

Design & Access Statement

East Lancashire Paper Mill Island Site

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1 Introduction

1.1 Introduction

This Design and Access Statement has been prepared on behalf of Great Places Housing Group in support of the submission of a planning application at the former East Lancashire Paper Mill site, Radcliffe, Greater Manchester.

The application seeks full planning permission for a proposed residential development of houses and apartments with car parking, landscaped areas and associated works.

The application consists of 5no. three bedroom houses, 2no. four bedroom houses, 17no. one bedroom apartments and 3no. two bedroom apartments.

This Design and Access Statement is structured in line with CABEs Design and Access Statements: how to write, read and use them. The statement is set out in five further sections:

- Context - provides an analysis of the application site
- Planning Statement
- Design Development
- Design Statement - describes the scheme in terms of use, amount, layout and appearance
- Access Statement - provides details of vehicle and pedestrian access, public transport and inclusive access

1.2 Planing Application Drawings

AEW drawings

12216-AEW-XX-XX-DR-A-511-P02 - Location Plan

12216-AEW-XX-XX-DR-A-512-P02 - Existing Site Plan

12216-AEW-XX-XX-DR-A-513-P02 - Proposed Site Plan

12216-AEW-XX-XX-DR-A-514-P02 - Proposed Site Plan - Including Constraints

12216-AEW-XX-XX-DR-A-0515-P02-Street Elevations - Proposed

12216-AEW-XX-XX-DR-A-0516-P02-Proposed Site Plan - Boundary Treatments

12216-AEW-XX-XX-DR-A-0517-P02-Proposed Site Plan - Waste Management

12216-AEW-XX-XX-DR-A-0518-P02-Proposed Site Plan - Amenity Provision

12216-AEW-XX-XX-DR-A-0519-P02-Figure Ground Diagram

12216-AEW-XX-XX-A-DR-0520-P03-House Type 1 - 3B5P - 87.5m²

12216-AEW-XX-XX-A-DR-0521-P03-House Type 2 - 4B6P - 101.0m²

12216 -AEW-XX-XX-A-DR-0522-P03-House Type 3 - 4B6P - 101.0m²

12216-AEW-XX-XX-DR-A-0523-P02-Proposed Ground & First Floor Plans - Apartments

12216-AEW-XX-XX-DR-A-0524-P02-Proposed Second Floor & Roof Plan - Apartments

12216-AEW-XX-XX-DR-A-0525-P02-Proposed Apartment Elevations

1.3 Supporting Technical Reports

Bat Survey Report - The Environment Partnership

EDNA Appendix - The Environment Partnership

Affordable Housing Statement - Great Places Housing Group

Ecological Appraisal - WYG

Extended Phase 1 Habitat Survey - WYG

Extended Phase 2 Habitat Survey - WYG

Phase 1 Geo-Environmental Desk Study - WYG

Phase 1 & Phase 2 Geo-environmental Desk Study & Ground

Stability Risk Assessment - NX Consulting

Who are Great Places?

- Major Housing Association in the North West and Yorkshire, managing over 24,000 properties
- Good track record in Bury and a large number of existing properties in the area of the Island site
- A fully affordable site - mix of affordable rent and social rent proposed, to be managed long term by GP

greatplaces
HOUSING GROUP

Great homes. Great communities. Great people



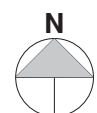
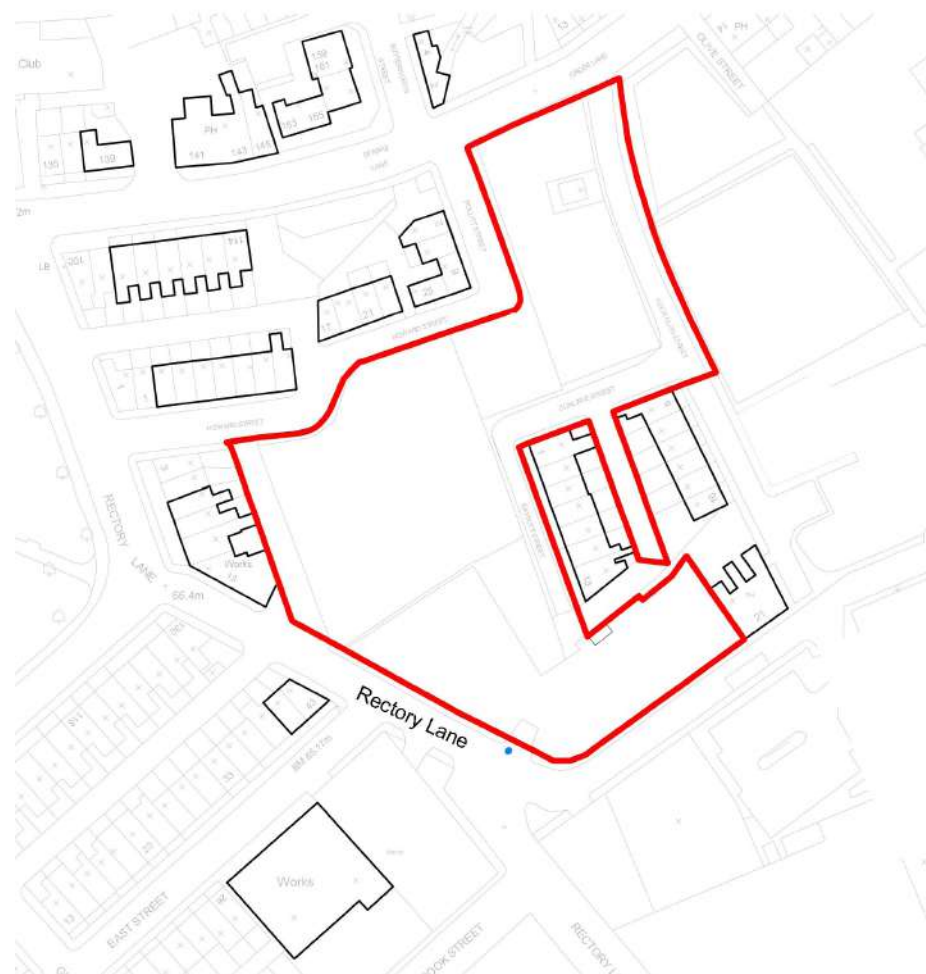
2.Context

The Site

2.1 The Island Site

The site is located at a former paper mill in Radcliffe, Manchester, M26 2PR at National Grid Reference 379011E 407407N. The site lies approximately 10 km North West of Manchester.

The site is a mixture of vacant brownfield land showing sign of previous development associated with the East Lancashire Paper Mill now demolished. The site also contains areas of maintained grassed areas in the central portion of the site.



Context

2.2 Context

The site is located on the southern edge of the settlement of Radcliffe, with the main urban area being located to the north and west of the site. The town is mostly characterised by terraced and semi-detached houses.

Radcliffe is the nearest town centre and is easily accessible by walking, cycling, bus or car. The site is within 7 minutes walk of Radcliffe metrolink station providing connections to Manchester city centre, Bury and Altrincham which are all connected to the wider Greater Manchester and National transport networks.

The notable Settlements within a close proximity to the site include Bury (approximately 2.5miles to the North-east), Bolton (approximately 5.5miles to the north west) and Manchester City centre (approximately 6.5miles to the south east)

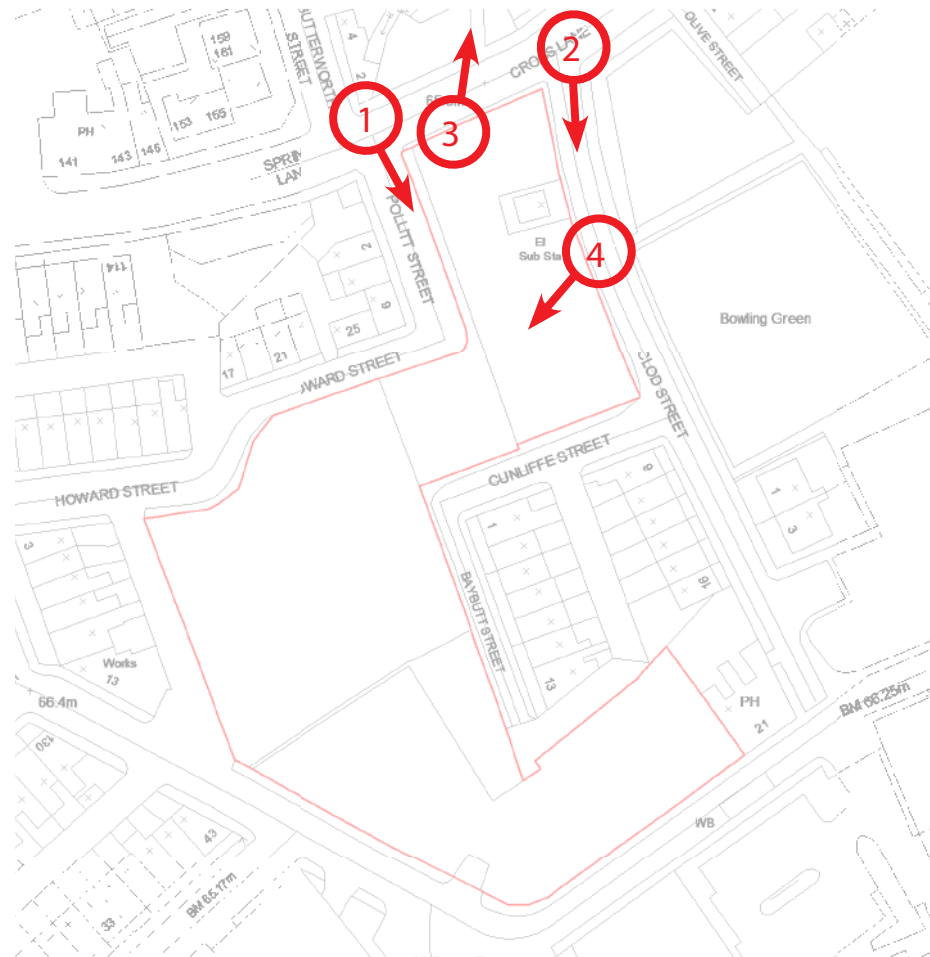
The Irwell River Valley characterises the area to the east and south of the site, with the valley generally extending in a north east to south west direction. The southern side of the River Irwell is a mixture of parkland and woodland with the urban area of Whitefield located further beyond.



