Former Buzz Bingo

Manchester

Design and Access Statement Addendum

August 2026

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Introduction

This document has been produced in response to design comments made by Manchester City Council (MCC) on the proposals for the Former Buzz Bingo Site in Gorton, Manchester.

The comments focus around giving consideration to the following::

- Re-orientation block B to have main frontage onto Hyde Road.
- More greening and softening along Hyde Road.
- Adding more depth and articulation to apartment elevations.
- Detail design of bin stores to be submitted and bin store adjacent to Block C to be relocated away from central green space.
- Ground floor windows to three storey dwelling houses to be en larged.

Re-Orientation of Block B

The orientation of Block B has been carefully reviewed in response to MCC's comments. Whilst re-orientating the building to present its principal frontage onto Hyde Road would create a longer built edge to the street, it is not considered that this would result in a superior urban design outcome. The current arrangement has been deliberately designed to create a distinctive gateway into the development, with Block B acting as a landmark building that signals the principal pedestrian entrance from Hyde Road and assists with wayfinding and place-making.

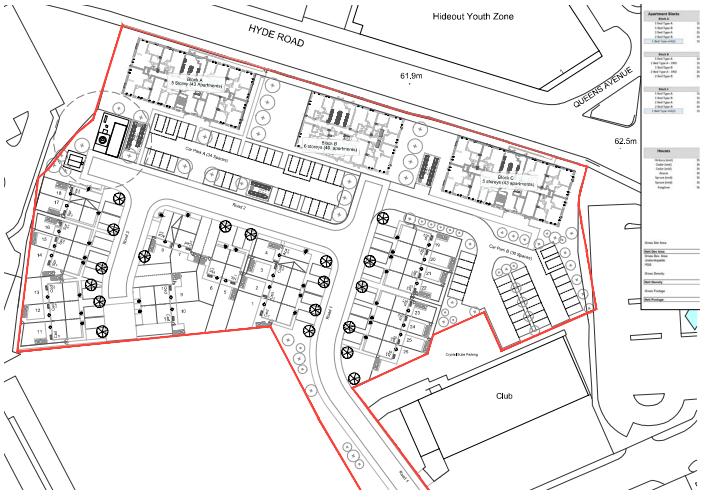
A key design objective of the scheme is to provide strong visual and pedestrian permeability between Hyde Road and the heart of the development. Re-orientating Block B would reduce these important view corridors and create a more enclosed frontage, diminishing the connection between the public realm and the wider neighbourhood. The proposed arrangement allows clear views into the site, creating a welcoming and legible arrival sequence whilst maintaining connectivity between Hyde Road and Kirkmanshulme Lane.

The current configuration also provides active frontage through natural surveillance of Hyde Road, the pocket park and the principal pedestrian routes. Apartment windows and entrances overlook these areas, helping to create a safe and attractive environment. In contrast, re-orientation of Block B would increase the visual prominence of car parking within the development and reduce the quality and oversight of the central public realm.

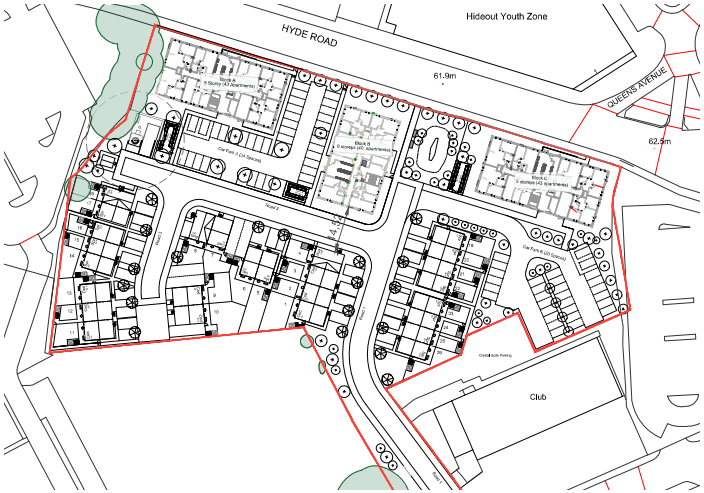
The concerns raised by MCC regarding the perceived scale and dominance of Block B are considered to relate principally to the architectural treatment of the building rather than its orientation. In response, the proposals introduce additional façade articulation through projecting brick detailing, recessed window reveals, enhanced material specification and a more refined brick palette. These changes will add depth, visual interest and a stronger architectural hierarchy to the elevations, reducing the perceived mass of the building whilst retaining the urban design benefits of the approved layout.

