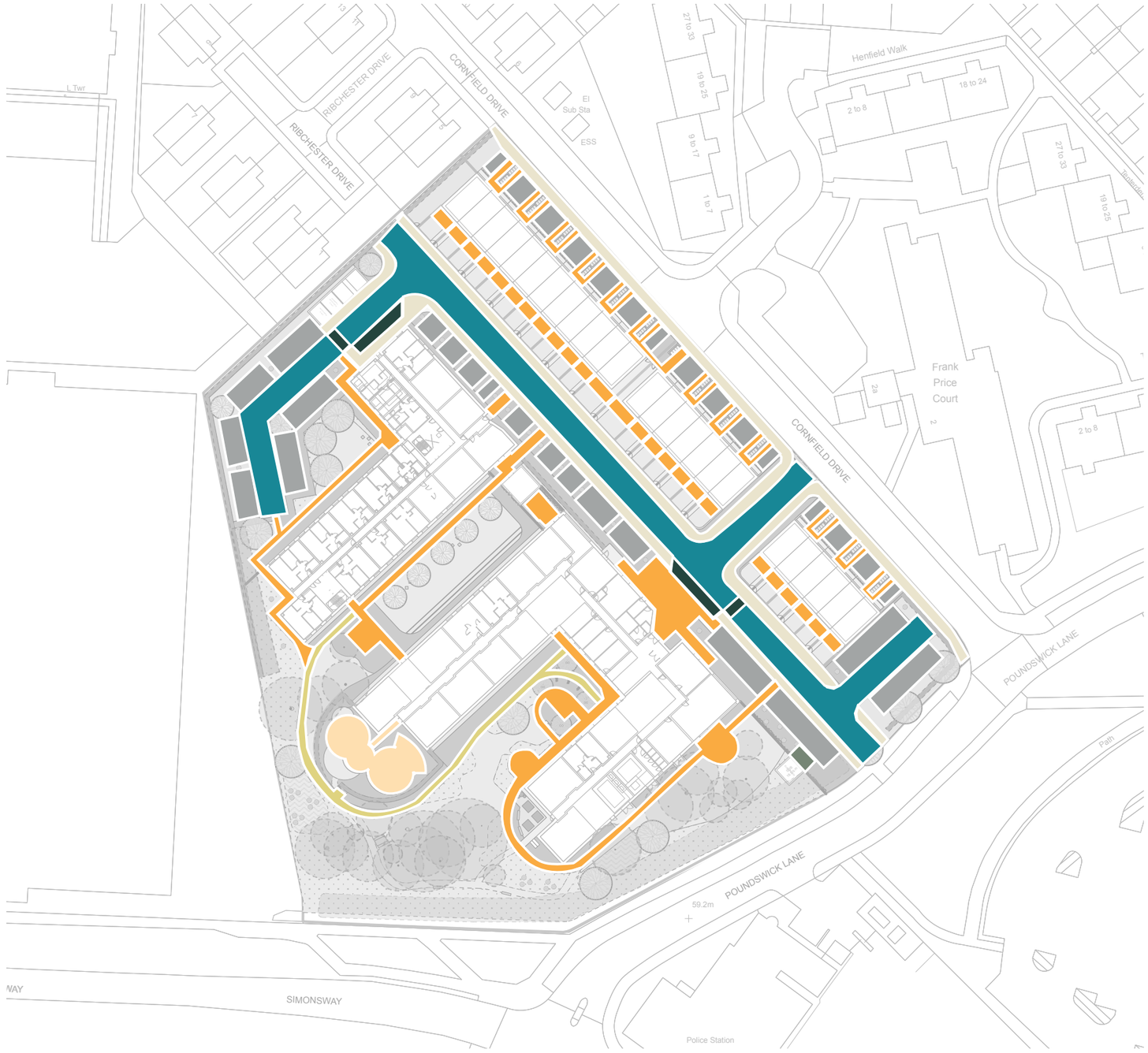

Resin bound gravel


Self bound gravel


Reinforced grass paving

Key

- Reserved Matters Application Area
- Tarmac (permeable)
- Tarmac Road
- Tarmac Pavement
- Block Paving to Pedestrian Areas (Buff Finish)
- Block Paving to Vehicle standards
- Reinforced grass paving
- Resin bound Gravel
- Self Binding Gravel - CED Stone, Cedec



7.0 LANDSCAPE STRATEGIES

7.17 Lighting Strategy

Indicative lighting locations have been considered with further coordination required from a lighting engineers.

The strategy propses to have lighting columns illuminating the streets and parking courts with illuminated bollards to the gardens and footpaths.

Illuminated bollards to the gardens will help extend the period of time residents are able to use the space, improve safety and also be considerate to light glare into residential windows.



Lighting Bollard (specification to be coordinated with lighting engineer)



Lighting Column (specification to be coordinated with lighting engineer)



7.0 LANDSCAPE STRATEGIES

7.18 Furniture Palette

The materials selected for the furniture will tie into the overall aesthetic established across the development. All furniture will have accessibility in mind with various seat heights, back and arm rests and furniture that allows equal use by wheelchair users. This ensures that the gardens are accessible and suitable for everyone to enjoy.



Seating with arm and back rest provides comfort and support to ensure inclusive design principles are incorporated for the broad mix of residents expected to live here.



Picnic benches allow for sociable spots for people to come together. Opportunities for sitting will be incorporated throughout the landscape, paths offering places of respite along the way.

Furniture will be specified and arranged to ensure wheelchair access can be gained throughout.



Raised grow beds to support interaction with growing produce. Raised beds ensure the grow beds are accessible.



Informal seating in the community garden allows for pause points to take a moment to relax or catch up with friends.



Pergola structured situated throughout the landscape provide shelter from the elements in winter but also offer shade in the summer. There is opportunity to soften these with climbers

7.0 LANDSCAPE PROPOSALS

7.19 Management and Maintenance

The success of any space and material is also reliant on having an effective regular maintenance programme and are

engaged management programme.

This project uses a number of different design tools to ensure ease of maintenance and support the longevity of the public realm. These tools include;

- Durable and low maintenance materials selections with long life spans.
- Working with locally sourced materials/products where possible for ease of repair/replacement
- Appropriate planting species selections
- Robust furniture selections
- Working to estate management team and the client to establish a maintenance plan

Landscape Maintenance and Management strategies play an important role in public space safety, success of the space and the longevity of the built outcome. Landscape Maintenance and Management Approach should work towards the below;

Aims

Ensure that landscapes are kept healthy, attractive, and functional over time. This involves a comprehensive approach to preserving the aesthetic, ecological, and practical aspects of landscapes.

Objectives

- Aesthetic Appeal: Maintaining visual attractiveness through regular upkeep of softworks and hardworks.
- Environmental Health: Promoting biodiversity and ecological balance by selecting appropriate plant species, managing pests and diseases in an environmentally friendly manner.
- Functionality and Safety: Ensuring that landscapes serve their intended purposes safely.
- Cost Efficiency: Managing resources efficiently to minimize costs while maximizing the landscape's benefits. This includes strategic planning for maintenance schedules, resource allocation, and use of technology to streamline operations.
- Compliance: Adhering to local regulations and safety standards.
- Adaptability: Being able to adjust maintenance practices to respond to changing conditions or uses of the space.
- Community Engagement: Involving the estate community in the maintenance and enhancement of public landscapes to foster a sense of ownership and pride.

