

Site:
Vacant Site,
Breakers Yard
Northenden
M22 4HR

Design and Access Statement



This Design & Access Statement (DAS) accompanies the Planning Application made on behalf of Yolo Ltd for the vacant Breaker's Yard, Boat Lane, Northenden M22 4HR

The proposal is to develop the site and create 5 dwellings.



The map above shows the location of the site (shown in red). Access to the proposed site is via Boat Lane.

1. Introduction

Land Use and Community Facilities

The site is located on Boat Lane in Northenden. This planning application is to utilise the vacant plot of land to create 5 dwellings.

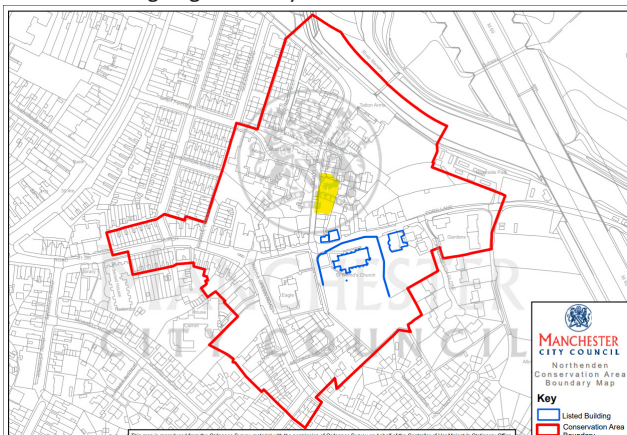
The surrounding properties are a mixture of apartments and 2 storey residential properties. The design of the new dwellings will be contemporary yet sympathetic to the existing properties.

Conservation Area

Boat Lane is located within the Northenden Conservation Area. Northenden Village is situated approximately six and half miles south of Manchester city centre, on the south bank of the River Mersey.

The conservation area, which was designated by the City Council in December 1981, covers just over seven hectares centred on the parish church. It extends northwards to include the river banks and southwards to the 19th century shops, houses and other buildings on Church Road and Royle Green Road.

The map below shows the Northenden Conservation Area. The site is highlighted in yellow.



Site and Surrounding Context



View No. 1 - This is an image of the proposed site from Boat Lane. This view is taken from the north of the site.



View No. 2 - This is a image of the proposed site also taken from Boat Lane and is taken from the south of the proposed site. The boundary wall can be seen to the right of the image



View No. 3 - This is a view of the apartments that are located opposite the proposed site, the apartments are retirement apartments.



View No. 4 - This is the view of the properties that border the proposed site to the north of the site.

Relevant Planning Policies

Full details regarding the proposals, planning history and planning policy, have been considered in the submitted planning application. Below is a summary of planning policies at local and national level considered particularly relevant to this application:

National Planning Policy

The National Planning Policy Framework (NPPF) came into force in 2012 and was last revised in December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration and its policies should be taken into account.

The NPPF places high importance on "a presumption in favour of sustainable development" (para 11) and confirms support for sustainable and accessible economic development that will meet the need of local communities.

Of particular relevance is "Section 5: Delivering a sufficient supply of homes" where the sustainable development is reinforced by supporting the Government's objective of significantly boosting the supply of homes and providing a provision of housing to be available for affordable home ownership. (Paragraph 61 - 66).

Also of relevance to this scheme is "Section 12: Achieving well-designed places" whereby "good design is a key aspect of sustainable development, creating better place in which to live" (p. 131) and the development is sympathetic to the local character and history whilst establishing a strong sense of place, using the arrangement of street, spaces and building types and materials to create an attractive, welcoming and distinctive place to live (para.135).

The proposals for the development will provide high quality residential development in an accessible and sustainable location, integrated with its surroundings and in keeping with national planning policy.

Local Planning Policy

Manchester City Council Core Strategy 2012 - 2027

Manchester's Core Strategy was adopted on the 11th July 2012 and is the key document in the Manchester Local Plan. It sets out long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

The Core Strategy ensures that sustainable development is treated in an integrated way. It considers the interrelationship between social inclusion, protecting and enhancing the environment, the prudent uses of natural resources and economic prosperity.

Policy H7 - Housing Wythenshawe

The Council expects that 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 Northenden, Baguley and Wythenshawe and upon small infill sites where it contributes to the stock of affordable housing and where it complements Wythenshawe's garden city character. There is also the potential for additional family housing for sale.

