



541 WILBRAHAM ROAD_ CHORLTON //
DESIGN AND ACCESS STATEMENT // 10.25



INTRODUCTION + TEAM MEMBERS

This Design and Access Statement has been prepared in support of a full planning application for the redevelopment of the site at 541 Wilbraham Road, Chorlton, M21 0AH. The proposal seeks to demolish the existing vacant building and construct 9 apartments.

The application site has previously been considered through the pre-application process with Manchester City Council. The following pages set out the initial proposals for the site, highlighting the key design considerations, the progression of the scheme, and how design opportunities have been identified and incorporated throughout the process. We believe this site represents an exciting opportunity to deliver much-needed, high-quality housing for social rent in the heart of Chorlton, within a sustainable and prominent location. Southway Housing Trust and View Associates are trusted collaborators with strong local ties, well placed to bring forward a scheme of real benefit to the area.

Southway Housing Trust

Southway owns over 6,500 homes in Greater Manchester and is a community-focused housing association with a vision to provide excellent customer service and quality homes, where communities thrive.

By 2030, it aims to grow to 10,000 homes and invest £5 million in its communities to help people to live well and independently. It plans to build around 1,300 homes for social and affordable rent, as well as shared ownership and sale through its profit-for-purpose sales and management partner Gecko Homes.

Southway strives for continuous improvement led by customers, communities and colleagues. It is a member of the Greater Manchester Good Employment Charter and is guided by its REACH values of Respect, Equity, Ambition, Compassion and Honesty.

VIEW

VIEW Associates Architects support our clients from early concept decision-making to delivery, providing comprehensive support to navigate the technical and policy requirements throughout the planning system.

Strategic lateral thinking means we identify and anticipate new avenues of opportunity to ensure your objectives and aspirations are met.



INTRODUCTION + TEAM MEMBERS

Eden Planning

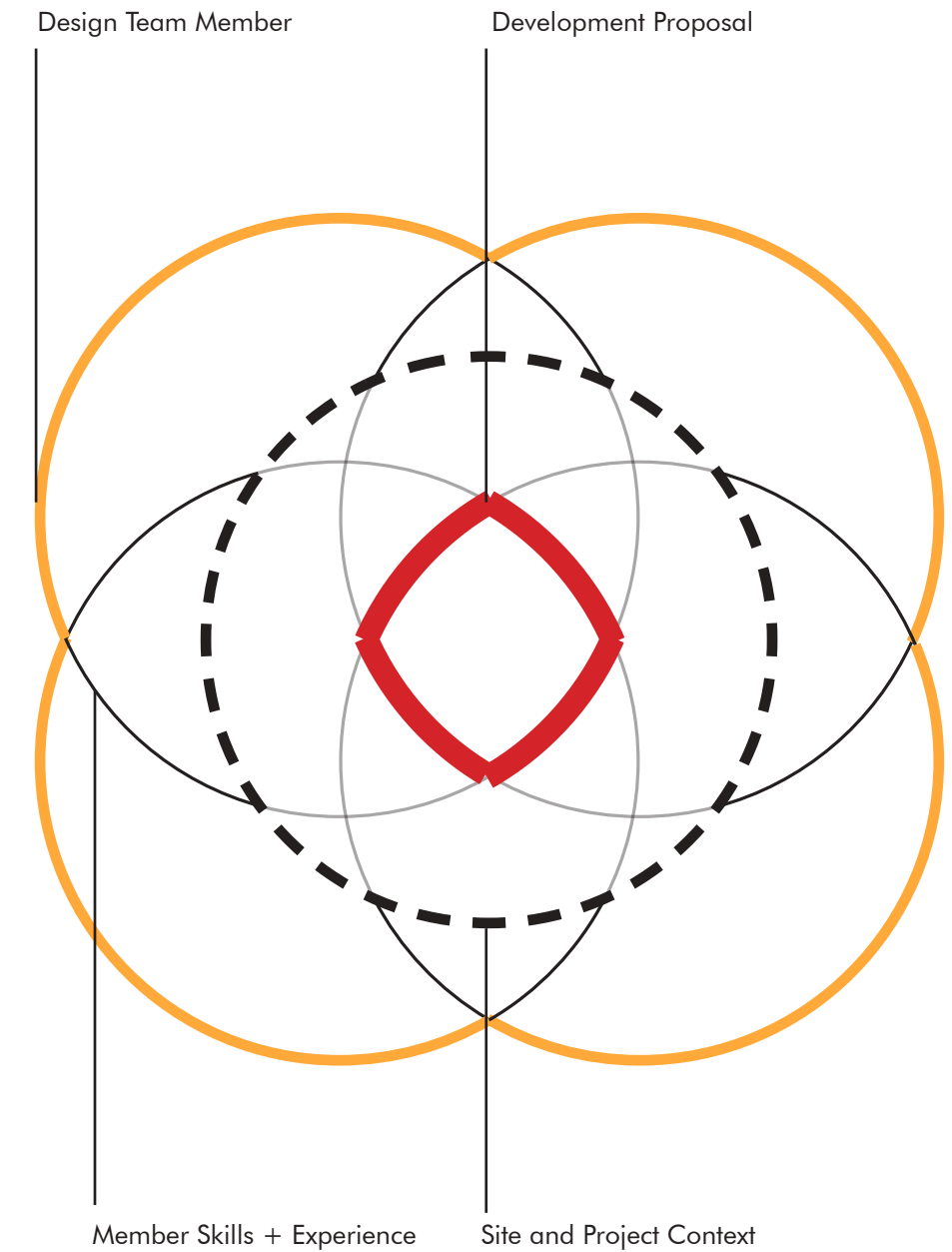
The experienced Eden team offers a wide spectrum of planning services designed to take projects from an initial concept, through to realisation. Pro-active, collaborative and creative, our team loves to tailor bespoke town planning strategies for our clients that deliver results.

CPC Project Services

Our residential team are providing innovative and bespoke solutions to affordable, mixed tenure and social housing developments across the UK, from multiple storey units to housing estate regeneration projects. We are managing the delivery of over 16,500 homes in the UK.

Trevor Bridge

The current team at TBA comprises of Chartered and Licentiate Landscape Architects, supported by a landscape technician. TBA also employs a full time, in house Arboriculturist. As a relatively small company the staff at TBA work closely together, to provide excellent, reliable and personal service to their clients. Designs are creative and imaginative, but also practical and cost effective.



SITE LOCATION

The development site is located on a prominent corner of Chorlton centre adjacent Wilbraham Road and opposite Morrisons and Chorlton Metrolink Station.

Wilbraham Road is one of the main arterial roads that runs through Chorlton and is bounded by a number of commercial uses, interspersed with residential.

Wilbraham Road is a vibrant and well connected part of the locality and as such this gateway site has excellent potential for high quality development.



EMERGING CONTEXT

When assessing the site it is important to take into account both the existing context and equally its future proposals.

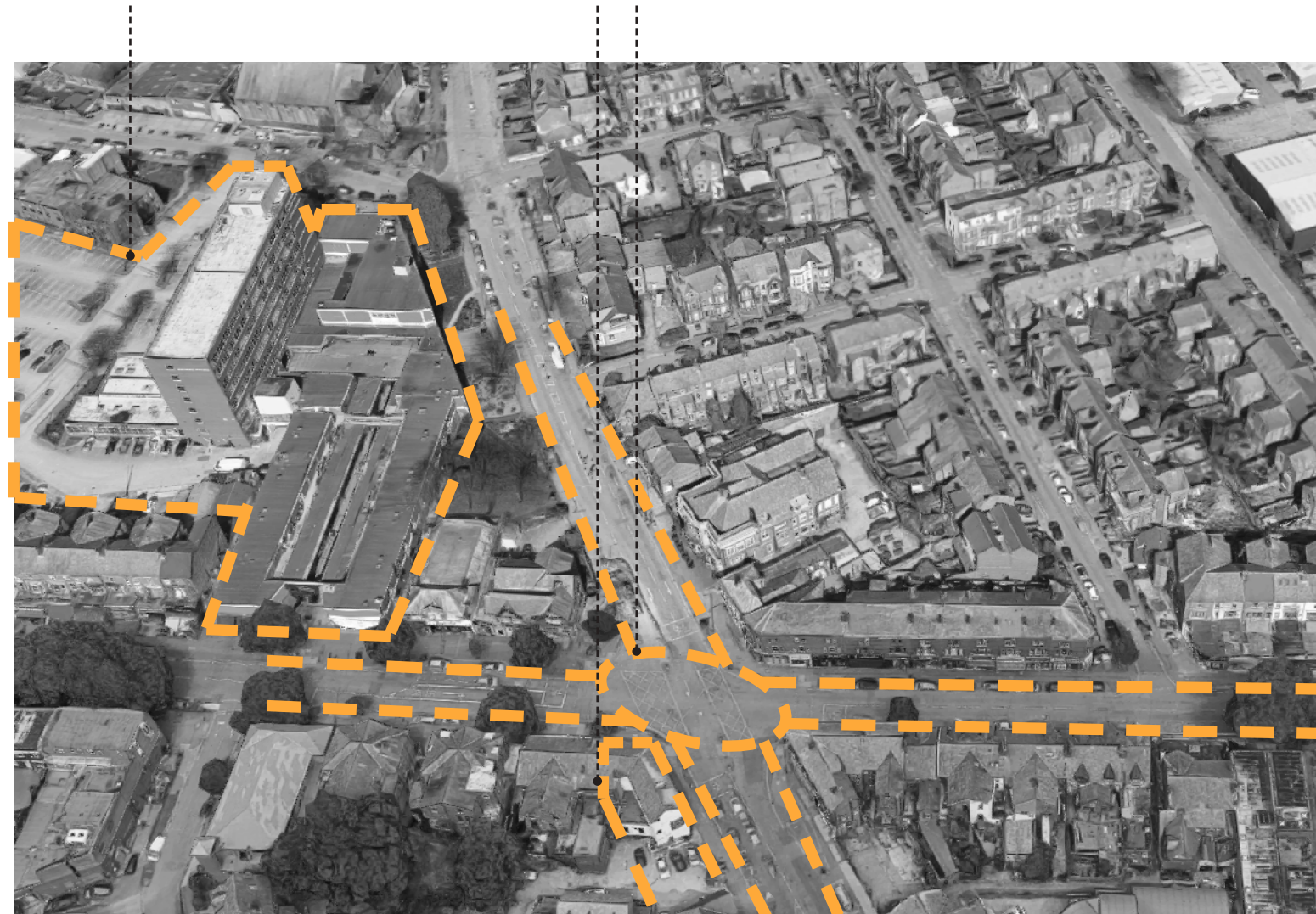
There are a number of emerging developments and schemes that will significantly impact the locality and will be a positive upgrade to what could be considered a largely tired route into Chorlton.