On balance, it is considered that retaining the proposed orientation of Block B delivers the most successful outcome in terms of placemaking, permeability, natural surveillance, public realm quality and site legibility. The enhanced architectural treatment and landscape proposals therefore represent a more effective response to MCC's concerns than a fundamental reconfiguration of the layout.

Testing Option 1



Testing Option 2



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Depth and Articulation of Apartment Elevations

The proposed apartment buildings were originally designed with a consistent rhythm of window openings and brick detailing to create cohesive and legible elevations. However, in response to MCC's comments, the architectural treatment has been reviewed and enhanced to introduce greater depth, articulation and visual interest.

The revised proposals include additional vertical brick elements and projecting brickwork columns, together with recessed window reveals, to create stronger shadow lines and a greater sense of depth across the façades. These measures help break down the scale of the buildings and provide a more refined architectural composition.

Material specification has also been revisited. The originally proposed brick has been replaced with an alternative blend that makes projecting brick features more visible. This approach creates a more elegant palette of materials and reinforces the intended hierarchy of the elevations.

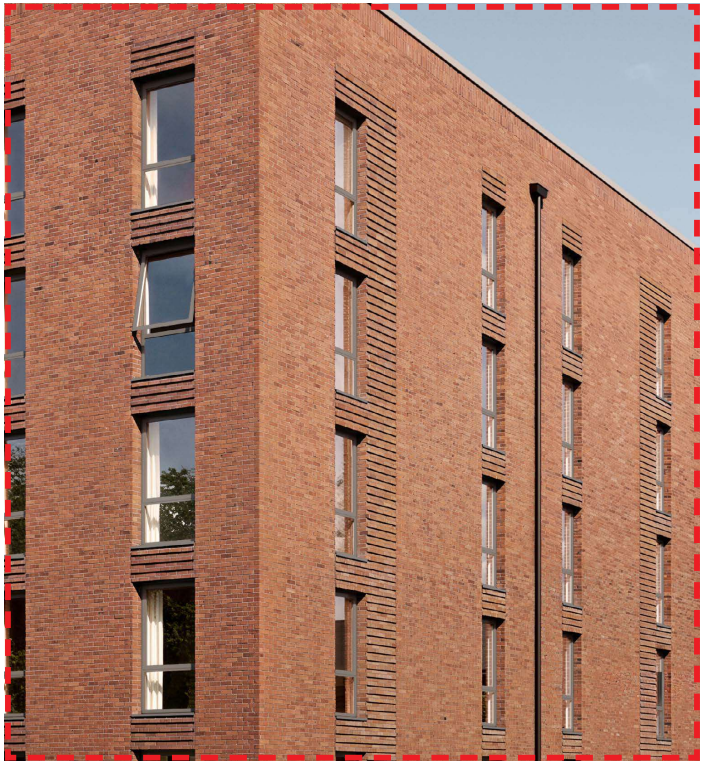
The submitted bay studies demonstrate how projected brickwork, recessed detailing and carefully modelled window openings work together to provide visual depth and articulation. The enhancement of these architectural features is a more effective means of reducing the perceived massing of the buildings than any significant alteration to their footprint or orientation.

Whilst the overall building forms remain intentionally simple and robust, the proposed façade enhancements introduce a stronger vertical emphasis, increased material contrast and a more sophisticated elevational treatment. Collectively, these amendments address MCC's concerns regarding articulation, depth and visual interest while maintaining the coherent architectural character of the development.

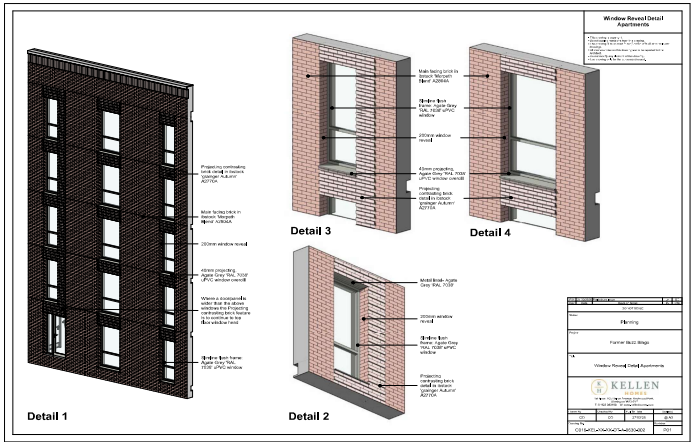
Originally submitted CGI - View from Hyde Road



Proposed enhancements to elevations



Bay Study



Greening and softening of Hyde Road

The landscape strategy for the site has been carefully reviewed in response to MCC's comments regarding the level of greening along Hyde Road. During the evolution of the scheme, earlier design options explored more extensive frontage planting and a stronger tree-lined boulevard character. However, as the design progressed, a balance had to be struck between landscape provision, highway requirements, parking provision, existing site constraints and the creation of an active frontage capable of accommodating the proposed development.