Policy EN1 - Design Principles and Strategic Character Areas
Character Area No10. Wider Wythenshawe Character Area
Wythenshawe was developed along the principles of the 'garden city' movement. The wider area represents a phased series of predominantly social housing dating from the 1920s to the 1960s, with some later infill developments and industrial zones. There is a predominance of low rise, low density semi-detached houses, short terraces and low rise blocks of flats and maisonettes, all set within private gardens, incidental open space, public amenity spaces and pockets of semi-natural and woodland areas. The key focal points for activity are the transport corridors, hospital and District Centres.

The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape

Policy EN 3 - Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Policy EN 5 - Strategic Areas for low and zero carbon decentralised energy infrastructure

Within Manchester it is considered that the following strategic areas, will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available:

- District Centres and associated major development sites

Within this area, new development, regeneration and retrofit projects, will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans. The Council will work with all relevant stakeholders, which may include developers, landowners, residents, community groups, private sector partners, utilities companies, neighbouring authorities and other public sector bodies, as appropriate, to bring forward such plans.

Policy EN 6 - Target Framework for CO₂ reductions from low or zero carbon energy supplies

Developments smaller than the above threshold, but involving the erection of a building or substantial improvement to an existing building will also be expected to meet the minimum target, where viable, but will not be expected to submit an energy statement.

Target 3 Micro-generation areas: Locations where lower densities and a fragmented mix of uses tend to mean that only building scale solutions are practical.

Target 3: Micro generation area and the minimum requirement is +15% increase on Part L 2010



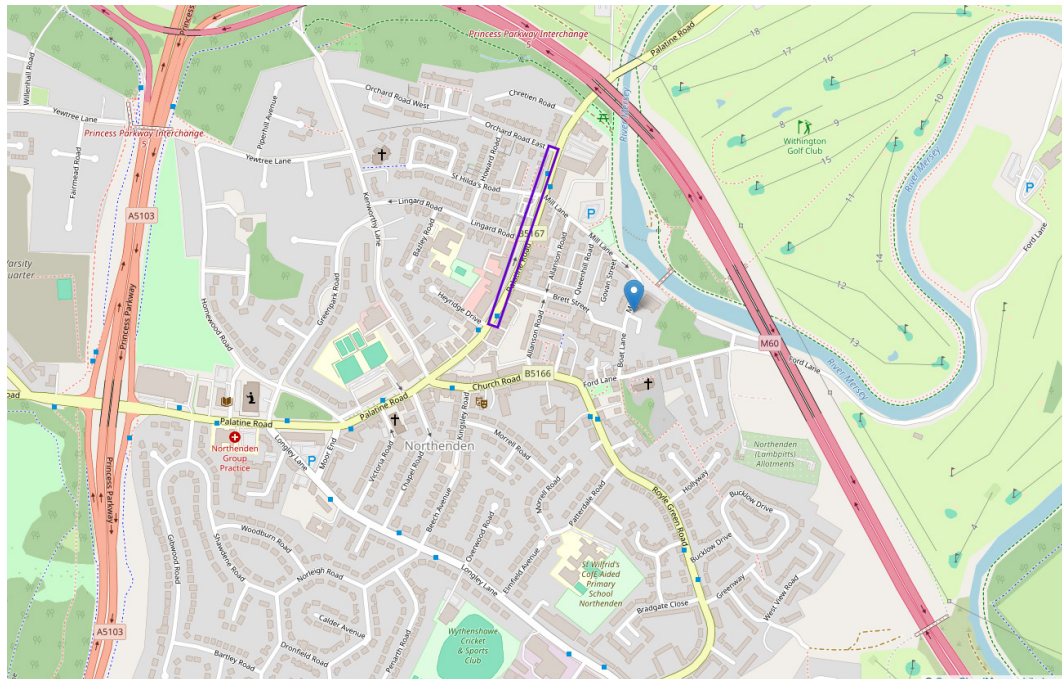
Transport, Access and Highway Issues

The site is 1.6 miles to East Didsbury Train Station. There are bus stops within walking distance from the sites which connect to Manchester city centre and the surrounding area.

Car - The site is can be accessed via Church Lane which leads onto Palatine Road which leads onto the Princess Parkway which leads into Manchester City Centre in one direction and the M56 motorway in the other direction.

Public Transport - There are bus stops within a short walking distance from the site which provide services to the local area and towards Manchester City Centre. East Didsbury train station provides services to Manchester including a direct line to Manchester Airport, Liverpool and North Wales. There are services running throughout the day.

