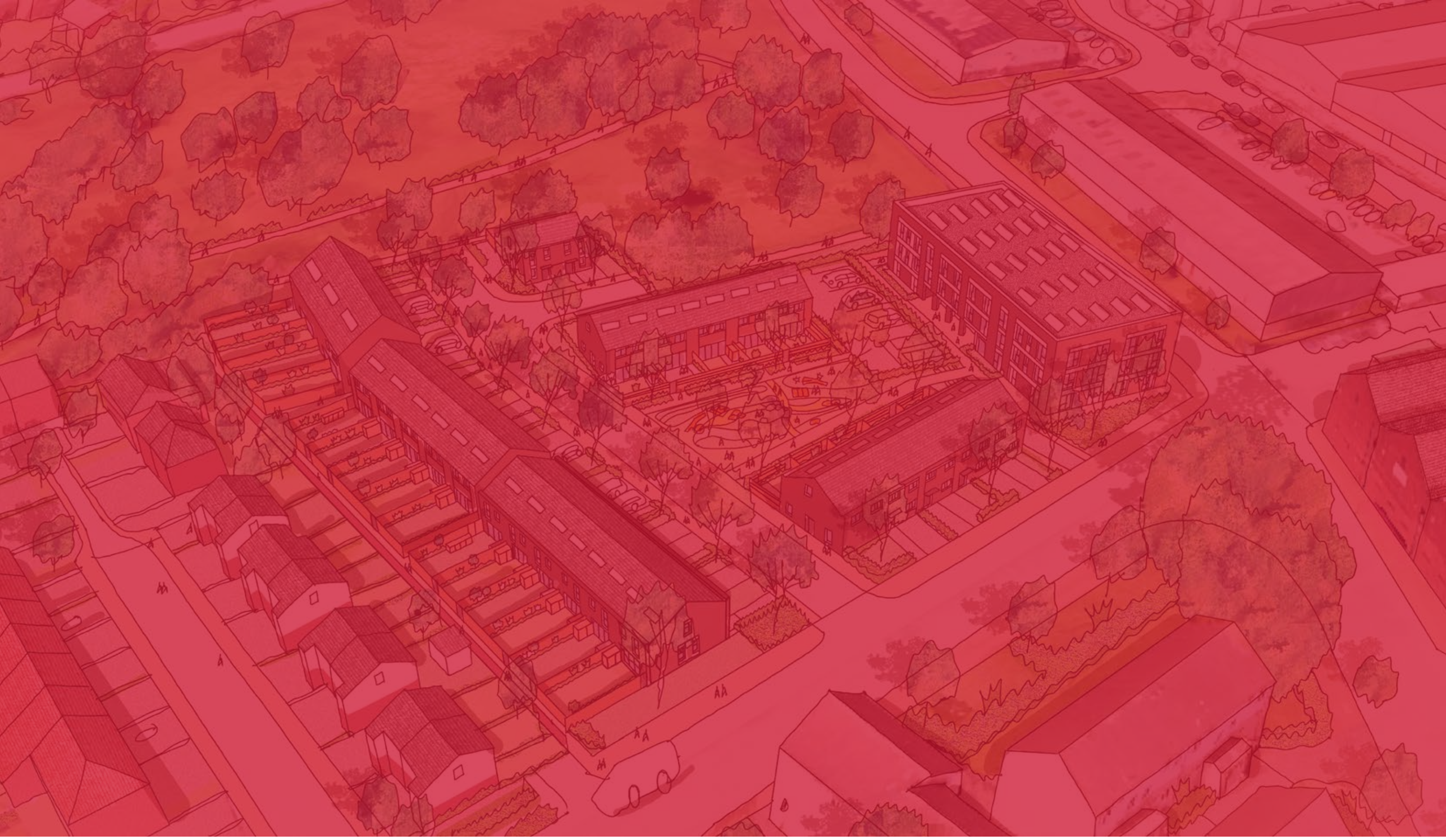


PRP LATIMER by Clarion Housing Group

THE FORMER PEACOCK CENTRE & LAND AT PIPEWELL AVENUE

Design & Access Statement

06.07.2026

PRP

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ARCHITECTURE
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1. INTRODUCTION



1.1 EXECUTIVE SUMMARY

1.1.1 Purpose of document

This Design & Access statement supports the planning application for residential development at the former Peacock Centre site and Pipewell Avenue in Gorton.

1.1.2 Clarion Housing Group

Clarion Housing Association Limited and Clarion Housing Property Development Services Limited' history can be tracked back to the early 1900s. Clarion is a social landlord and the country's largest housing association.

Latimer is Clarion's development arm, formed to ensure Clarion has an organisation capable of building homes of all tenures, for multiple communities and locations. All surplus made by Latimer goes back into Clarion, giving the group even more opportunities to build homes and create communities as they maintain and manage affordable assets for the long term.

1.1.3 Development Overview

The development comprises of two parcels of land in Gorton approximately 3.5 miles east of Manchester City Centre. The northern site off Peacock Close is approximately 1.93 acres and the southern site off Pipewell Avenue is 1.35 acres.

1.1.4 Two Sites

The Peacock Centre site off of Gorton Lane was historically a Victorian school and latterly a pupil referral unit prior to its demolition. The Pipewell avenue site is a former sports pitch and has not been previously developed.

In summary the project comprises:

- Redevelopment of the former school site to provide 27 affordable houses and 25 affordable apartments within a low rise building for Social Rent.
- Provision of M4(3) wheelchair accessible ground floor apartments and M4(2) accessible apartments to upper stories.
- A central area of public outdoor space for informal play.
- 23 new houses upon the southern site and public outdoor space for informal play and growing overlooking the adjacent park.
- All houses satisfy both the NDSS and MCC Places For Everyone Space Standard requirements.

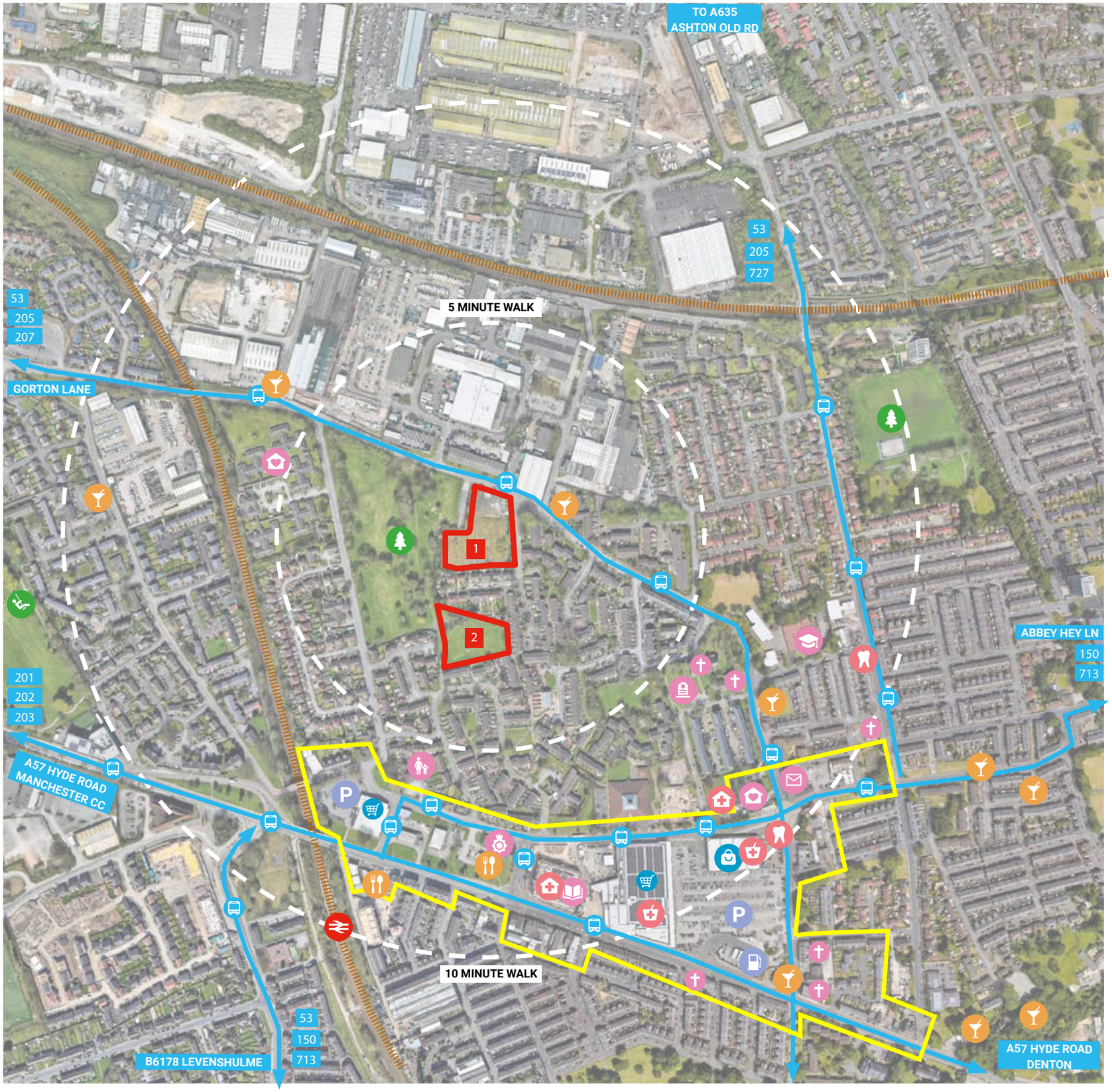


KEY

Site Boundary

1.1.5 Gorton District Centre

in January 2023 Manchester City Council released the initial findings from their commissioned Development Framework proposals. Whilst this Framework remains under consultation, the study highlighted strategic approaches for growth and regeneration of Gorton district centre whilst also identifying key sites for development.



TRANSPORT

- Bus Route
- Bus Stop
- Belle Vue Train Station

SHOPPING AMENITY

- Grocery Store
- Retail

MOTORIST AMENITY

- Car Park
- Petrol Station

SITE LOCATIONS

- 1 Peacock Centre
- 2 Pipewell Avenue
- Gorton District Centre

CIVIC AMENITY

- Police Station
- School
- Nursery
- Library
- Post Office
- Care Home
- Church
- Cemetery

HOSPITALITY

- Pub/Bar
- Restaurant
- Cafe

RECREATION

- Park
- Play Park

HEALTHCARE

- Pharmacy
- Doctors
- Hospital
- Dentist

2. CONTEXT

2.1 SITE PHOTOGRAPHS

2.1.1 Peacock Centre



VIEW TOWARDS PEACOCK CLOSE



GORTON LANE TO THE EAST



PEACOCK CENTRE SITE VIEW A



PEACOCK CENTRE SITE VIEW B



BUTTRESS STREET



PEACOCK CENTRE PARTY WALL BOUNDARY



03 IMAGE CAPTION WHITE TEXT

2.1.2 Pipewell Avenue



EXISTING COPSE OF CAT A & B TREES



BUTTRESS STREET BOUNDARY FENCES



BRYSON WALK



BRYSON WALK CHICANE FENCE



MIDDLEWICH WALK SOUTH END



MIDDLEWICH WALK LOOKING NORTH



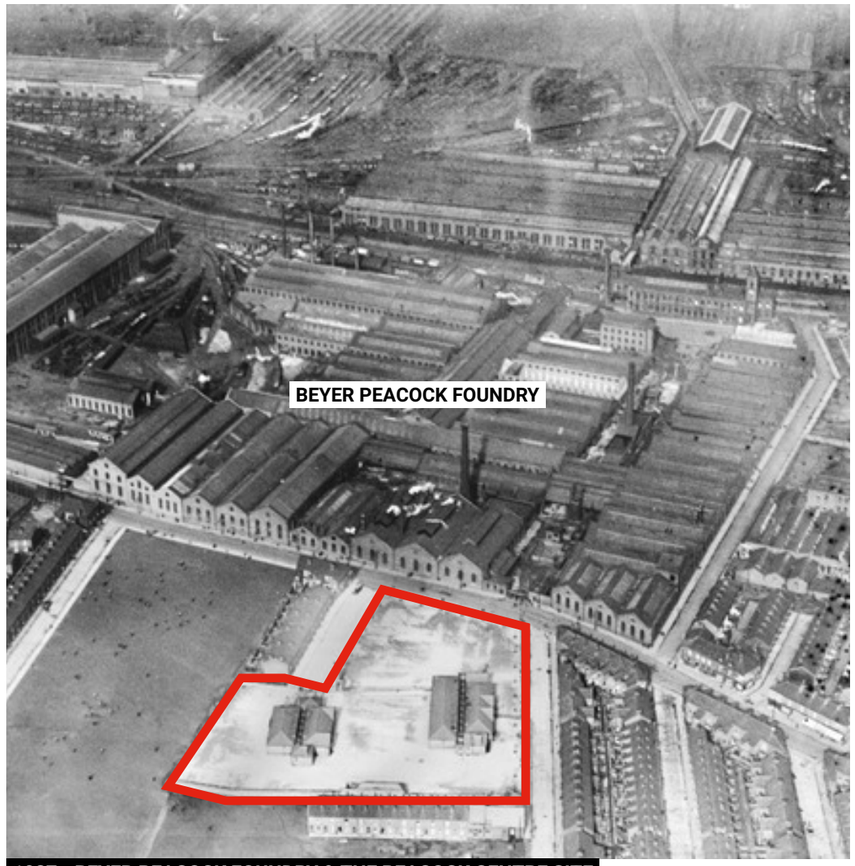
2.2 HISTORICAL CONTEXT

2.2.1 Gorton 1900-2026

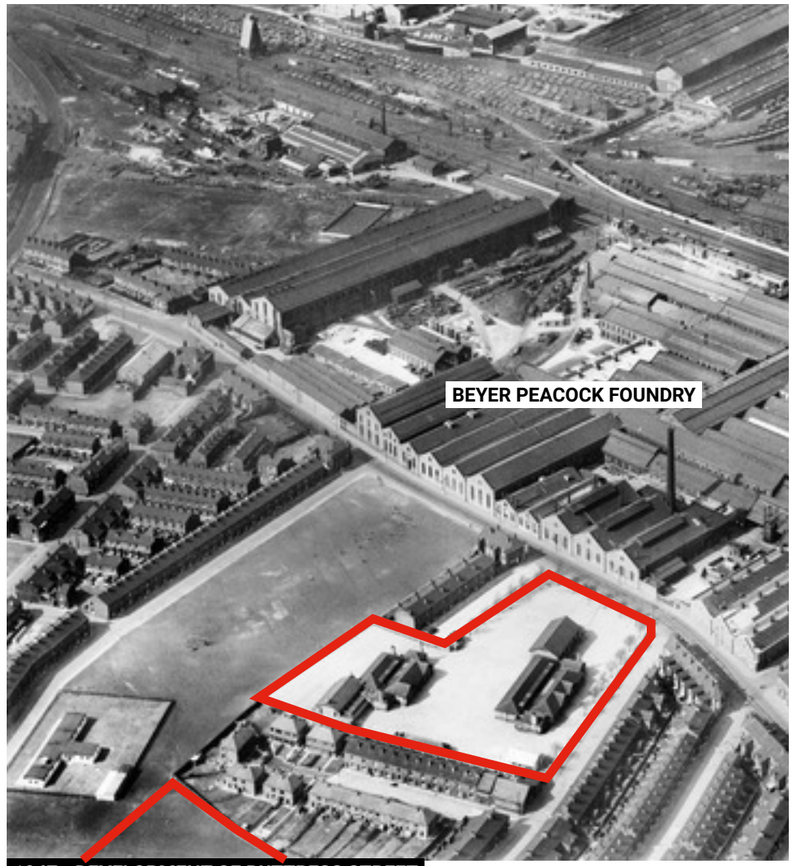
Incorporated into Manchester in 1890, West Gorton evolved from a peripheral village into an industrial town characterized by Victorian terraces and its landmark Gothic Monastery. Post-war deindustrialization later triggered economic decline and mass housing clearances, displacing residents to 1960s-era council developments. In 2006, Manchester City Council launched a multi-million pound redevelopment of Gorton's shopping centre kickstarting the longstanding plans to regenerate the area.

2.2.2 Beyer Peacock Foundry

Driven by the 19th-century rail boom, Manchester's Beyer Peacock & Co. exported nearly 8,000 locomotives worldwide from its Gorton Foundry. The works transformed Gorton from a rural village of 2,000 into a major industrial hub, with employment peaking at 2,514 in 1930. However, British Rail's 1955 shift from steam to diesel triggered the plant's closure in 1958, with all production ceasing by 1966.



1927 - BEYER PEACOCK FOUNDRY & THE PEACOCK CENTRE SITE



1947 - DEVELOPMENT OF BUTTRESS STREET



1896 - REAR VIEW OF TERRACED HOUSES UPON PEACOCK CLOSE



1964 - CORNER VIEW OF THE FORMER SCHOOL UPON THE SITE

KEY

Site Boundary



A BEYER PEACOCK TRAIN - MUSEUM OF SCIENCE & INDUSTRY

2.3 POST WAR DEVELOPMENT

For much of the last century, the land north of Gorton Lane has served an industrial purpose. Although most of the Beyer Peacock complex was demolished in the early 1970s, two Victorian foundry buildings remain from the historical context.

The remaining land was redeveloped in the 1980s into its current light industrial form.

The land east of Peacock Close underwent a dramatic post-war transformation when its original gridded system of terraced housing was replaced during the slum clearances of the late 1960s. It is now a low-density social housing estate typical of that era; however, the urban grain is of poor quality, characterized by littered alleyways and poorly maintained hard boundaries.

Originally composed of Victorian terraces, the residential cul-de-sac between the Peacock Centre and Pipewell Avenue was demolished and redeveloped in the early 1950s. It now exists in its present form as a mixture of semi-detached and terraced homes.

The housing west of Pipewell Avenue represents the most recent development in the area. Formerly traditional Victorian housing stock, the site was cleared in the late 1960s and remained vacant until the mid-90s. However, the resulting streetscape and quality of homes are now of a higher standard than the adjacent context.