- - Chorlton Precinct and the neighbouring offices is set to be developed into up to 200 new homes with a retail hub and new public realm
- - Chorlton Busy Beeway is under construction to upgrade the cycle, pedestrian and vehicular interchange at 'Four Banks', making it safer and more efficient for road users.
- - 577 Barlow Moor Road under construction for new residential and extensions on the prominent corner of Four Banks.
- Southway have built 29 Affordable Apartments at Cross Rd (0.4 miles from site). Completion 2025.

Chorlton Precinct

577 Barlow Moor Road

Chorlton Busy Beeway - Area 3



Early sketches for Chorlton Precinct development.



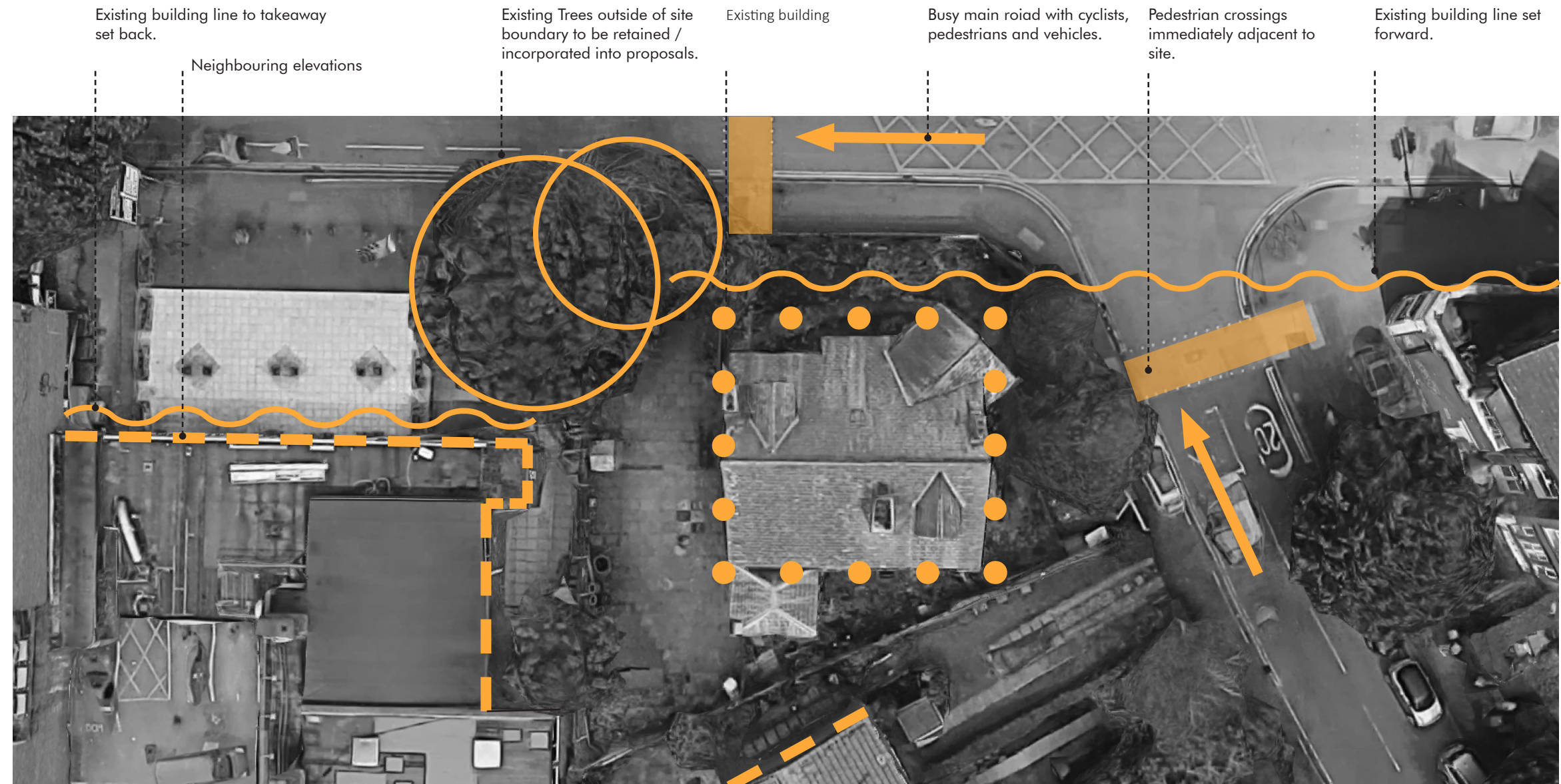
Visual for 'Four Banks' crossing development.



CONSTRAINTS

The constraints on site are varied and common to a tight urban site of this nature. The assessment of these constraints will feed into the development and design opportunities for the site.

- Existing building line is set back to the take-away and post-office. *How does the building present to this area?*
- Existing trees outside of site boundary. *Can these be incorporated into the scheme?*
- Existing building in a state of poor repair and difficult to remodel / extend. *Demolition and replacement is an option.*
- Adjacent busy road and pedestrian crossings. *Difficulty for vehicular access onto the site.*
- Corner plot signifies the importance of all elevations of the building. *Consider each elevation as a feature and backdrop to different boundary condition.*



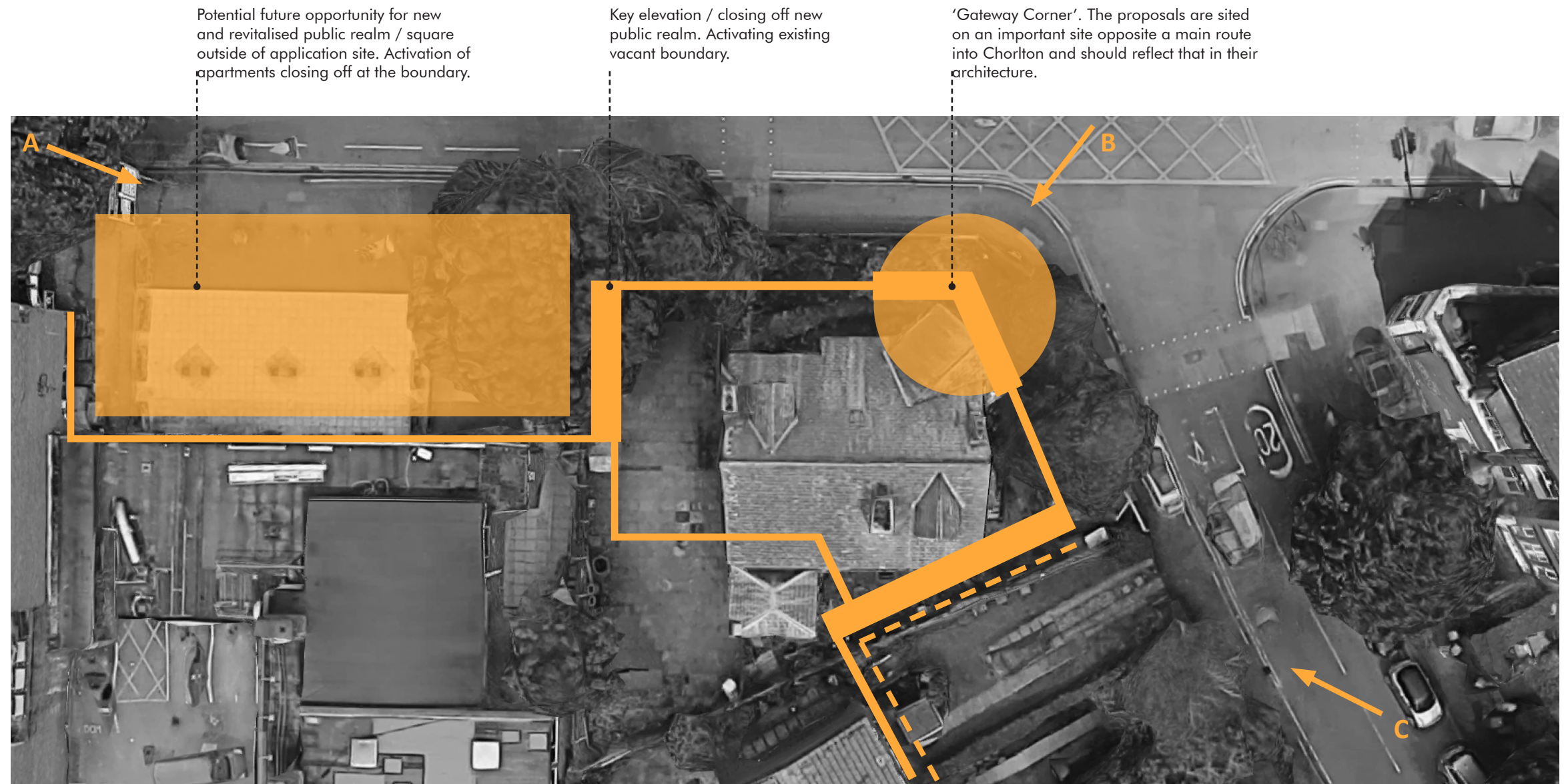
OPPORTUNITIES

From the constraints identified there are a number of opportunities that can be considered for the development of the site. The diagram and following information is based upon a new build option.

1 - The square adjacent the post office and site is a significant potential future opportunity to introduce high quality public realm into the scheme where, the proposals will present a backdrop to the new square.

2 - This is a 'Gateway Site'. The proposals should reflect this prominence and identify the key corners and façades of the building as feature elements.

3 - Elevations to Corkland Road are of high importance and an opportunity to create a more active elevation than the existing building currently allows.



KEY VIEWS

A - View East from Wilbraham Road towards site and adjacent post office / takeaway.

B - View from Morrisons and approach from Metrolink station.

C - View from Corkland Road where proposals will form an important closure to the street-scene.

IMMEDIATE VERNACULAR

Existing buildings immediately neighbouring the site are varied in their use, style and presentation. Many are assumed to be Victorian in era with some later post-war additions neighbouring the site and the c'60's Morrison's adjacent the Tram stop.