Existing Site Images

2.3 Existing Site Images

The northern area of the site bound by 4 streets, Spring Lane, Cock Clod Street, Cuncliffe Street & Pollitt Street. Palisade fencing bounds large portions of this area of the site and includes a Sub station. Vegetation has started to reclaim this area of site.



1.



View down Pollitt Street from Spring Lane

2.



View down Cock Clod Street from Spring Lane

3.



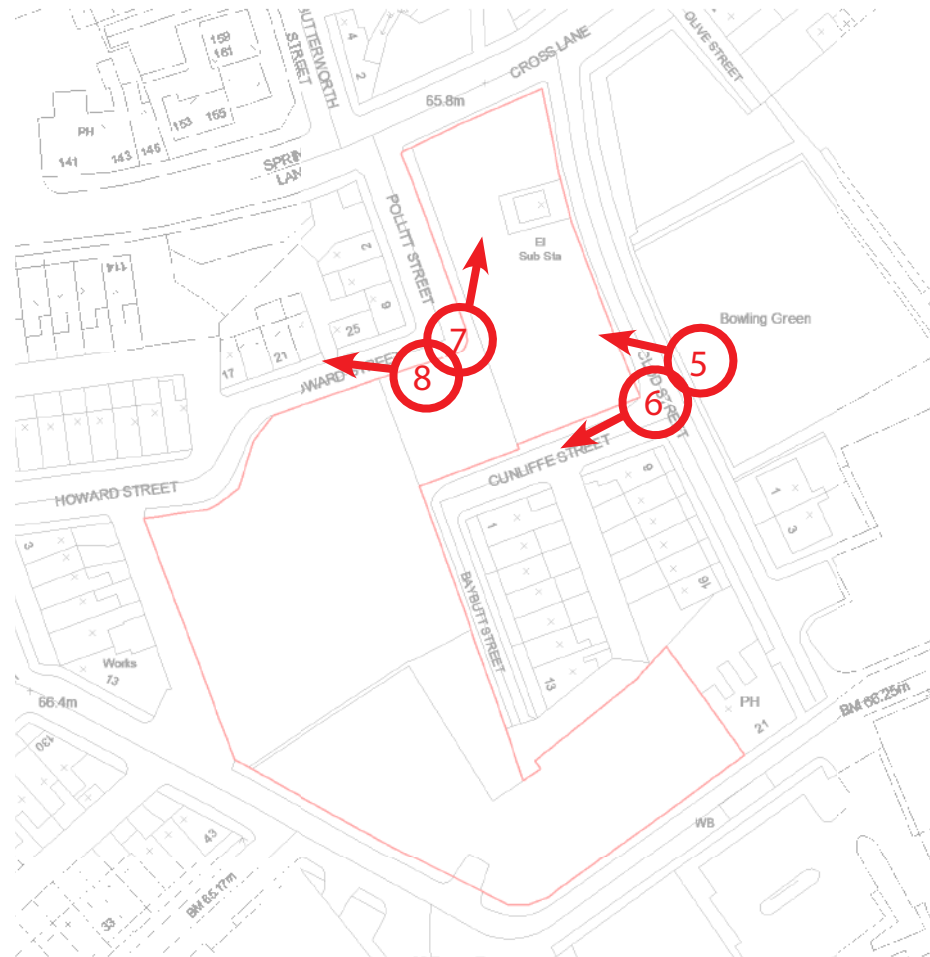
View Looking across Spring Lane from the northern boundary of the site

4.



View Looking West into the site from Cock Clod Street

Existing Site Images



5.



View looking North West to the corner of Cock Clod Street & Cunliffe Street

6.



View Looking West Down Cunliffe Street

7.



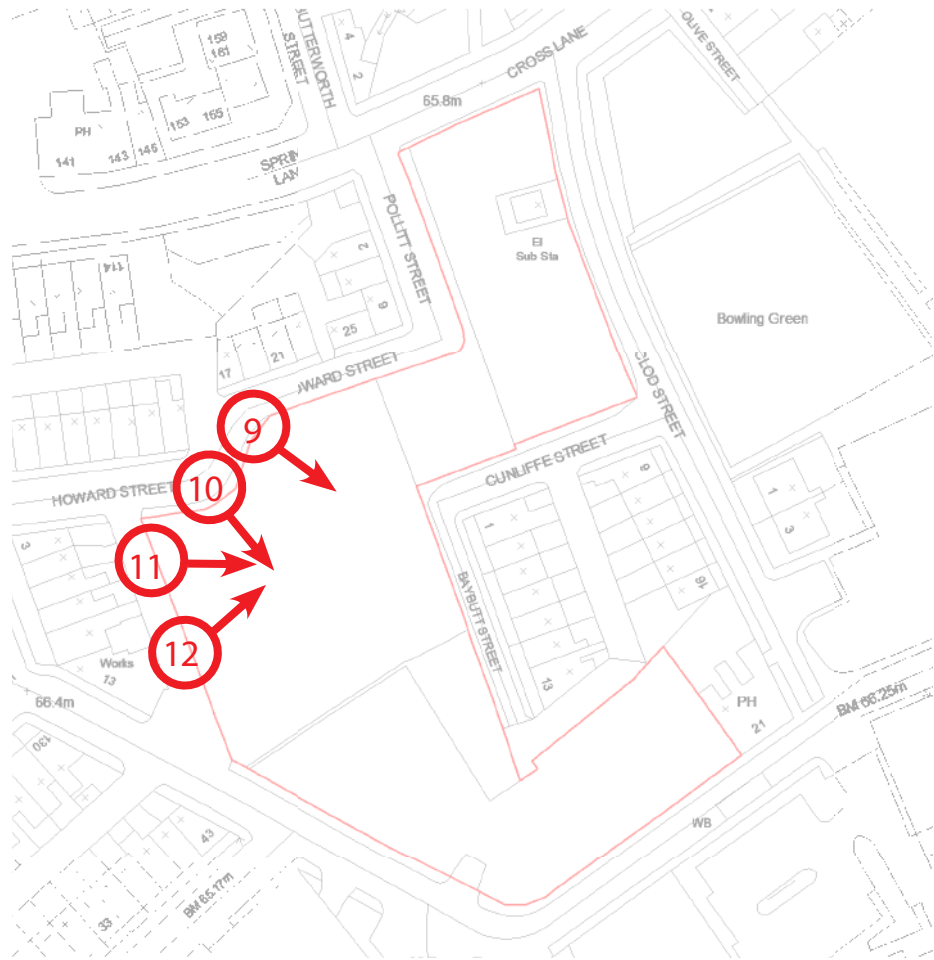
View Looking North Up Pollitt Street

8.