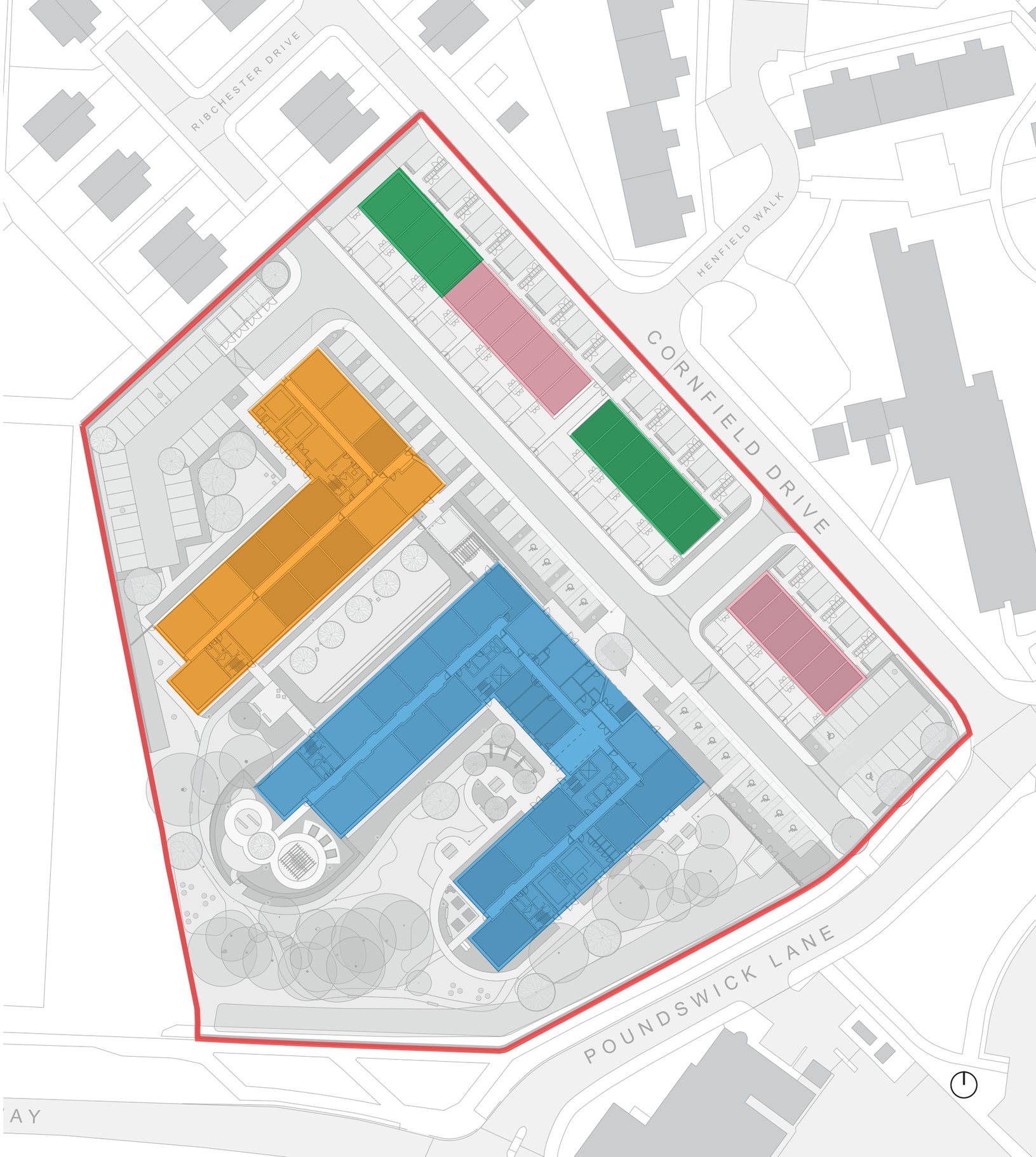
8 SITE STRATEGIES

8.0 SITE STRATEGIES

8.1 Resident Living Models

The project will accommodate a variety of living models that are located in each of the blocks. These comprise of:

- Extra Care - a type of housing that allows older or disabled individuals to live independently in their own self-contained apartments while having 24-hour access to on-site care and support services.
- Dementia Care - specialised support designed to help individuals with dementia live as safely and independently as possible, often in their own homes. It involves personalised assistance with daily tasks like personal care, medication, and household chores, along with other support to manage symptoms and improve quality of life.
- Later Living (55+) - housing options and communities designed for older adults. These provide purpose-built housing and social environments that support independence, wellness, and a sense of community for people in their later years.
- Social rental - lowest rent tenure available homes.
- Shared Ownership - a government-backed scheme that allows you to buy a share of a property while paying a reduced rent on the remaining portion owned by a housing association.



Key:

- Extra Care & Dementia Care
- Later Living (55+)
- Rental
- Shared Ownership

8.0 SITE STRATEGIES

8.2.1 Inclusive Design: Accessible Buildings

Approach and Entrance

All buildings are accessible with step-free approach and level thresholds to entrances. Entrance doors and communal doors will have a minimum clear opening of 850mm. Lobbies, corridors and lifts are all designed to meet, and in most cases, exceed Part M requirements. Lifts are provided in all blocks and serve all levels.

Apartment types

All apartments in the scheme will comply with Part M4(2) Category 2 - Accessible and Adaptable dwellings.

Typical examples of M4(2) compliant apartment layouts are shown on the following page.



Key:

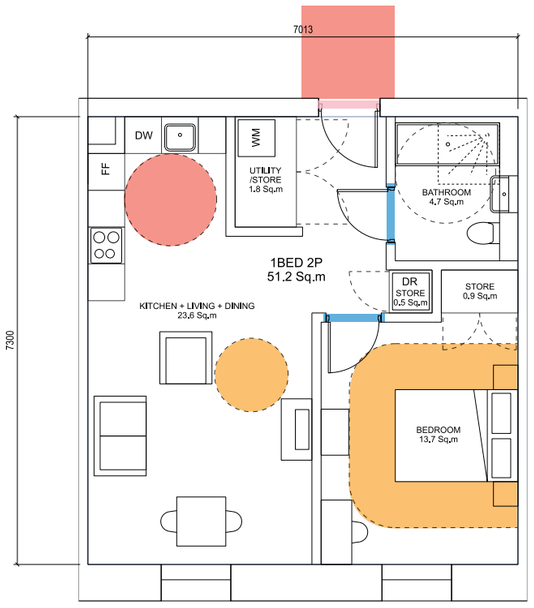
- Principal entrance
- House Front Doors
- Lifts
- Mobility Scooter store

8.0 SITE STRATEGIES

8.2.2 Inclusive Design: Part M(2) Compliance

The adjacent diagrams show how typical apartments types comply with Part M4(2) Category 2 - Accessible and Adaptable dwellings.