Most existing buildings along Wilbraham road are commercial at ground floor with residential use above and have the distinct appearance to suit with shop-fronts presenting the street and the 'original' features of the buildings reserved for the upper floors. The existing building on site to be demolished is no longer safe for use.

The future of Wilbraham road includes significant architectural upgrades including the works to the precinct and current works to 577 Barlow Moor Rd as well as public realm. The application site will form part of these upgrades and therefore can align with the more contemporary interventions that are emerging in the area.



Existing building to be demolished



Neighbouring Post Office and Takeaway



NatWest - 'Four-Banks'



Corner building - 500 Wilbraham Rd



Neighbouring terraced houses



Corner building - CGI for 577 Barlow Moor Rd

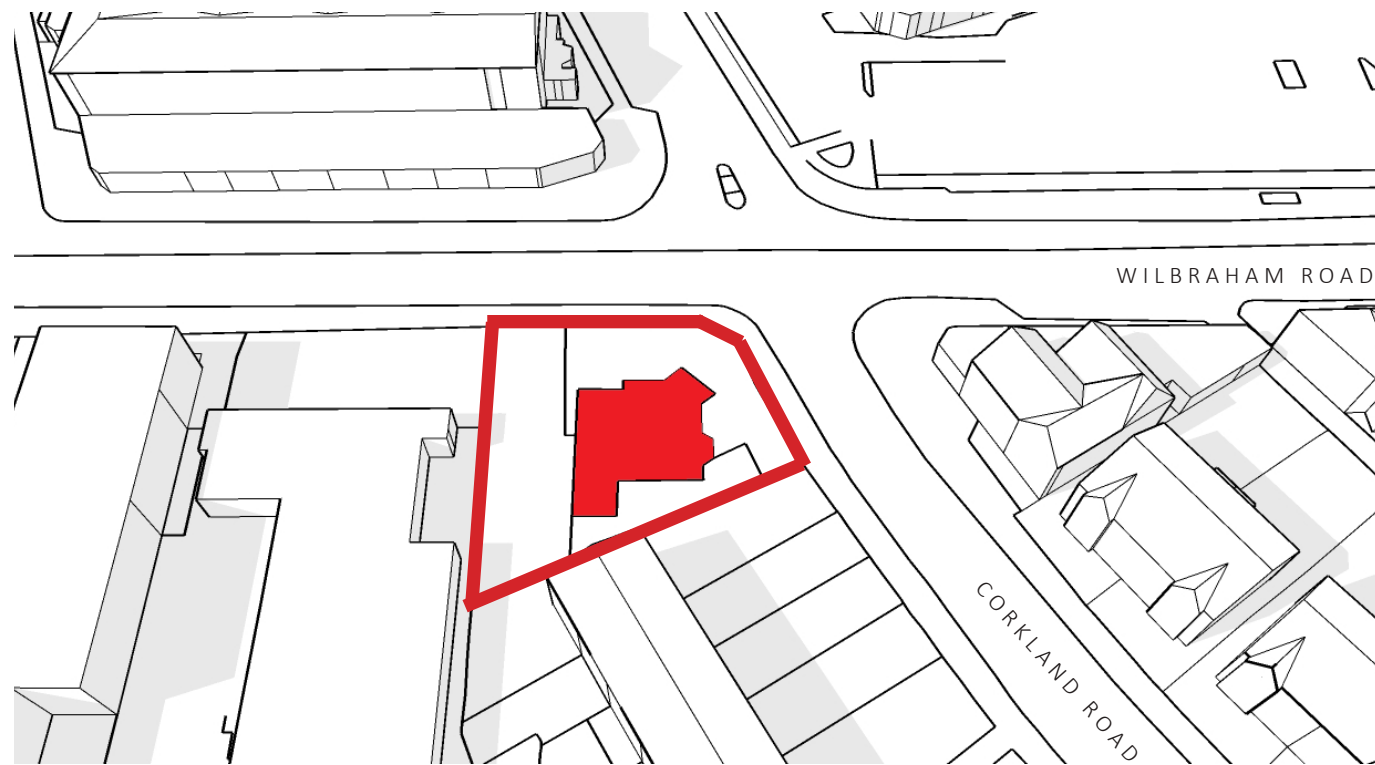


Morrisons opposite site



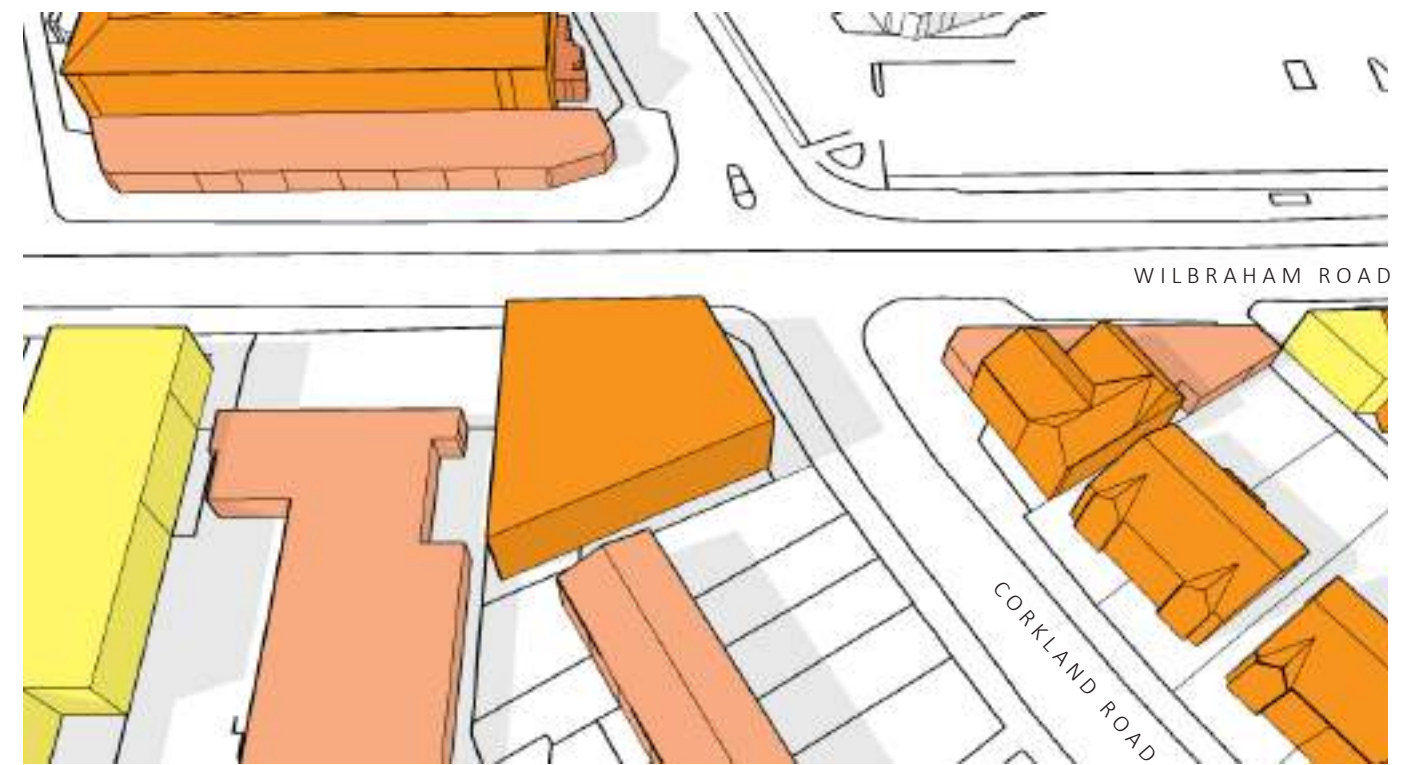
Corner building - The Lloyds Wilbraham Rd

BLOCK 3D MASSING



Site boundary and building to be demolished.

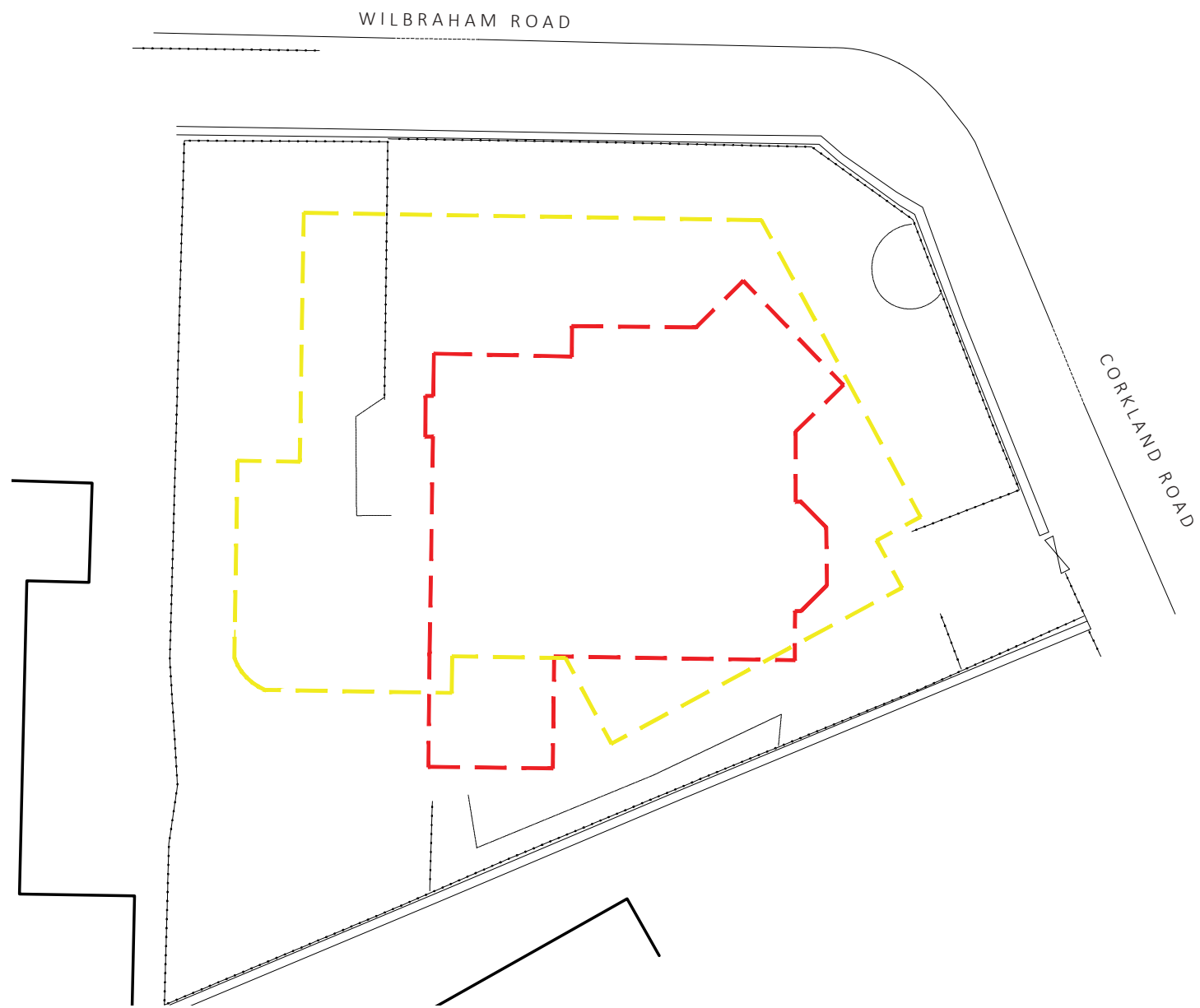
3 Storeys 2 Storeys 1 Storey



Analysing storey heights and massing around the site.