View Looking West down Howard Street

Existing Site Images



View looking South from Howard Street



View looking South across the site from Howard Street

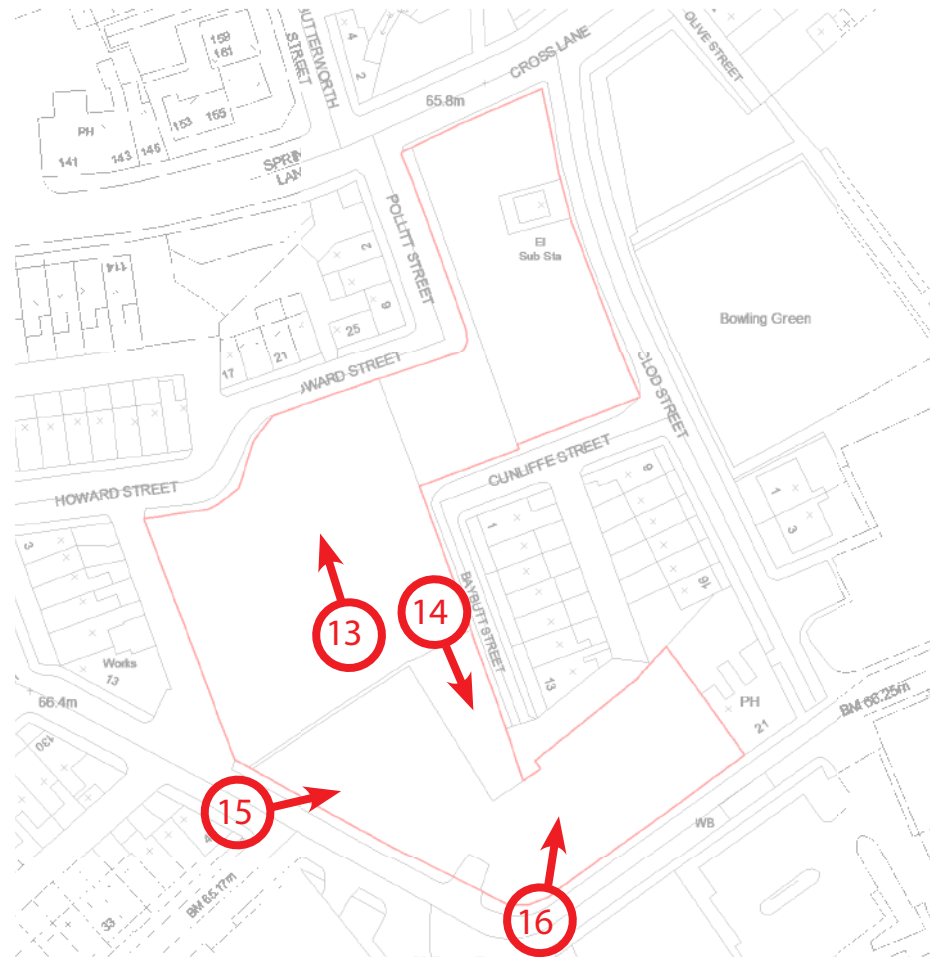


View Looking East Across the site towards Baybutt Street



View Looking North East across the site towards Howard Street

Existing Site Images



13.



View looking North from grassed area

14.



View looking South adjacent to Baybutt street

15.



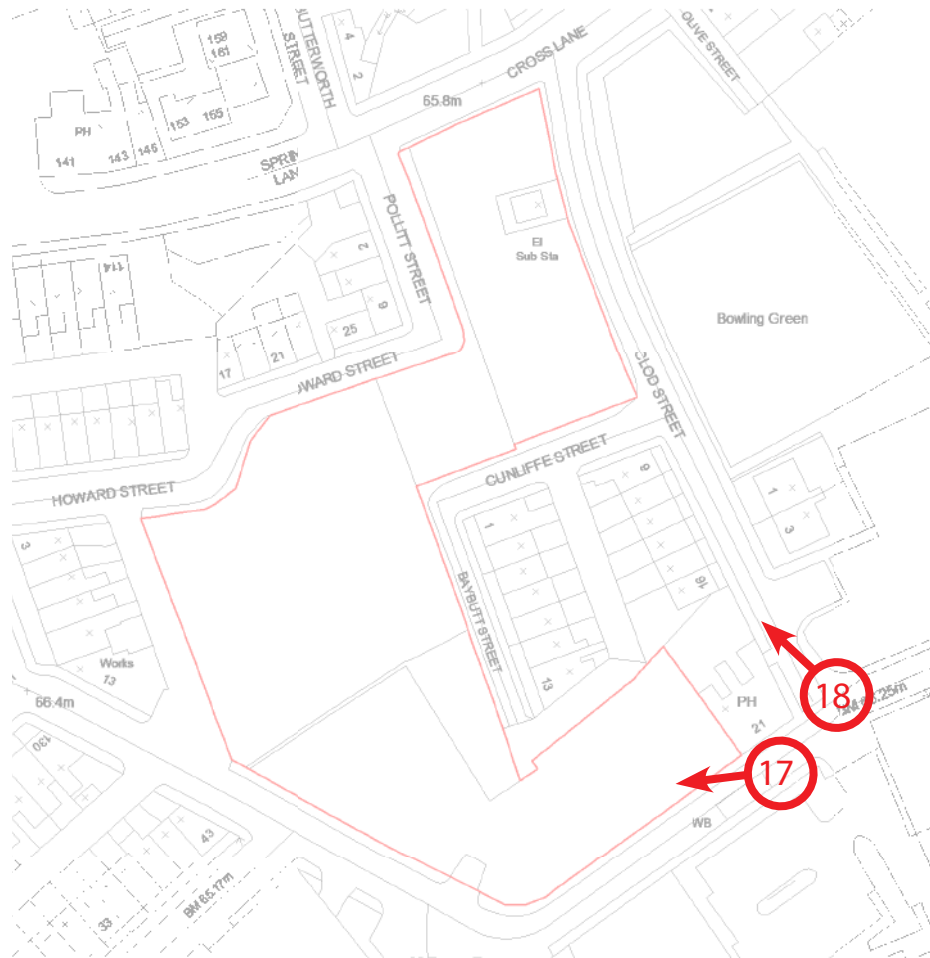
View Looking East with terraced houses along Baybutt street in the distance

16.



View Looking North towards houses on Baybutt Street

Existing Site Images



17.



View looking West from Rectory Lane along the Southern boundary of the site edge

18.



View looking North up Cock Clod Street

Access & Movement

Primary Access

-  Cock Clod Street is a primary access route not just for the Island site but for the wider ELPM site masterplan. A new wider junction is proposed to service the increase in vehicular movement. This is not considered part of the Island site proposals but is included as a constraint as to not stifle any future development options.

-  Rectory Lane leading to Howard street is a key access route to the site, serving as a route to on street parking bays for the apartment building. As well as access to the parking spaces provided to the rear of the houses.

Pedestrian Access

Pedestrian movement across the site will be maintained via a new footpath which will connect pedestrians to the existing established pedestrian network. The proposed plans will incorporate better pedestrian routes via improvements of the roads and footpaths to adoptable standard.

Radcliffe Metrolink

The site is within 400m of the Radcliffe Park & Ride and Metrolink Station, which provides a service towards Manchester, Altrincham and Bury frequently

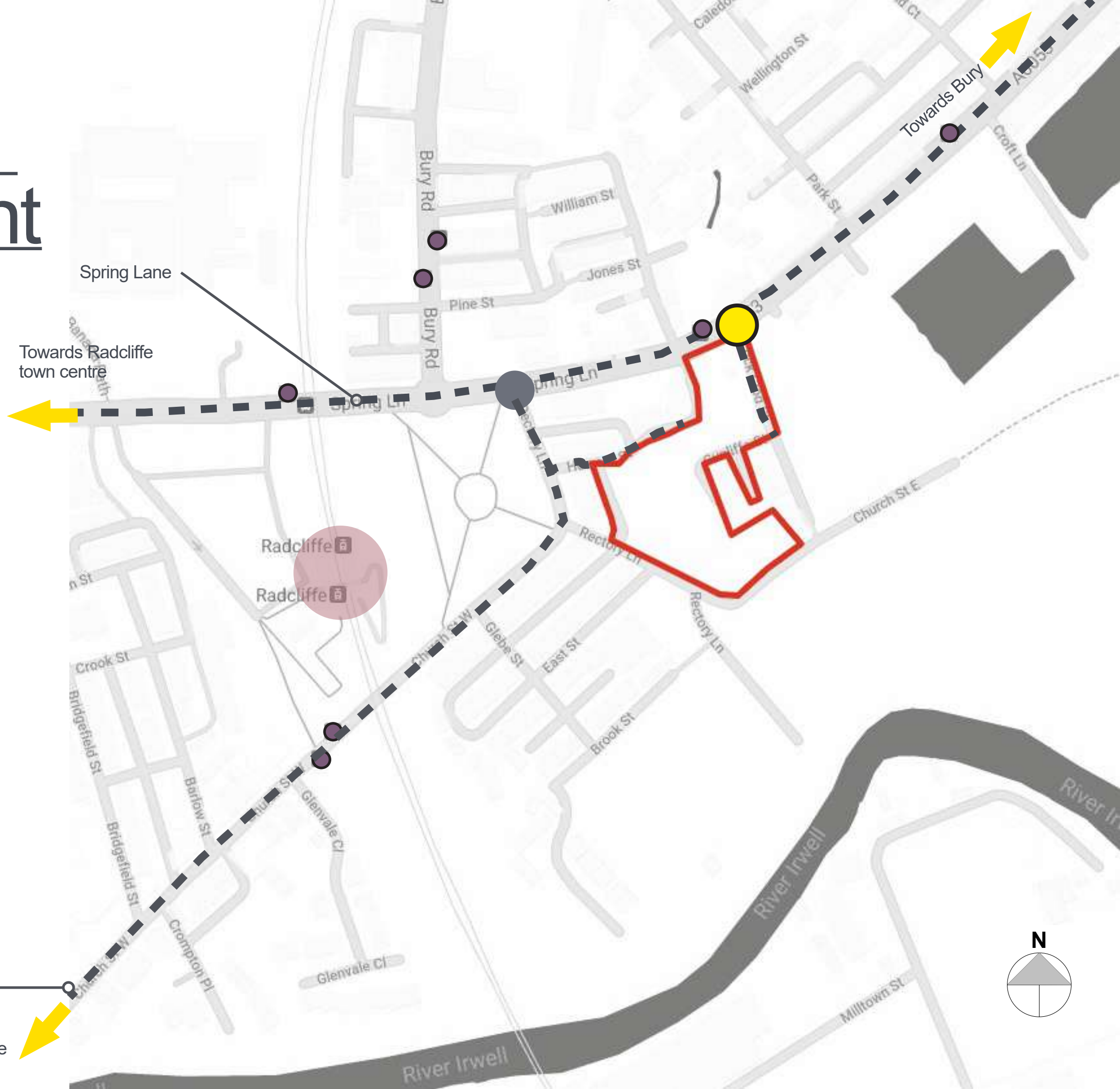
Bus Connections

-  There are also bus stops on Spring Lane to the North of the site and Church Street West to the West of the site. All in close walking distance.