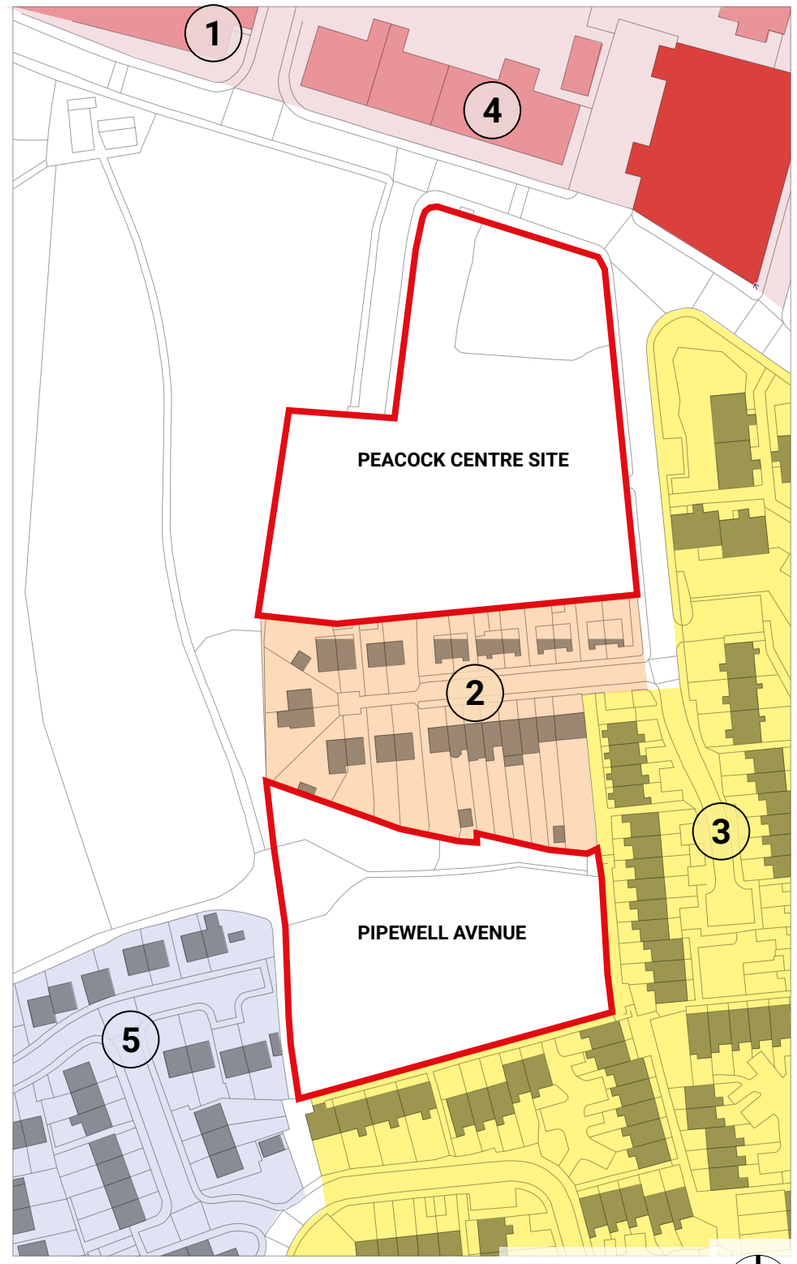










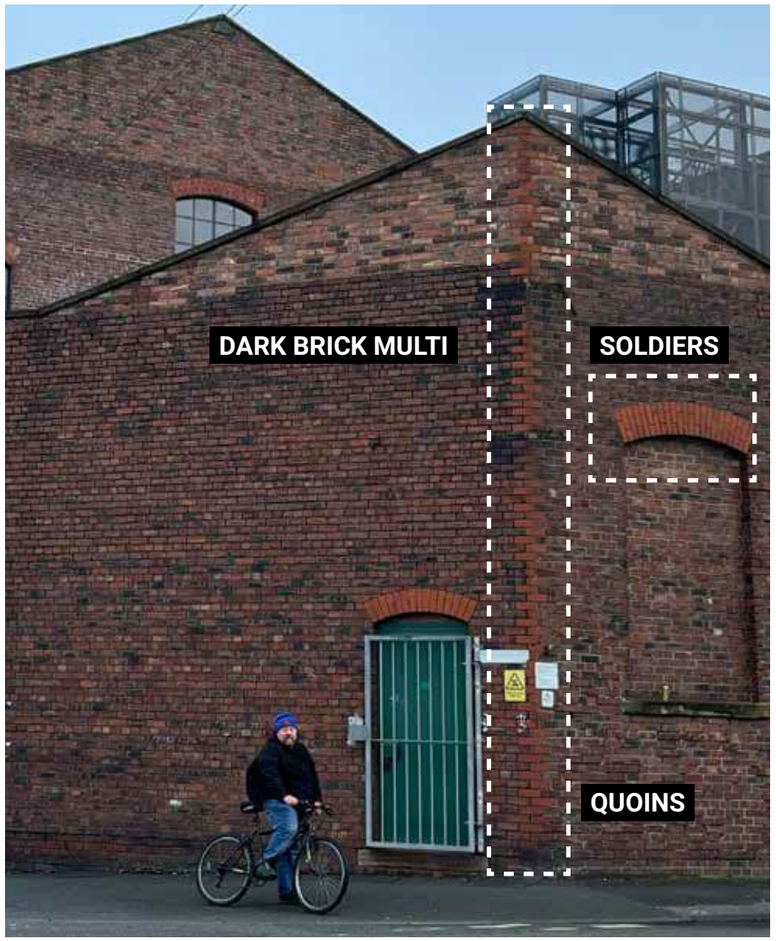


POST WAR DEVELOPMENT LOCATIONS AND ERA'S

KEY

Site Boundary

2.4 CONTEXTUAL PALLETTE

















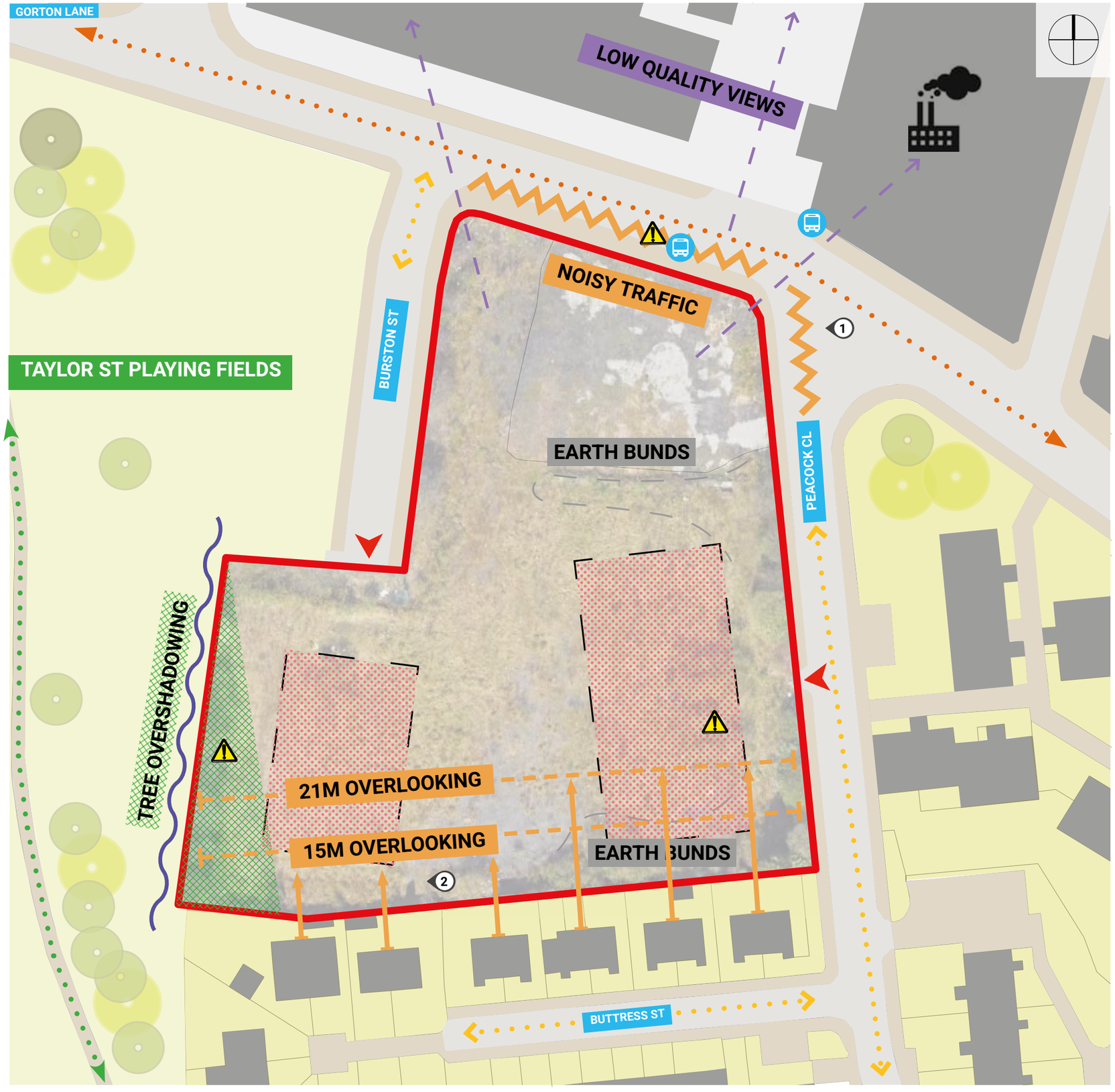
2.5 SITE CONSTRAINTS

2.5.1 Peacock Centre



KEY

- Site Boundary
- Vehicular Entrance
- Photo Location
- Tree Overshadowing
- Visual Links
- Views from Neighbours
- Primary Vehicular Route
- Secondary Vehicular Route
- Sensitive Boundary
- Public Footpath
- Possible Crime Spots
- Former Basements (Infill)
- Health & Safety Considerations



2.5.1 Pipewell Avenue



KEY

- Site Boundary
- Vehicular Entrance
- Photo Location
- Tree Overshadowing
- Visual Links
- Views from Neighbours
- Primary Vehicular Route
- Secondary Vehicular Route
- Sensitive Boundary
- Public Footpath
- Poor Quality Public Domain
- Health & Safety Considerations



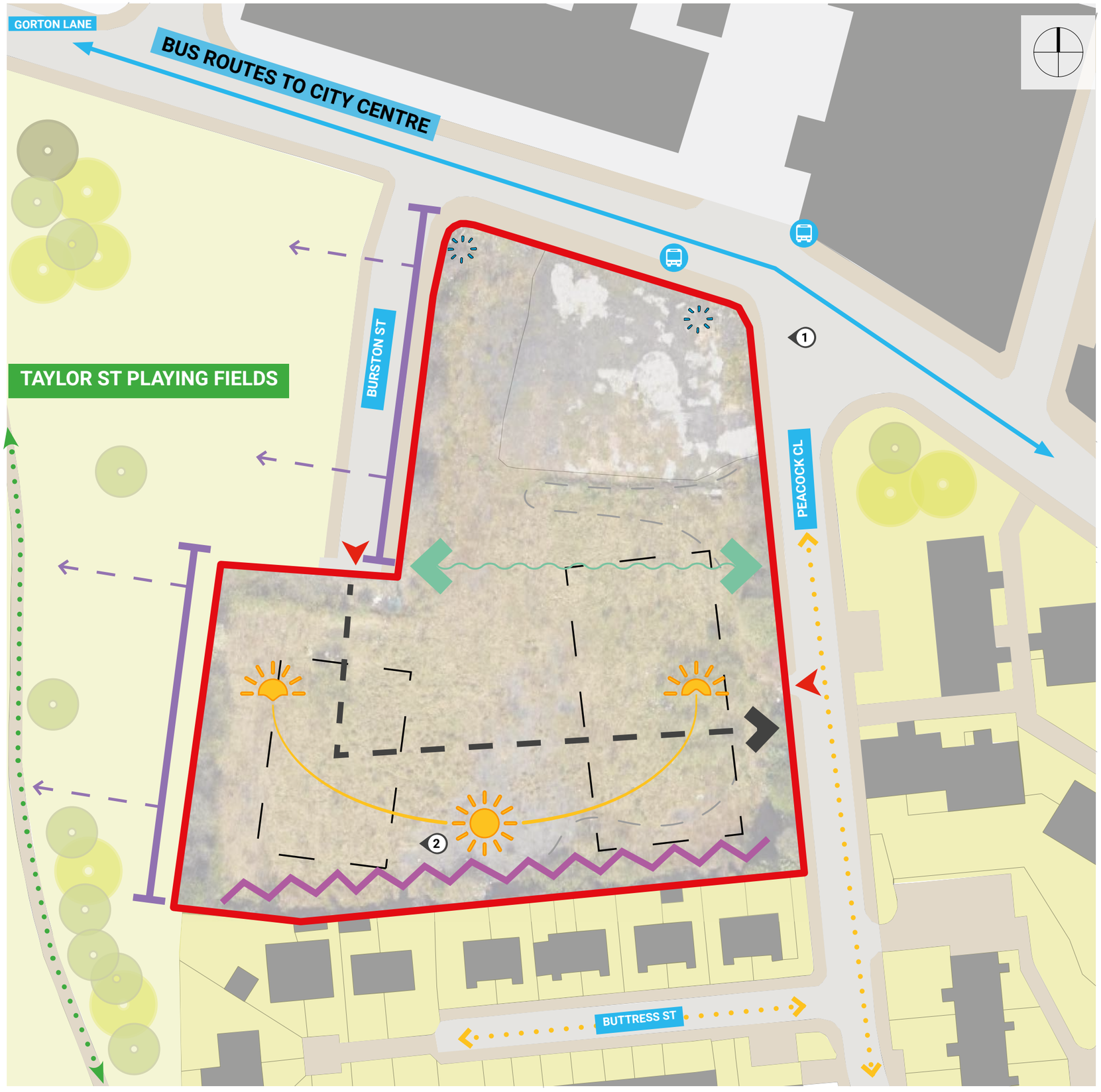
2.5 SITE OPPORTUNITIES

2.5.1 Peacock Centre



KEY

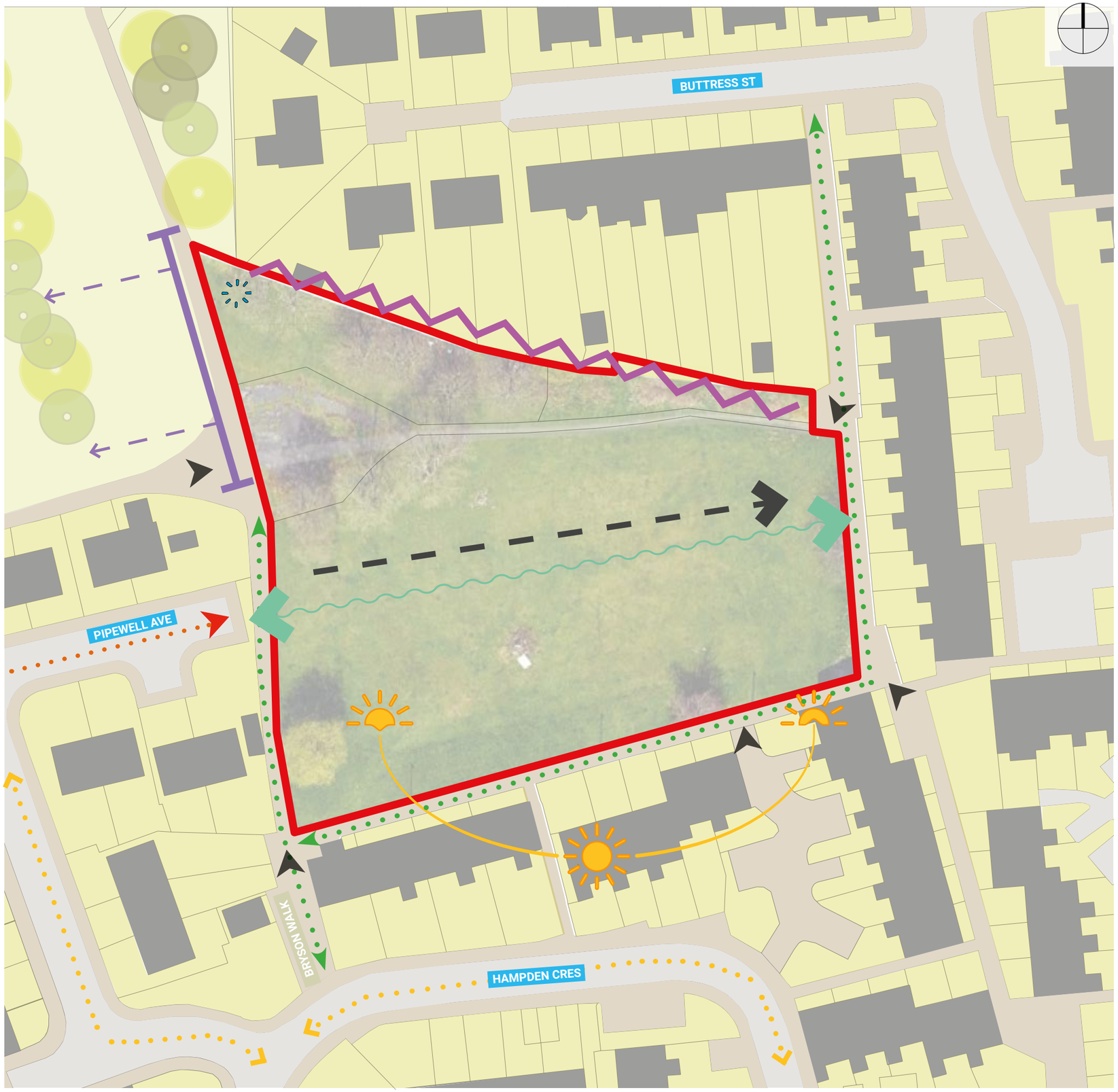
- Site Boundary
- Building Entrance
- Vehicular Entrance
- Pedestrian entrance
- South Facing Aspect
- Prominent Corners
- Primary Route Through Site
- Parkland Views
- East / West Pedestrian Connections
- Bus Routes
- Secure Back to Back Gardens
- Public Footpath



2.5 SITE OPPORTUNITIES

2.5.1 Pipewell Avenue





KEY

- Site Boundary
- Building Entrance
- Vehicular Entrance
- Pedestrian entrance
- South Facing Aspect
- Prominent Corners
- Primary Route Through Site
- Parkland Views
- East / West Pedestrian Connections
- Bus Routes
- Secure Back to Back Gardens
- Public Footpath

3. PRE-APP ENGAGEMENT & PUBLIC CONSULTATION



3.1 PRE-APPLICATION 01

3.1.1 Capacity Study & Pre-app Discussions

Latimer have engaged in multiple pre-application discussions with the Council, in order to advise of the intended design and the evolution of the design proposals. The pre-application discussions also included the scope of the application submission and the proposed consultation strategy. Pre-application meetings were initially held with the Council in March 2025 and most recently in February and April 2026 to ensure that the proposed development met with the requirements of the Council.

In addition to the above, the applicant also engaged extensively with Local Ward Members. Engagement sessions were held with local Members on 2nd February 2026 and a site walkover was held with Members on the 26th March 2026, providing a wider understanding of the Site, its key characteristics and challenges.

KEY

- Site Boundary
- Prominent Corners
- Views

STOREY HEIGHTS KEY

- 3 Storey's
- 2 Storey's
- 2 Storey Existing Homes



MASSING PLAN

PEACOCK CENTRE SITE

- 2B3P - 2 Storey House - 8 no
- 3B4P - 2 Storey House - 5 no
- 3B5P - 2 Storey House - 2 no
- 3B6P - 3 Storey House - 12no
- 4B6P - 2 Storey House - 4 Total

31 HOUSES

APARTMENTS

- 1B2P - 6no
- 1B2P M43 - 1no
- 2B3P-5no
- 2B3P M43- 4no
- FM

24 APARTMENTS

PIPEWELL AVENUE SITE

- 2B3P - 2 Storey House - 8 no
- 2B4P - 2 Storey House - 7 no
- 3B5P - 2 Storey House - 4 no
- 3B6P - 3 Storey House - 5no

24 HOUSES

55 HOUSES

24 APARTMENTS

SITE TOTAL - 79



CAPACITY STUDY

3.2 PRE-APPLICATION 02

3.2.1 Summary of Pre-app 01 Discussion

The feedback received from the Council during, and subsequent to said meetings has informed the design evolution of the proposed development as well as influencing the scope of the application submission.