COMPARISON PLAN

- Exiting Nursery Floorspace
- Proposed Floorspace



BLOCK 3D MASSING



Cutting away un-usable part of site.

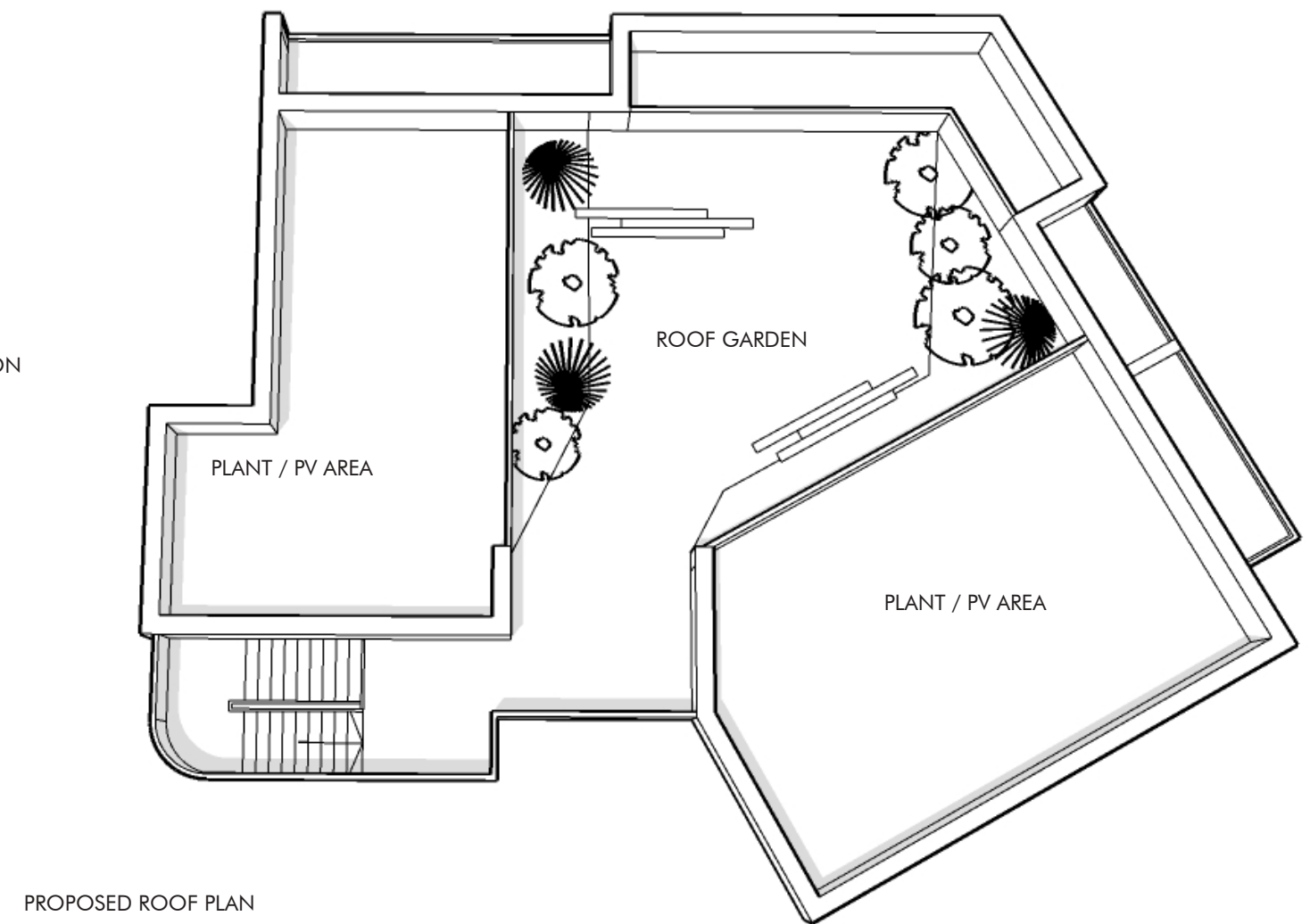
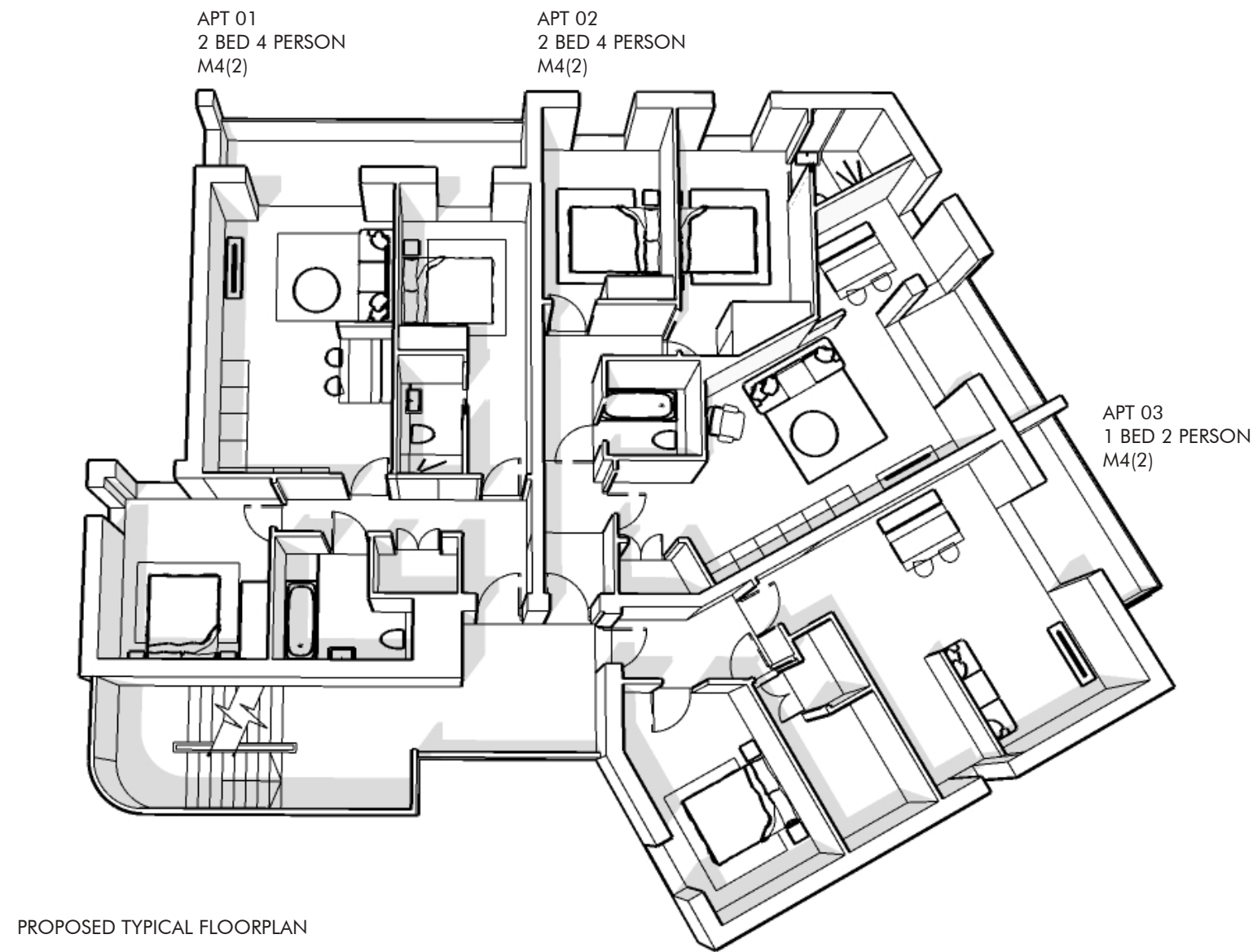


Creating an emphasised corner feature.

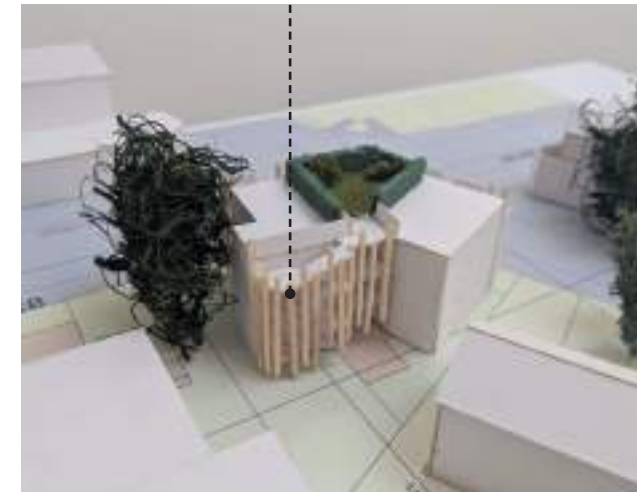


Stepping back from boundary and existing tree outside of boundary.

EARLY SKETCH FLOORPLANS



SKETCH MODEL



Expanded mesh cladding to staircase.