Minimum access areas are shown in orange and clear opening widths in blue/pink demonstrating compliance with Part M4(2). All corridor widths are minimum 900mm or greater where required. In all apartments the bathroom complies with Part M4(2) Diagram 2.7 Example 2.7B.



1-BED 2-PERSON APARTMENT
M4 (2) COMPLIANT



2-BED 3-PERSON APARTMENT
M4 (2) COMPLIANT

Key:

- Door with min.775mm clear opening width
- Door with >850mm clear opening width
- Clear Zone 750mm
- Clear Zone 1200mm

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8.0 SITE STRATEGIES

8.3 Cars

The proposals provide a total of 65 parking spaces (excluding houses) accessed from Cornfield Drive for resident use.

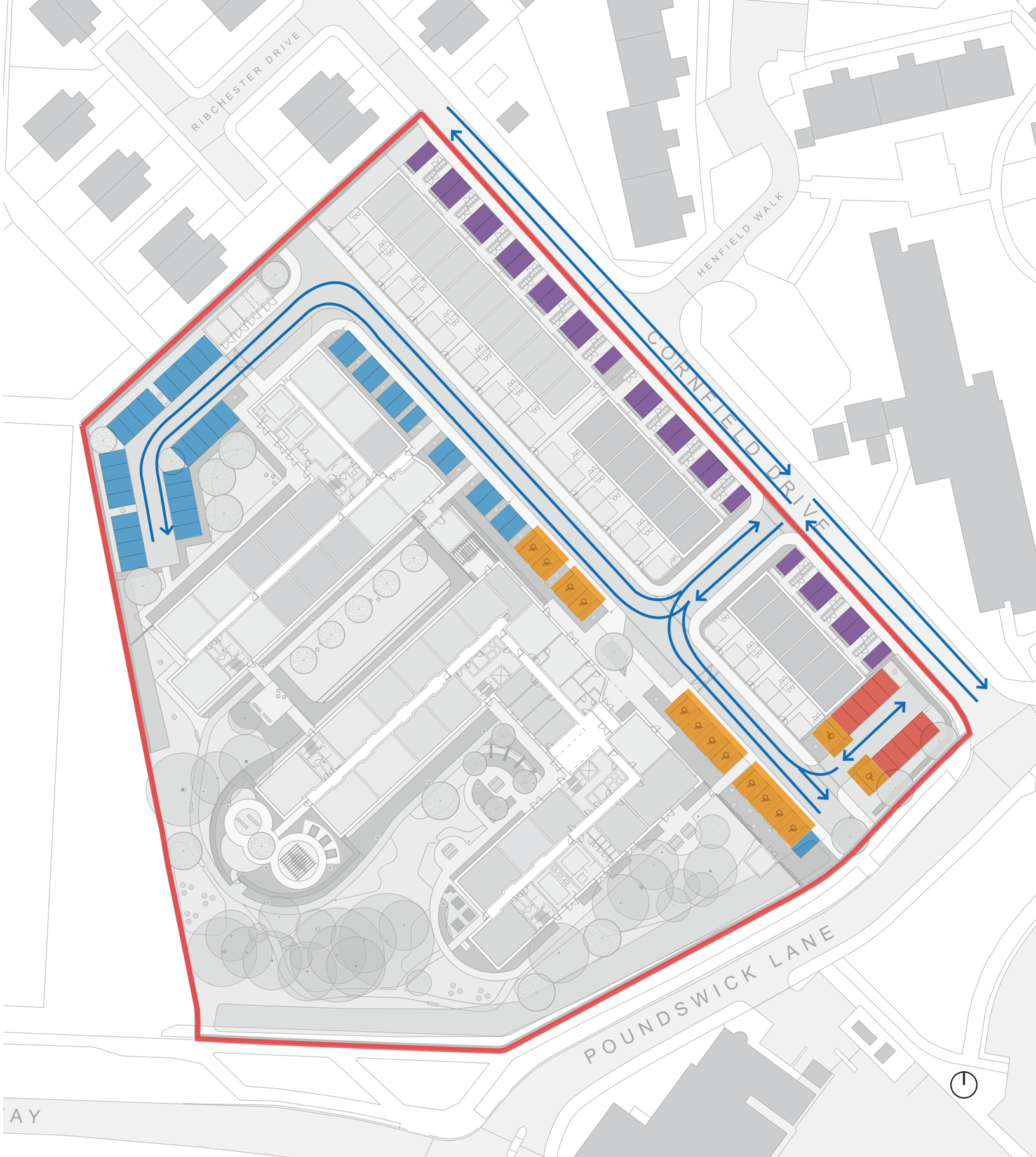
- The Extra Care block is provided with 25 (inc. 14 accessible) parking spaces (23% provision) with an additional 10 parking spaces allocated to staff or visitor spaces.
- The Apartment block is provided with 30 parking spaces (37% provision).

Additionally, the terraced houses each have a dedicated single parking space (25 total) on a driveway to the front of the house facing onto and accessed from Cornfield Drive.

As concluded in the accompanying Transport Statement and Interim Travel Plan prepared by Curtins this is considered to be sufficient to accommodate the needs of the development and aligns with WCHC experience of developments of this nature elsewhere that they operate.

Key:

- Car Access Route
- Private Residential Parking Space
- Private Residential Accessible Parking Space
- Private Staff / Visitor Parking Space
- Private House Driveway Parking Space



8.0 SITE STRATEGIES

8.4 Cycles & Mobility Scooters

Due to the demographic of the future residents, accessible mobility scooter stores are provided at ground floor near to the primary entrance and primary circulation cores with external access. Each store has varying size spaces to accommodate a range of scooter sizes.

- The Extra Care block has 44 scooter parking spaces (40% provision) spread across two stores.
- The Apartment block has 20 scooter parking spaces (24% provision).

The proposals provide a secure level-access cycle store to be shared between the Extra Care and Apartment spaces blocks. This is to be used by residents or staff as required. This provides storage space types including Sheffield stands (with additional width) and double stack stores providing 51 cycle store spaces.

Due to the resident-specific requirements, the end-user Client requested 10 spaces to be allocated to the Extra Care block. The remainder of 41 spaces provide the Apartment block with 50% provision.

There are secure stores for a single cycle located in the rear garden of each terraced house. Each rear garden has a lockable gate for direct access.

See Transport Statement and Interim Travel Plan for more information.

Key:

- Secure Cycle Store
- Mobility Scooter Store
- House Secure Cycle Store
- House Garden Secure Access



8.0 SITE STRATEGIES

8.5 Waste Collection

All residential blocks are provided with internal refuse rooms that have been sized using MCC Guidance (CD04 Waste Storage and Collection Guidance for New Developments) and denotes 0.43sqm per apartment for high rise developments.

Extra Care & Apartment Blocks
Residential refuse to be collected from a single refuse room accessed from an off-street loading/ service area for each block that has provision for the collection vehicle.