The current proposals nevertheless retain a strong commitment to landscape-led design through the provision of a pocket park, substantial hedgerow planting, new areas of soft landscaping and tree planting opportunities within the development. Along Hyde Road, the frontage has been enhanced through a combination of formal landscape treatments, including generous hedgerow planting and a dwarf brick wall with railings, which together soften the appearance of the development and create a more attractive streetscape.

Consideration has been given to increasing the extent of tree planting along Hyde Road. However, opportunities are constrained by the relationship between the proposed buildings, pedestrian routes, parking requirements and existing site levels. The current arrangement seeks to maximise available planting opportunities whilst maintaining appropriate visibility, accessibility and the design objectives of the scheme.

Importantly, the proposed layout creates a landscaped gateway into the development and allows views into the central public realm, helping to integrate green infrastructure throughout the site rather than concentrating planting solely along the road frontage. The landscape strategy should therefore be viewed as a site-wide approach that combines formal frontage treatments, new planting, areas of public open space and increased opportunities for biodiversity enhancement.

Whilst the final layout does not replicate the extent of frontage planting illustrated in some earlier concept options, it is considered to achieve an appropriate balance between landscape provision, permeability, placemaking, residential amenity and parking requirements. The proposed enhancements to the Hyde Road frontage, together with the wider landscape strategy, are therefore considered to address MCC's concerns whilst delivering a practical and well-integrated development.

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Apartment Block Orientation and Elevations



Indicates areas of additional projected brick detailing - a response to create a more articulated elevation

Detailed Design of Bin Stores

The design and location of the apartment bin stores have been reviewed in response to MCC's comments regarding their scale, appearance and relationship with the surrounding public realm. Whilst the stores are necessarily larger structures to accommodate the waste and recycling requirements of the apartment blocks, their appearance has been significantly enhanced to ensure they form an attractive and integrated element of the development rather than a purely functional addition.

The proposed bin stores have been designed using materials that reflect the wider architectural character of the scheme, including brick pillars that match the apartment buildings and boundary treatments, together with anthracite composite infill panels providing both durability and ventilation. The incorporation of high-quality materials coordinated detailing and integrated lighting creates a more robust, secure and visually attractive solution that is capable of integrating successfully with the surrounding landscape and public realm.