Key design amendments include:

KEY CHANGES

1. **Apartment access from Gorton Lane has been introduced as well as access from the private car park to the rear of the proposed building.**
2. **Omission of three storey townhouses to the Peacock Centre and Pipewell Avenue sites.**
3. **Revisions to the internal road layout on both sites in response to pre-app comments, to improve the quality of vehicle tracking at the turning heads and ensure requirements and preferences for adoption are met. Omission of the parking spaces that were outside of plot curtilage on the Pipewell Avenue site.**
4. **More pedestrian access points have been included within the Pipewell Avenue site to improve permeability through the site and connection to the existing public footpath network surrounding Taylor Street Playing Fields.**
5. **Shortening of terrace rows across the development and reducing the housing density.**
6. **Improved public open space provision.**
7. **Revisions to the housing mix and quantum proposed across the development.**

KEY

- Site Boundary
- Prominent Corners
- Views

STOREY HEIGHTS KEY

- 3 Storey's
- 2 Storey's
- 2 Storey Existing Homes



MASSING PLAN



PROPOSED SITE PLAN

3.3 PUBLIC CONSULTATION

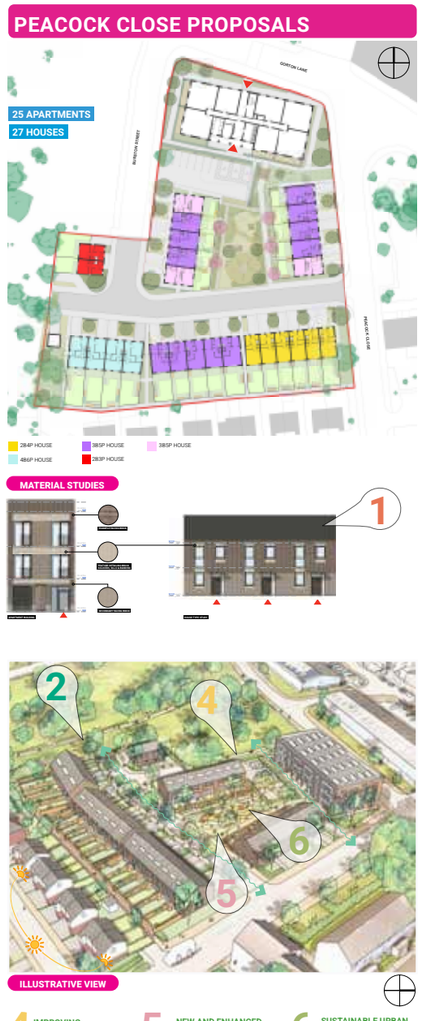
3.3.1 Public Exhibition - Gorton Hub

A public consultation event was held at the Gorton Community Hub on 12th March 2026. This drop-in session provided an opportunity for local residents and community representatives to review the proposals and engage directly with the project team. Attendees were also invited to submit anonymous feedback regarding the development.

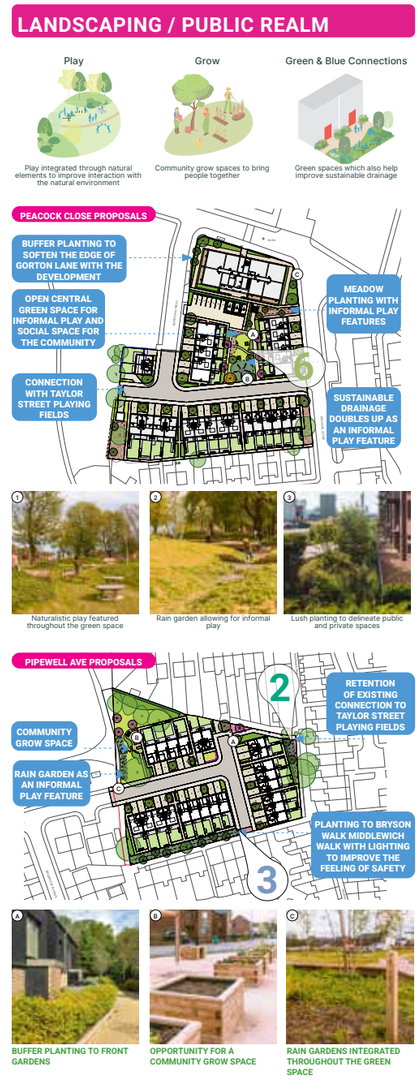
The event was well-attended, with 30–40 residents participating throughout the day. Overall, the reception to the development was positive. The consultation boards presented during the session are provided adjacent for reference.

Feedback was particularly supportive of the biodiversity enhancements, extensive tree planting, and the retention and improvement of the Taylor Street Playing Fields. Furthermore, the proposed housing tenure mix was well-received. Areas of concern raised by residents primarily related to construction-related disturbances, traffic management, site security, and the mitigation of anti-social behaviour, such as fly-tipping, within the local area.









CONSULTATION BOARDS PRESENTED AT THE GORTON HUB



SITE SKETCH PRESENTED AT PUBLIC CONSULTATION

4. DESIGN



4.1 LAYOUT

4.1.1 FORMER PEACOCK CENTRE SITE

The dwellings are arranged in terraced and semi-detached typologies, framing a central communal space designed for informal play. The front elevations feature high-quality brickwork to ensure active street frontages; Block 12 is strategically positioned to define the site entrance from Burston Street, while Blocks 13 and 14 address prominent corners near the apartment block and the southern boundary.

Private parking is provided at the front of each house, equipped with wall-mounted EV charging points. Rear garden access is facilitated either via rear service footpaths or private gated passages between terrace blocks. The three-storey apartment block fronts Gorton Lane, taking the existing bus stop into consideration by carefully positioning windows in discrete locations to protect the privacy of residents. The south elevation overlooks the central green space and private residential parking. Larger two-bedroom units are situated at the block's corners to maximise views toward the playing fields and provide dual-aspect living. At ground level, all M4(3) accessible units feature private patio areas, while upper-level apartments are designed to M4(2) standards and include Juliet balconies.

PEACOCK CENTRE SITE

- 2B3P - 2 Storey House M4(2) - 2 no
- 2B4P - 2 Storey House M4(2) - 6 no
- 3B5P - 2 Storey House M4(2) - 12 no
- 3B5P - 2 Storey House M4(2) - 3 no
- 4B6P - 2 Storey House M4(2) - 4 Total

27 HOUSES

APARTMENTS

- 1B2P APT Type A M4(2) - 5 no
- 1B2P APT Type A.2 M4(2) - 2 no
- 2B3P APT Type B M4(2) - 3 no
- 2B3P APT Type C M4(2) - 1 no
- 2B3P APT Type D M4(3)- 3 no
- 2B3P APT Type D.1 M4(3) -1 no
- 2B4P APT Type D.2 M4(2) -8 no
- 2B4P APT Type E M4(2) - 2no

25 APARTMENTS

PEACOCK CENTRE SITE TOTAL - 52



FORMER PEACOCK CENTRE SITE LAYOUT

4.1.2 PIPEWELL AVENUE SITE

The housing layout adopts a cul-de-sac arrangement, utilizing terraced typologies that respond contextually to the existing dwellings on Middlewich and Bryson Walk. Consistent with the approach at the Peacock Centre site, parking is integrated to the front of each property, while rear garden access is facilitated by private, gated pathways situated between the terrace blocks. A communal growing area is positioned adjacent to the Taylor Street Playing Fields; this serves to enhance the existing public footpath network, strengthening pedestrian connectivity from Gorton Lane toward the Gorton District Centre.



PIPEWELL AVENUE SITE

- 2B3P - 2 Storey House M4(2) - 2 no
- 2B4P - 2 Storey House M4(2) - 13 no
- 3B4P - 2 Storey House M4(2) - 4no
- 3B5P - 2 Storey House M4(2) - 4 no

PIPEWELL AVENUE SITE TOTAL - 23

PEACOCK CENTRE SITE TOTAL - 52

COMBINED SITES TOTAL - 75

PIPEWELL AVENUE SITE LAYOUT

4.1.3 PEACOCK CENTRE ROOF PLAN

The apartment block is a flat roof construction with roof hatch access to ensure effective maintenance of the proposed PV array, lift overrun and services. All terraced and semi-detatched houses have a simple and traditional duo-roof pitch to maximise the available area for PV Panel placement.

4.1.4 SUSTAINABILITY

The proposed development targets Net Zero operational carbon by strictly adhering to the GMCA energy hierarchy. Through a 'fabric-first' approach and efficient building services, the design minimises energy demand, while PV arrays—covering 40% of the ground floor area—ensure total regulated energy consumption is fully offset by on-site generation.

With individual air source heat pumps, the development is fossil-fuel-free and fully compliant with PfE and FHS guidelines. By prioritising on-site renewables over compensatory measures, the design ensures long-term environmental resilience and operational affordability for future residents.

ROOF PLAN KEY

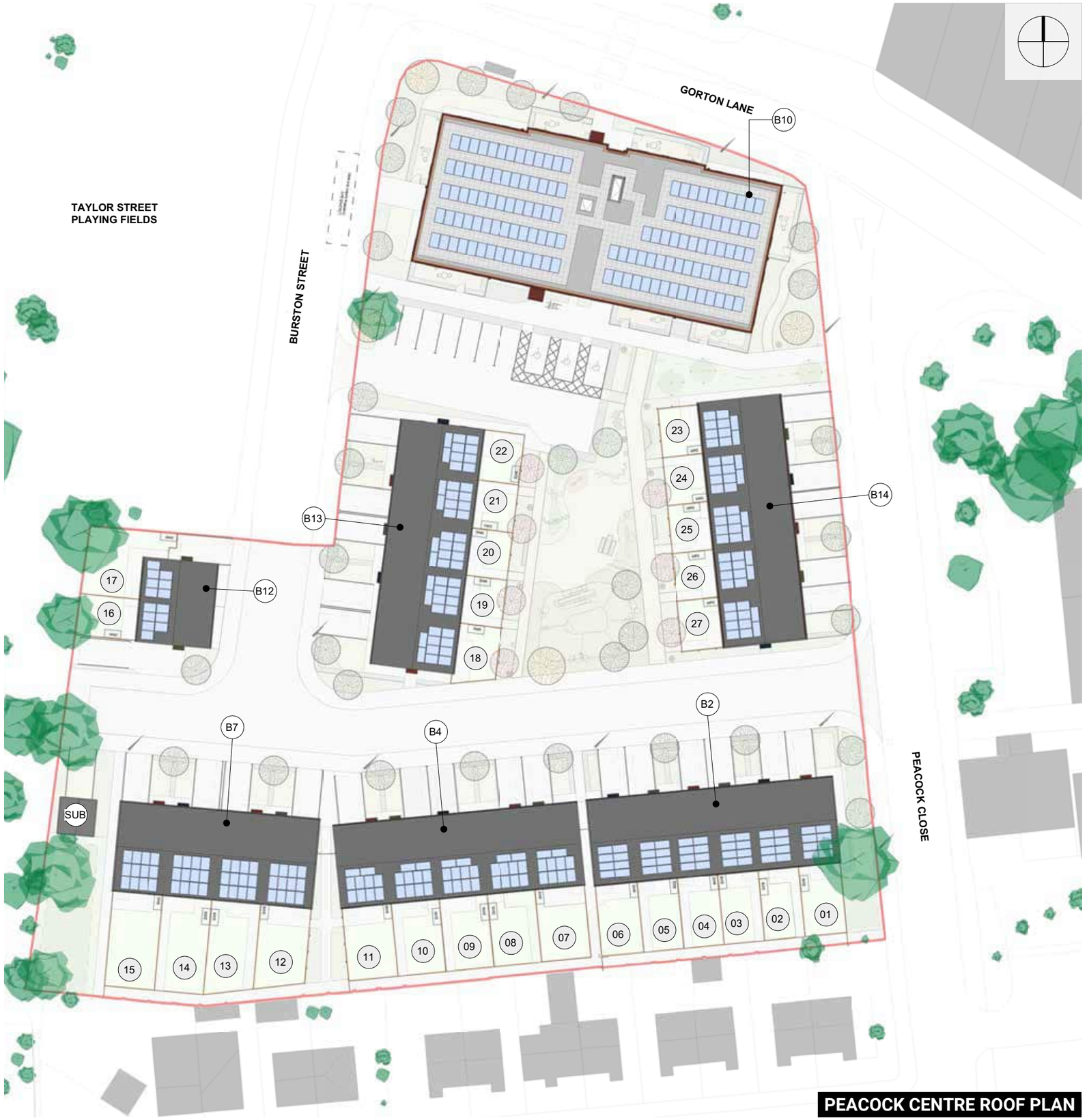
- INDICATIVE PV ARRAY
- BX BLOCK REFERENCE
- XX PLOT NUMBER

TENURE KEY

- SHARED OWNERSHIP
- SOCIAL RENT



PEACOCK CENTRE TENURE PLAN



PEACOCK CENTRE ROOF PLAN

4.1.5 PEACOCK CENTRE MASSING



GORTON LANE TO THE EAST



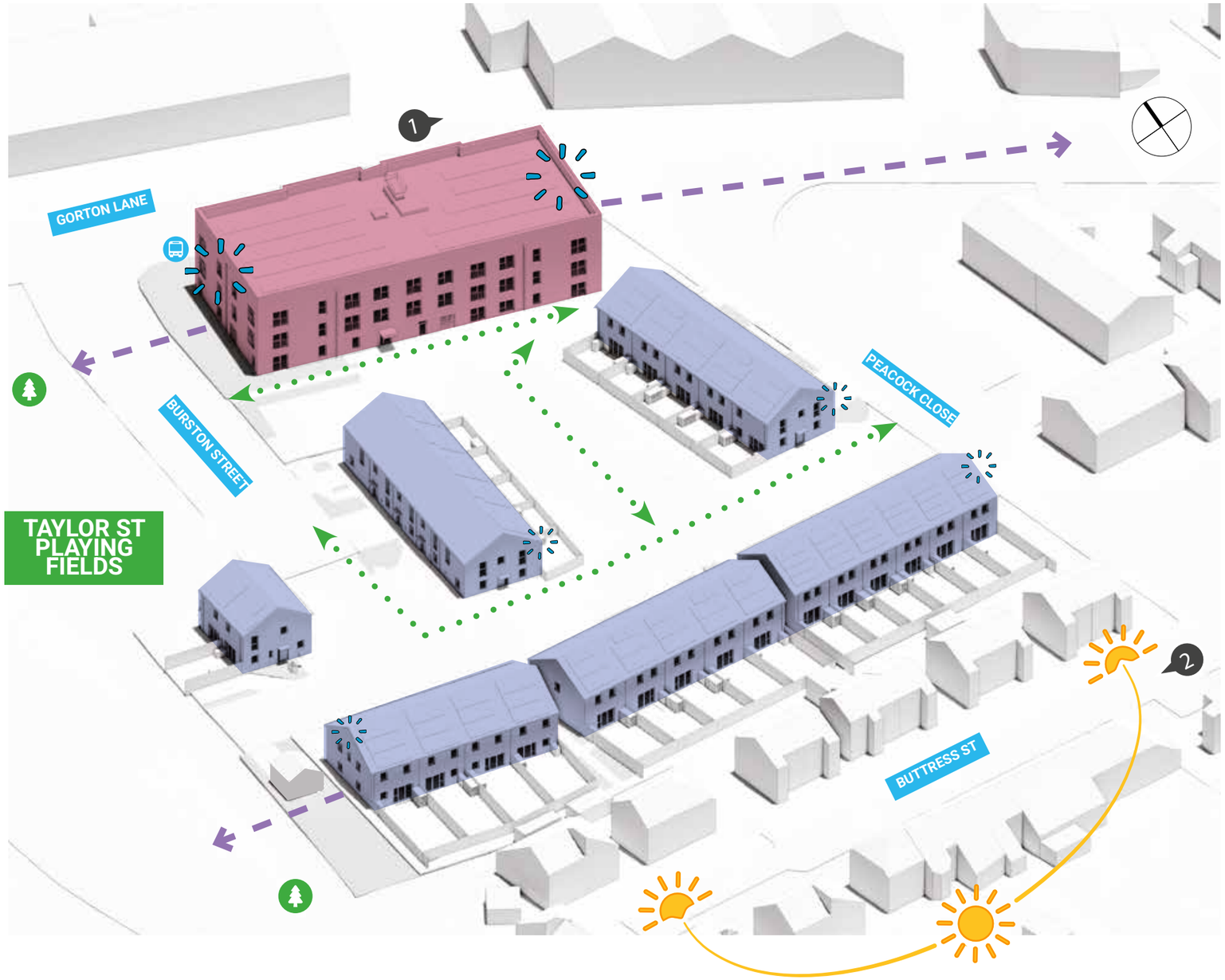
BUTTRESS STREET

KEY

- South Facing Aspect
- Prominent Corners
- Primary Route Through Site
- Views
- Bus Routes
- Secure Back to Back Gardens
- Public Footpath

STOREY HEIGHTS KEY

- 3 Storey's
- 2 Storey's
- 2 Storey Existing Homes



PEACOCK CENTRE MASSING DIAGRAM

4.1.6 PIPEWELL AVENUE ROOF PLAN

4.1.7 ON SITE RENEWABLE ENERGY GENERATION

Calculations provided below by CPW:

	Peacock Houses	Pipewell Houses	Flats
Total Energy Demand (kWh/yr)	44,129	34,354	57,715
Predicted on site generation (kWh/yr)	123,299	94,341	55,850
Net Zero Balanced Achieved	Yes	Yes	Yes
% Balance	279%	275%	97%