Cycle Paths/Pedestrian Routes - There are a network of roads and pavements providing both pedestrian and bicycle access to the nearby amenities including a medical centre, recreation grounds, schools and shops.



Above: The map above shows the location of the site and the surrounding area (site is shown by the blue pin). This map shows the proximity of the local amenities, main road and bus stops to the site.

Princess Parkway is highlighted in orange and the M60 is highlighted in red. The bus stops locations are shown by blue squares. The nearest supermarkets and shops are highlighted in purple. The nearest primary school St Wilfrid's CofE Primary School and Northenden medical centre is also shown on the map.

Urban Context

The site is located within a predominantly residential area, please see examples of housing below. The examples are all located in the neighbouring roads to the proposed site.



Above: Housing on Ford Lane, the rear of these houses border the proposed site.



Above: Housing located on Boat Lane



Above: Modern housing located on Ollerton Close which is located off Boat Lane.

History

The plans below show the history of the site from 1836 to 1938, the site has remained in the same state until the present day. The development in the surrounding area has grown significantly since 1836 and there is a significant difference in the development from 1836 to 1938.



1836 map



1904 map



1916 map



1938 map

Proposed Site Plan

Project Aims

The proposal provides 5 no. 3 storey dwellings.

Key Objectives for the Development

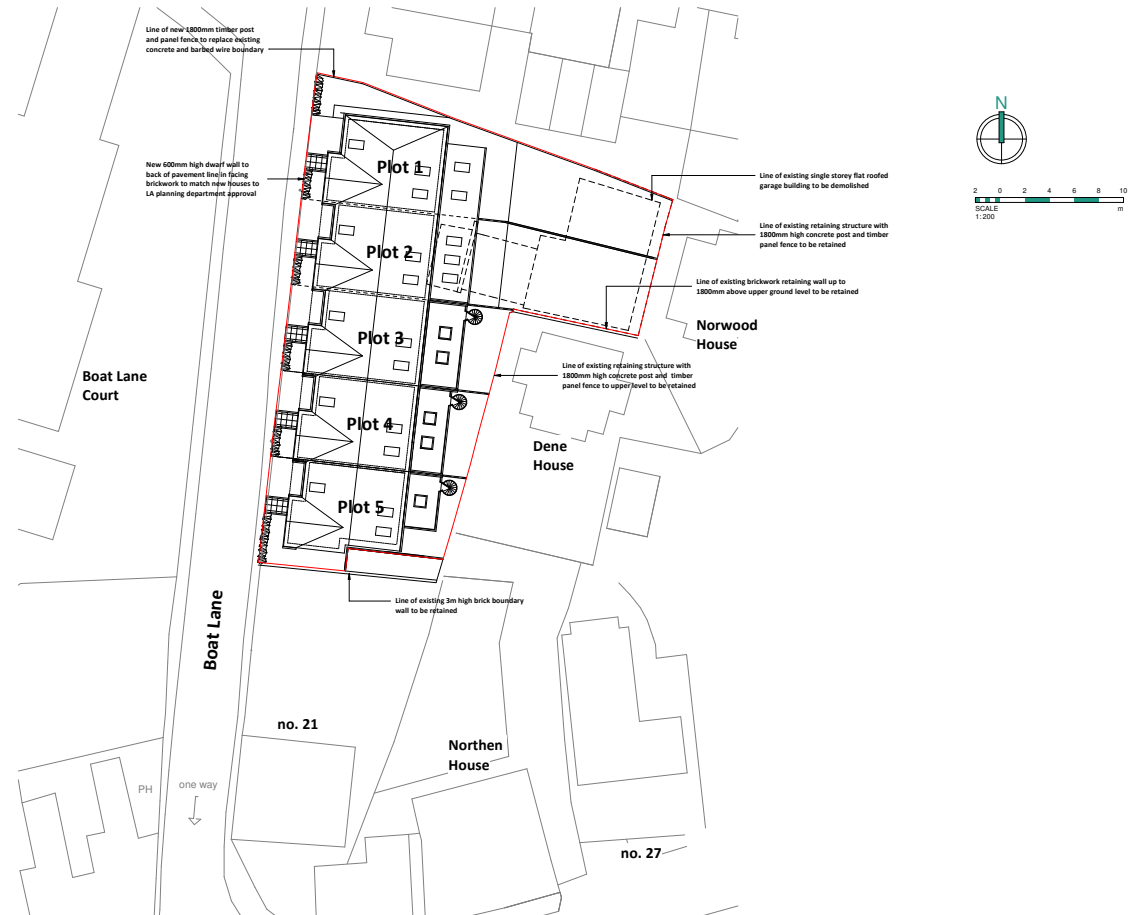
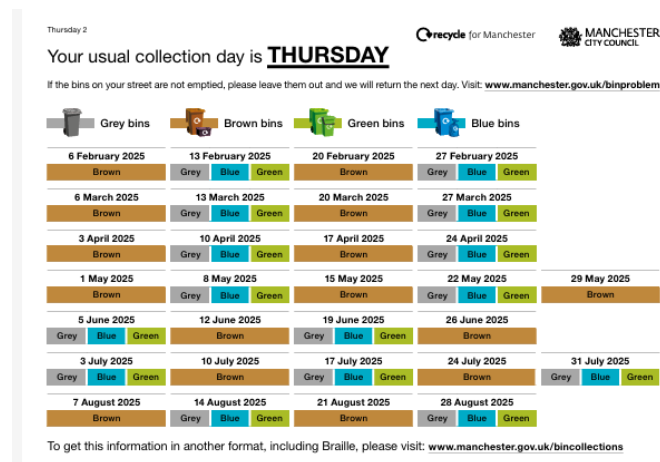
1. Respect local character and to retain and enhance views, including views from adjacent housing.
2. Delivering high quality dwellings which are sustainable, safe, and attractive.