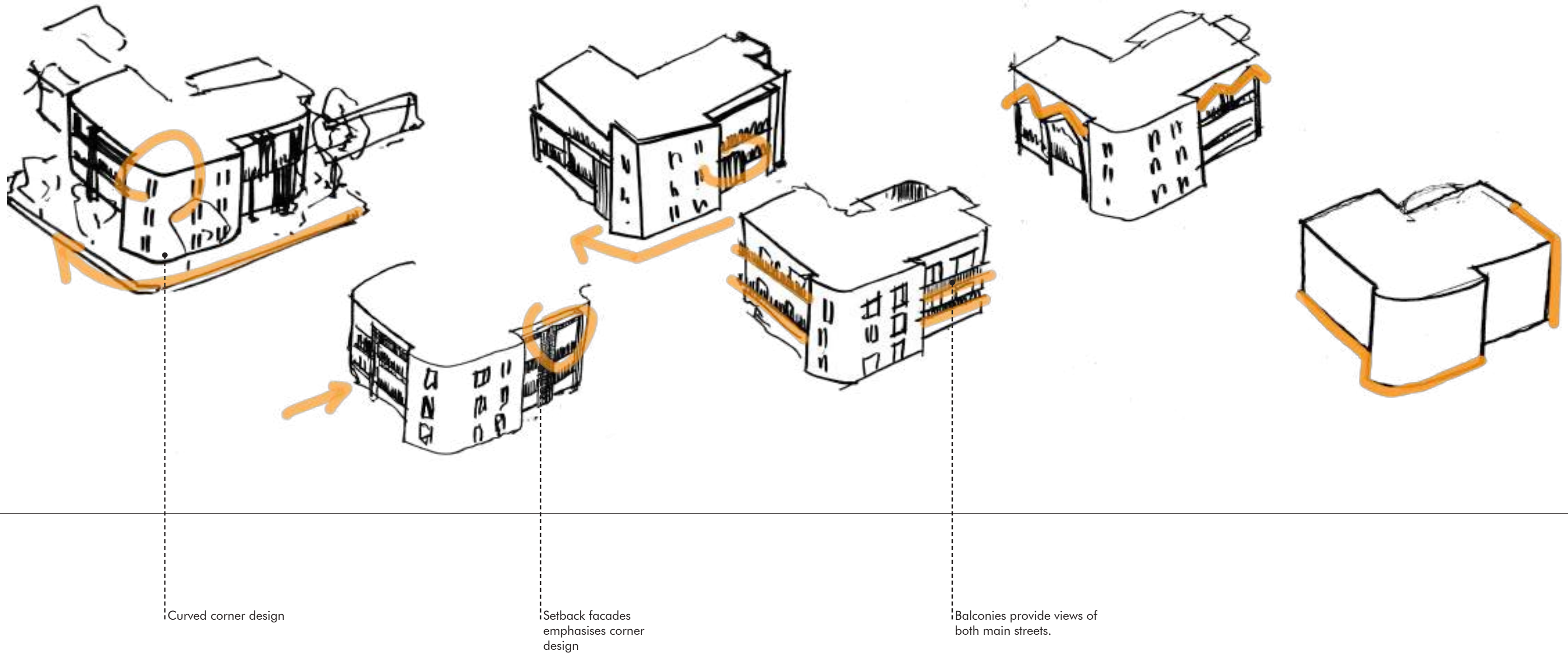
Corner plot design



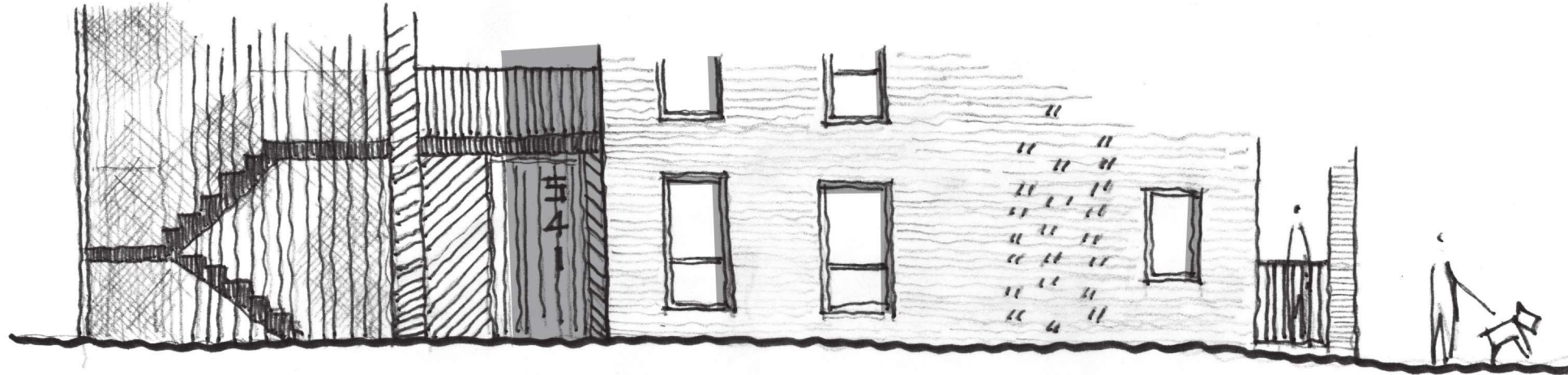
Communal roof garden



SKETCH STUDIES



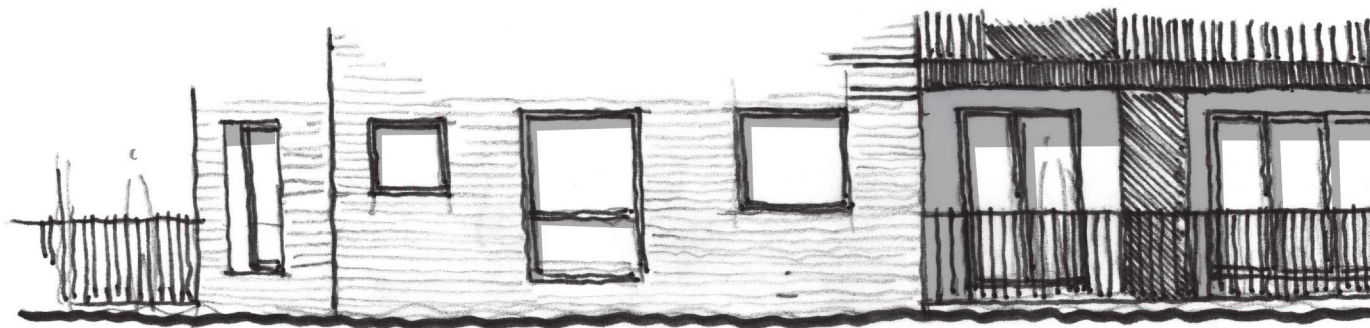
TENTATIVE ELEVATIONAL STUDIES



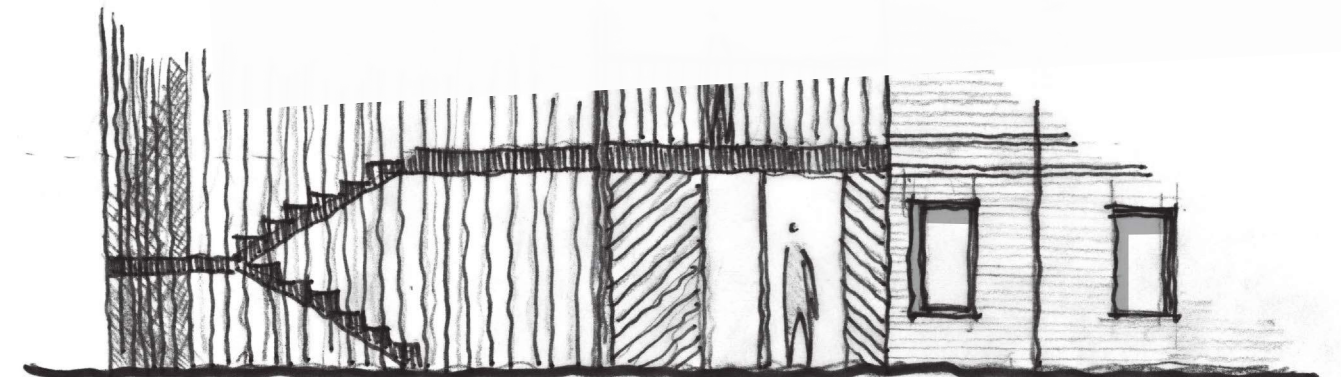
South Elevation and elevation to Corkland Road



West Elevation and elevation to Post Office

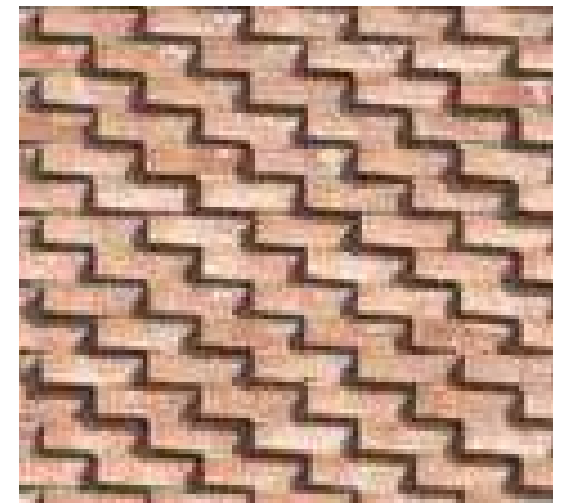


South Elevation and elevation to Corkland Road



Staircase treatment

PROPOSED MATERIAL PALETTE



DESIGN DRIVER - CORNER DESIGN

Stepping back of the third floor to reduce presence to existing houses along Corkland Road