ROOF PLAN KEY

- INDICATIVE PV ARRAY
- BX BLOCK REFERENCE
- XX PLOT NUMBER

TENURE KEY

- SHARED OWNERSHIP
- SOCIAL RENT



PIPEWELL AVENUE TENURE PLAN



PIPEWELL AVENUE ROOF PLAN

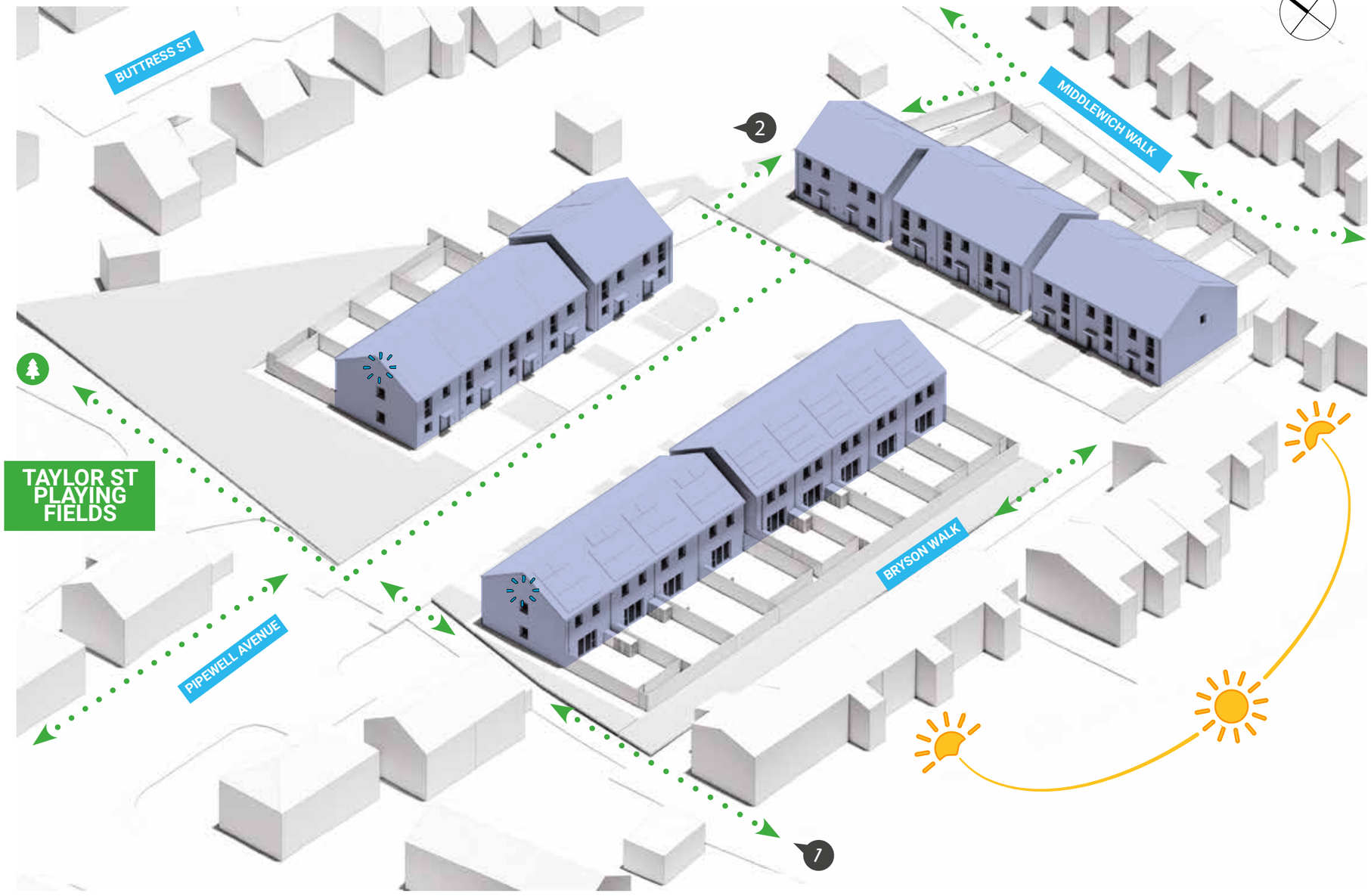
4.1.8 PIPEWELL AVENUE MASSING



BRYSON WALK



BUTTRESS STREET BOUNDARY FENCES



KEY

- South Facing Aspect
- Prominent Corners
- Primary Route Through Site
- Views
- Bus Routes
- Secure Back to Back Gardens
- Public Footpath

STOREY HEIGHTS KEY

- 3 Storey's
- 2 Storey's
- 2 Storey Existing Homes

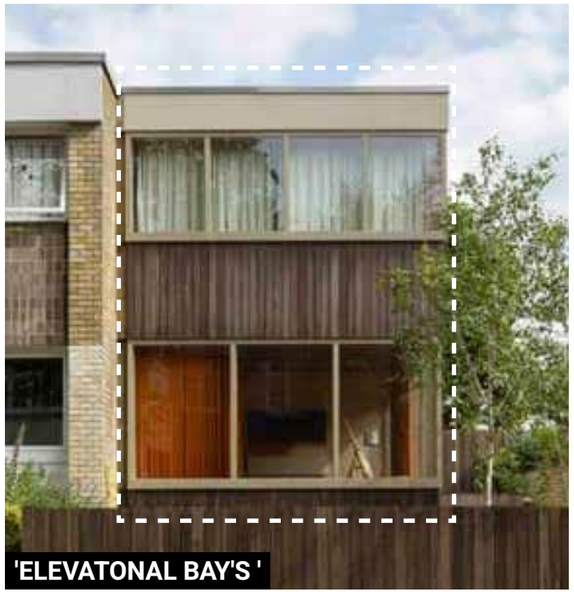
PIPEWELL AVENUE MASSING DIAGRAM

4.2 ELEVATIONS

4.2.1 ARCHITECTURAL PRECEDENTS



HORIZONTAL BANDING



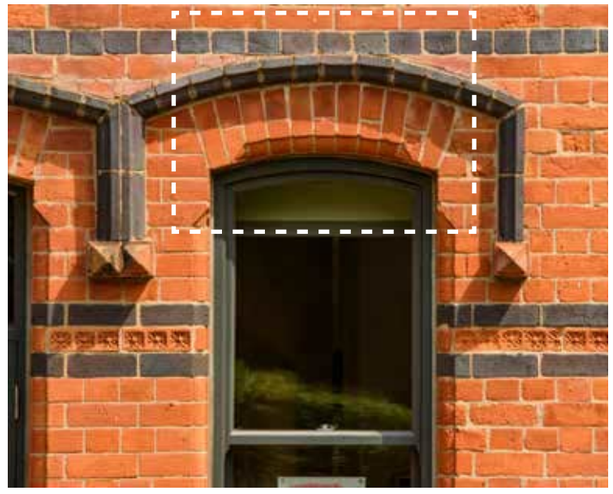
'ELEVATONAL BAY'S '



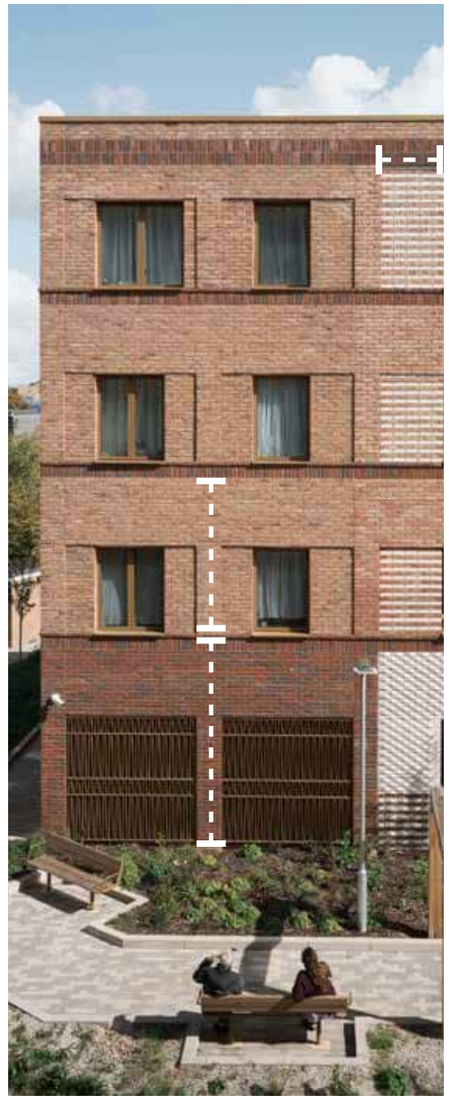
MID CENTURY PROPORTIONS



VERTICALITY IN FENESTRATION



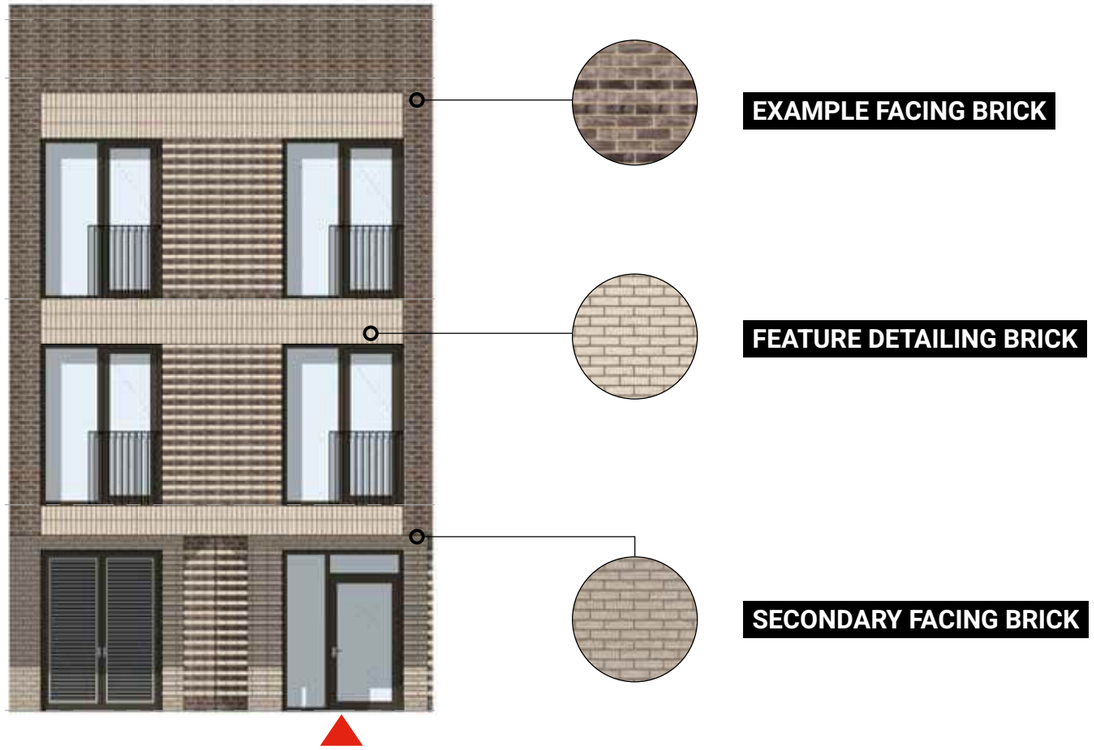
VICTORIAN HEAD & WINDOWSILL DECORATION



VARIED COLOUR PALLETTE

4.3 ELEVATIONAL DEVELOPMENT

4.3.1 INITIAL BAY STUDIES

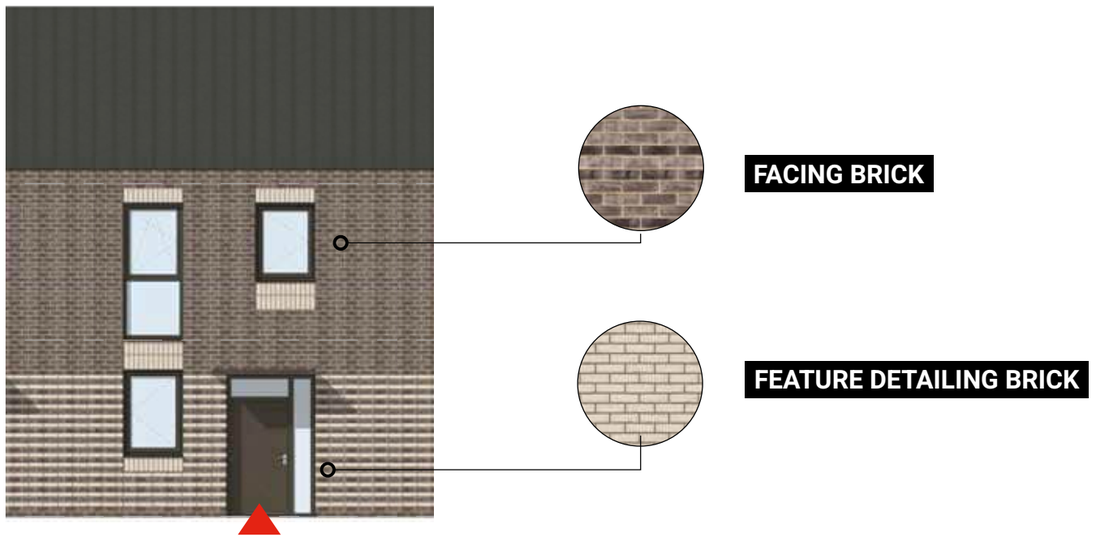


EXAMPLE FACING BRICK

FEATURE DETAILING BRICK

SECONDARY FACING BRICK

APARTMENT BLOCK BAY STUDY



FACING BRICK

FEATURE DETAILING BRICK

HOUSE BAY STUDY

APARTMENT BLOCK ELEVATIONS



NORTH



WEST



EAST



SOUTH

4.3.2 DESIGN DEVELOPMENT

Block 10 is designed as a linear, low-rise masonry building, drawing inspiration from Gorton's Victorian vernacular. The material palette is informed by the brickwork and distinct colour tones of the adjacent historic Beyer Peacock premises on Gorton Lane.

The following pages detail specific brickwork patterns and architectural features that reinterpret traditional Victorian elements through a more nuanced palette. Entrances are clearly defined by coloured canopies, integrated signage, and glazed doors, complemented by feature brickwork banding. On the north elevation, the central section projects forward from the main building line, where the strategic use of black glazed brickwork introduces a sense of verticality and visual rhythm to the facade.

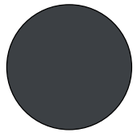
MATERIAL PRECEDENTS



FACING BRICK



FEATURE BRICK

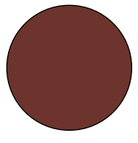


WINDOWS

JULIET BALCONY



GLAZED BRICK



ENTRANCE DOOR

BRICKWORK BANDING ADJACENT TO ENTRANCES

APARTMENT BLOCK SOUTH ENTRANCE ELEVATION



FEATURE BRICK





SOUTH ENTRANCE 3D

4.3.3 FEATURE BRICKWORK DETAILS



SOLDIER COURSING



JULIET BALCONY

MATERIAL PRECEDENTS



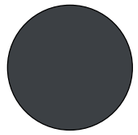
FACING BRICK



FEATURE BRICK



GLAZED BRICK



WINDOWS

JULIET BALCONY



NORTH ELEVATION: MAIN FACING BRICK, FEATURE BRICK & GLAZED BRICK TYPES



4.4 BLOCK 10 APARTMENTS

4.4.1 GA ELEVATIONS



NORTH ELEVATION - GORTON LANE



SOUTH ELEVATION



TYPICAL CORNER VIEW & DECORATIVE BRICKWORK



WEST ELEVATION - BURSTON STREET



EAST ELEVATION - PEACOCK CLOSE

4.4.2 GENERAL ARRANGEMENT

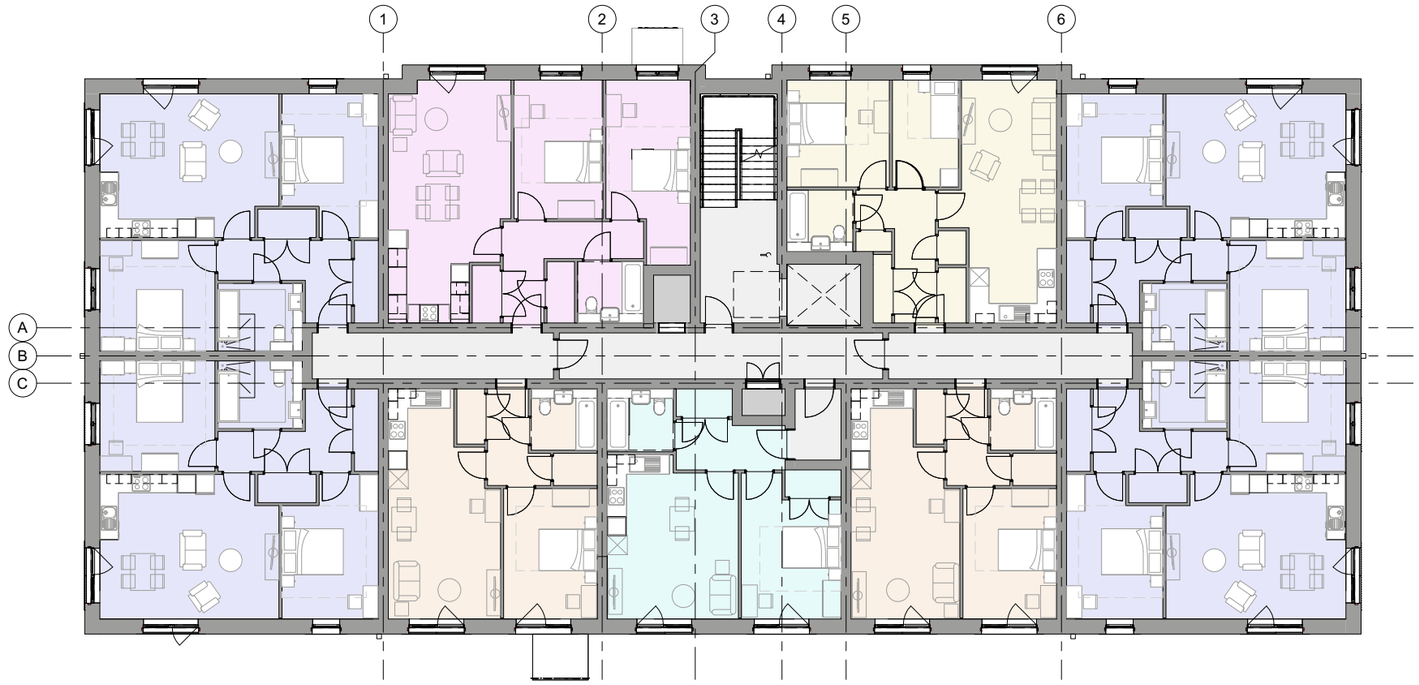
The apartment block comprises a mix of 1B2P, 2B3P, and 2B4P units, all of which comply with the Nationally Described Space Standards (NDSS)n and Manchester Space Standards. At ground-floor level, the 2B3P units are designed to meet M4(3) (wheelchair-accessible) standards. All upper-level apartments are designed to M4(2) (accessible and adaptable) requirements, served by an evacuation lift and a single common staircase.

Two principal entrances provide access to the building: one fronting Gorton Lane and the second via the private residents' car park to the rear. The development includes secure, integrated cycle storage for approximately 26 bicycles, alongside a dedicated refuse store located on the western elevation, with direct access provided via Burston Street.