Extra Care Calculation:
109 apartments x 0.43 sqm = 46.87 sqm (min required space)
Refuse room provision: 47 sqm

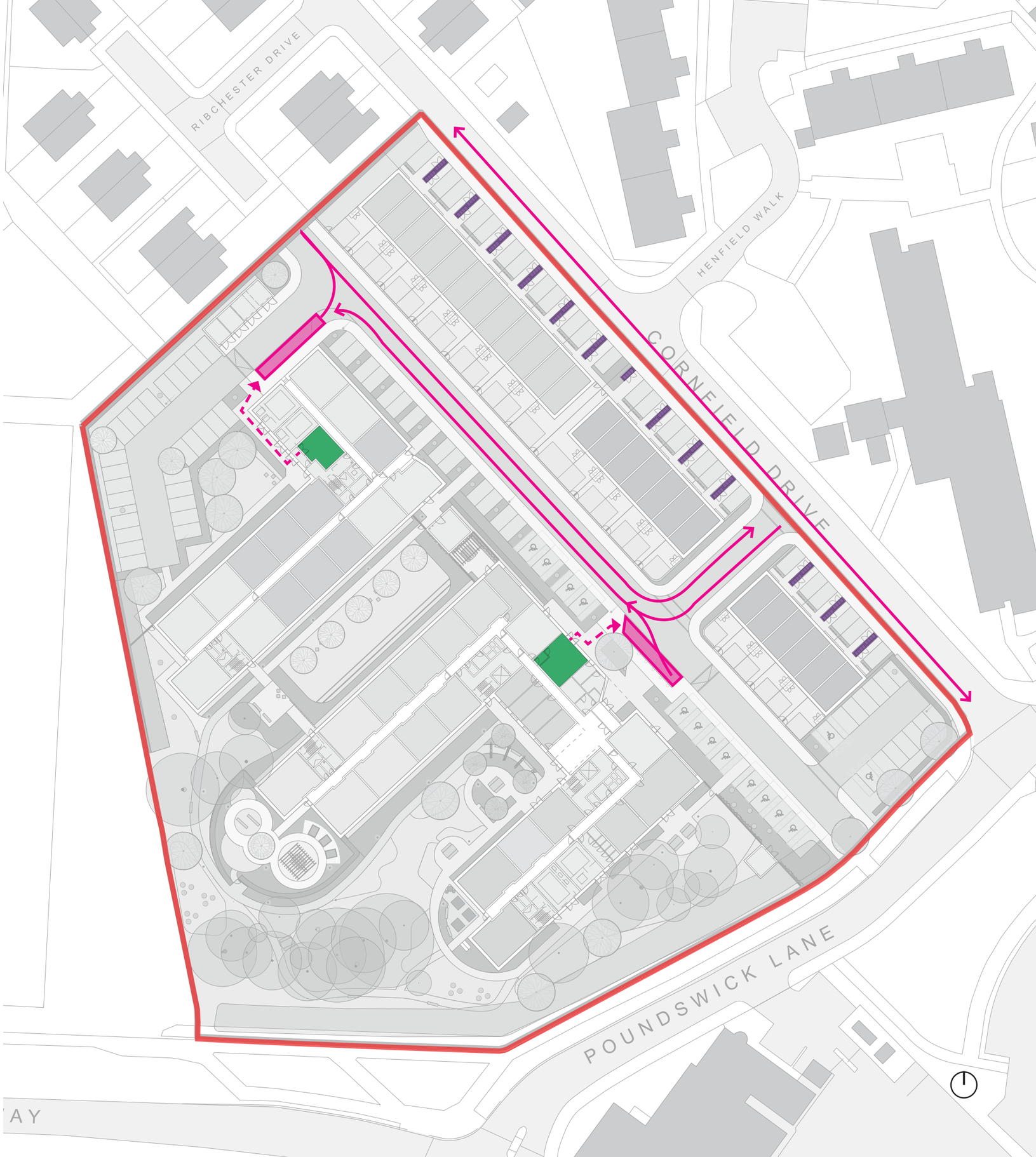
Apartment Calculation:
82 apartments x 0.43 sqm = 35.26 sqm (min required space)
Refuse room provision: 36 sqm

Refuse collection vehicles access the site from Cornfield Drive and their associated movements have been tracked through the landscape masterplan to ensure movements are appropriate.

Terraced Houses
Each terraced house has a dedicated external refuse store that has been sized using MCC Guidance (CD04 Waste Storage and Collection Guidance for New Developments) and describes four wheeled bin recepticals per dwelling. Refuse collection vehicles will stop local to each house and collect from Cornfield Drive.

Key:

- Residential Refuse Room
- Terraced House Refuse Store
- Refuse Vehicle Stopping Location
- Refuse Receptical Movement to Refuse Vehicle
- Notional Refuse Vehicle Movement Route