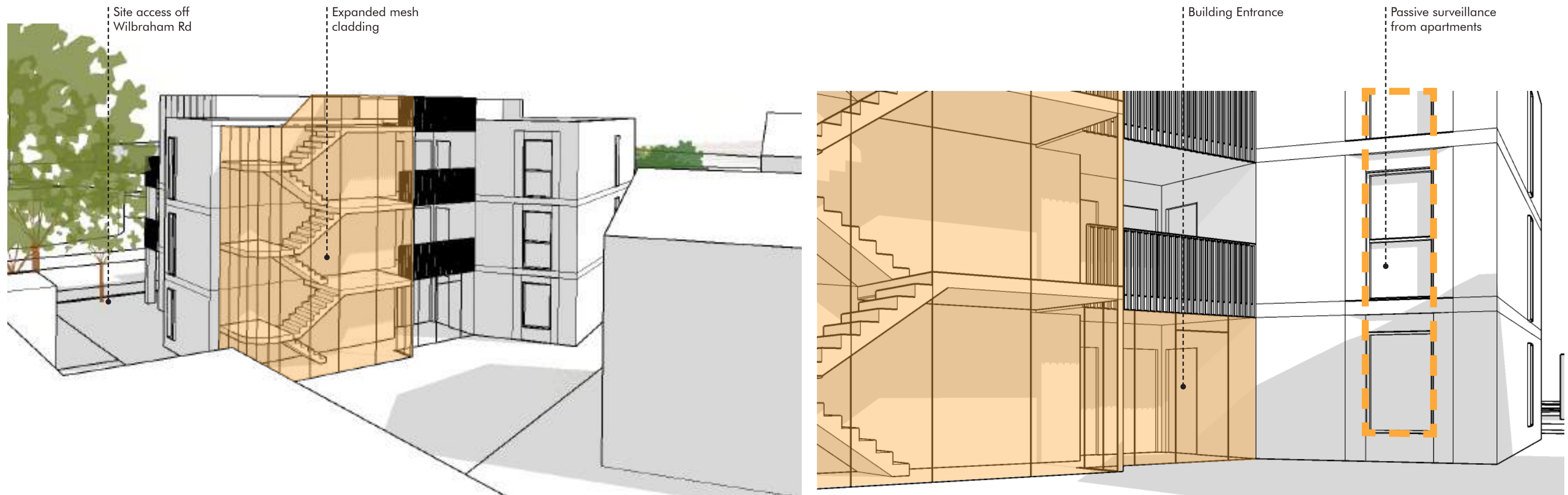
DESIGN DRIVER - RELATION TO CONTEXT

Set back facades to create private balconies overlooking Wilbraham Rd and Corkland Rd. The set back facades also emphasises the corner plot design



DESIGN DRIVER - CIRCULATION & ENTRANCE

The external staircase enclosure is designed with perforated expanded metal mesh, allowing visibility, ventilation, and natural light while maintaining safety. This creates a semi transparent effect that softens the mass of the rear elevation and enhances the openness of the entrance area.

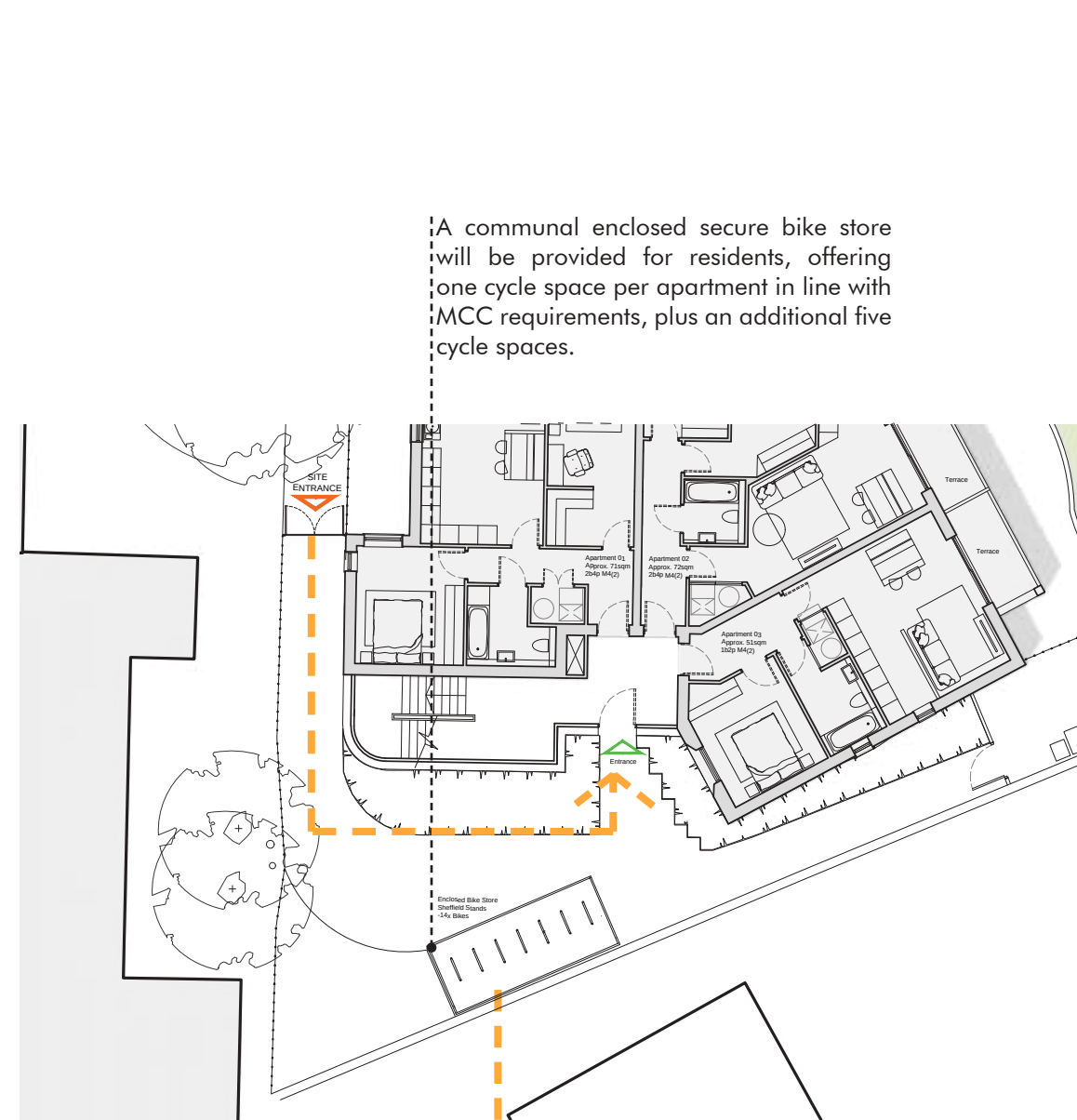


THE SCHEME - PROPOSED SITE PLAN 1:200



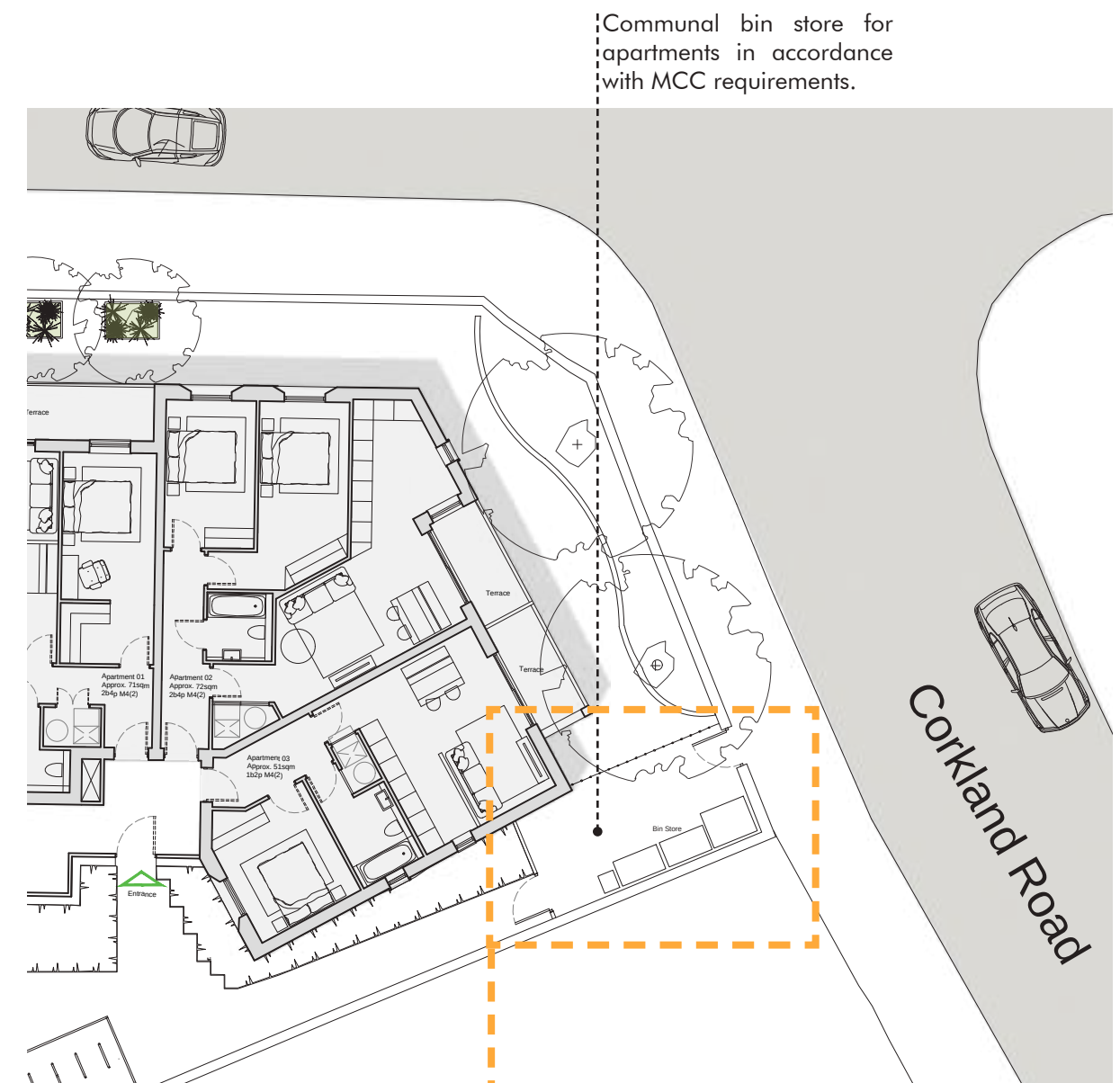
Indicative Landscape- Refer to drawing -
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(Landscape Masterplan)

CYCLE & REFUSE STRATEGY



Cycle Storage

Secure cycle storage will be provided on site, supporting active travel and giving residents a convenient, low-impact alternative to car ownership. Residents of the apartments will benefit from access to a secure, communal cycle store. This store will be lockable ensuring that bicycles are stored safely while remaining easily accessible for daily use.