Project Constraints

1. Overlooking distances to be maintained from existing houses.

Waste Collection

Manchester City Council are responsible for the waste collection for Boat Lane and the surrounding areas. An example taken from their website which details of local bin collections for the site area is shown below.



Site Plan as Proposed

Proposed site plan for the vacant Breakers Yard located on Boat Lane

Security

The project has been designed with consideration to the following security issues:

- Boundary treatment to provide secure rear gardens for residents.
- Robust, low maintenance materials and boundaries to ensure visual appearance of the project is retained.
- Natural surveillance and strong street frontage along the proposed site.
- Street Lighting will be proposed to illuminate public and private areas, in line with Secure by Design principles.

Appearance

The key design principles are as follows:

- Low maintenance materials to give long-term durability and good weathering performance.
- Materials to reflect the surrounding area
- Scale and massing to complement the surrounding area.

Proposed Materials

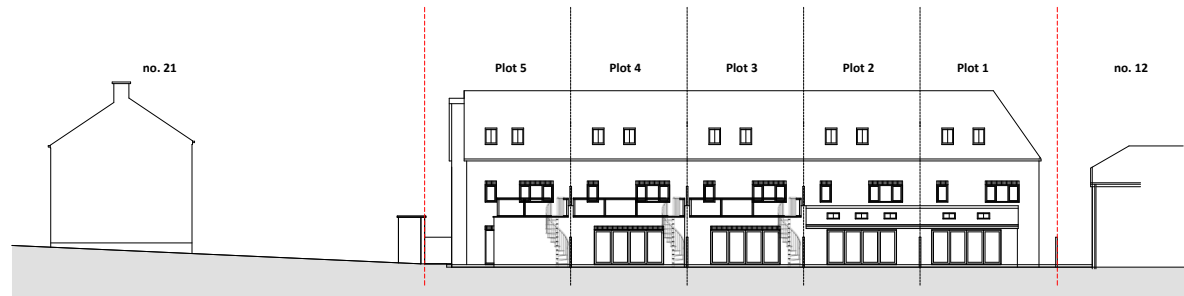
The materials used in the construction of the nearby listed buildings were deemed as significant in their contribution to the character of the conservation area. The use of these solid, traditional materials will help the new properties relate to these existing high-quality buildings and complement their character.

Facing Brick: The Caldera Red Multi brick, crafted by Wienerberger has been selected by the applicant. It is a durable extruded brick with a vibrant red hue and a subtle light texture.

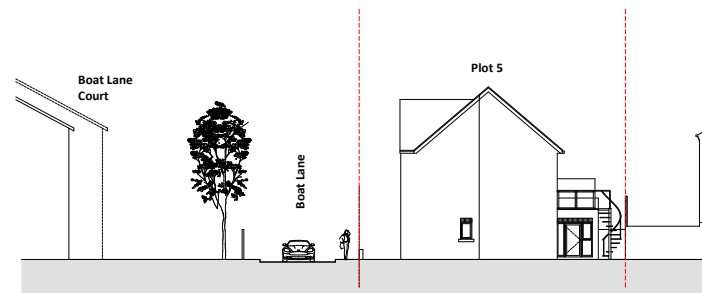
Roof Covering: The specification of natural slate will complement the roofs of the neighbouring Corner Cottage and the nearby Northen House and its adjoining cottage.