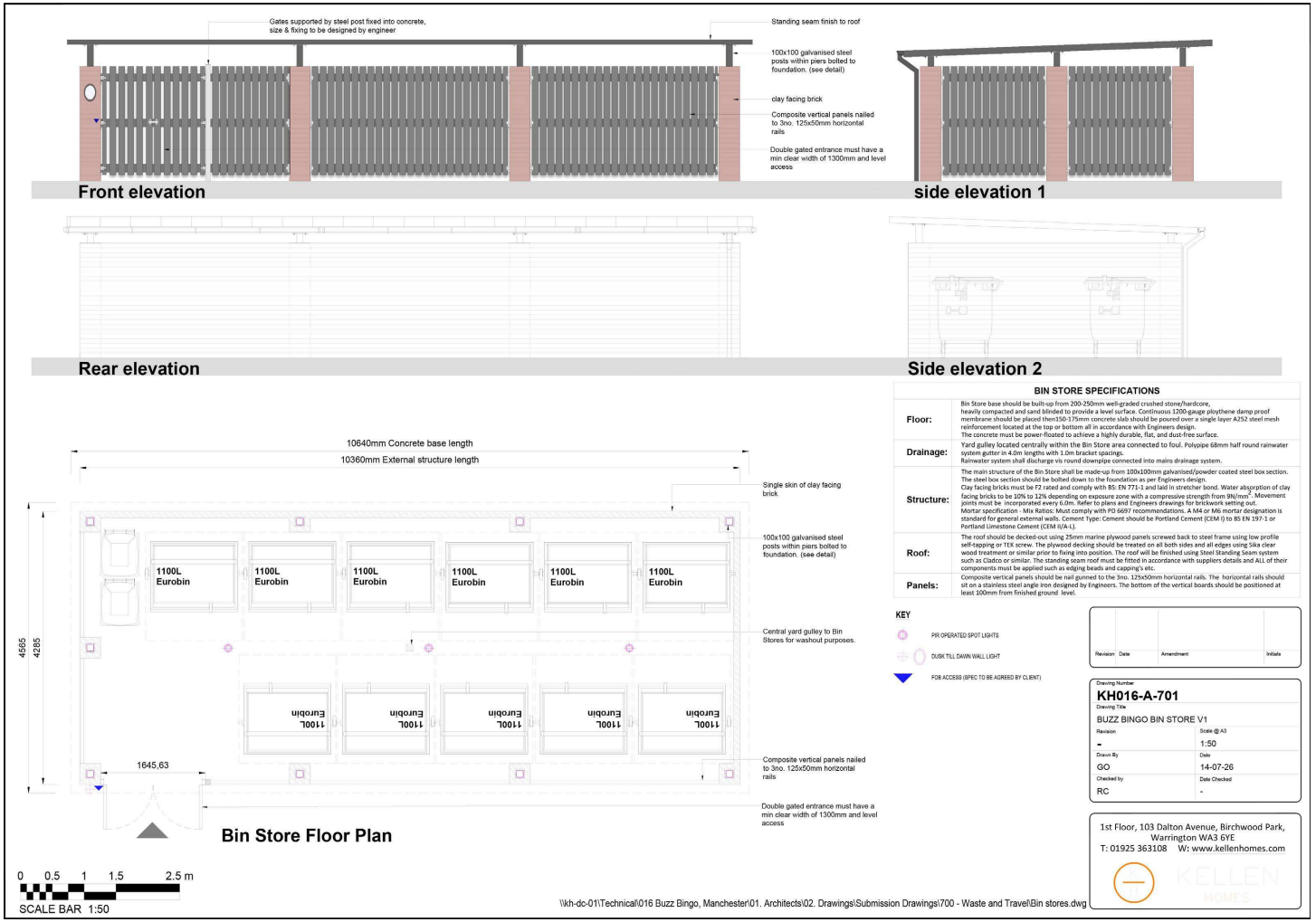
Consideration has also been given to the location of the bin store adjacent to the central landscaped area. Alternative locations closer to the car parking areas were assessed; however, the positioning of the stores has been informed by operational requirements and the need to ensure convenient access for refuse collection from the adopted highway. Relocating the store further into the site would compromise refuse collection arrangements and could necessitate a private management solution to facilitate collections.

Furthermore, the siting of the bin store has been carefully considered alongside the wider landscape strategy and public realm design. The enhanced architectural treatment, together with surrounding planting and boundary features, will help minimise its visual impact and ensure it does not detract from the quality of the central open space. It is therefore considered that the proposed design approach represents the most appropriate balance between visual amenity, operational requirements and long-term management considerations.

Accordingly, whilst the bin store remains in its proposed location, the detailed design has been significantly improved to ensure it integrates successfully with the character of the development and the adjoining landscaped environment.

Physical Samples

Physical samples of all external materials will be provided.



Three Storey Dwellings

The design team has sought to maximise window sizes wherever possible whilst maintaining functional internal layouts and ensuring that furniture, kitchen units and circulation spaces can be accommodated appropriately. As a result, some ground floor windows cannot be enlarged further without compromising the usability and efficiency of the internal accommodation.

Notwithstanding these constraints, the proposed house types incorporate a strong and consistent vertical rhythm through the arrangement of window openings across all storeys. To further reinforce this vertical emphasis and respond to MCC's comments, recessed brick panels have been introduced between window openings, creating a clear visual alignment between the ground, first and second floors. These architectural features add depth and articulation to the elevations while emphasising the vertical proportions of the buildings.

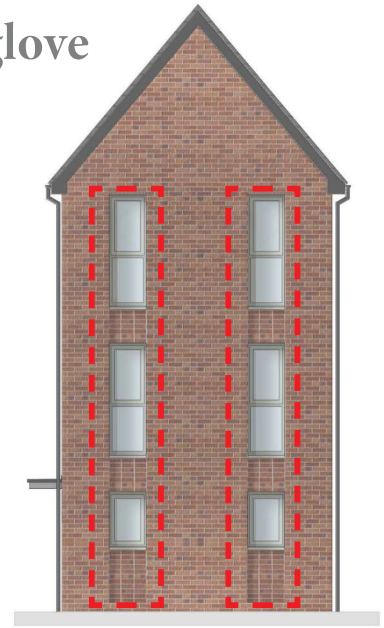
The proposed enhancements ensure that the three-storey elevations present a more balanced and cohesive appearance, with the additional brick detailing helping to reduce the visual prominence of any variation in window sizes between floors. The resulting design retains the practicality of the internal layouts whilst providing a more refined architectural treatment that responds positively to MCC's comments regarding proportion, articulation and elevation design.