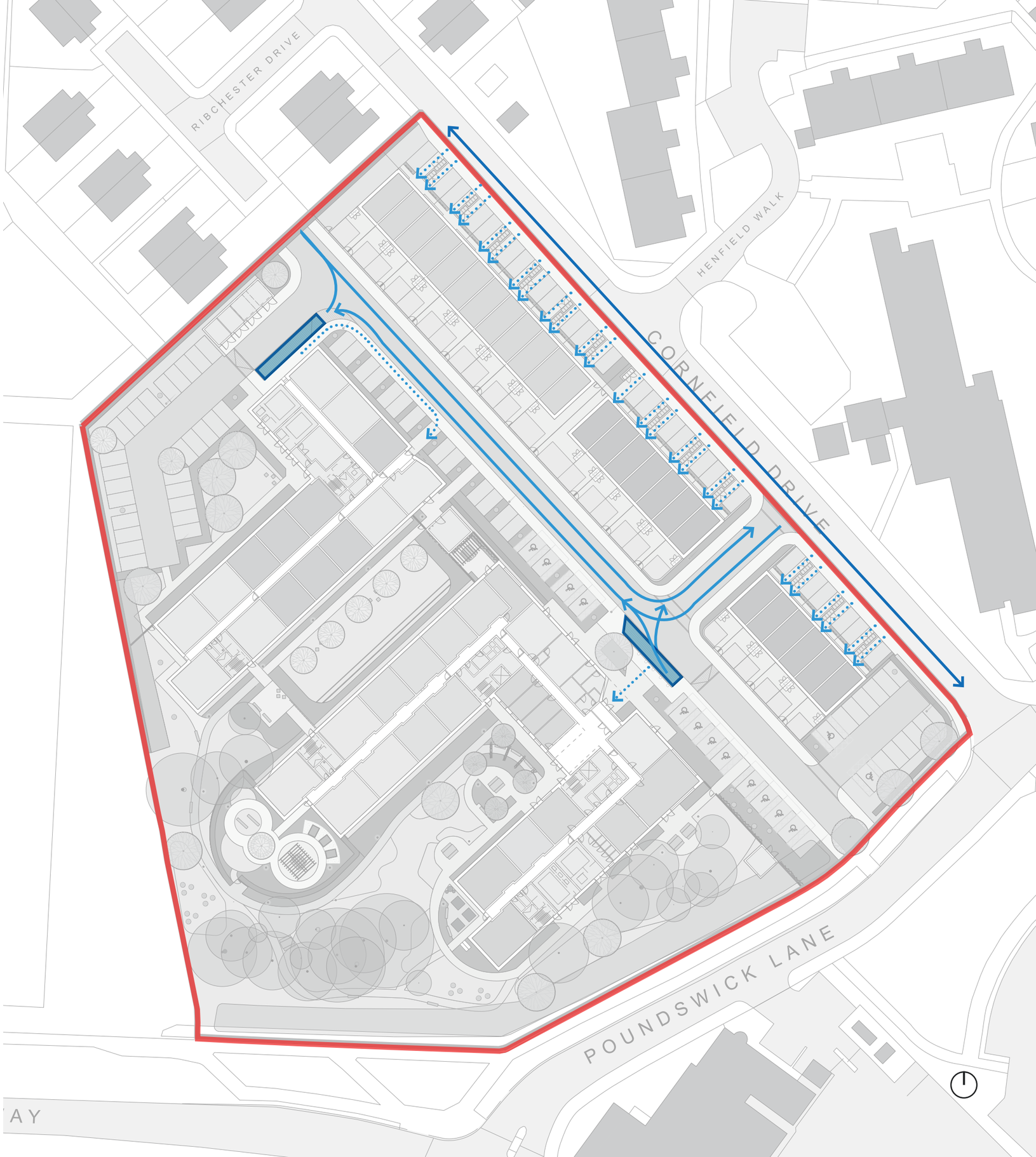


8.0 SITE STRATEGIES

8.6 Loading & Deliveries

Marked loading bay provision is available local to both the Extra Care and Apartment blocks that have been planned as part of the landscape design. These loading bays can be used for deliveries for residents and building support (e.g. food for kitchens in Extra Care). These bays can accommodate minibus and ambulance movements to support the demographic of the residents.

All vehicles access the site from Cornfield Drive and their associated movements have been tracked through the landscape masterplan to ensure movements are appropriate.



Key:

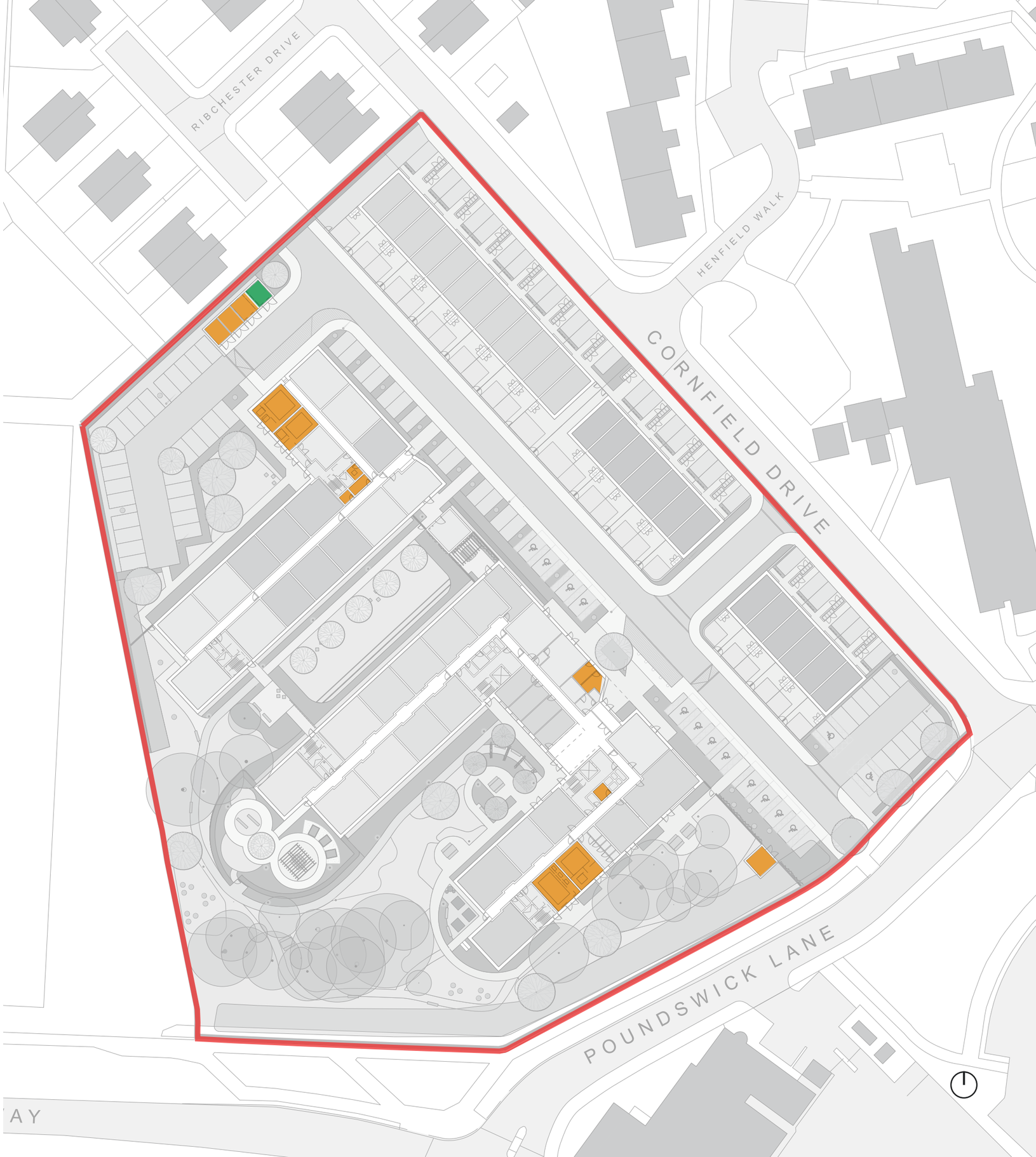
- Loading Bay Area
- Loading Bay Vehicle Movement Route
- Loading Bay Person Movement Route

8.0 SITE STRATEGIES

8.7 MEP Plant

MEP Plant rooms have been located to reduce impact on active ground floor street edges by placing on elevations with least impact (i.e. rear elevations with less prominence), where possible.

The proposals include a requirement for a substations to the North of the site.