Windows and External Doors: For the windows and doors, UPVC has been specified rather than traditional timber as they offer enhanced performance, better durability, increased security, thermal efficiency, and minimal maintenance.

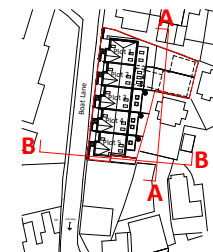
Street Elevations



Street Elevation AA - Rear Street Elevation



Street Elevation BB - Gable Elevation 1



Key



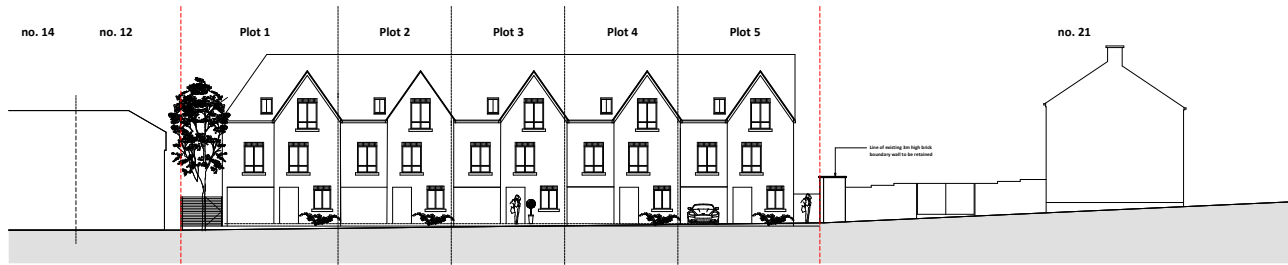
Neighbouring Corner Cottage Slate Roof



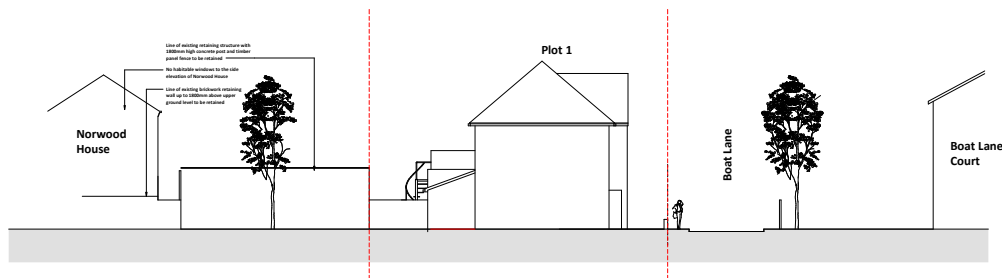
Weinerberger, Caldera Red Multi Brick



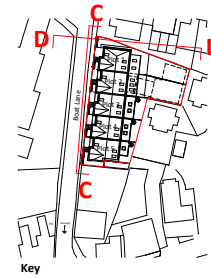
Street Elevations



Street Elevation CC - Front Street Elevation



Street Elevation DD - Gable Elevation 2

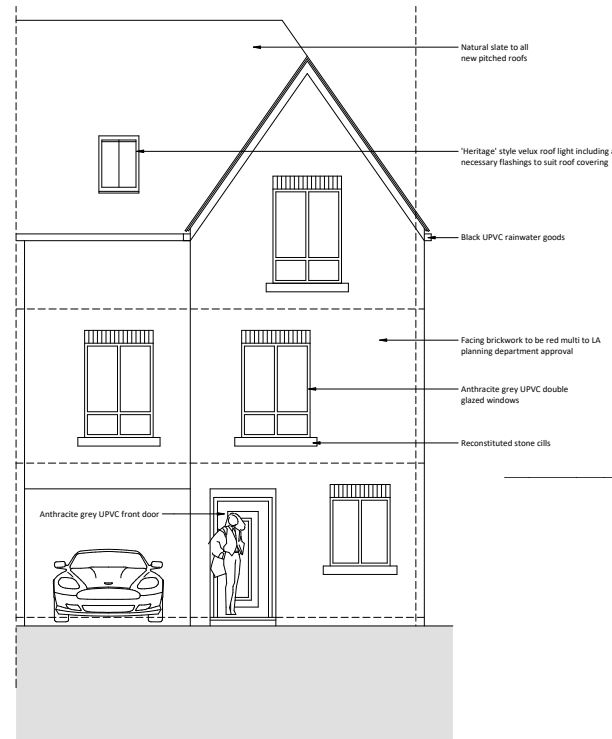


Elevations - As Proposed



Rear Elevation - Plot 3
(Roof Terrace)