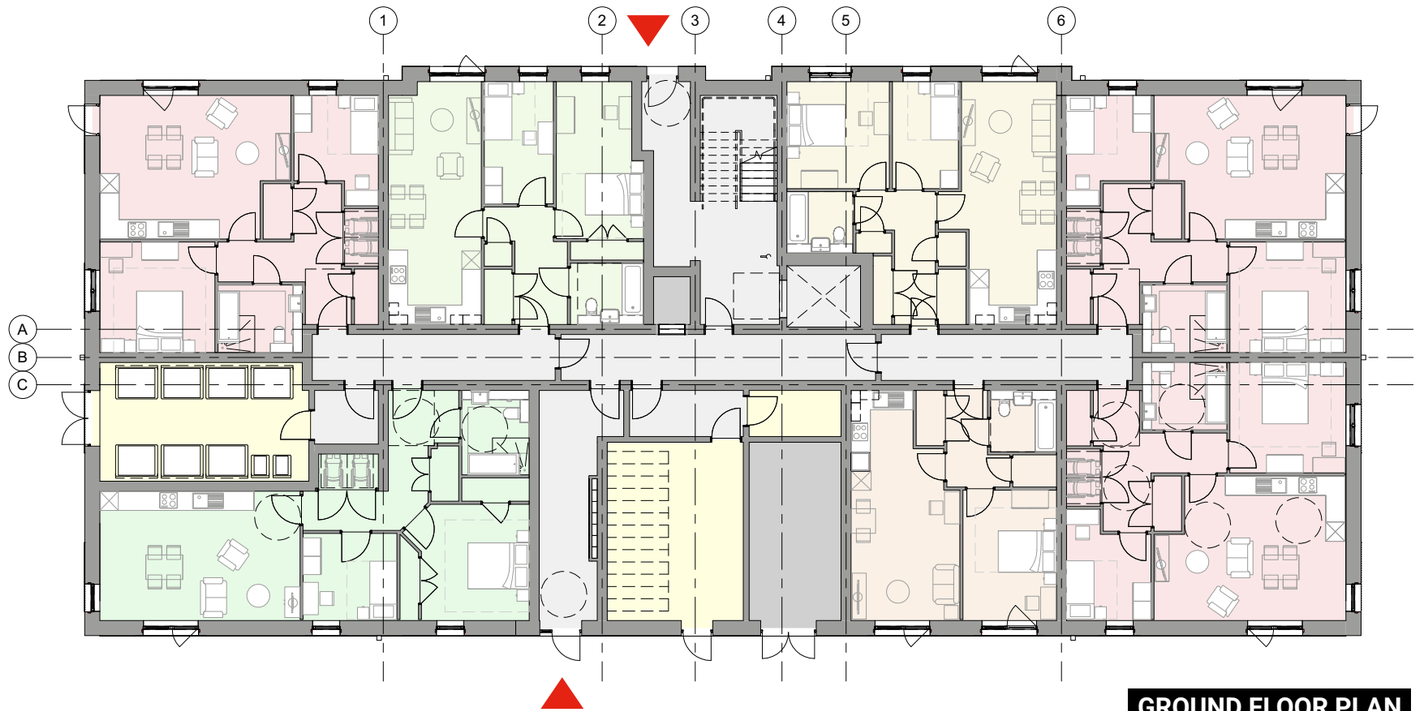
APARTMENTS

- 1B2P APT Type A M4(2) - 5 no
- 1B2P APT Type A.2 M4(2) - 2 no
- 2B3P APT Type B M4(2) - 3 no
- 2B3P APT Type C M4(2) - 1 no
- 2B3P APT Type D M4(3) - 3 no
- 2B3P APT Type D.1 M4(3) -1 no
- 2B4P APT Type D.2 M4(2) -8 no
- 2B4P APT Type E M4(2) - 2no
- Facilities Management
- Plant
- Circulation

25 APARTMENTS



FIRST FLOOR PLAN



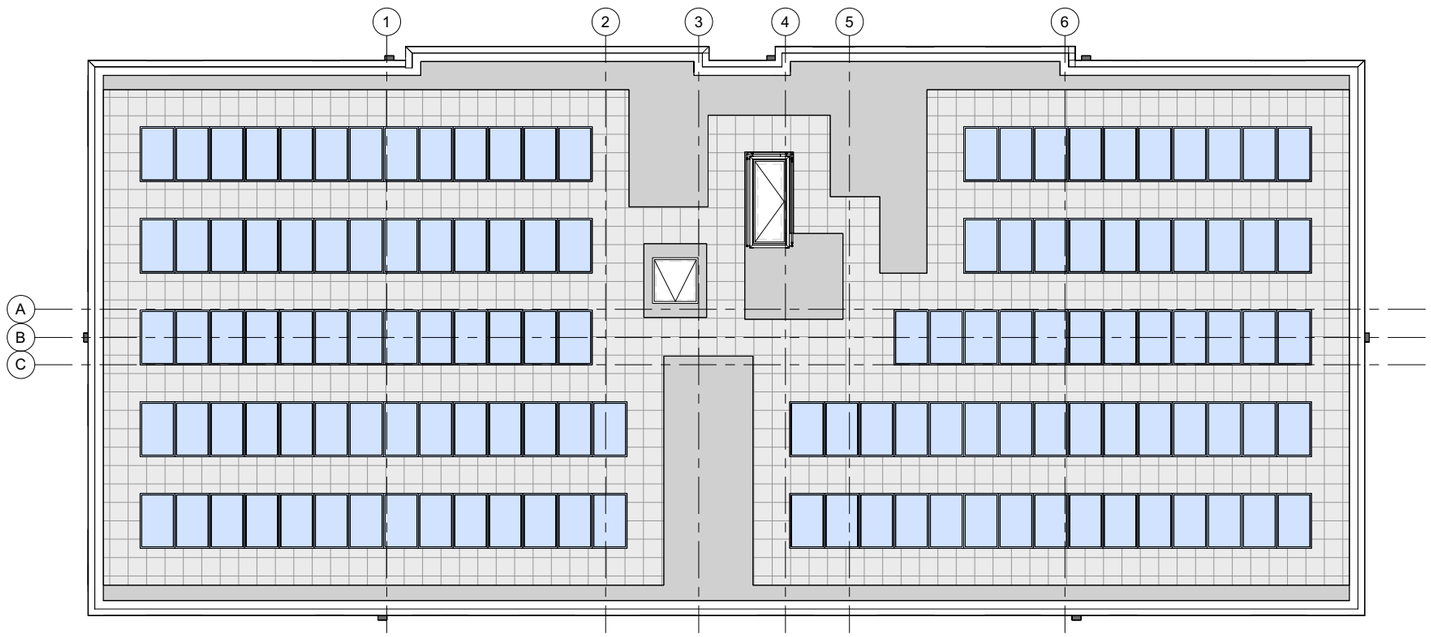
GROUND FLOOR PLAN

4.4.3 GENERAL ARRANGEMENT

APARTMENTS

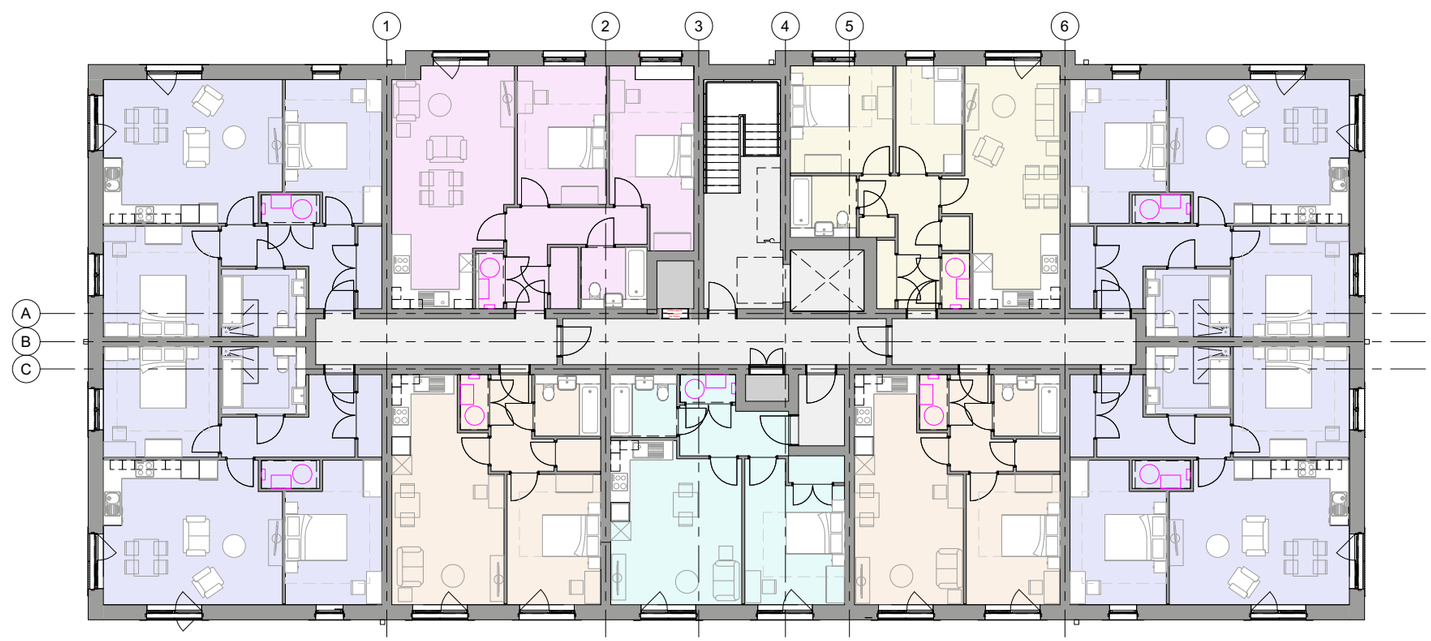
- 1B2P APT Type A M4(2) - 5 no
- 1B2P APT Type A.2 M4(2) - 2 no
- 2B3P APT Type B M4(2) - 3 no
- 2B3P APT Type C M4(2) - 1 no
- 2B3P APT Type D M4(3)- 3 no
- 2B3P APT Type D.1 M4(3) -1 no
- 2B4P APT Type D.2 M4(2) -8 no
- 2B4P APT Type E M4(2) - 2no
- Facilities Management
- Plant
- Circulation

25 APARTMENTS



2 | Proposed Apartment Roof Plan
1 : 100

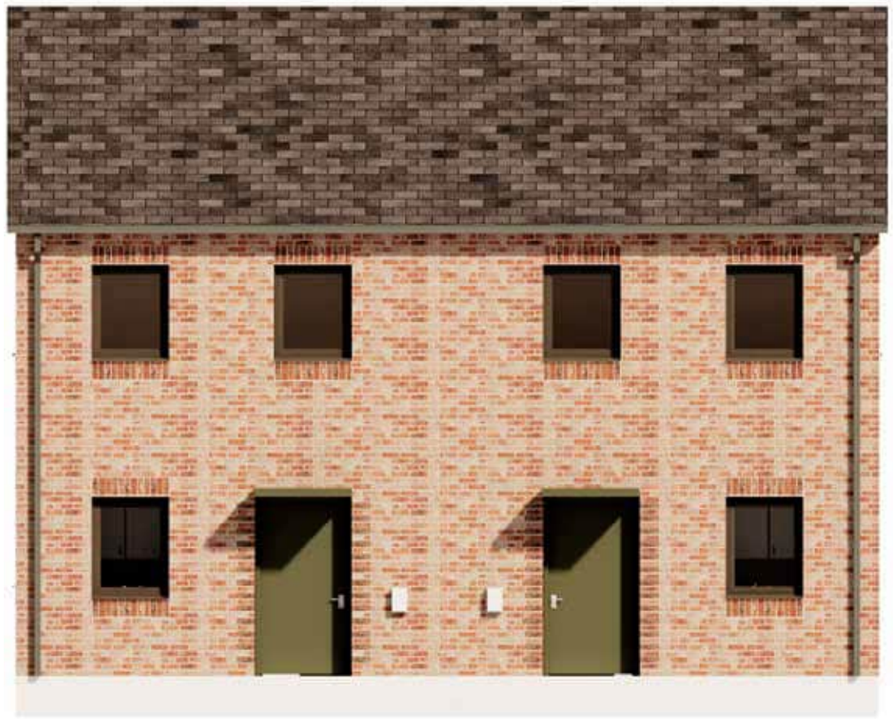
APARTMENT ROOF PLAN



SECOND FLOOR PLAN

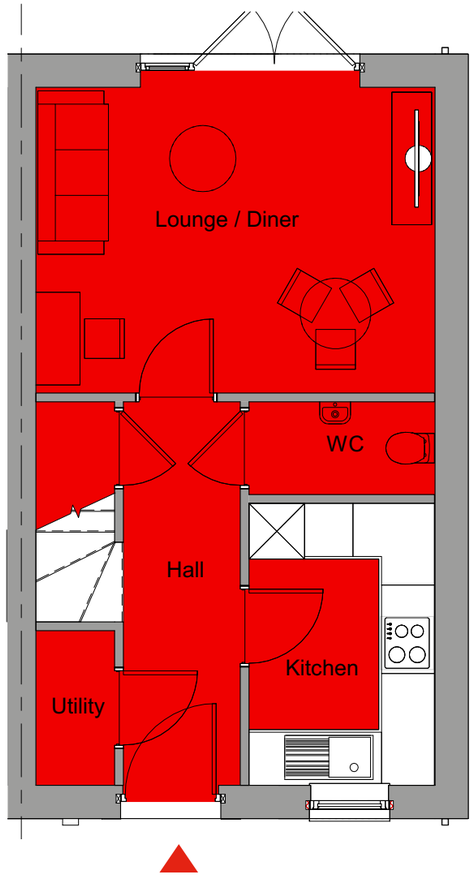
4.5 TYPICAL CLARION HOUSE TYPES

4.5.1 WHITELEAF 2B3P M4(2)

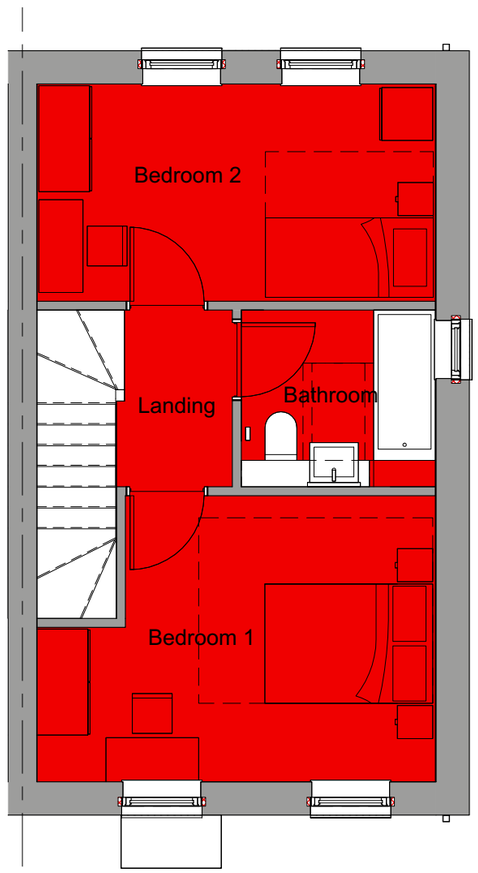


SEMI DETACHED

All houses echo the nuanced and simple form of the apartment block, utilising the same material palette and brickwork features. All houses additionally have canopies over front entrances and alternate front door colour for enhanced visual interest.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

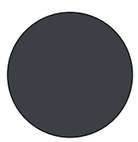
MATERIAL PRECEDENTS



FACING BRICK



FEATURE BRICK

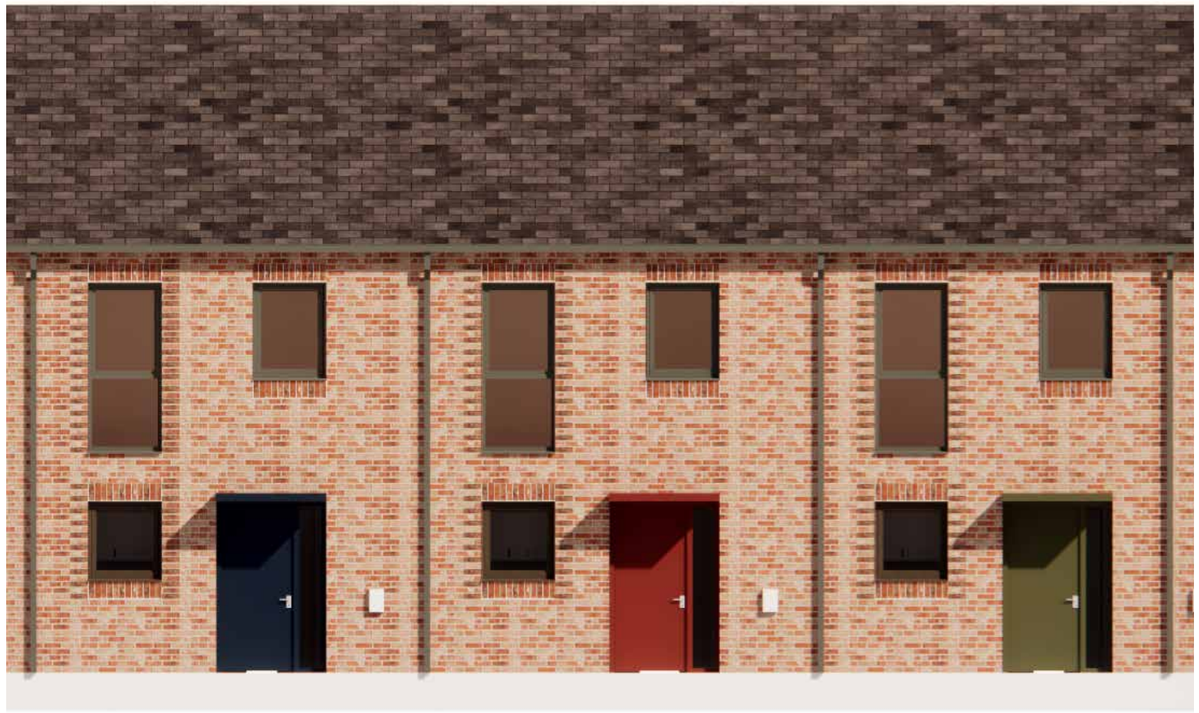


WINDOWS

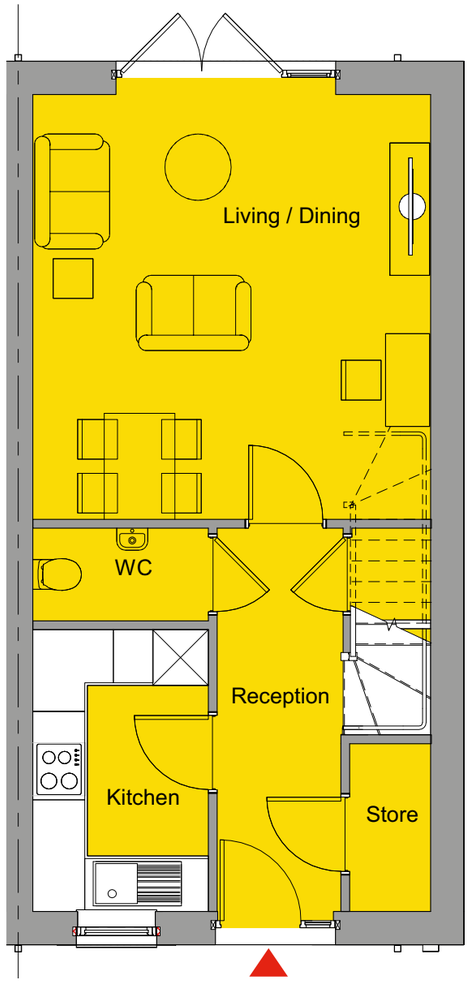


FRONT DOOR

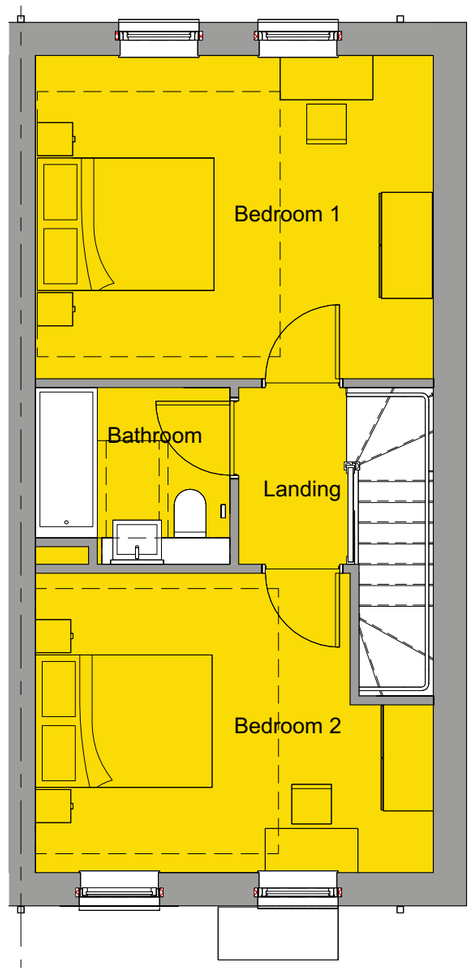
4.5.2 CHILTERN 2B4P M4(2)