Key:

- Plant Space
- Substation

8.0 SITE STRATEGIES

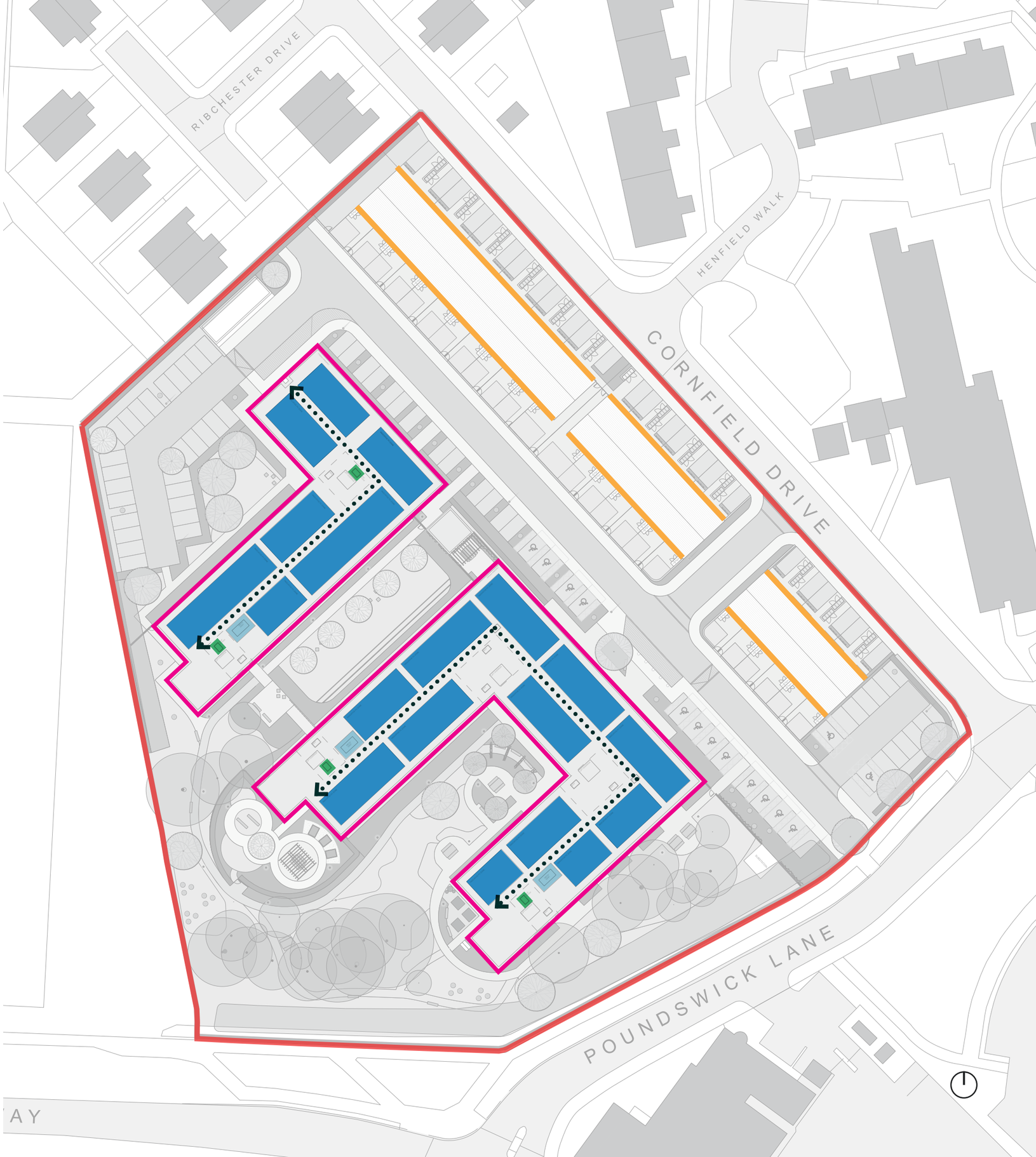
8.8 Roof Access

Roof level plant is limited to smoke shaft vent fans and photovoltaic (PV) panels on all blocks.

Access is restricted (no resident access) to roof level on the Extra Care and Apartment blocks is for maintenance and testing of roof plant, cleaning and general maintenance of the roof system and photovoltaic (PV) panels. Access to roof level is provided via fixed ladders in the cores that meet a low-profile roof hatch.

Roof edges are proposed to be protected by parapet guarding at 1200mm above roof level.

The houses have no roof-level plant or services. There are eaves gutters that can be reached safely from the ground for maintenance.



Key:

- Access Hatch Location
- Roof Access Route
- Parapet Guarding
- PV Array
- Roof Plant
- Eaves Gutters

8.7 SERVICING & MAINTENANCE

8.9 Facade Cleaning & Maintenance

Co-ordination with the landscape proposals has been undertaken to ensure that allowance around the perimeter of the scheme can be accommodated to allow sufficient access for cleaning and maintenance of the facade.

Primarily the buildings will be cleaned by telescopic pole washers from ground level. When required, the facades may be accessed via appropriate MEWP, scissor lift or scaffolding for more rigorous cleaning or maintenance.



Key:

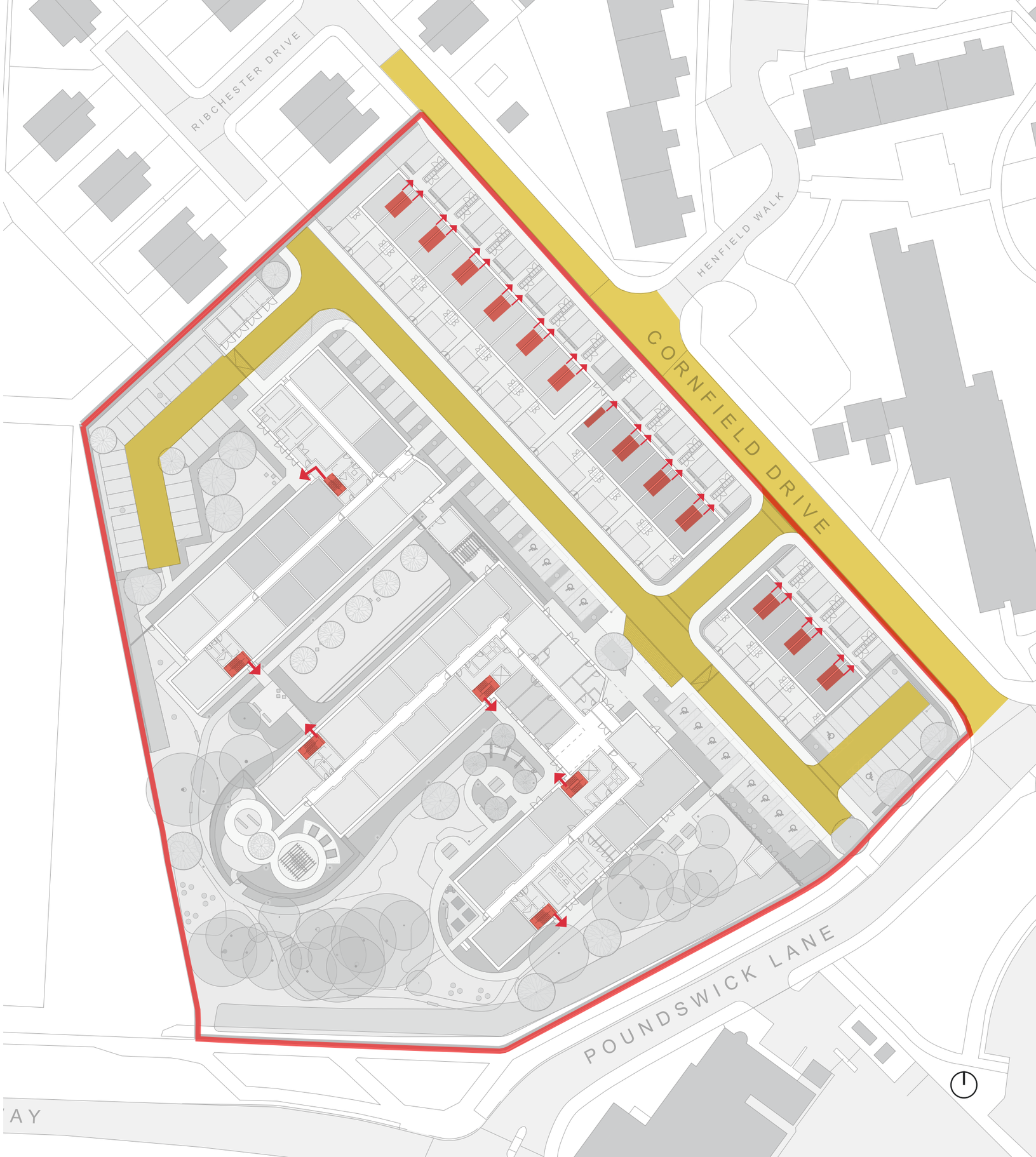
Cleaning & Maintenance Access

8.7 SERVICING & MAINTENANCE

8.10 Fire-Fighting

Co-ordination with the landscape proposals has been undertaken to provide access for fire tender to the areas indicated opposite to ensure all areas of the scheme are within permitted maximum distance limits.

All stairs to each block have direct protected egress to the external environment.



Key:

- Fire Tender Access Provision
- Escape Stair
- Escape Stair Route

9 SUMMARY

9.0 SUMMARY

9.1 Executive Summary

In summary, the application for Detailed Planning Permission is submitted having shown consideration to the Wythenshawe Development Framework (2023) which was developed to guide the wider regeneration proposals in Wythenshawe (see section 2.3).

These proposals have undertaken subsequent consultations with a range of stakeholders from MCC and Local Councillors to community groups and public engagement. These have been summarised and expanded upon in the relevant sections within this report or with further detail provided within the separate Statement of Community Involvement, prepared by Font Communications.

We believe that we have illustrated in this document a proposal which can meet the following key objectives:

- Residential-led scheme.
- True spectrum of homes for the area across a range of different home typologies that meet different needs of the community i.e. specialist housing and homes for older people.
- High-quality architectural design that complements the Wythenshawe context.
- Buildings set within a garden landscaped ground plane with active frontage to primary streets.
- Maximise the retention of valuable existing trees.
- A new and distinctive place for Wythenshawe.

The document should be read in conjunction with other supporting application information.

9.0 SUMMARY

9.2.1 Final Views: From Cornfield Drive Into Site

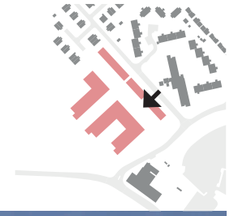




Image Credit: OurStudio

9.0 SUMMARY

9.2.2 Final Views: Residential Street



Image Credit: OurStudio

9.0 SUMMARY

9.2.3 Final Views: Shared Garden



Image Credit: OurStudio

APPENDICES

A APPENDIX
AREA SCHEDULES

A AREA SCHEDULES

Brotherton House - Totals

FeildenCleggBradleyStudios

Wythenshawe: Brotherton House / Plot 3.3

Manchester, UK

Stage: 2+

Date: 26.11.25

Schedule: Area Schedule

Revision: P05

Proposed Storey	1	2	3	4	5	TOTALS	
Proposed Level	GF	1	2	3	4		
TOTALS							
PLOT 3.3: EXTRA CARE + APARTMENT + HOUSE PLOTS							
Areas							
Residential NIA (sqm)	**2,562**	**3,510**	**3,051**	**2,555**	**2,555**	**14,232**	
Residential NIA (sqft)	*27,577*	*37,777*	*32,842*	*27,497*	*27,497*	*153,190*	
Block GIA (sqm)	**4,411**	**4,438**	**3,949**	**3,422**	**3,422**	19,642	
Block GIA (sqft)	*47,477*	*47,770*	*42,508*	*36,834*	*36,834*	*211,424*	
Notional Net to Gross (%)	*58.1%*	*79.1%*	*77.3%*	*74.7%*	*74.7%*	*Overall*	*72.7%*
Unit Mix							
Dementia: 1Bed 2persons	6	-	-	-	-	6	3%
Dementia: 2Bed 3persons	4	-	-	-	-	4	2%
Extra Care: 1Bed 2persons	1	8	8	8	8	33	15%
Extra Care: 2Bed 3persons	2	16	16	16	16	66	31%
Apartment: 1Bed 2persons	7	7	7	7	7	35	16%
Apartment: 2Bed 3persons	7	10	10	10	10	47	22%
House: 2Bed 3persons (2st)	12	-	-	-	-	12	6%
House: 4Bed 6persons (3st)	13	-	-	-	-	13	6%
Total	**52**	**41**	**41**	**41**	**41**	**216**	100%

A AREA SCHEDULES

Extra Care Block

FeildenCleggBradleyStudios

Wythenshawe: Brotherton House / Plot 3.3

Manchester, UK

Stage: 2+

Date: 26.11.25

Schedule: Area Schedule

Revision: P05

Proposed Storey	1	2	3	4	5	**TOTALS**	
Proposed Level	GF	1	2	3	4		
EXTRA CARE BLOCK							
Areas							
Residential NIA (sqm)	**807**	**1,569**	**1,569**	**1,569**	**1,569**	**7,082**	
Residential NIA (sqft)	*8,683*	*16,885*	*16,885*	*16,885*	*16,885*	*76,225*	
Block GIA (sqm)	2,122	2,149	2,149	2,149	2,149	10,719	
Block GIA (sqft)	*22,841*	*23,134*	*23,134*	*23,134*	*23,134*	*115,378*	
Notional Net to Gross (%)	*38.0%*	*73.0%*	*73.0%*	*73.0%*	*73.0%*	*Overall*	*66.0%*
Unit Mix							
Dementia: 1Bed 2persons	6	-	-	-	-	6	6%
Dementia: 2Bed 3persons	4	-	-	-	-	4	4%
Extra Care: 1Bed 2persons	1	8	8	8	8	33	30%
Extra Care: 2Bed 3persons	2	16	16	16	16	66	61%
Total	13	24	24	24	24	**109**	100%

A AREA SCHEDULES

Apartment Block

FeildenCleggBradleyStudios

Wythenshawe: Brotherton House / Plot 3.3

Manchester, UK

Stage: 2+

Date: 26.11.25

Schedule: Area Schedule

Revision: P05

Proposed Storey	1	2	3	4	5	TOTALS	
Proposed Level	GF	1	2	3	4		
APARTMENT BLOCK							
Areas							
Residential NIA (sqm)	**800**	**986**	**986**	**986**	**986**	**4,744**	
Residential NIA (sqft)	*8,614*	*10,612*	*10,612*	*10,612*	*10,612*	*51,063*	
Block GIA (sqm)	1,273	1,273	1,273	1,273	1,273	6,364	
Block GIA (sqft)	*13,700*	*13,700*	*13,700*	*13,700*	*13,700*	*68,500*	
Notional Net to Gross (%)	*62.9%*	*77.5%*	*77.5%*	*77.5%*	*77.5%*	*Overall*	*74.5%*
Unit Mix							
Apartment: 1Bed 2persons	7	7	7	7	7	35	43%
Apartment: 2Bed 3persons	7	10	10	10	10	47	57%
Total	14	17	17	17	17	**82**	**100%**