Refuse strategy

On bin collection day refuse workers will collect from bin store along Corkland road and collect apartment bins from communal bin store, empty the bins and returned back to the communal bin store.

SUSTAINABILITY

The National Planning Policy Framework, defines sustainable development at a high level as "...meeting the needs of the present without compromising the ability of future generations to meet their own needs". In planning terms, the scheme should be considered using 3 main objectives, as below:

An economic objective

During construction the development will employ local contractors and provide opportunities for employment.

The future residents of the 9 units will, over time, make a significant contribution to the local economy by working and spending money in the locality and further into Stockport.

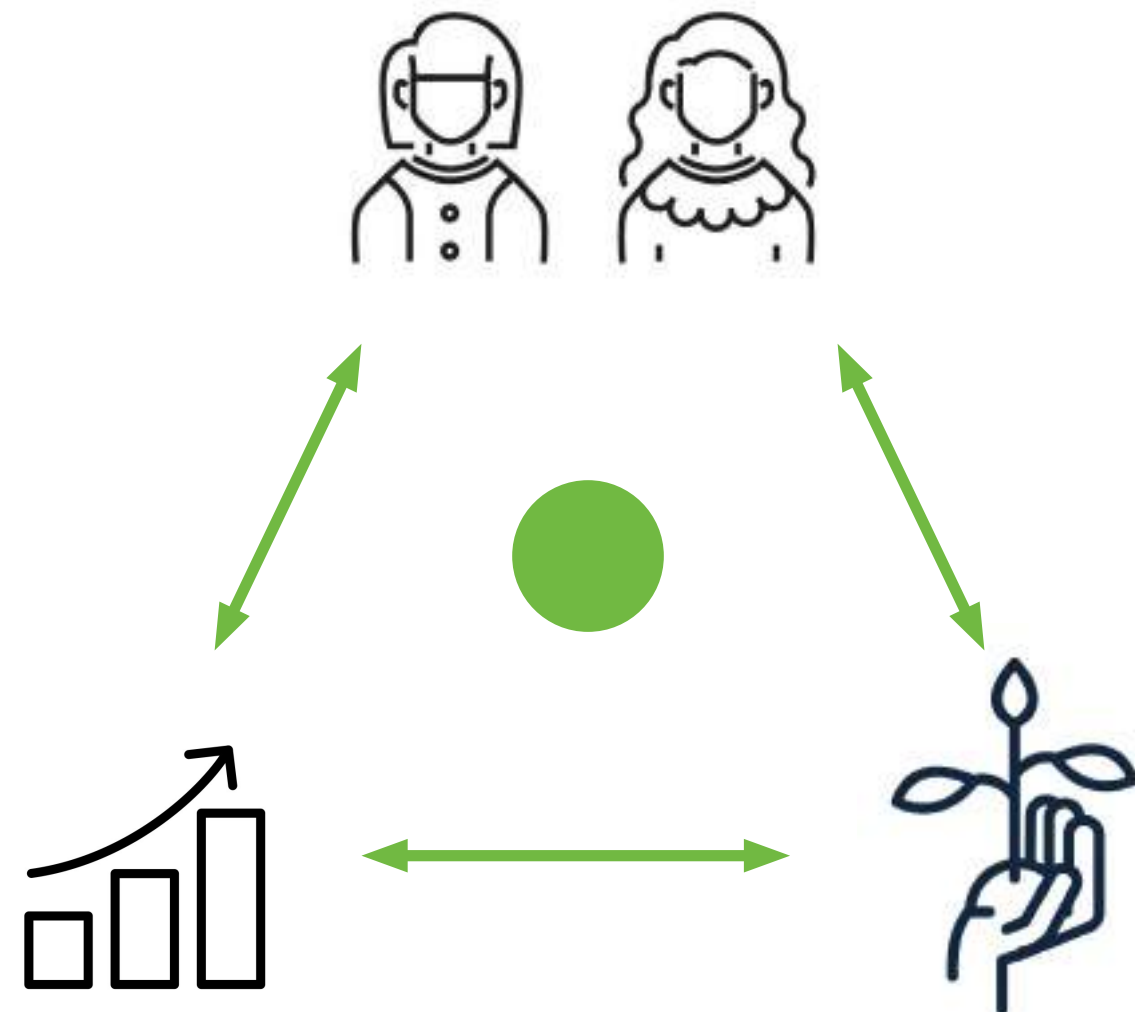
A social objective

The proposed development will play an important role in making an addition to the local community. The scheme has been carefully designed as to integrate into the locality and open out rather than close off. The design ethos for the project has been to benefit the well-being and enjoyment of future residents, creating a shared rooftop garden space.

The future residents of the scheme will make a contribution to the local community by utilising existing amenities and facilities in Chorlton.

An environmental objective

There will be shared bicycles store for the apartments. The absence of parking also allows more of the site to be used for landscaping, biodiversity, and communal amenity space, making best use of its accessible location while supporting wider environmental and climate objectives



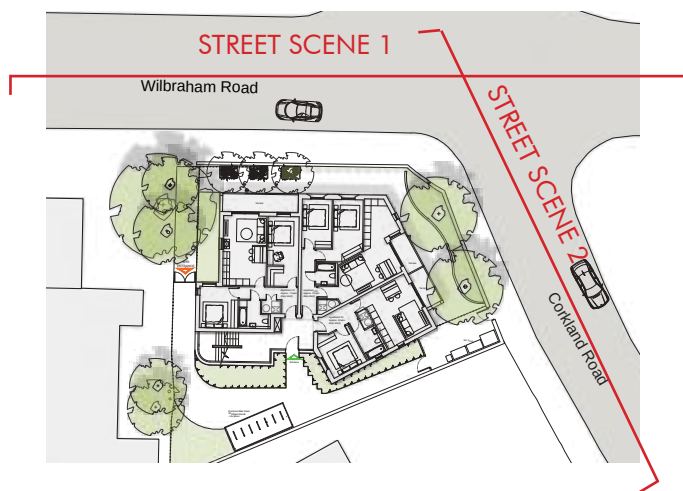
STREET SCENES

The elevation design focuses on simplicity, quality, and thoughtful detailing, with carefully chosen materials. The mix of residential and commercial surroundings has informed the design so it fits comfortably into its context. Materials are used to mark key parts of the building, such as the use of projecting brickwork patterns to emphasise the corner design.

The taller corner element gives the development a strong presence and defines the site edge, while the lower sections step down towards neighbouring houses, reducing the impact and helping the development sit more naturally in the residential setting.



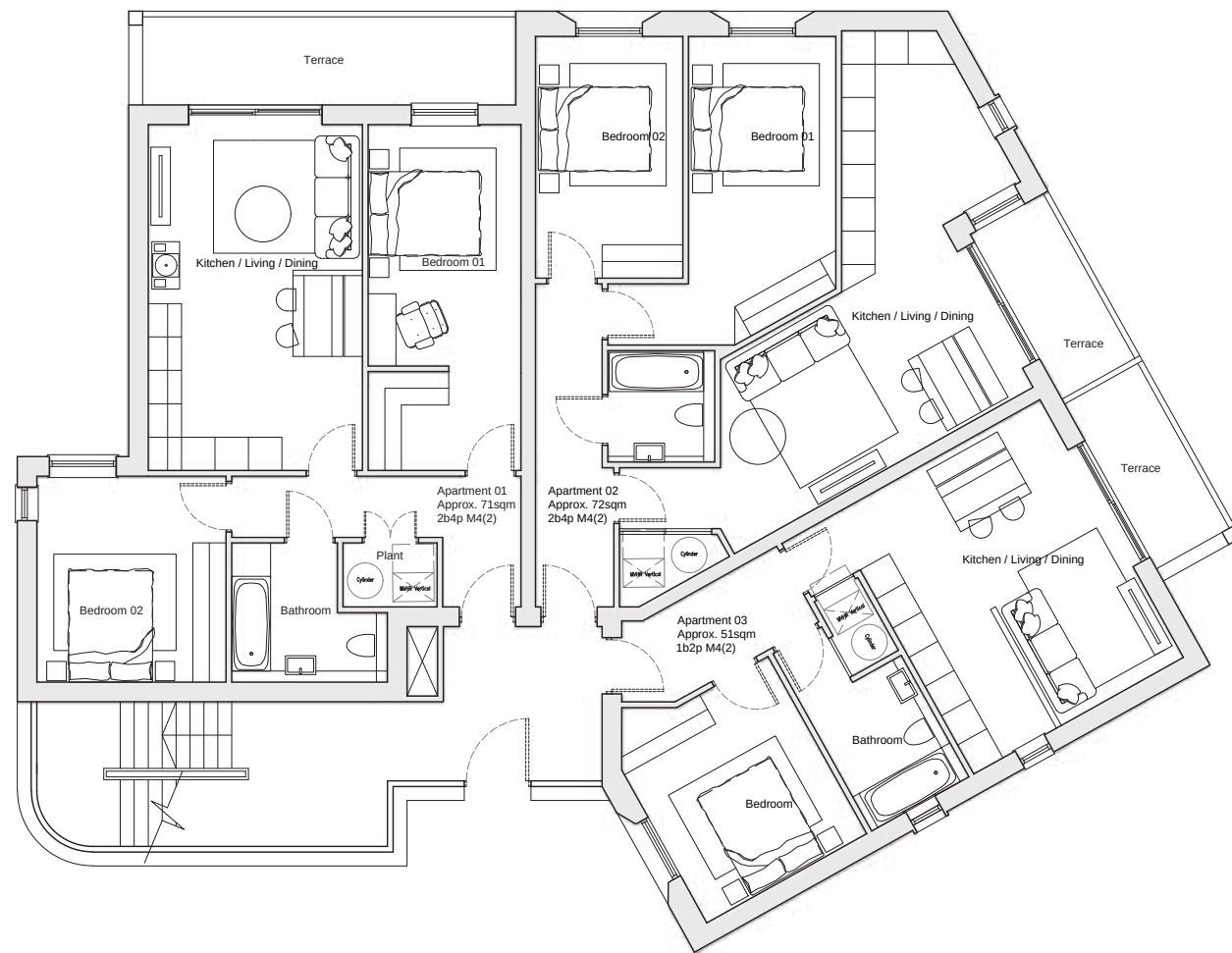
PROPOSED VIEW FROM WILBRAHAM RD - STREET SCENE 1



