DESIGN AND ACCESS STATEMENT – Rev B

Proposed Residential Development (15 Dwellings)
Former Fayrouz Restaurant Site, Yewtree Lane, Manchester, M23 0FF

---

1. Introduction

This Design and Access Statement has been prepared in support of an outline planning application for the redevelopment of the former restaurant site on Yewtree Lane, Manchester M23 0FF.

The proposed development comprises:

- **15 residential dwellings**
- Vehicular access from **Yewtree Lane**
- Associated landscaping, parking, drainage, and infrastructure



This statement demonstrates how the proposal:

- Complies with the **National Planning Policy Framework (NPPF)**
- Aligns with the **Manchester Core Strategy (2012–2027, updated 2024)** (Manchester City Council)
- Delivers a high-quality, sustainable residential environment

2. Site Context and Surroundings

Site Description

The application site comprises previously developed land (brownfield), formerly occupied by the Fayrouz restaurant.

Surrounding Context

- Predominantly **residential suburban character**
- Adjacent to **Pioneer House High School**
- Established street frontage along Yewtree Lane
- Mix of detached and semi-detached dwellings

The proposal responds to the **prevailing suburban grain**, ensuring compatibility with surrounding built form.

3. Planning Policy Context

National Planning Policy Framework (NPPF)

The development aligns with key NPPF principles:

- Presumption in favour of sustainable development
- Efficient use of land (brownfield priority)
- Delivery of high-quality homes
- Promotion of sustainable transport
- Climate change mitigation and biodiversity enhancement

Manchester Core Strategy

The Core Strategy provides the statutory local framework for decision-making (Manchester City Council). Relevant objectives include:

- Delivering high-quality housing in sustainable locations (SO3) (Manchester City Council)
- Promoting sustainable transport (SO5) (Manchester City Council)
- Enhancing environmental quality and biodiversity (SO6) (Manchester City Council)

4. Design Principles

Accessibility

- Level access will be provided to all front entrances

Layout

- Each dwelling is compliant with the National Described Space Standards
- Layouts to be in accordance with approved Document Part M

Amount and Layout

- 15 dwellings arranged in a **permeable layout**
- Clear hierarchy of private and shared spaces
- Active frontage onto Yewtree Lane

Scale and Massing

- 2 storey development
- Reflects surrounding residential typologies
- Avoids overlooking and overshadowing

Appearance

- Materials: brick, render, and pitched roofs
- Contemporary detailing referencing local vernacular

Landscaping

- Soft landscaping and tree planting
- Boundary treatments to enhance privacy
- Integration of green infrastructure

---

5. Access and Movement

Vehicular Access

- Primary access via **Yewtree Lane**
- Internal road designed to adoptable standards

Pedestrian and Cycle Access

- Direct pedestrian routes to surrounding streets
- Cycle storage provided for each dwelling

Public Transport Connectivity

The site benefits from:

- Bus services along Yewtree Lane connecting to **Wythenshawe, Sale, and Manchester City Centre**
- Nearby Metrolink access (e.g. **Northern Moor / Wythenshawe corridor**)

This supports sustainable travel in accordance with NPPF and Core Strategy transport objectives.

6. Local Facilities and Services

The site is located within a sustainable residential area with access to:

- Local convenience retail within Wythenshawe neighbourhood centres
- Educational facilities including **Pioneer House High School**
- Healthcare and community services within short travel distance

This aligns with Core Strategy objective **SO4 (access to local centres and services)**

7. Sustainable Drainage Strategy (SuDS)

The development incorporates a **site-specific SuDS strategy**:

Key Measures

- Permeable paving for driveways and parking
- Attenuation storage (below-ground tanks or swales)
- Controlled discharge to existing drainage network
- Rainwater infiltration where feasible

Policy Alignment

- Supports **Core Strategy EN14 (Flood Risk)**
- Reduces surface water runoff
- Enhances water quality and resilience to climate change

8. Biodiversity Net Gain (BNG)

The scheme will deliver measurable biodiversity improvements:

Proposals

- Native planting and tree provision
- Habitat creation (hedgerows, pollinator-friendly species)
- Bird and bat boxes integrated into buildings
- Green corridors within landscaping

Outcome

- Target minimum **10% Biodiversity Net Gain** (in line with Environment Act requirements)
- Supports **Core Strategy EN15 (Biodiversity)**

9. Planning Policy Compliance Table (Manchester Core Strategy)

Policy	Requirement	Scheme Response
SO3 – Housing	Deliver high-quality housing in sustainable locations	15 dwellings on brownfield site in established residential area
SO4 – Centres	Access to local services and facilities	Close to Wythenshawe local centres and school provision

Policy	Requirement	Scheme Response
SO5 – Transport	Promote sustainable and accessible transport	Bus routes, walkable neighbourhood, cycle provision
SO6 – Environment	Enhance environment and biodiversity	SuDS, landscaping, biodiversity net gain
EN1 – Design	High quality design respecting context	Scale and materials reflect surrounding character
EN8 – Climate Change Adaptation	Incorporate climate resilience	SuDS, energy efficiency, overheating mitigation
EN9 – Green Infrastructure	Integrate green spaces	Landscaping and ecological enhancements
EN14 – Flood Risk	Manage drainage sustainably	Attenuation and permeable surfaces
EN15 – Biodiversity	Protect and enhance biodiversity	Net gain strategy and habitat creation
T1 – Sustainable Transport	Reduce car dependency	Good public transport links and active travel

10. Sustainable Construction Statement (Policy EN8)

In accordance with **Core Strategy Policy EN8 (Adaptation to Climate Change)**:

Energy Efficiency

- Fabric-first approach (high insulation, airtightness)
- Low U-values complying with Current Building Regulations
- Energy-efficient glazing

Low Carbon Technologies

- Air source heat pumps (or equivalent)
- Solar PV panels (where feasible)

Water Efficiency

- Low-flow fixtures
- Rainwater harvesting potential

Overheating Mitigation

- Orientation-led design
- Shading and ventilation strategies
-

Materials

- Sustainable and locally sourced materials
- Waste minimisation during construction

Outcome

The development contributes to Manchester's ambition for **low-carbon and climate-resilient development**.

11. Community Infrastructure Levy (CIL) / Section 106 Summary

Manchester currently operates a **limited CIL regime**, and residential schemes may be subject depending on charging schedules (to be confirmed at application stage).

Section 106 Contributions

Likely obligations for a 15-unit scheme include:

Affordable Housing

- Contribution or on-site provision (subject to viability and thresholds)

Education Contributions

- Potential contribution due to proximity to local schools

Public Open Space / Green Infrastructure

- Financial contribution or on-site provision

Highways and Transport

- Access improvements
- Travel plan contributions if required

Monitoring Fees

- Standard planning obligation monitoring costs

Summary

Given the scale (15 dwellings), contributions are expected to be **proportionate**, ensuring compliance without affecting viability.

12. Conclusion

The proposed development:

- Delivers **high-quality housing on a brownfield site**
- Integrates with surrounding residential context
- Provides **sustainable transport access**
- Incorporates **SuDS and biodiversity enhancements**
- Fully aligns with **NPPF and Manchester Core Strategy policies**

It represents a **sustainable, policy-compliant residential scheme** contributing to Manchester's housing delivery objectives.