Church street west leading to
Radcliffe town centre

Major Road 

Towards Radcliffe town centre 



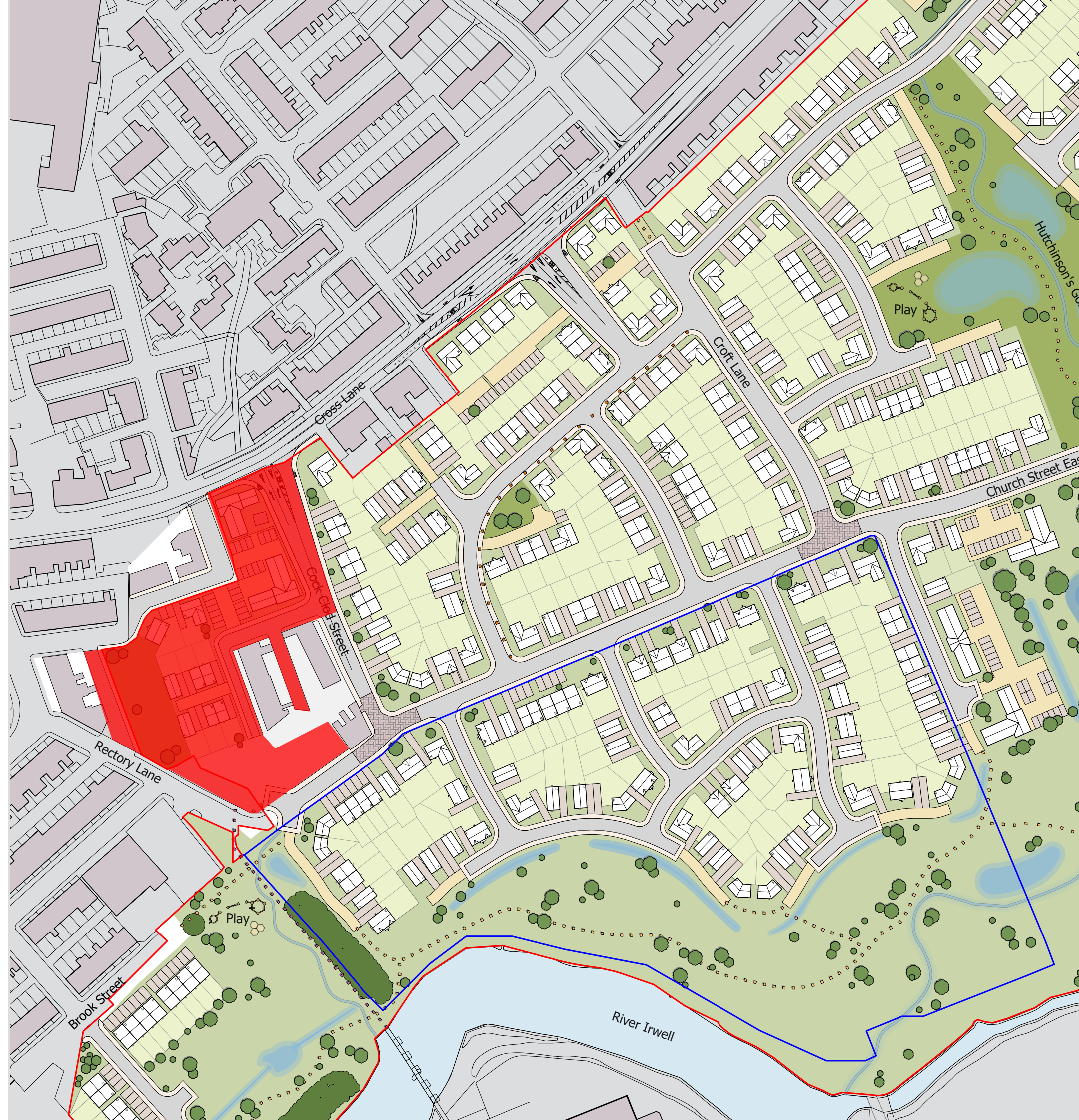
ELPM Masterplan

Wider ELPM Masterplan

The island site highlighted in red is just one small part of a much wider masterplan which seeks to develop the former East Lancashire Paper Mill site.

The island site will be the first section of the masterplan to come forward for development and the site is positioned on a key gateway to the wider development.

The scale of our proposals has not increased from the outline proposals. We have instead considered in great detail the impact of the Island site and seek to adopt the key design principles which included, strong frontage to key gateways, defining the major access point with a greater scale of development, including 3 storey buildings to define space with the inclusion of amenity and public open space.



3. Planning Statement

Planning Statement

Introduction

This Planning Statement is prepared by AEW Architects on behalf of Great Places Housing Group to assist the Council in its consideration of a full planning application for a proposed residential development of houses and apartments with car parking, landscaping and associated works.

Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, this statement considers the proposal's conformity with the Development Plan, relevant national policy and guidance, as well as any other material considerations.

In addition to this Planning Statement, the application is also accompanied by the supporting documents listed at the beginning of this Design, Planning & Access Statement.

The Site

The site extends to approximately 1.78 acres and was the site of the former East Lancashire Paper Mill, now demolished. The site includes several distinct areas including areas with grass, trees and the remains of a car park accessed from Rectory Lane. The site is generally level.

Allocations

The site is identified as being within East Radcliffe on the Bury Proposals Map. Parts of the site lie within Flood Zone 2 and Flood Zone 3 as identified on the Environment Agency's mapping website.

Although part of the site is allocated as Protected Recreation Provision in the Urban Area, there are many green spaces and recreation land in the immediate area including as part of the wider ELPM Masterplan site.

Planning History

The site forms part of the overall Masterplan for the wider ELPM site. The planning history for the site includes:

Ref. 67423 - 2021 - Variation of condition 39 following approval of planning permission 62969 - relocate the vehicular access shown on the approved plan A090070-193-P002 Revision P03, two metres to the East as listed within Condition 39. Approved with conditions.

Ref. 67597 - 2021 - Variation to conditions 2 for consistency and to allow phasing; 3 removing indicative masterplan from list of approved plans; 8 and 42 for consistency; 9, 23, 33 and 39 to amend the trigger point for submitting information; 11 to allow site clearance.

Ref. 62969 - 2018 - O/L 400 dwellings. Approved with conditions.

Ref. 55901 - 2013 - Application to extend the time limit by 3 years for implementation of planning permission 45598 for hybrid outline application for mixed use development comprising Class B1, B2, B8, industry, residential development, water feature, open space. - Approved with conditions.

Ref. 45598 - 2007 - Hybrid Outline Application for mixed use development comprising class B1, B2, B8, industry, residential development, water feature, open space and Full Application for secondary school and highway infrastructure.

The Proposed Development

The application seeks full planning permission for a proposed residential development of houses and apartments with car parking, landscaped areas and associated works.

The application consists of 5no. three bedroom houses, 2no. four bedroom houses, 17no. one bedroom apartments and 3no. two bedroom apartments.

Pre-application Consultation

The applicant submitted an AEW design document as part of a pre-application enquiry to Bury Council planning department with a view to encourage dialogue on the proposed scheme. Planning officers at Bury Council reviewed the proposals and a meeting was held between the design team, client, the Environment Agency and Bury Council planning department. A formal response from the council was provided on the proposed design in a letter dated 15th of April 2021.

Following the meeting and receipt of this letter the design team carefully considered the feedback and through design development revised the scheme. We had subsequent meetings with the planners and wider consultees including the EA. Consultation with the planners throughout the development of the scheme has been extensive.

Statement of Community Involvement

The applicant has consulted the local community on the proposals prior to the submission of the planning application. An information leaflet providing an explanation of the proposed development, and welcoming any questions / comments, was issued to all neighbouring properties on 27th October 2021. A total of 109 properties were consulted. A copy of the leaflet issued is provided at Appendix 1 of this Statement.