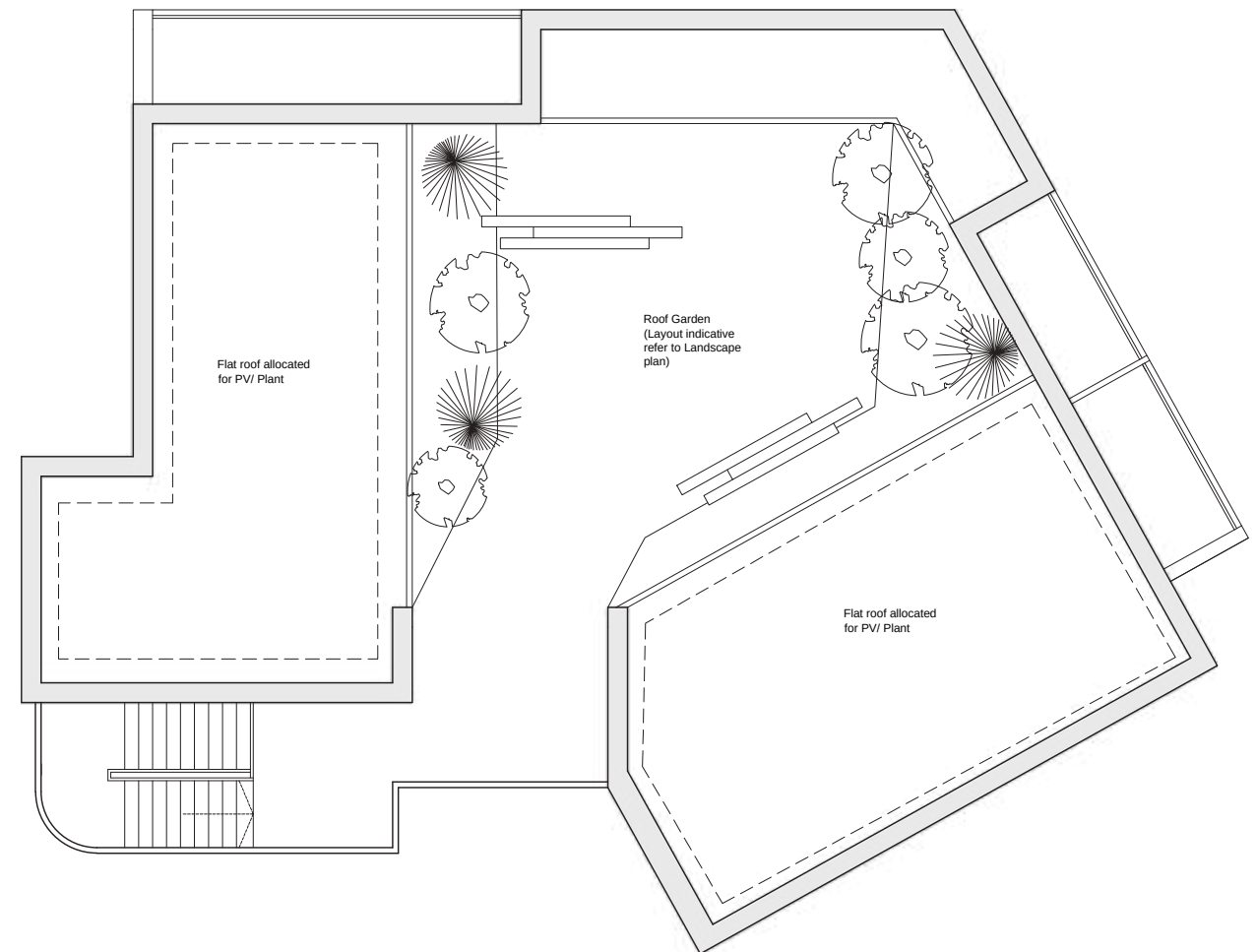
PROPOSED VIEW FROM CORKLAND RD - STREET SCENE 2

TYPICAL FLOOR PLANS

The scheme comprises a mix of 2 bed 4 person and 1bed 2person apartments, totaling 9 units across 3 storeys. A 3 storey apartment block is considered appropriate in scale and massing given the existing surrounding density of commercial and residential buildings. All apartments have been designed in line with M(4)2 and NDSS standards.



PROPOSED GROUND FLOOR



PROPOSED ROOF PLAN

PROPOSED ELEVATIONS



PROPOSED EAST ELEVATION

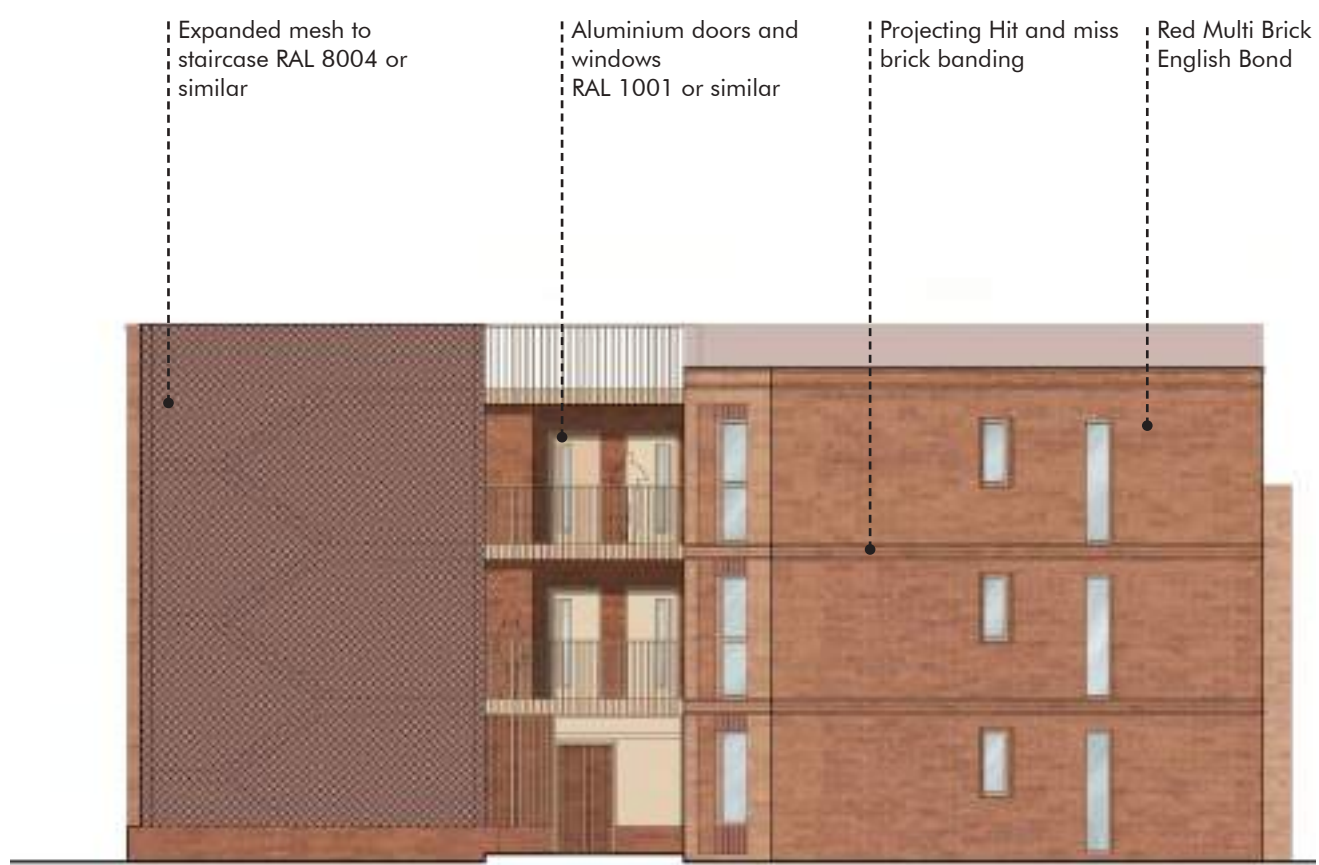


PROPOSED NORTH ELEVATION

PROPOSED ELEVATIONS



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

ELEVATIONAL STUDY

Given the site's location on Wilbraham Road, the elevational design draws on a contemporary interpretation of traditional brickwork seen across Chorlton. A varied mix of brick tones is used to provide warmth and depth, ensuring the new development sits comfortably within its urban context while maintaining a distinctive identity.

The use of projecting hit and miss brick banding introduces texture and rhythm across the facades, breaking up expanses of brickwork and adding visual interest. This detailing also references brick patterns found locally, helping to reinforce a sense of continuity within the area.

Expanded mesh has been incorporated for the external staircase, creating a lightweight, permeable feature that adds a modern layer of expression to the elevation. The light coloured windows and balcony rails contrast subtly with the brickwork, softening the appearance of the building and enhancing its overall architectural character.

These elements establish a scheme that balances traditional materiality with contemporary detailing, contributing positively to the street scene along Wilbraham Road.



SITE SECTION

Situated on Wilbraham Road, the proposal has been designed by a strong focus on how residents will connect with and respond to the surrounding context

At street level, planting and trees soften the frontage and create a welcoming entrance while keeping the building well connected to the public realm.

The upper floors include balconies overlooking Wilbraham Road, giving each apartment a private outdoor space and bringing activity to the street and frontage on Wilbraham Rd.

The proposal offers a shared roof garden providing a high quality amenity space for residents. This communal area offers a place to socialise, and greenery in an urban setting, contributing to both well being and a sense of community.



ACCESS

Pedestrian access to the site is from Wilbraham Rd. There are 3 apartments across the ground floor that are provided with level access. The remainder of the apartments are accessed by staircase. Residents of the apartments will benefit from access to a secure, communal cycle store.

CONCLUSION

This Design and Access Statement outlines a thoughtful and responsive proposal shaped by collaboration within the design team and a deep understanding of the site's unique challenges. Every edge of the development has been carefully considered to ensure it contributes positively to the surrounding area.

We have previously recieved feedback from Manchester City Council following a Pre App and a public consultation via leaflet drop was carried out as part of the process, providing an opportunity to hear from local residents.

The design balances familiar building forms with contemporary detailing and robust, high quality materials to ensure longevity and a strong sense of place. The scheme presents an opportunity to deliver much-needed social housing for rent through a well-considered and high-quality development that will enhance the local area for years to come. We believe it should be supported and approved.



VISUALS



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VIEW