A AREA SCHEDULES

Terraced Houses & Others

FeildenCleggBradleyStudios

Wythenshawe: Brotherton House / Plot 3.3

Manchester, UK

Stage: 2+

Date: 26.11.25

Schedule: Area Schedule

Revision: P05

Proposed Storey	1	2	3	4	5	TOTALS	
Proposed Level	GF	1	2	3	4		
HOUSES							
Areas							
Residential NIA (sqm)	**955**	**955**	**497**	**-**	**-**	**2,407**	
Residential NIA (sqft)	*10,280*	*10,280*	*5,344*	*-*	*-*	*25,903*	
Block GIA (sqm)	1,016	1,016	527	-	-	2,559	
Block GIA (sqft)	*10,936*	*10,936*	*5,674*	*-*	*-*	*27,546*	
Notional Net to Gross (%)	*94.0%*	*94.0%*	*94.2%*	-	-	*Overall*	*94.1%*
Unit Mix							
House: 2Bed 3persons (2st)	12	-	-	-	-	12	48%
House: 4Bed 6persons (3st)	13	-	-	-	-	13	52%
Total	25	-	-	-	-	**25**	100%
OTHER							
Notional Substation GIA (sqm)	70					70	
Notional Substation (sqft)	*753*					*753*	
Notional External Cycle Store (sqm)	32					32	
Notional External Cycle Store (sqft)	*344*					*344*	

NOTES

- Area conversion for sqm to sqft: 10.7639
- Residential NIA is based on total area within party walls (NSA to be defined separately for WS3-end, if required)
- Net to gross allows includes for GF ancillary spaces as appropriate
- All plots are subject to design development beyond planning in Stage 3 and 4
- Notional substation and external cycle store are not included in the total areas

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B APPENDIX

LIST OF SUBMITTED DRAWINGS

B LIST OF SUBMITTED DRAWINGS

LOCATION DRAWING 1:1250 @ A3

18704-FCB-ZZ-ZZ-D-A-0001 - Location Plan

EXISTING DRAWINGS

SITE PLAN 1:500 @ A1

18704-FCB-ZZ-ZZ-D-A-0101 - Existing Site Plan

DEMOLITION PLAN 1:500 @ A1

18704-FCB-ZZ-ZZ-D-A-0111 - Demolition Plan

SITE SECTIONS 1:200 @ A1

18704-FCB-ZZ-ZZ-D-A-0201 - Existing Site Sections

PROPOSED DRAWINGS

SITE PLAN 1:500 @ A1

18704-FCB-ZZ-ZZ-D-A-0401 - Proposed Site Plan

GA PLANS 1:100 @ A1

APARTMENT

18704-FCB-AB-CF-D-A-0411 - Proposed Plan - Apartment Block - Ground Floor

18704-FCB-AB-ZZ-D-A-0412 - Proposed Plan - Apartment Block - Level 01-04

18704-FCB-AB-RF-D-A-0416 - Proposed Plan - Apartment Block - Roof

EXTRA CARE

18704-FCB-EC-CF-D-A-0421 - Proposed Plan - Extra Care - Ground Floor

18704-FCB-EC-ZZ-D-A-0422 - Proposed Plan - Extra Care - Level 01-04

18704-FCB-EC-RF-D-A-0426 - Proposed Plan - Extra Care - Roof

TERRACED HOUSES

18704-FCB-TH-CF-D-A-0431 - Proposed Plan - Terrace North - Ground Floor

18704-FCB-TH-CF-D-A-0441 - Proposed Plan - Terrace South - Ground Floor

18704-FCB-TH-01-D-A-0432 - Proposed Plan - Terrace North - Level 01

18704-FCB-TH-01-D-A-0442 - Proposed Plan - Terrace South - Level 01

18704-FCB-TH-02-D-A-0433 - Proposed Plan - Terrace North - Level 02

18704-FCB-TH-02-D-A-0443 - Proposed Plan - Terrace South - Level 02

18704-FCB-TH-RF-D-A-0434 - Proposed Plan - Terrace North - Roof

18704-FCB-TH-RF-D-A-0444 - Proposed Plan - Terrace South - Roof

GA SECTIONS 1:100 @ A1

SITE

18704-FCB-ZZ-ZZ-D-A-0601 - Proposed Site Sections

APARTMENT

18704-FCB-AB-ZZ-D-A-0611 - Proposed Section - Apartment Block

EXTRA CARE

18704-FCB-EC-ZZ-D-A-0621 - Proposed Section - Extra Care

TERRACED HOUSES

18704-FCB-TH-ZZ-D-A-0631 - Proposed Section - Terrace House

GA ELEVATIONS 1:100 @ A1

SITE

18704-FCB-ZZ-ZZ-D-A-0701 - Proposed Site Elevations

APARTMENT

18704-FCB-AB-ZZ-D-A-0711 - Proposed Elevation - Apartment Block - North

18704-FCB-AB-ZZ-D-A-0712 - Proposed Elevation - Apartment Block - South

18704-FCB-AB-ZZ-D-A-0713 - Proposed Elevation - Apartment Block - East

18704-FCB-AB-ZZ-D-A-0714 - Proposed Elevation - Apartment Block - West

EXTRA CARE

18704-FCB-EC-ZZ-D-A-0721 - Proposed Elevation - Extra Care - North

18704-FCB-EC-ZZ-D-A-0722 - Proposed Elevation - Extra Care - South

18704-FCB-EC-ZZ-D-A-0723 - Proposed Elevation - Extra Care - East

18704-FCB-EC-ZZ-D-A-0724 - Proposed Elevation - Extra Care - West

18704-FCB-EC-ZZ-D-A-0727 - Proposed Elevation - Extra Care - Courtyard East

18704-FCB-EC-ZZ-D-A-0728 - Proposed Elevation - Extra Care - Courtyard West

TERRACED HOUSES

18704-FCB-TH-ZZ-D-A-0731 - Proposed Elevation - Terrace North

18704-FCB-TH-ZZ-D-A-0732 - Proposed Elevation - Terrace South

ANCILLARY BUILDINGS

18704-FCB-ZZ-ZZ-D-A-0751 - Proposed Cycle Store

18704-FCB-ZZ-ZZ-D-A-0752 - Proposed Generator

18704-FCB-ZZ-ZZ-D-A-0753 - Proposed Substation

BAY STUDIES 1:20 @ A1

18704-FCB-ZZ-ZZ-D-A-0801 - Proposed Bay Studies - Extra Care & Apartment Block - Ground & Typical Condition

18704-FCB-ZZ-ZZ-D-A-0802 - Proposed Bay Studies - Extra Care & Apartment - Roof & Typical Condition

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