On balance, it is considered that the proposed approach represents the most appropriate response to MCC's concerns, delivering an improved elevational composition whilst maintaining the functionality and quality of the residen-



Three Storey DWELLINGS

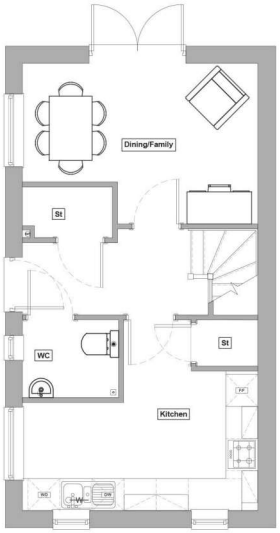
Foxglove



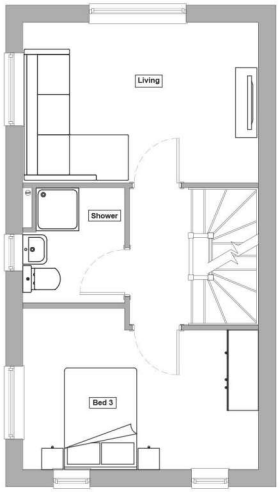
Front Elevation
Scale - 1:100



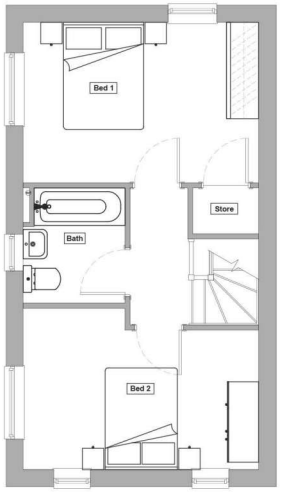
Side Elevation
Scale - 1:100



Ground Floor
Scale - 1:100



First Floor
Scale - 1:100

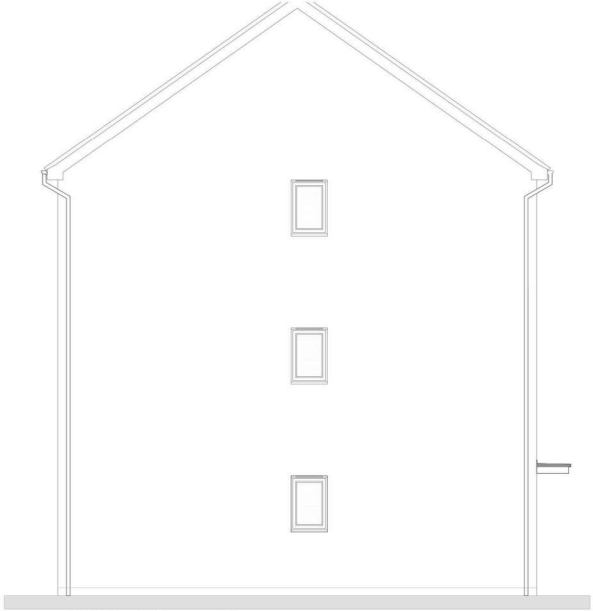


Second Floor
Scale - 1:100

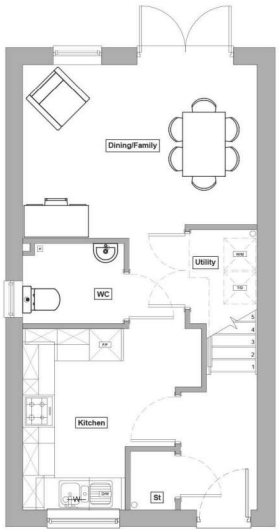
Spruce



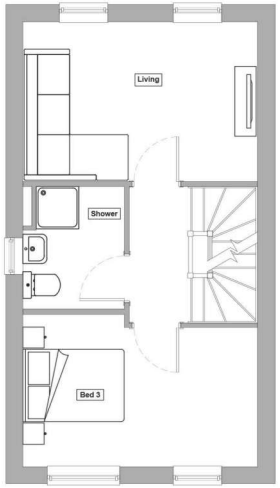
Front Elevation
Scale - 1:100



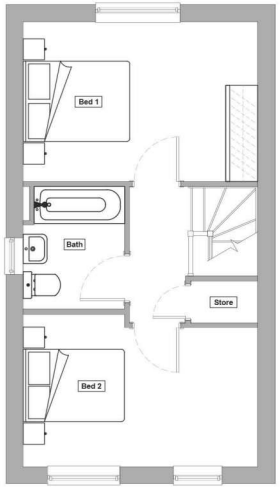
Side Elevation
Scale - 1:100



Ground Floor
Scale - 1:100



First Floor
Scale - 1:100



Second Floor
Scale - 1:100

tial accommodation.

Bay Studies

The submitted apartment elevations and accompanying bay studies have been reviewed in response to MCC's comments regarding façade articulation, window detailing and material quality. Further detail has been provided to demonstrate the intended architectural approach, including enlarged bay study drawings, annotated window reveal details and the use of projecting and recessed brickwork elements to provide greater depth, shadow and visual interest across the elevations. These details illustrate how the façades will achieve a more refined and robust architectural character than is conveyed by the originally submitted CGI imagery.

The revised bay studies demonstrate a combination of recessed window openings, deep reveals, projecting brick detailing and contrasting brick materials, creating a stronger vertical emphasis and greater façade articulation. Additional projecting brick columns have been incorporated to reinforce the vertical rhythm of the buildings and assist in reducing the perceived scale and massing of the apartment blocks.

In response to comments regarding window framing, detailed window specification drawings have been prepared showing the proposed slimline flush-frame uPVC windows, set within recessed openings with substantial reveal depths. The windows have been specified in Agate Grey (RAL 7038) with coordinated cills and ancillary components to achieve a contemporary appearance and consistent architectural expression across the development. The recessed positioning of the frames within the wall construction further contributes to the depth and articulation of the façades.

With regard to ventilation, all dwellings and apartments will be provided with ventilation solutions that meet the requirements of the Building Regulations. The proposed windows are designed to be openable and will operate in conjunction with the wider ventilation strategy for the development. Full details of ventilation arrangements can be secured through the detailed design process and, if considered necessary, by planning condition.