TERRACE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

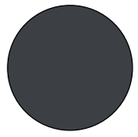
MATERIAL PRECEDENTS



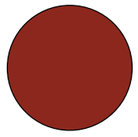
FACING BRICK



FEATURE BRICK



WINDOWS

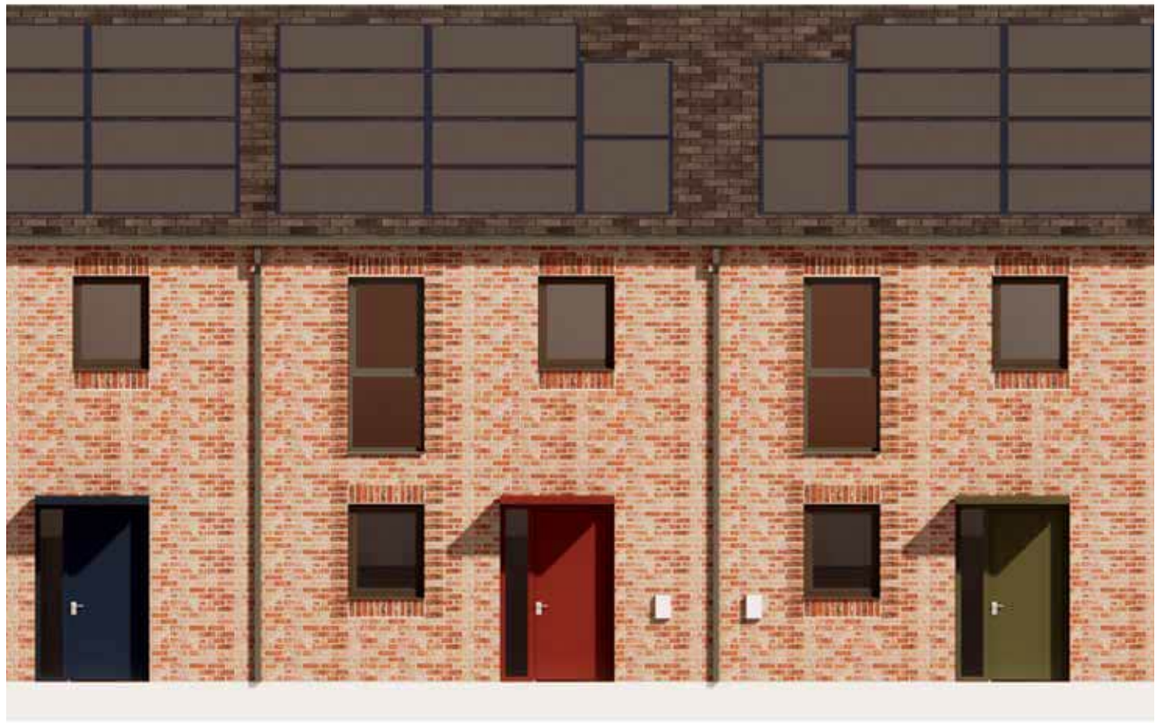




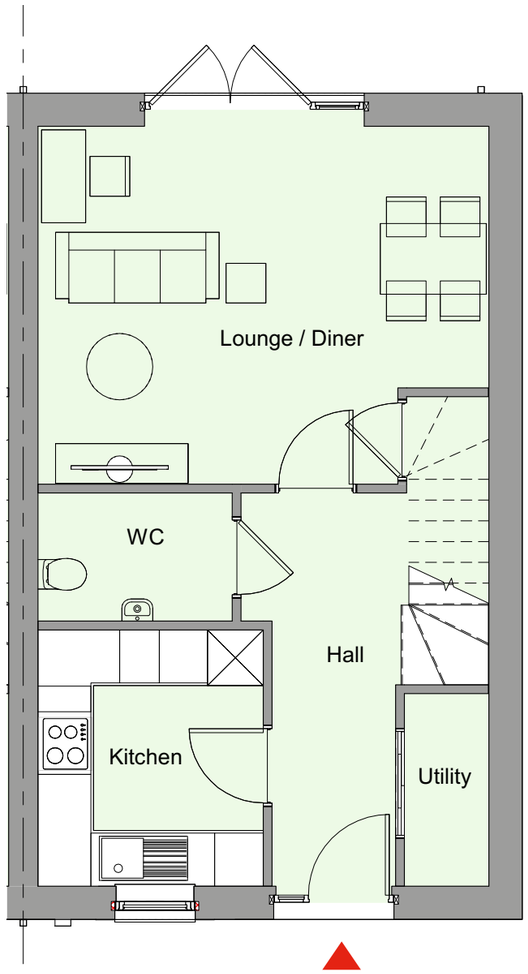


FRONT DOORS

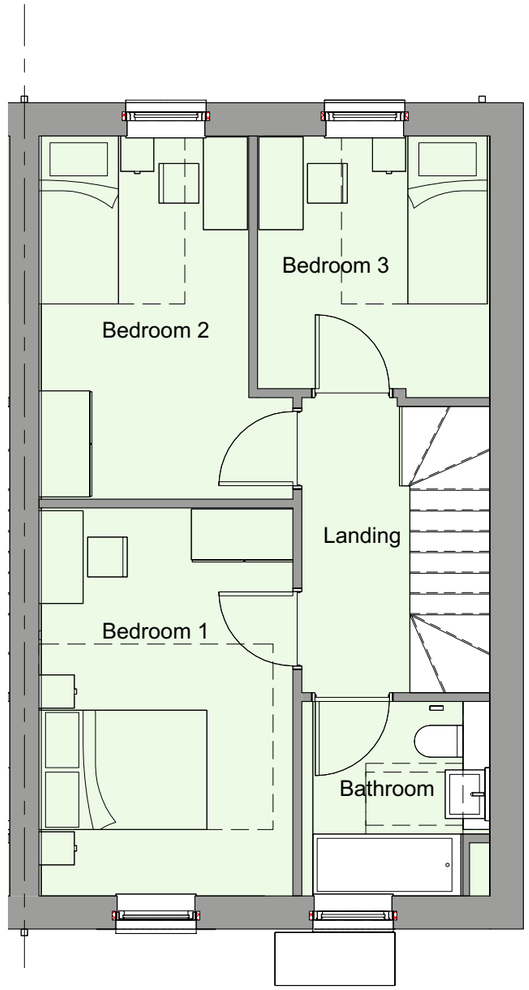
4.5.3 HT23.7 3B4P M4(2)



TERRACE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

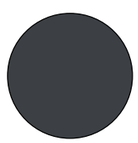
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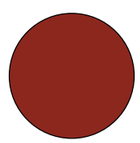
FACING BRICK



FEATURE BRICK



WINDOWS

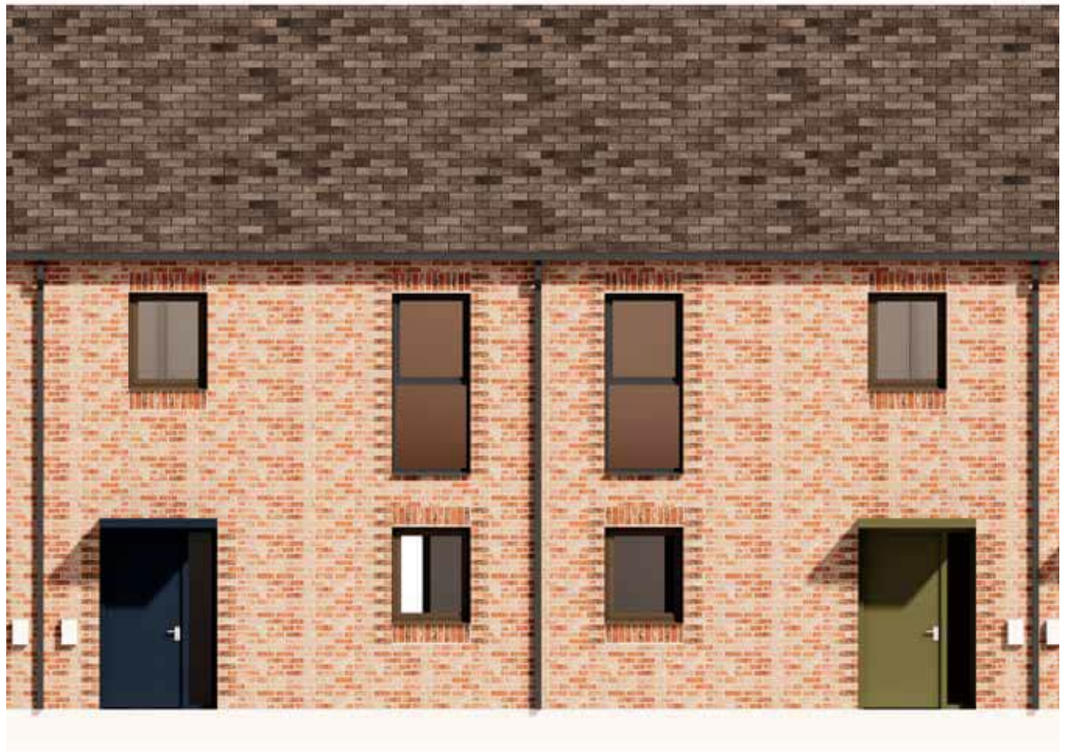




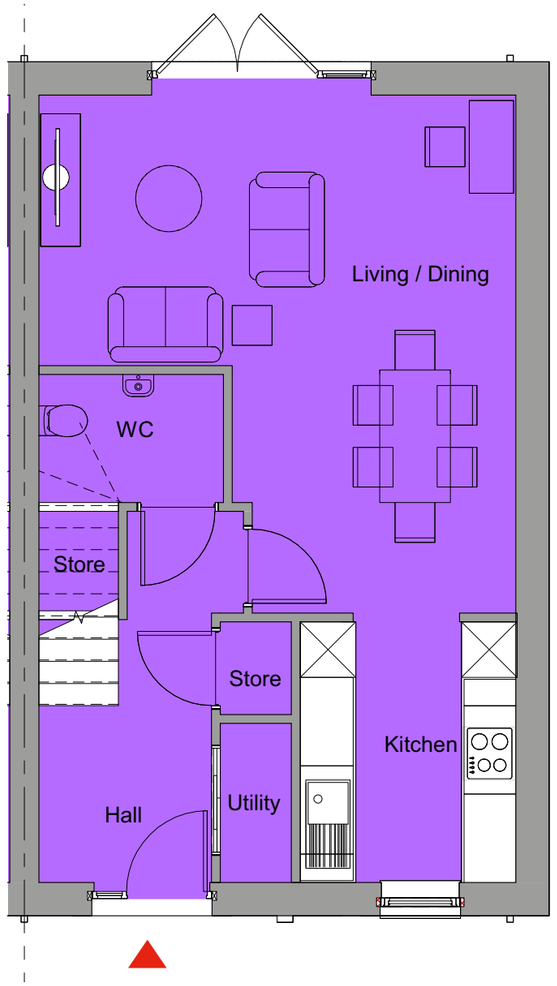


FRONT DOORS

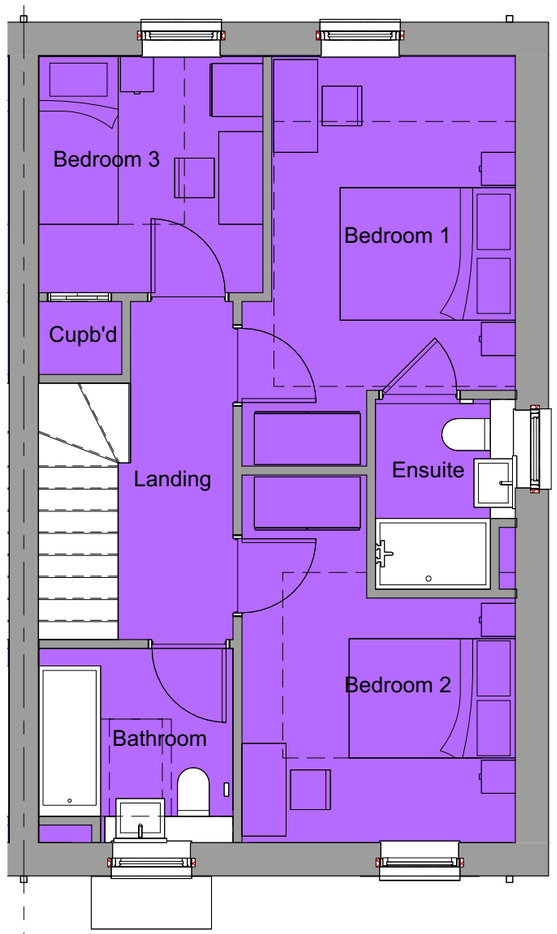
4.5.4 RENDLESHAM 3B5P M4(2)



TERRACE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

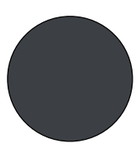
MATERIAL PRECEDENTS



FACING BRICK



FEATURE BRICK



WINDOWS

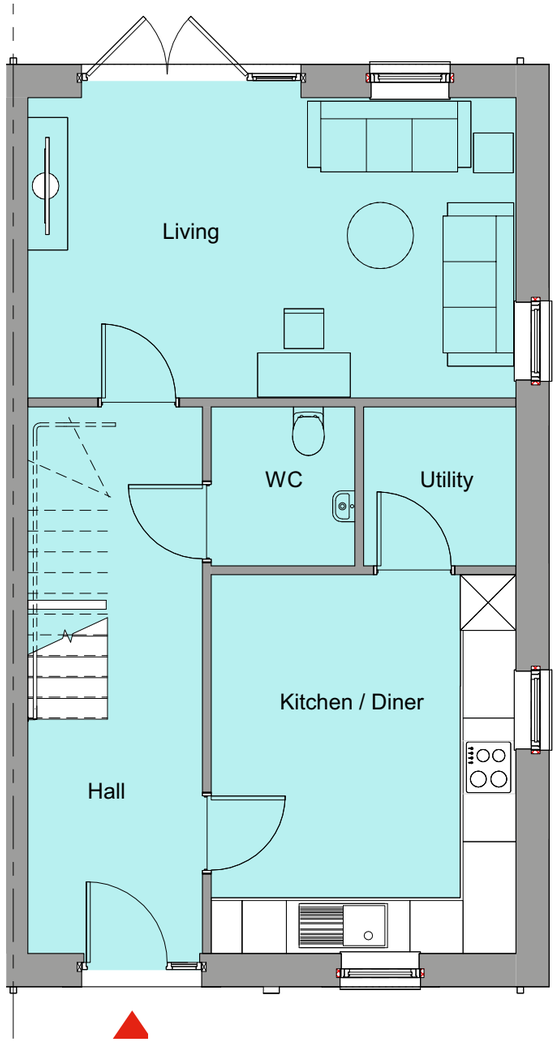




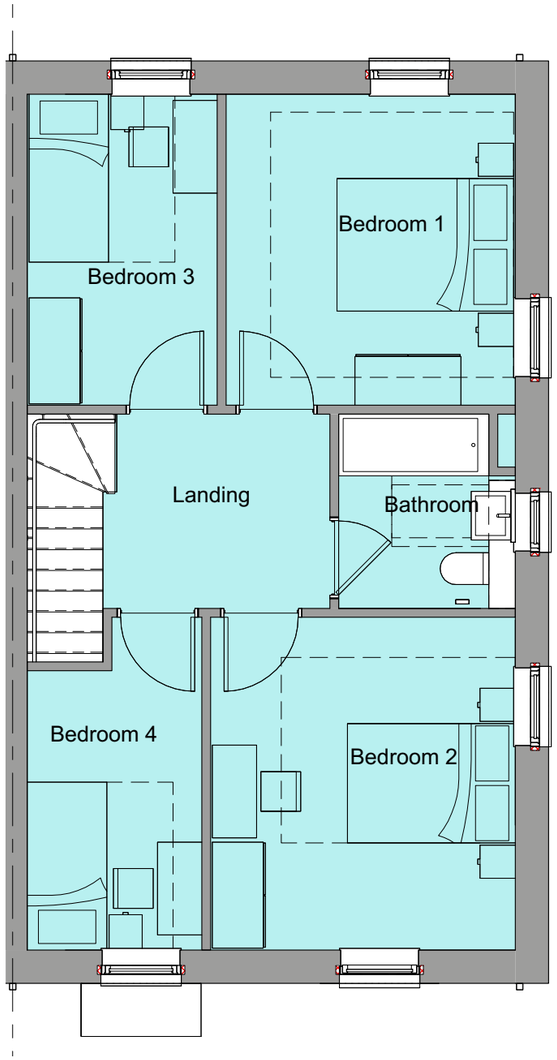
FRONT DOORS

4.5.5 HT24.3 4B6P M4(2)





GROUND FLOOR PLAN



FIRST FLOOR PLAN

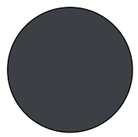
MATERIAL PRECEDENTS



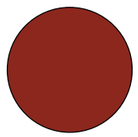
FACING BRICK



FEATURE BRICK



WINDOWS





FRONT DOORS

4.6 SITE SECTIONS



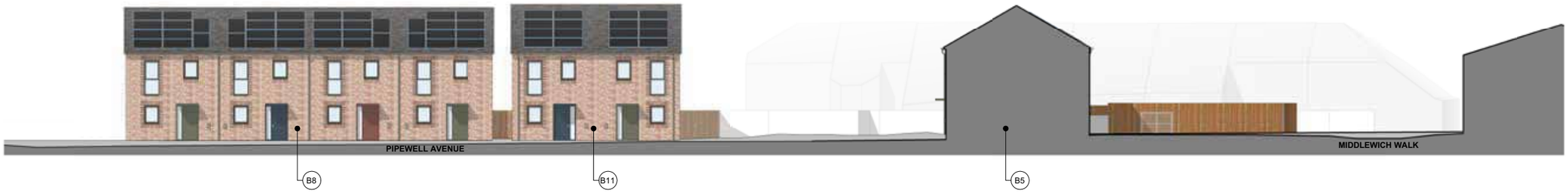
PEACOCK CENTRE - SECTION THROUGH GORTON LANE



PEACOCK CENTRE - SECTION THROUGH PEACOCK CLOSE



PEACOCK CENTRE - SECTION THROUGH THE SITE



PIPEWELL AVENUE- NORTH FACING SECTION THROUGH PIPEWELL AVENUE



PIPEWELL AVENUE- SOUTH FACING SECTION THROUGH PIPEWELL AVENUE



PIPEWELL AVENUE- EAST FACING SECTION THROUGH PIPEWELL AVENUE

4.7 STREET VIEWS

PEACOCK CLOSE PUBLIC SPACE



PIPEWELL AVENUE

5. ACCESS



5.1 VEHICULAR, CYCLIST + PEDESTRIAN ACCESS

5.1.1 PEACOCK CENTRE SITE

A Transport Statement has been prepared in support of the planning application. The assessment has considered the suitability of the sites in transport and highway terms, including accessibility, highway safety and the anticipated impact of development traffic.