A total of 6 residents submitted comments regarding the proposals. Of the comments received 3 residents were supportive of the proposals, stating that the development was a good use of space and would improve the area. 1 comment was neutral and asked questions focusing on the development of the wider Paper Mill site and the associated road improvements. 2 residents did not support the proposals citing concerns over parking provision, open space and the height of the proposed new homes. These items have been considered in detail as part of the design evolution of the scheme and are discussed in the Design and Access Statement.

Following the letter drop a face to face consultation session was held on Tuesday 7th December and which was attended by 5 households and a Ward Councillor. Queries raised at the event focused on parking provision, access during construction, timescales for the development and road improvement works. The project team was able to positively respond to the queries and explain the evolution in the design of the scheme.

The majority of residents confirmed that they were supportive of the principle of the development.

Planning Policy Context

National Planning Policy Framework

The publication of the National Planning Policy Framework (NPPF) in March 2012 (latest revision published 2021) means that all national planning policy is now contained within this single document. The majority of previous Planning Policy Statements and Planning Policy Guidance Notes were therefore superseded and replaced. The NPPF sets out the Government's planning policies for achieving sustainable development in England and forms a key part of the Government's reforms to simplify the planning system. It performs an economic, social and environmental role and provides the foundation upon which local and neighbourhood plans can develop:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The NPPF advises, in paragraph 20 that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make provision for community facilities such as health, education and cultural infrastructure.

Paragraph 40 encourages pre-application engagement with the local authority and the

Planning Statement (continued)

local community before applications submit their applications. Paragraph 11 refers to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and states that:

‘Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise’

Bury Unitary Development Plan (August 1997)

Adopted on the 29th August 1997 the UDP was saved by the Secretary of State for Communities and Local Government in September 2007. Following the revocation of the North West Regional Spatial Strategy on the 20th May 2013, and the withdrawal of the Bury Core Strategy in March 2015, there is no statutory housing target for Bury. A new housing target will be determined through the GMSF and will be subsequently included into the Council’s future Local Plan.

Based on the Bury planning policy interactive map and published planning policies the following policies have been identified as most relevant.

RT1/1 - Protection of Recreation Provision in the Urban Area. Development will not be allowed where it would result in the loss of:

- a) existing and proposed outdoor public or private recreation facilities (as shown on the Proposals Map), including playing fields, sports grounds, parks and gardens, children’s play areas, allotments and golf courses;
- b) recreation space within settlements located in the Green Belt (not shown on the Proposals Map);
- c) indoor facilities (not shown on the Proposals Map) for which there is a recreational need; and
- d) any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children’s play areas, allotments and golf courses, including sites created during the period of the Plan.

Exceptions to this policy may be permitted where:

- i) sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- ii) alternative provision of equivalent

community benefit is made available; or

- iii) it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision
- ii) alternative provision of equivalent community benefit is made available; or
- iii) it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision

RT2/2 – Recreation Provision in New Housing Developments. Developments of ten dwellings or more will be expected to provide for the recreational needs of prospective residents through providing recreational space within or adjacent to the development equivalent to 2.4 hectares per 1,000 population.

For developments of 50 or more dwellings, the provision of open space should be in a single plot with a minimum size of 0.4 hectares, where possible.

H2 – Housing Environment and Design. This confirms the Council will encourage good design in all residential development.

H2/1 – The Form of New Development. The Policy expects all new residential development to make a positive contribution to the form and quality of the surrounding area. The Policy also sets out a series of factors to be considered when assessing the proposals with respect to built form, including: the height and roof types of adjacent buildings; the impact of development on residential amenity; the density of the surrounding area; the position and proximity of neighbouring properties; the colour and texture of materials to be used in proposed developments.

H2/2 – Layout of New Residential Development. The Policy requires applicants to demonstrate acceptable standards of layout. The Policy sets out a series of factors which will be assessed including; car parking provision; vehicular and pedestrian access; density; space between dwellings; open space and children’s play areas; design for safety and security access / facilities for the disabled amongst other criteria.

H4/1 – Affordable Housing. The Council will

encourage the provision of affordable housing through negotiation, partnership agreements and the identification of land suitable for such purposes. The policy

also states that there will be a particular emphasis on encouraging affordable housing provision

as an integral part of larger housing developments. Proposals for 25 or more units, or on sites a hectare or more in size, are required to provide affordable housing on site. This is subject to viability.

H5/1 – Area Improvements. Within the domain set out on the proposals map, the Council will be concerned with improving housing conditions. The site falls within the defined Radcliffe Renewal Area, although this is an historic designation and not a current initiative.

EN1 – Built Environment. The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough’s built environment.

EN1/1 – Visual Amenity. Development will not be permitted where proposals will have a detrimental effect on:

- Public views of prominent / important buildings, especially of architectural or historic interest;
- The visual amenity both within, or viewed from, the Green Belt, Special Landscape Areas or the river valleys.

EN1/2 – Townscape and Built Design. The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the character and townscape of the Borough’s settlements.

EN1/3 – Landscaping Provision. Requires proposals to make provision for incidental open space and landscaping.

EN5 – Flood Protection and Defence. The Policy seeks to control development in a manner consistent with flood protection and the maintenance of flood defence systems.

EN5/1 – New Development and Flood Risk. The Policy will not permit new development where it would be at risk of flooding, would be likely to increase the risk of flooding elsewhere or would adversely affect river flood defences.

EN7 – Pollution Control. The Policy seeks to

control environmental nuisance and minimise pollution levels associated with development by limiting the environmental impact of pollution, wherever possible, in conformity with current legislation and prescribed standards.

EN7/1 – Atmospheric Pollution. Seeks to limit atmospheric pollution through restricting development which would result in unacceptable levels of atmospheric pollution and/or is not compatible with the Council’s long term air quality standards.

EN7/2 – Noise Pollution. Seeks to limit noise pollution through restricting development which could lead to unacceptable noise nuisance to nearby occupiers and/or which is sited close to a permanent source of noise.

EN8 – Woodland and Trees. Seeks to support the retention of trees, woodlands, copses and hedgerows and also encourage natural regeneration and new and replacement tree planting.

EN10/1 – Derelict Land. Encourages the reclamation and beneficial use of derelict land, including the redevelopment of derelict sites in accordance with the Councils programme for derelict land reclamation.

HT2/4 – Car Parking and New Development. Requires all relevant applications to make adequate provision for car parking and servicing requirements in line with the Council’s car parking standards.

HT4 – New Development. The Policy seeks to encourage new development where use can be made of public transport or where there is spare capacity in the highway network. In considering the location of new development, the Council will encourage proposal which:

- Support the principles of sustainable development;
- Assist in the implementation of a balanced transportation strategy;
- Minimise the environmental impact of traffic.

Supplementary Planning Documents

The Council have adopted a number of Supplementary Planning Documents which provide additional information. The most relevant SPDs and SPGs have been identified as the following:

Planning Statement (continued)

- SPD1 Open Space, Sport and Recreation Provision
- SPG 3 – Planning out crime in new development
- SPG 5 – Affordable housing provision in new residential developments
- SPD6 Supplementary Planning Document 6: Alterations & Extensions
- SPD 7 – Managing the land supply in Bury
- SPD 11 – Parking standards in Bury
- SPD 16 – Design and layout of new developments

Emerging Planning Policy

Bury Local Plan

The Council is producing a new Bury Local Plan to replace the UDP and sit alongside the emerging Greater Manchester Spatial Framework (GMSF). It was anticipated that the Council Local Development Scheme states that adoption is likely to be late 2021 at the earliest. This timetable was subject to progress on the Greater Manchester Spatial Framework which has not progressed as anticipated.

Public consultations on 'Key Issues' and 'Policy Directions' were carried by the Council over the past couple of years. Although attracting no weight in the decision-making process given the early stage of proceedings, the Housing Topic Paper for the 2018 'Policy Directions' consultation makes it clear that the plan will be underpinned by the objective of maximising the efficient and effective use of urban sites for housing development in order to reduce development pressure on more greenfield sites across the Borough.

Planning Considerations

Having regard to the relevant planning policy and guidance documents outlined earlier, along with Bury Council pre-application enquiry feedback, the material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Principle of Development
- Protected Recreation Land
- Design & Layout
- Accessibility & Parking
- Affordable Housing

Principle of Development

In policy terms, part of the the site is identified as designated protected recreational land and is part previously developed land. The site was part of land owned by a paper mill. In 2018 outline planning permission was secured for the land to be developed as part of a land package to provide up to 400 dwellings. This approval confirms the site is suitable for housing use.

Protected Recreation Land

While the existing site contains an area of recreation land which will be built upon, the proposed scheme has replaced this area on the site by proposing three publicly accessible landscaped areas including transforming a large former car parking area to Rectory Lane.

Design & Layout

The proposed site layout, submitted as part of this application, considers the site's physical characteristics, planning policies, the many physical site constraints and the context of the surrounding area, including key views, in their design. Based on these considerations, the site will be redeveloped into areas for individual houses, an apartment block, parking and three areas of the site will be landscaped for recreational use by the local community.

Accessibility & Parking

The site is located within 400m of the Radcliffe Park and Ride and Metrolink Station providing access to Manchester, Altrincham and Bury. Bus stops with regular services are located on both Spring Lane to the north and Church Street West located west of the site.