Rear Elevation - Plot 2
(Pitched Roof)

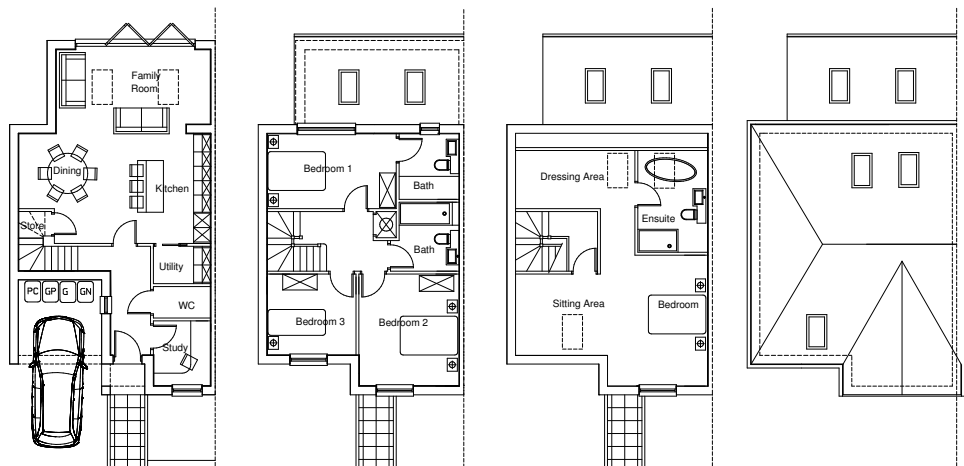


Front Elevation

Typical House Elevations

Plot 1 Floor Plans

Plot 2 Floor Plans



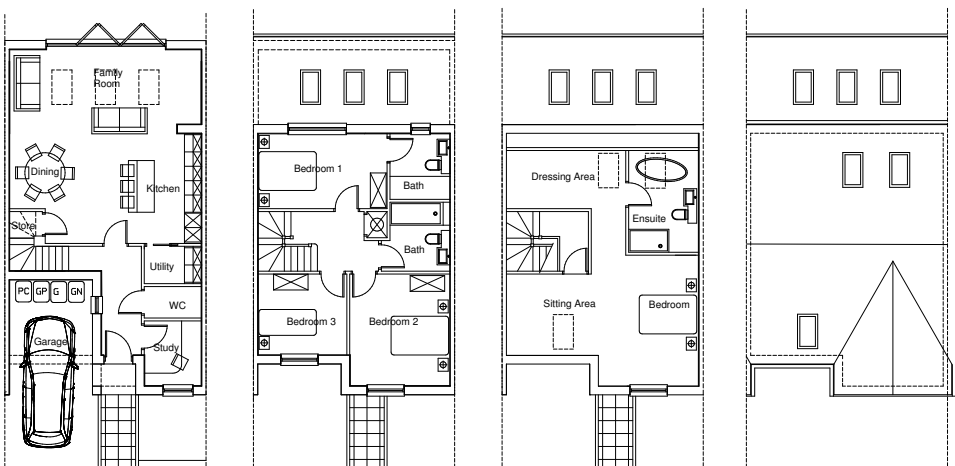
00 Ground Floor Plan

01 First Floor Plan

02 Second Floor Plan

03 Roof Plan

Plot 1 - Floor Plans



00 Ground Floor Plan

01 First Floor Plan

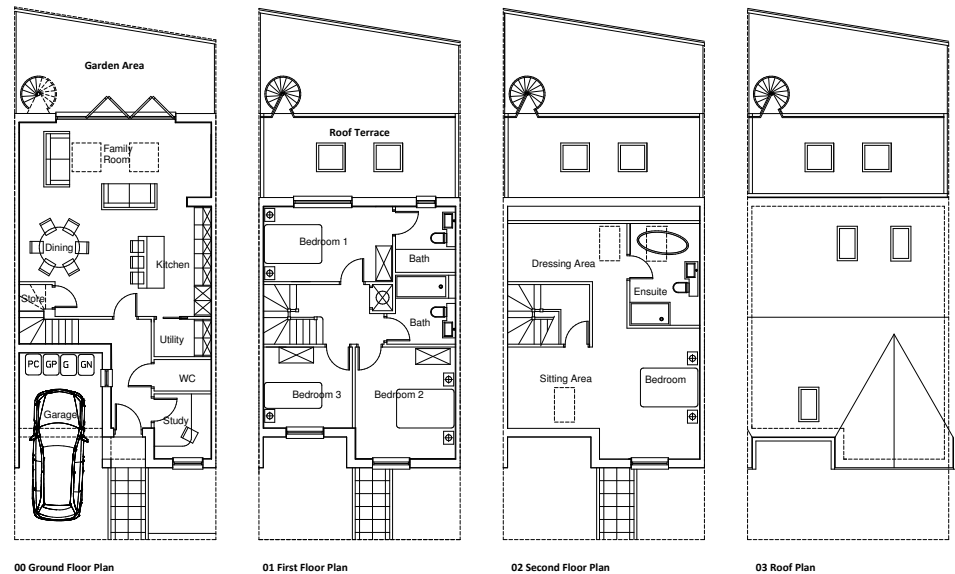
02 Second Floor Plan

03 Roof Plan

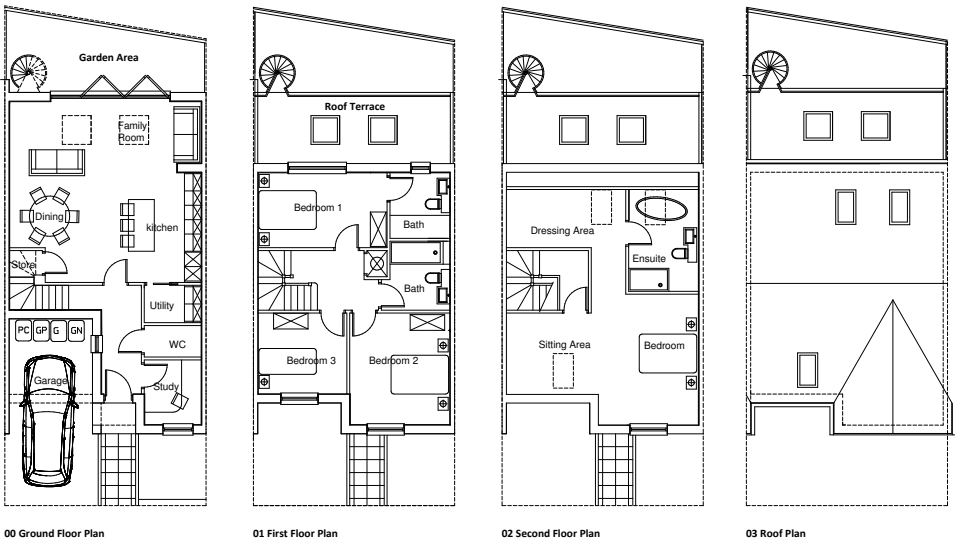
Plot 2 - Floor Plans

Plot 3 Floor Plans

Plot 4 Floor Plans

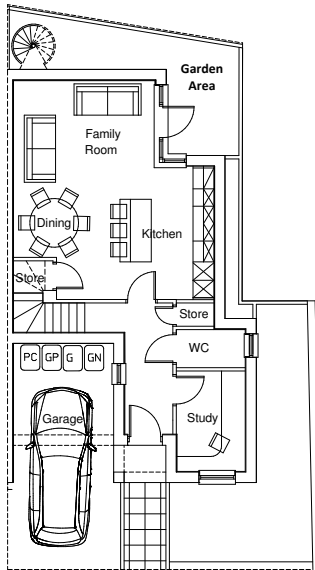


Plot 3 - Floor Plans

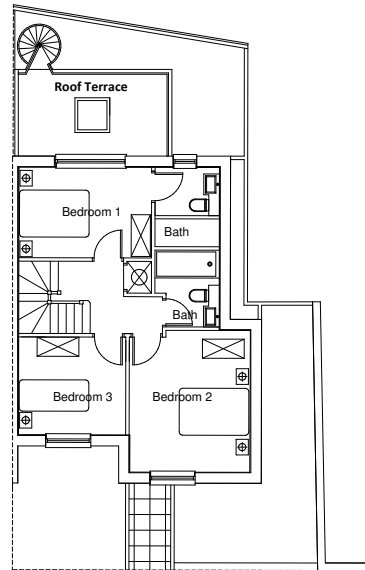


Plot 4 - Floor Plans

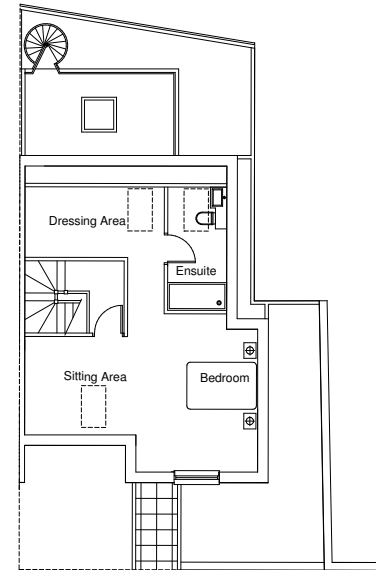
Plot 5 Floor Plans



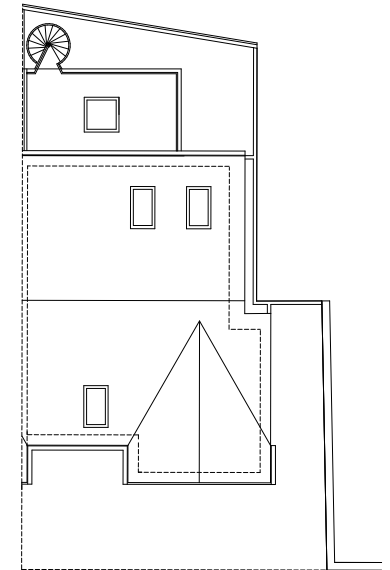
00 Ground Floor Plan



01 First Floor Plan



02 Second Floor Plan



03 Roof Plan

Energy Statement

The preferred solution is to provide a fabric first approach through thermal elements and other parts of the building fabric, then adding renewable technologies to meet the current Part L energy standards.

Several technologies have been investigated for use on the project, such as air source heat pumps and solar PV panels.

The final options will be confirmed via Energy calculations (SAP) to demonstrate compliance with the Part L requirements of the Building Regulations.