MCC also raised concerns regarding the suitability of uPVC windows and requested physical samples of the proposed materials and window systems for review. The applicant is agreeable to the submission of physical material samples, window specifications and sample panels for approval by the Local Planning Authority. Given that final material selection and procurement will occur closer to construction, it is considered entirely appropriate for these matters to be secured by planning condition. This will ensure MCC has the opportunity to assess the quality, colour, texture and overall appearance of the proposed materials before development commences.

Overall, it is considered that the additional bay study information, detailed window specifications and revised material palette satisfactorily address MCC's concerns regarding façade articulation, window detailing and architectural quality, whilst the submission of physical samples and sample panels can appropriately be secured through the planning condition process.

Conclusion

Overall, it is considered that the proposed amendments provide a comprehensive and proportionate response to MCC's comments whilst retaining the fundamental design principles that underpin the quality and success of the scheme. The revised proposals demonstrate a clear commitment to enhancing architectural quality, strengthening landscape provision, and refining the appearance of key elements throughout the development without compromising the carefully considered layout, connectivity, permeability and placemaking objectives that have informed the design from the outset.

The scheme has evolved through a detailed review of building orientation, façade articulation, material specification, landscape treatment, bin store design and residential elevations. These enhancements collectively improve the visual quality of the development, reduce the perceived scale and massing of the apartment buildings, strengthen the character of the streetscene and public realm, and create a more attractive and legible environment for future residents and visitors.

Importantly, the proposals continue to deliver strong natural surveillance, high-quality landscaped spaces, clear pedestrian connections and a distinctive gateway presence on Hyde Road, whilst providing a robust and deliverable development that responds positively to both the site constraints and wider planning objectives. The submission of material samples, bay studies and detailed specifications further demonstrates the applicant's commitment to delivering a high-quality residential scheme capable of making a positive contribution to the area.

On balance, it is considered that the proposed revisions fully address the concerns raised by MCC and result in a more refined, attractive and well-integrated development. The scheme represents a high-quality design solution that successfully balances architectural quality, landscape enhancement, operational requirements and residential amenity, and should therefore be supported as a sustainable and appropriate form of development.