The car parking layout provides 15 no. car parking spaces, including 1 accessible, for the proposed apartment block and also bicycle spaces. 2 parking spaces for each of the terraced housing proposed is provided, accessible from Rectory Lane.

With access to excellent transport links and sufficient parking on site for the proposal, the development is considered to be sustainable.

Affordable Housing

The proposed development provides fully affordable accommodation, with a mix of affordable rent and social rent proposed, to be managed long term by Great Places.

Conclusions

The Proposal for a residential development on the former ELPD site will be beneficial to Radcliffe and the wider area. Development of the site will make a positive contribution to the growth of the area, It will create much needed affordable housing in the area and benefit community sustainability.

The proposals outlined above accords with the principles set out in National Planning Policy Framework and Bury Council's Unitary Development Plan and guidance documents.

Section 38(6) of the Town and Country Planning Act 1990 states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This statement has demonstrated that the proposal is in accordance with the development plan and no material considerations can be identified which would weight against the significant benefits associated with the proposal.

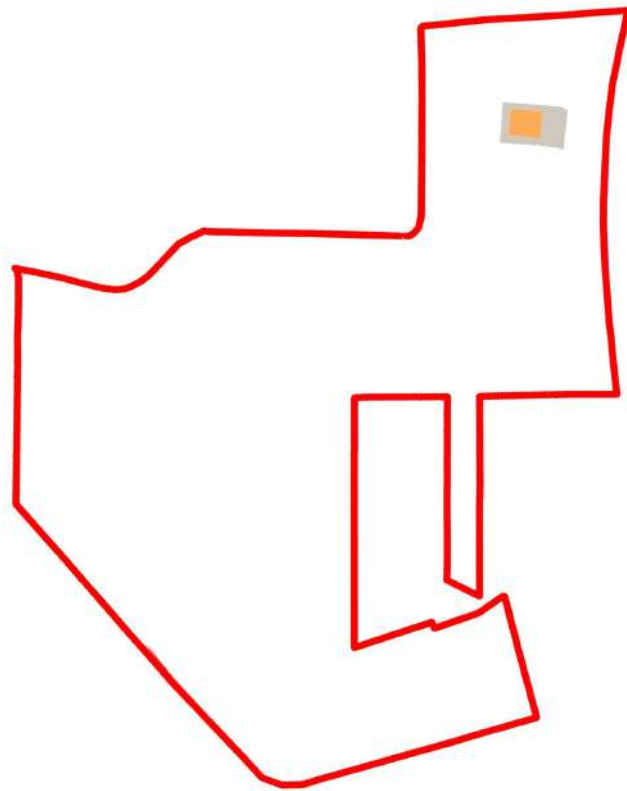
AEW considers that the planning application should be approved without delay.

3. Design Development

Constraints

Constraints

The island site is heavily constrained by several different factors described in the following pages.



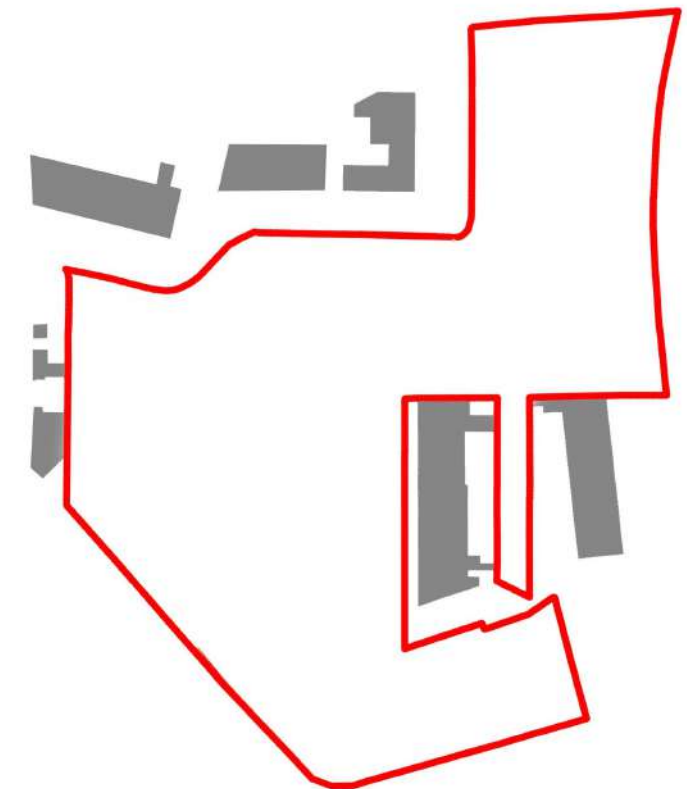
Sub Station

Positioned awkwardly the sub station impedes development opportunity along the spring lane frontage.



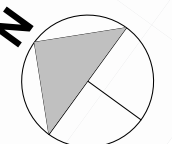
New road junction

A new widened road junction is proposed to service the wider ELPM site - Whilst the new road is not part of the Island site proposals it does impact on the developable land - Our proposals consider the access so that the island site does not impede the ability to develop the wider site.

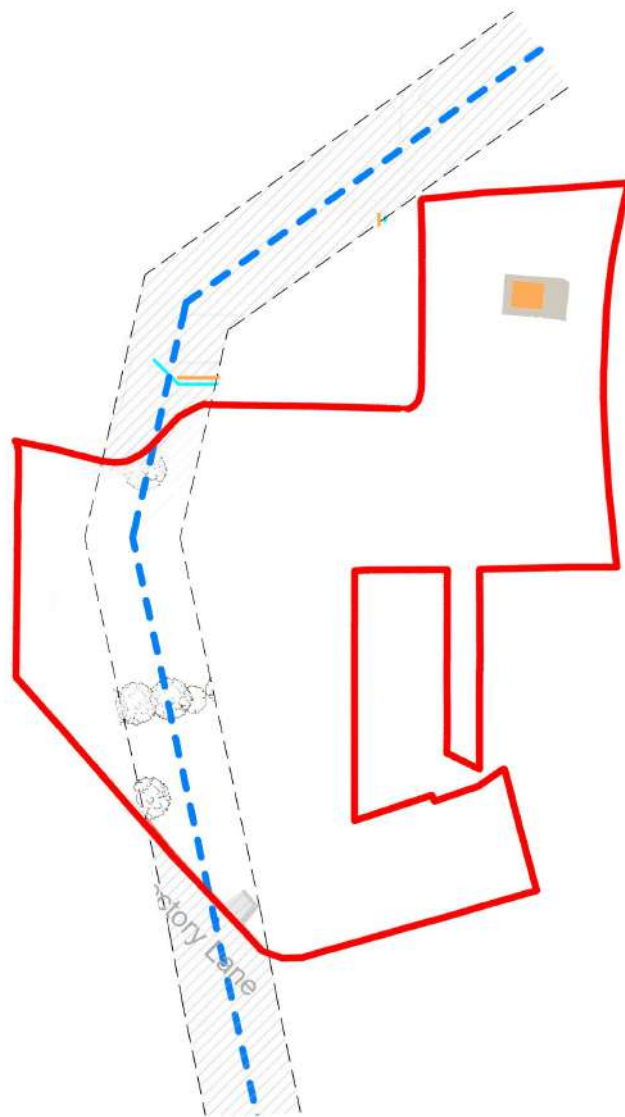


Overlooking Distances

Existing 2 storey terraced houses overlook onto the site from Baybutt street, Howard street & pollit street.