Sustainable construction methods and energy efficiency will be adopted at the detailed design stage. This will promote a high standard of build and construction for the development in accordance with Best Practice Standards.

The proposal will seek to follow the aspirations in line with the Building Regulations and Housing Review Standards in order to provide a high-quality environment.

Best Practice sustainability will be embraced, which will fully explore issues such as sustainable drainage techniques, and buildings that are resource and energy efficient.

It is expected that the design will explore the following to promote a reduction in carbon emissions to help meet the 2038 carbon neutrality target:

- Low flow showers, smaller baths and dual low flush toilets as part of controlled water demand and use
- Low energy lighting, energy controls and management
- Double or triple glazing, and improved insulation for walls, roof and floors
- Plots to provide suitable facilities and storage for

- recycling and waste
- PV Panels on roofs.

Sustainability Policy

The resulting improvements in carbon emissions will be tracked and measured, and will be reported at a partnership level. We will look at purchasing greener electricity and will also develop options for a partnership approach to purchasing energy to bring better value for money. New building development will move towards zero carbon before

2027, targeting the reduction of fossil fuels and growth in the use of renewable and clean electricity. Aligned with the actions in the Environment Bill, these investments will also improve green infrastructure, reduce flood risk, increase habitat availability and result in biodiversity net gain.

Fabric First Approach

The elemental build-up of building components will be key to meet the new Part L requirements. We envisage meeting the following u-values as a starting point before adding solar PV panels with an array sized suitably to meet the part L benchmarks.

- Floor U-Value - 0.12W/m²K (150mm insulation)
- Wall U-Value - 0.18W/m²K (100mm insulation)
- Roof U-Value - 0.09W/m²K (500mm insulation) 0.14 for pitched roofs
- Glazing U-Value - 1.2W/m²K (efficient double glazing)
- Door U-Value - 1.0W/m²K
- Airtightness - 4
- A rated high efficiency boiler with built in flue gas heat recovery system

Access Statement

Philosophy

The submitted scheme reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the need of people with impairments is considered as an integral part of the development process. By developing an inclusive environment the scheme shall have positive effect on society by benefiting the increasing elderly population.

Guidance

The scheme has been designed based on the following publications:-

- (i) BS 8300-2 : 2018 Design of buildings and their approaches to meet the needs of disabled people.
- (ii) Design and Quality Standards 2007 (as guidance and good practice)
- (iii) Equality Act 2010
- (iv) Building Regulations Part M 2016 (2015 amendments)