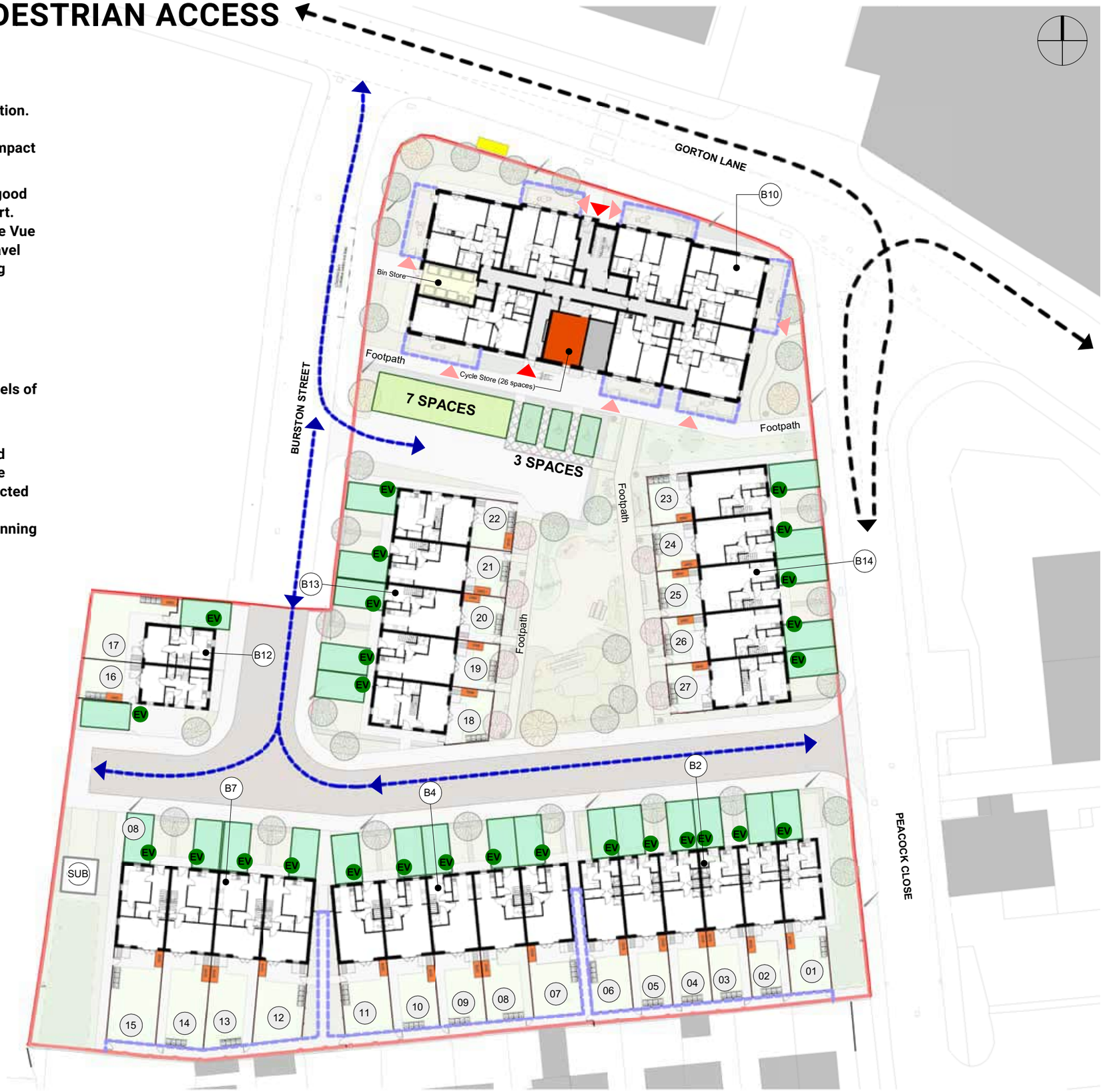
The assessment confirms that the sites occupy a sustainable location with good access to local services and facilities by walking, cycling and public transport. Existing pedestrian infrastructure, nearby bus services and proximity to Belle Vue and Gorton railway stations provide residents with a range of sustainable travel opportunities. A review of personal injury collision data identified no existing highway safety concerns within the surrounding road network.

Traffic generation forecasts indicate that the development would generate a relatively low number of vehicle movements during peak periods, with the Peacock Centre site expected to generate 29 two-way vehicle trips in the weekday AM peak and 22 in the PM peak, whilst the Pipewell Avenue site is forecast to generate 13 and 21 two-way vehicle trips respectively. These levels of traffic are not considered sufficient to result in any material impact on the operation or capacity of the surrounding highway network.

Overall, the proposed development is considered acceptable in transport and highways terms. The sites benefit from excellent accessibility by sustainable modes, provide suitable access and parking arrangements, and are not expected to give rise to any highway safety or capacity concerns. The proposals are therefore considered to accord with relevant national and local transport planning policies.

KEY:

- TFGM BUS STOP
- EXISTING VEHICULAR ROUTES
- PROPOSED VEHICULAR ROUTES
- PRIVATE GATED ACCESS
- PRIVATE PARKING TO DWELLINGS
- PRIVATE PARKING TO APARTMENT BLOCK
- DDA PARKING TO APARTMENT BLOCK
- EV — WALL MOUNTED ELECTRIC VEHICLE CHARGER
- APARTMENT BUILDING ENTRANCES
- APARTMENT PRIVATE SECONDARY ENTRANCES
- BX — BLOCK REFERENCE
- XX — PLOT NUMBER
- BIKE STORAGE TO HOUSES
- APARTMENT SECURE BIKE STORAGE



5.1.2 PIPEWELL AVENUE SITE

KEY:

- TFGM BUS STOP
- EXISTING VEHICULAR ROUTES
- PROPOSED VEHICULAR ROUTES
- PRIVATE GATED ACCESS
- PRIVATE PARKING TO DWELLINGS
- PRIVATE PARKING TO APARTMENT BLOCK
- DDA PARKING TO APARTMENT BLOCK
- EV — WALL MOUNTED ELECTRIC VEHICLE CHARGER
- APARTMENT BUILDING ENTRANCES
- APARTMENT PRIVATE SECONDARY ENTRANCES
- BX — BLOCK REFERENCE
- XX — PLOT NUMBER
- BIKE STORAGE TO HOUSES
- APARTMENT SECURE BIKE STORAGE



5.2 REFUSE STRATEGY

5.2.1 PEACOCK CENTRE SITE

KEY:

BX — BLOCK REFERENCE

XX — PLOT NUMBER

BIN LOCATIONS

TRAVEL DISTANCE (HOUSES)

CP — REFUSE COLLECTION POINT (HOUSES)

INDICATIVE WASTE COLLECTION VEHICLE STOPPING AREA

LEVEL ACCESS ROUTE TO APARTMENT BIN STORE

ACCESS ROUTE TO APARTMENT BIN STORE VIA LIFT

APARTMENT BLOCK REFUSE SCHEDULE		
WASTE TYPE	CAPACITY	COLLECTION FREQUENCY
GENERAL WASTE	3 x 1100 Litre	Fortnightly
BLUE	1-2 x 1100 Litre	Fortnightly
BROWN	1-2 x 1100 Litre	Fortnightly
GREEN	2 x 240 Litre	Weekly

REFUSE SCHEDULE FOR HOUSES		
WASTE TYPE	CAPACITY	COLLECTION FREQUENCY
REFUSE BINS	140 Litret	T - Table Body Text
BLUE	35 Litre Minimum	Fortnightly
BROWN	55 Litre Minimum	Fortnightly
GREEN	23 Litre Maximum	Fortnightly



5.2.2 PIPEWELL AVENUE SITE

KEY:

BX — BLOCK REFERENCE

XX — PLOT NUMBER

BIN LOCATIONS

TRAVEL DISTANCE (HOUSES)

CP — REFUSE COLLECTION POINT (HOUSES)

INDICATIVE WASTE COLLECTION VEHICLE STOPPING AREA

LEVEL ACCESS ROUTE TO APARTMENT BIN STORE

ACCESS ROUTE TO APARTMENT BIN STORE VIA LIFT

APARTMENT BLOCK REFUSE SCHEDULE		
WASTE TYPE	CAPACITY	COLLECTION FREQUENCY
GENERAL WASTE	3 x 1100 Litre	Fortnightly
BLUE	1-2 x 1100 Litre	Fortnightly
BROWN	1-2 x 1100 Litre	Fortnightly
GREEN	2 x 240 Litre	Weekly

REFUSE SCHEDULE FOR HOUSES		
WASTE TYPE	CAPACITY	COLLECTION FREQUENCY
REFUSE BINS	140 Litret	T - Table Body Text
BLUE	35 Litre Minimum	Fortnightly
BROWN	55 Litre Minimum	Fortnightly
GREEN	23 Litre Maximum	Fortnightly



6. LANDSCAPE



PLANIT

Landscape Concepts

Play



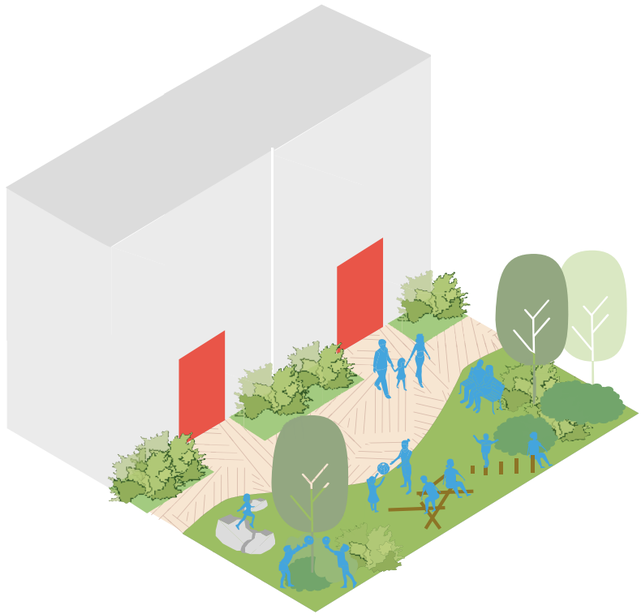
Integrated play amongst natural elements is situated in the heart of the community. A play trail connects the green spaces with opportunities of nature interaction along the way. Timber archways with climbing planting marking the entrance to the open space and leading into the communal green space. Intersections of hard space provide opportunity for more formal play elements and gathering space for residents. Opportunities to incorporate SUDs should also be considered as play element.

Grow



The grow space on the northern side of the Pipewell Avenue site will consist of raised beds, fruiting trees and gathering spaces to encourage social interaction. The space acts as a key connector between existing residents in adjacent homes and the new community being proposed, offering a place to come together and work towards building a shared community asset. The grow space provides an opportunity for stewardship and learning for both adults and children, fostering a sense of belonging among residents.

Green & Blue Connections



Street trees, planting and SuDS offer a visually green community whilst positively contributing to BNG. The addition of hedging and street trees ensures green views from residential windows, provides a level of privacy, and supports valuable habitats. Connections through to Taylor Street Playing Fields create a green, accessible corridor between community and park.

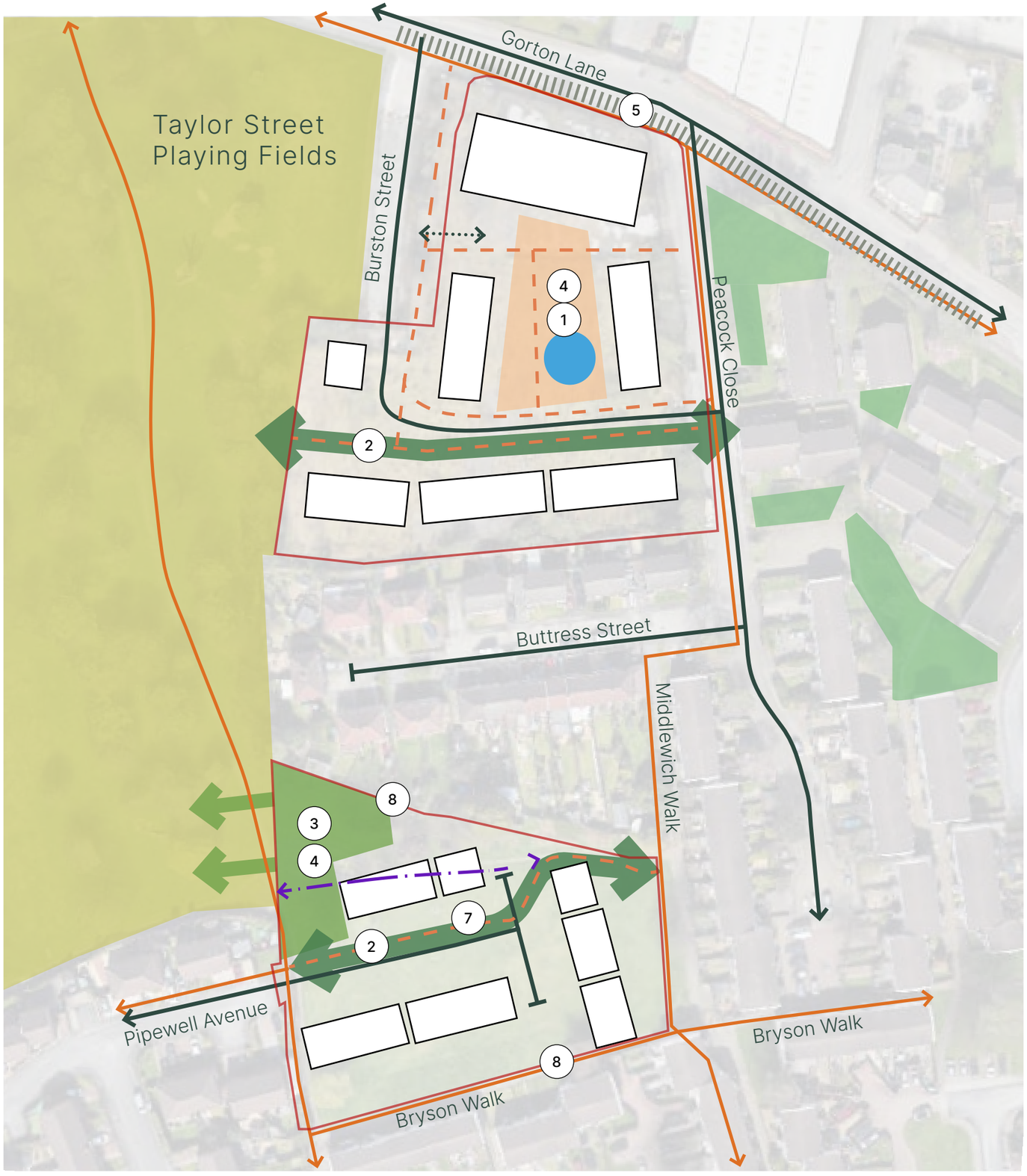
Landscape Opportunities & Constraints

Opportunities

1. Creating a community green space that integrates play opportunities with SuDS features, encouraging social interaction while benefiting both new and existing communities.
2. Improve east-west pedestrian connectivity through two development sites, enhancing future links to Taylor Street Playing Fields via a landscaped green corridor with trees, hedgerows, and ecological planting.
3. Include community grow spaces with informal play opportunities and soft green buffer to create a gentle transition and connect with Taylor Street Playing Fields.

Constraints

4. Identify and promote opportunities for planting and habitat creation where feasible across the development to support Biodiversity Net Gain.
5. Noise and traffic impacts from Gorton Road will need to be carefully considered, with landscape opportunities explored to help mitigate negative effects.
6. The Peacock Centre site was historically developed, and existing ground and soil conditions will need to be considered in the future design.
7. The existing footpath will need to be considered as part of the proposed development.
8. The boundaries adjacent to existing dwellings to be carefully considered for privacy, security and appropriate boundary treatments.



Connection

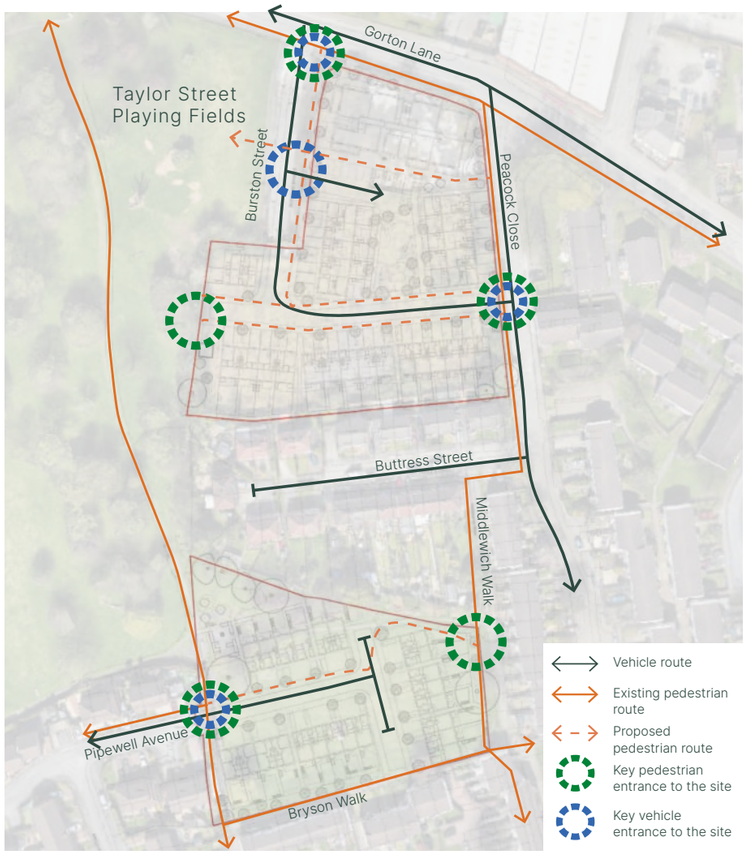
- Existing vehicle connection
- Existing pedestrian connection
- Existing pedestrian connection to be diverted
- Proposed pedestrian connection
- Proposed car park entrance

Proposed Landscape Features

- Play Space
- Grow Space
- Existing scattered green habitat (private & public)
- SuDS

Design Strategies

Movement Network Strategy



Accesses are located east and west of the parcels that make up the site creating lateral movement dominant for pedestrians and vehicles. This helps with access from Peacock Close to the east and Taylor Street Playing Fields to the west with pedestrian links including multiple pedestrian only routes as well as roadside pavement.

The two parcels have ample access to the west where the site adjoins green space. This will benefit residents with the four access points encouraging use of adjacent spaces whilst giving a permeability to the site that will add vitality due to connectivity. Accesses to the east on Peacock Close and Middlewich Walk also encourage use of alternative routes to larger roads making the pedestrian experience more enjoyable.

Pedestrian routes permeate both parcels with pedestrian only routes connecting to the cul-de-sac proposed to the southern parcel and parking court proposed to the northern parcel avoiding ‘dead end’ space. These routes compliment existing pedestrian routes that run to the majority of site boundaries to create a strong sustainable travel connectivity.

Green Space Strategy



The landscape strategy is structured around three key green space typologies.

Communal green space is located at the heart of the Peacock Centre site and provides an accessible, inclusive area for informal play, relaxation and social interaction, forming the main open space within the site.

Grow spaces to the southern Pipewell Avenue site are designed to be accessible and inclusive, supporting community food growing, foraging and outdoor learning opportunities.

At key thresholds between public and private areas, buffer planting is introduced using carefully selected species to define edges, soften transitions and provide visual separation while maintaining natural surveillance.