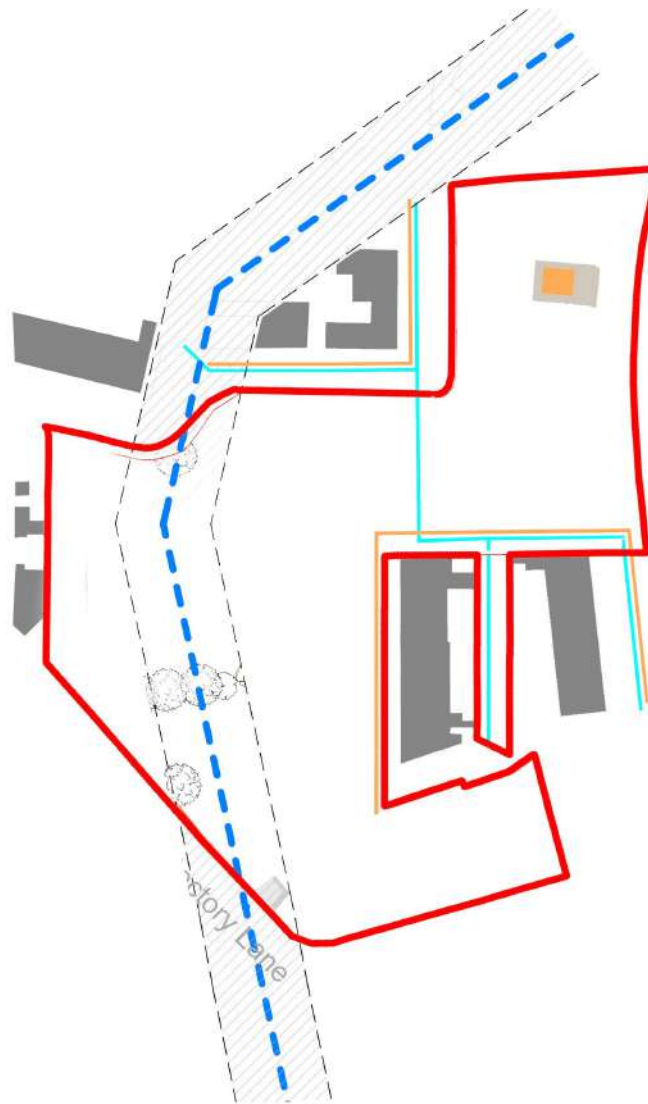


Constraints



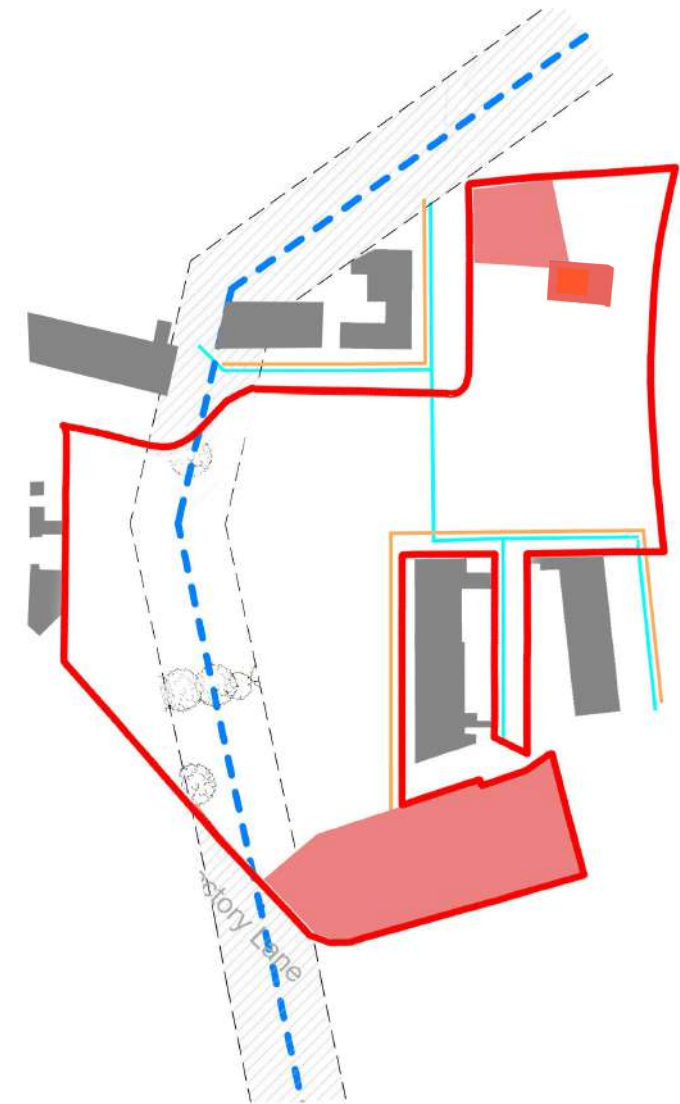
Culvert & Easement

A covered water culvert runs down the western boundary of the site. Requiring a clear easement zone of 8m.



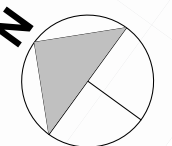
Mains sewerage & water main

A water main cuts through the central area of the site - indicated in teal. We also have mains sewerage in close proximity



Infrastructure

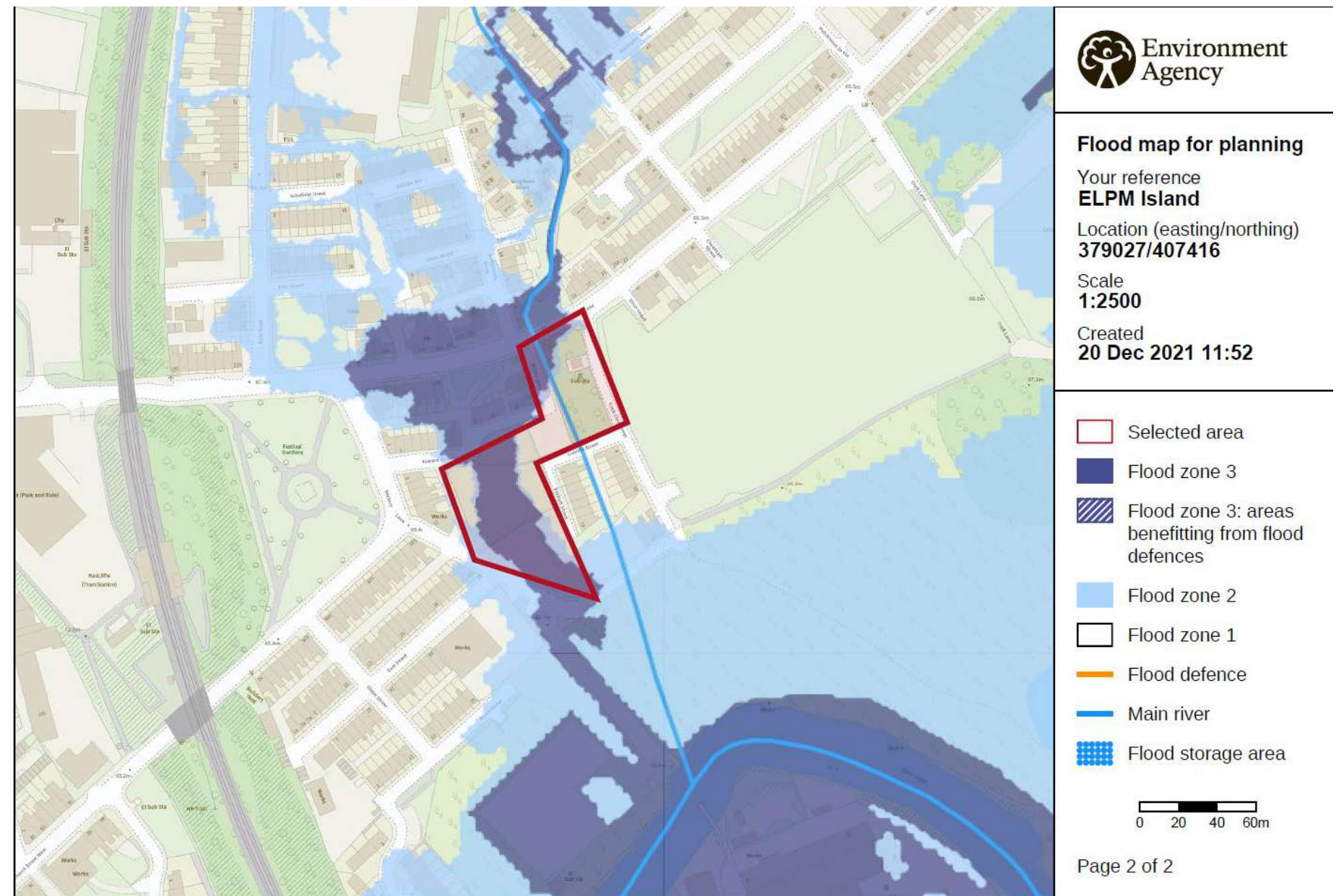
The northern zone identified in red contains underground electric cables - whilst the southern area contains UU infrastructure and requires access. This further creates two areas of undevelopable land.



Constraints

Flooding

A major constraint for the site is the susceptibility to flooding. Partially located in a flood zone 3 risk area where there is high probability of flooding. Flood compensation solutions and a comprehensive review of the levels has been considered as part of the design evolution. Extensive modelling has been undertaken and the flood risk document can be accessed as part of this planning application document submission.



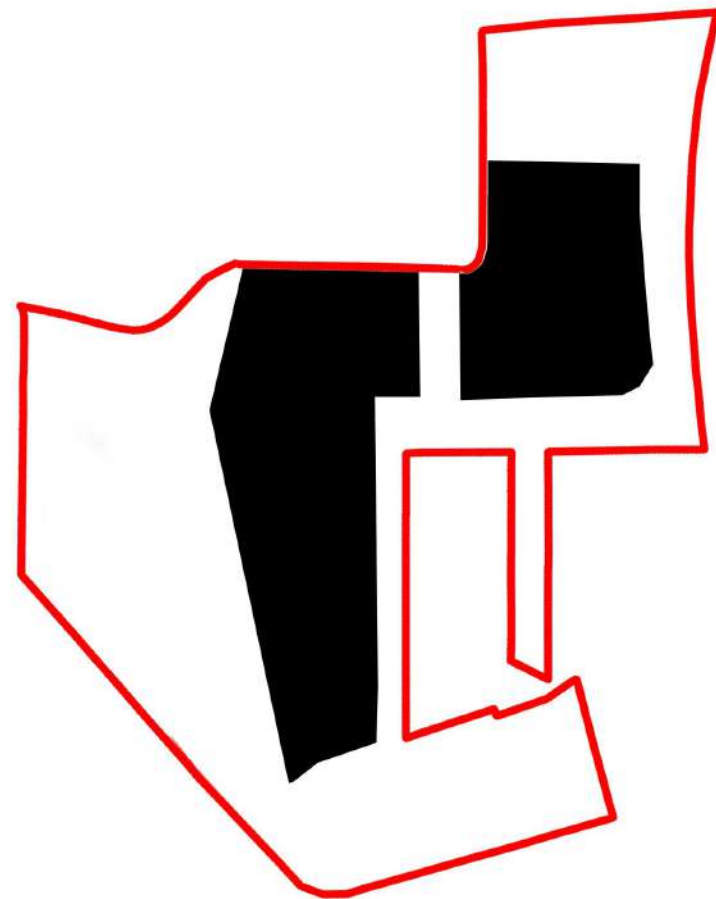
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Opportunities

Opportunities

Once all the constraints are considered we are left with a limited area of site for development as highlighted in black below. We have worked with these constraints and have maximised development whilst also ensuring that open space and green areas are still a key part of the proposals. We envisage that the undevelopable areas will become areas of quality landscaping that will enhance place making.