Within front gardens, a permeable landscape character is maintained through low-level hedges and a mix of perennial and shrub planting, helping to integrate private spaces into the wider green infrastructure network and strengthen connections between the eastern pocket green spaces and the adjacent Taylor Street Playing Field.

Drainage Strategy



A range of Sustainable Drainage Systems (SuDS) are proposed on the scheme to help slow the flow of run-off into the conventional drainage system. These range from underground tanks not visible in the landscape to a multi-functional attenuation basin that allows access for people when dry.

Underground tanks are designed by the project drainage engineer and located under hard standing and in POS. These have been co-ordinated to avoid clashes with proposed landscape features.

SuDS block paving is proposed to private driveways allowing for water storage beneath parking bays.

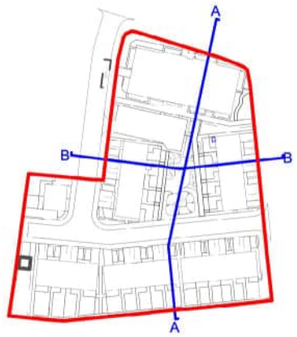
The dry attenuation basin is designed to act as a functional feature and focal point in the landscape bringing attention to the seasonality of water. The depression has capacity for flood events but will essentially have a dry character allowing the space to accommodate residents whilst giving definition from the wider landscape due to level difference. Seating and planting are provided to furnish the space.

1
DESIGN DEVELOPMENT

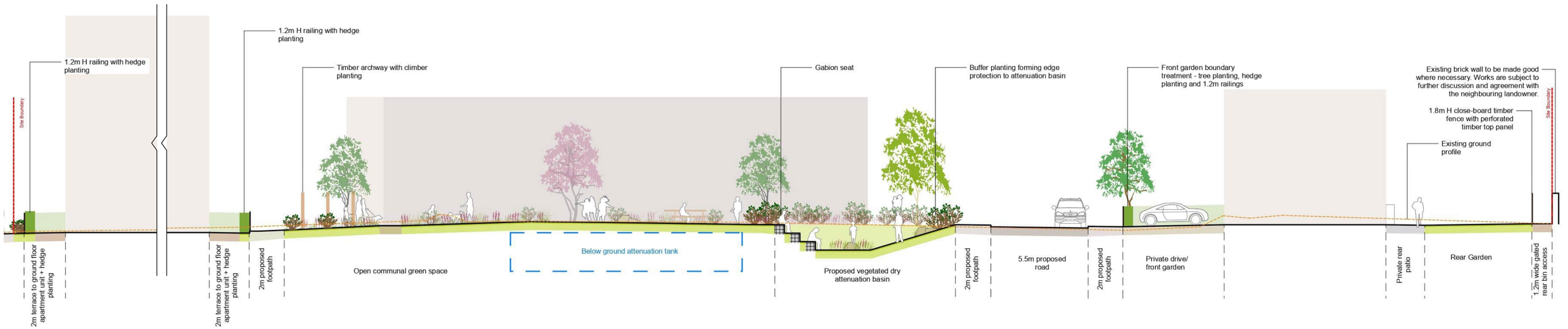
Peacock Centre Site - Landscape Layout



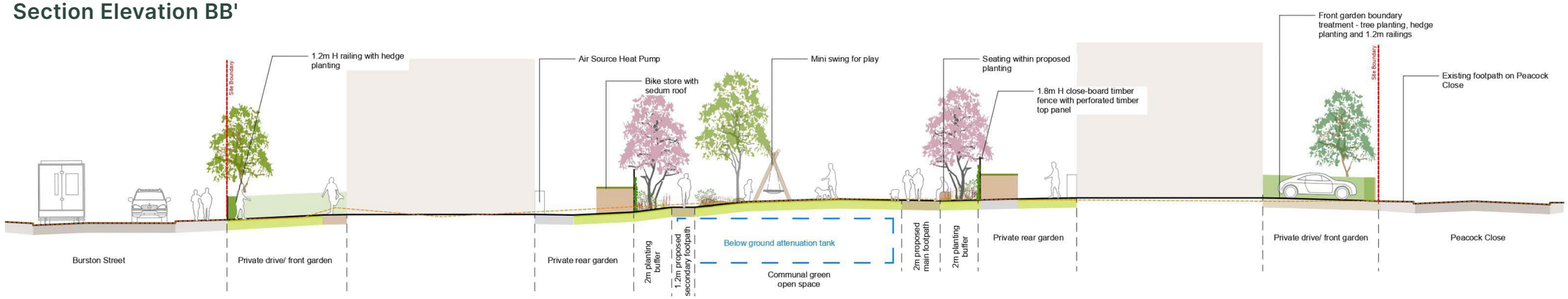
Landscape Elevation - Peacock Centre



Section Elevation AA'



Section Elevation BB'



Peacock Site - Precedent images



Potential to re-use site-won materials for informal play



Private terrace with planted screening



Open lawn with interactive SuDS feature



Mown wildflower meadow through orchard



Gently undulating playful landform

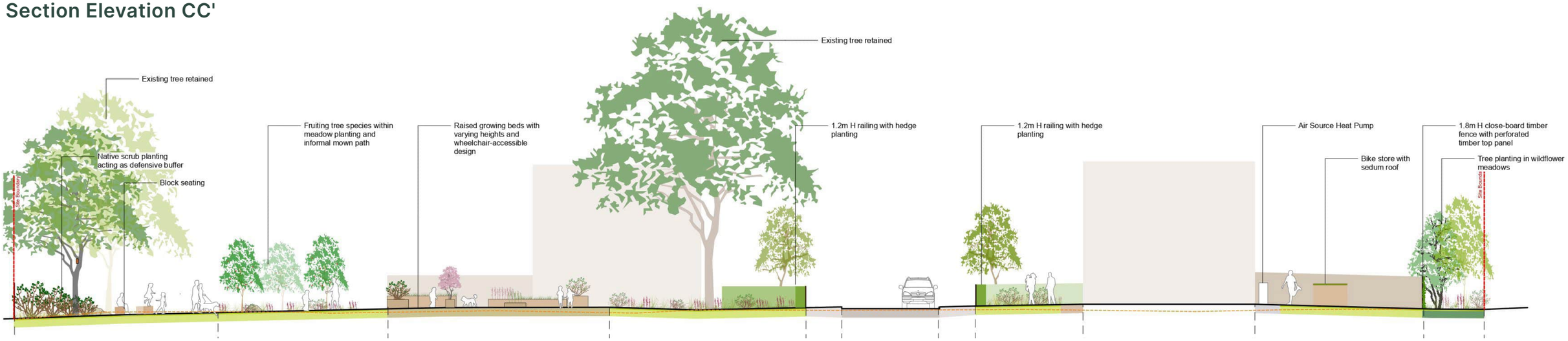
Pipewell Avenue - Landscape Layout



Landscape Section Elevation - Pipewell Avenue



Section Elevation CC'



Pipewell Avenue - Precedent images



Inclusive communal growing garden



Informal seating within planting area





Opportunity of grow space



Mown informal paths through meadow



Pollinator-friendly species to enhance biodiversity and complement habitat features such as insect hotels and hibernacula.

Softworks Strategy - Overall

The overall planting strategy will prioritise climate-resilient species suitable for the local Manchester climate, ensuring long-term resilience and reduced maintenance requirements.

Communal Green Planting - to Peacock Centre Site

The planting strategy for the Communal Green will provide year-round seasonal interest. Ornamental grasses and perennial planting will be used for their varied textures, movement, and seed heads, contributing to visual interest and sensory engagement. The planting will also support informal play, encouraging interaction with natural elements as part of a naturalistic play strategy.

A mix of taller shrubs and perennial planting will be introduced as part of a defensible planting strategy, particularly along the rear of garden boundaries and around the dry attenuation pond, providing effective buffering, separation, and visual screening, as well as establishing a clear hierarchy within the planting palette across the space.

Defensible Buffer Planting

Low-level hedging (approximately 1.2m) will define a clear boundary between public and private areas around the ground floor apartments.

For sensitive areas, such as transitional thresholds between private and public areas, this will be reinforced with dense buffer planting, including evergreen and thorny species such as *Berberis*, to provide screening, discourage access, and strengthen defensible space. The approach aligns with Secure by Design principles, supporting a safe and secure residential environment.

Edible and Pollinator Planting - to Pipewell Avenue Site

The communal growing space will adopt a permaculture inspired planting approach, incorporating a mix of edible shrubs and hedging alongside perennial and shrub planting designed to support biodiversity. The planting palette will include productive species alongside wildlife-friendly planting to enhance ecological value, encourage pollinators, and create a diverse and resilient landscape structure. This approach will combine food production with habitat creation, supporting both community use and ecological enhancement.

Front Garden and Street-Facing Planting

Low-level hedging will be used to provide clear sight lines and will comprise easy-to-maintain, climate-resilient species that define a clear boundary between private and public spaces.













Softworks Strategy - Tree Planting

(n) = native species

(n/) = cultivated native species

= pollinator-friendly species





Focal Specimen Trees

Large specimen trees with strong autumn colour and attractive form are proposed to mark key entrances and junctions, helping to define wayfinding and strengthen the structure of the space.



Carpinus betulus (n)



Fagus sylvatica (n)



Liquidambar styraciflua

Multi-stem Flowering 'Avenue'

Multi-stem flowering trees are positioned along the linear garden walks at the threshold between private gardens and public open space, framing the gardens and providing strong seasonal interest as part of the layered structure defining the wider open space.



Amelanchier lamarckii



Magnolia stellata 'Rosea'



Cornus kousa 'Satomi'

Front Garden/ Street Trees

Small, structural trees with a neat form are proposed to avoid overshadowing private front gardens while still providing definition and seasonal interest.

Ulmus 'Frontier'

Malus toringo

Sorbus aucuparia (n)

Malus baccata 'Street Parade'

Malus 'Rudolph'

Public Open Space Trees

In public open spaces, native tree species with lighter, more open canopies are proposed to support biodiversity net gain (BNG) while maintaining clear sightlines for natural surveillance. This approach enhances ecological value and seasonal interest without compromising safety or the openness of key communal areas.



Betula pendula (n)



Acer campestre (n)



Prunus avium 'Plena' (n/)



Betula pubescens (n)

Fruiting Tree

Fruiting tree species have been selected for pest resistance to ensure resilience as part of the urban grow concept, integrated within wildflower planting to support biodiversity and productive use.



Malus domestica 'Winston'



Pyrus communis 'Conference'

Hardwork/ Material Strategy

The proposed scheme uses a range of durable, high quality and easy to maintain and repair materials. The proposed hard landscape strategy has been designed to create clear and functional spaces - providing safe access throughout for pedestrians and vehicles. These range from asphalt surfacing with chippings to public paths through to permeable block paving on private parking bays.

Materiality has been used to differentiate public and private space creating with then aim of creating a more legible landscape; This is outlined below:

Public

Public spaces range from formal pedestrian walk to informal play space with hard landscape to match; Decorative block paving and asphalt with buff chipping paths give more formal pedestrian connectivity within the landscape whilst Self Binding Gravel paths guide people through POS spaces. Bound rubber mulch and loose gravel provide informality to play and multi-functional SuDS features respectively.

Private

Private hard landscape consists of more formal paving in contrast including porcelain paving to paths and patios, decorative natural aggregate block paved patios and permeable block paved driveways. These will add a quality to the street scene whilst delineating public and private access and utilising colour and texture to compliment proposed and existing architecture.

Design Developr



H1 HRA Surfacing
To adopted roads.

H2 HRA Surfacing with Coloured Chip
To adopted footpaths. With buff pre-coated chipping.

H3 HRA Surfacing with Coloured Chip (Type 2)
To carparking area. With buff pre-coated chipping.

H4 Concrete Block Pavers (Type 1)
To footpaths around apartment block. Concrete block paver with decorative natural aggregate top finish.

H5 Porcelain Pavers
Private rear garden patios.

H6 Concrete Block Pavers (Type 2)
To ground floor apartment patios. Concrete block paver with decorative natural aggregate top finish.

H7.1 Permeable Concrete Paver (Type 1)
To private driveway.

H7.2 Concrete Paver (Type 3)
To shared pedestrian walkway. Concrete block paver with decorative natural aggregate top finish

H8 Self-binding Gravel
To footpath in public open space.

H9 Reinforced Grass
To substation access

H10 Rubber Mulch
To shared courtyard play elements at Peacock site

H11 Loose Gravel
To base of retenuation basin and maintenance stripe around apartment block

H12 Existing Surface to be Made Good
Existing asphalt road and footpath to be repaired and made good where necessary.

Existing Interface Improvement

Three existing boundary typologies have been identified as being key interfaces with the proposed development. Enhancements to these boundaries are key in future development and consideration of them should be made in design choices.





Existing brick wall to be cleaned and made good where necessary



1 Existing railing

2 Existing brick wall

3 Existing rear gardens of dwellings on Buttress Street

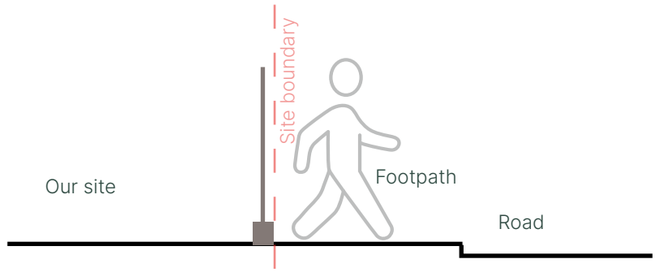


Existing Interface Improvement - Sections

The following sections highlight how improvements can be made to the interface of the existing boundaries. The back garden fencing on Pipewell avenue site can be improved with defensible planting to soften the edge.

The railing along the perimeter of the peacock site is in poor condition. We're appropriate a new, smaller railing is proposed within planting to help define the public and private interface.

Existing railing boundary 1



Railing Existing

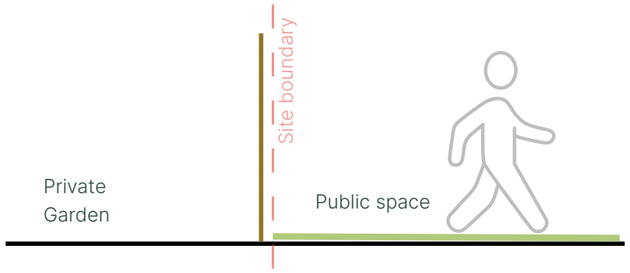
Approx 1.5m high existing metal railing that is currently in poor condition



Location Plan

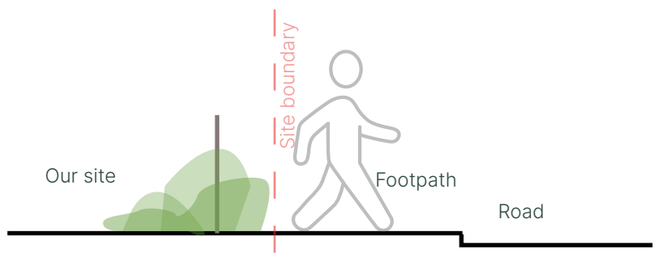
Apartment fronts onto footpath/ car park

Existing back garden boundary 3



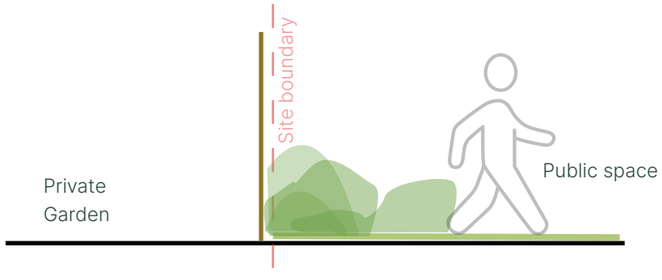
Back garden fence interface existing

Approx 1.8m high fencing to back gardens along the northern edge of the Pipewell Avenue site. Currently poor aspect



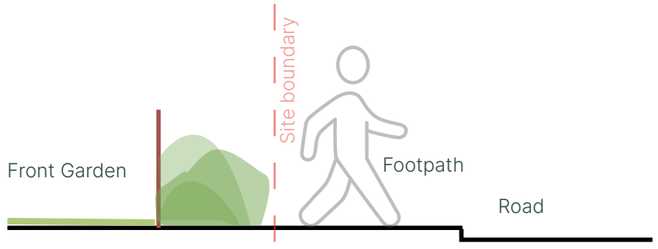
Railing Proposed - Scenario 1

Adjacent to the main road, a 1.2m high metal railing situated amongst planting.



Back garden fence interface proposed

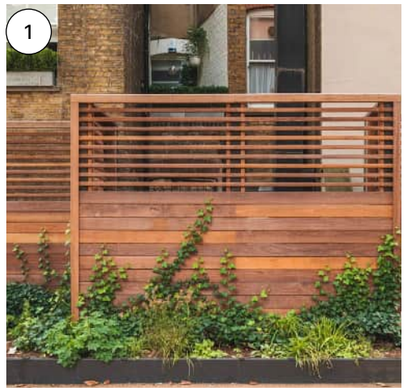
Visual improvement to back garden fencing with defensible planting and shrubs



Railing Proposed - Scenario 2

Front gardens are composed of planting to the back of footpath, timber rail and then lawn to the property

Proposed Boundary Typologies



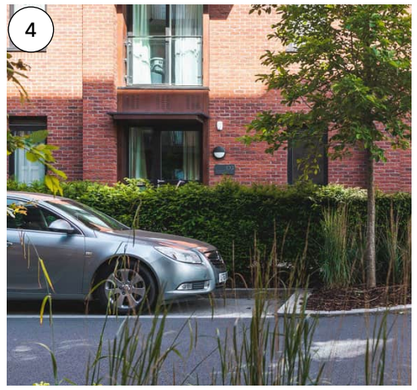
This boundary treatment maintains a level of privacy while introducing visual permeability and natural surveillance through the use of partially perforated fencing.



This boundary treatment clearly defines private and public space while still allowing opportunities for social interaction and visual connection.



Metal railings and generous buffer planting provide protection and separation for ground floor apartments from the busy Gorton Lane.



Native hedge planting, maintained at 1.2–1.5m height, provides screening and softens the threshold between private dwellings and the car park.

1. Rear gardens: 1.8m timber close-board fence with perforated top panel

2. Front gardens: 1.2m timber post rails with wire support within hedge planting

3. Apartment ground floor terraces: 1.2m metal railing with low hedge planting & defensible planting strip

4. Apartment fronts onto footpath/ car park: 1.2-1.5m native hedge

5. Rear gardens fronting onto public space: 2.2m height timber fence with masonry base with perforated top panels



Sustainability & Ecology Strategy

This proposal seeks opportunities to enhance biodiversity and ecological value within the development, incorporating a range of habitat creation measures to support urban wildlife and strengthen ecological connectivity between existing green infrastructure, including nearby pocket green spaces and Taylor Street Playing Field (existing green space) to the west.

1 Hedgehog highway:

Through proposed housing rear garden fences.



2 Bat boxes:

To be installed on facade of apartment block.



3 Swift box/ brick:

To be installed on rear elevation of proposed house facade.



4 Bird boxes:

To be installed on existing mature trees.



5 Habitat piles:

Potentially using on-site felled trees to be re-purposed to form a habitat pile.



4 Habitat ‘hotel’ integrated street furniture:

Potential to incorporate habitat features to support urban biodiversity, potentially using on-site felled timber.



Artistic Impression - Communal Green to Peacock Centre Proposal



Artistic Impression - Communal Grow Space to Pipewell Avenue Proposal




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