The industrial heritage and local character will inform the elevational design and features moving forward. We see a real opportunity to design contemporary buildings that link back to the industrial heritage of the site.



The undevelopable land to the south again can become a landscaped area that provides a green edge as well as visual interest to the boundary that will eventually become a access route to the wider ELPM site.



4. Design Statement

Use & Amount

4.1 Use

This full planning application seeks permission for 5 three bedroom houses, 2 four bedroom houses, 17 one bedroom apartments and 3 two bedroom apartments, associated parking, servicing and landscaping. The proposed use will provide much needed affordable housing to the community of Radcliffe and wider Bury area. The site is being developed as part of the wider masterplan approved under application ref: 62969 which secured outline planning approval for 400 dwellings.

4.2 Amount

There will be 7 houses and 20 apartments in total. The proposed development is broken down as follows.

Schedule of Accommodation:

– Accommodation	– Sqm	– Sqft
– House Type 1 x 5	– 437.5 (87.5 x 5)	– 4,709.2
– House Type 2 x 2	– 202 (101 x 2)	– 2,174.3
– Apartment Type 1 x 17	– 782 (46 x 17)	– 8,417.4
– Apartment type 2 x 3	– 171.5 (57.15 x 3)	– 1,846.0
– Total	– 1593	– 17,146.9

Parking for the development is accessed from Cunliffe Street and Howard Street. Each house has two parking spaces while 15 no. car parking spaces (inc. 1 accessible) have been provided for the apartments.

Overall the application site area is approximately 7185sqm. The footprint of the proposed terrace of houses is 256.3sqm while the footprint of the apartment block is 436.4sqm. Totalling 692.7sqm the buildings occupy less than ten percent of the site. The remaining areas of the site will be utilised as car parking and landscaped areas.

Site Layout

4.3 Site Layout

The principal access to the site is from Cunliffe Street accessed via Cock Clod Street. The apartment block, positioned to the north-east of the site, is provided with 12 parking spaces (including 1 accessible) on Baybutt Street/ Cunliffe Street with 3 additional spaces on Pollitt Street. Accessed via Howard Street where the entrance to the apartment building is positioned. The seven proposed houses are also located on Baybutt Street, to the west. Each house will have two parking spaces, located to the rear, accessed from Rectory Lane.

An existing electricity sub station positioned between the proposed apartment building and Spring Lane/ Cross Lane is to be retained while the remainder of this area is to be landscaped. Due to site constraints the existing tarmacadam parking area to the south on Rectory Lane is unsuitable to be built upon and so this area of the site site will feature an expansive landscaped area.



Site Amenity

4.4 Site Amenity

The proposed residential buildings on the site have been allocated private amenity space. Each house has both private front and rear garden areas totalling 225sqm while the area of 232sqm immediate surrounding the apartment building is for apartment residence use.

The remainder of the site includes three separate landscaped areas. These three areas facing Cross Lane, Howard Street and Rectory Lane are designed to be publicly accessible amenity spaces. Further details of the proposed landscape design can be found in the section on Landscaping within this document.



Height, Scale & Massing

4.5 Height, Scale & Massing

The surrounding context consists of mostly two storey houses with pitched tiled roofs dating from the Victorian period and later. These dwellings are primarily constructed in red brick with some having been rendered at a later date.

The proposed terraced housing on Baybutt Street responds to the scale of these existing properties, albeit they are three storey in height. The proposed house sizes reflect the scale of the surrounding context and propose small front gardens with private amenity garden areas to the rear.

The proposed apartment building is located set back from Spring Lane on the corner of Cock Clod Street and Cunliffe Street. East of the site is brownfield land, which currently is not developed but forms part of the wider ELPM Masterplan. The three storey apartment building, constructed of red brick characteristic of the area reflects the design of the former mill buildings which once stood on the ELPM site. The building stands taller than the proposed terraced housing and has been designed to be viewed in the round, with tall pitched roofs, creating a feature building for the locality.



Dwelling Types: Layout & Appearance

House Type: 1

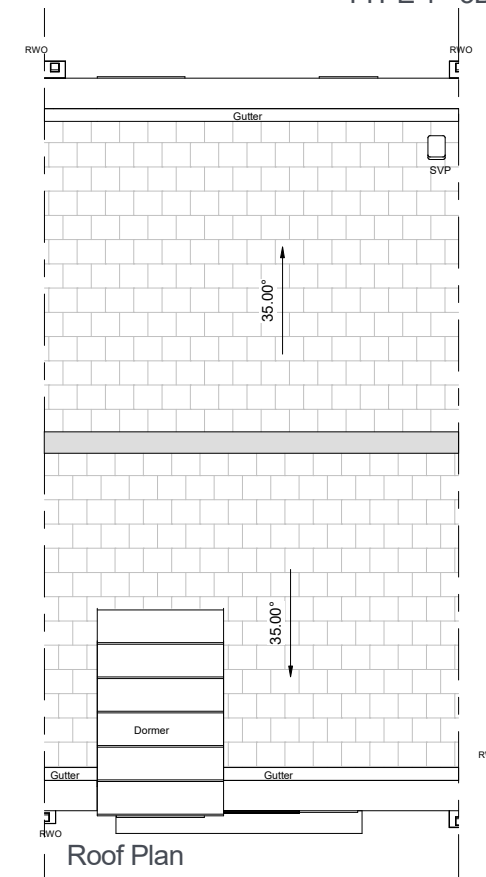
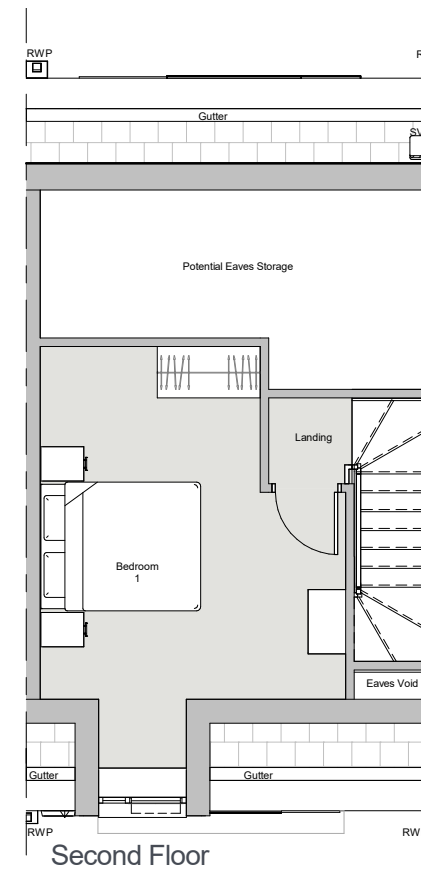
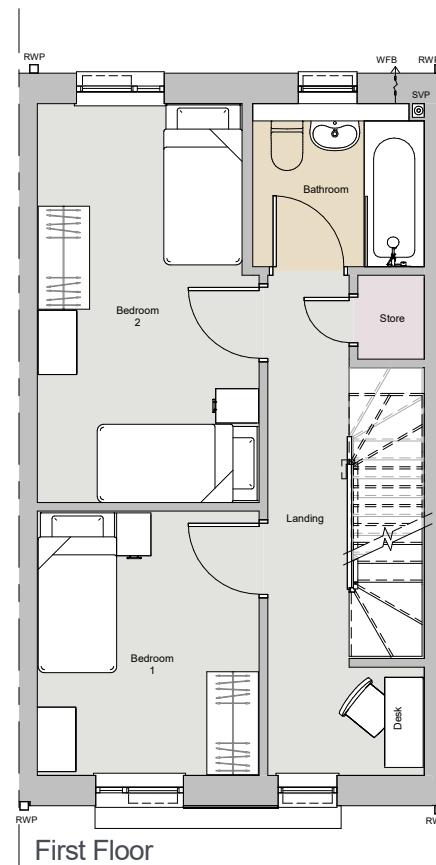
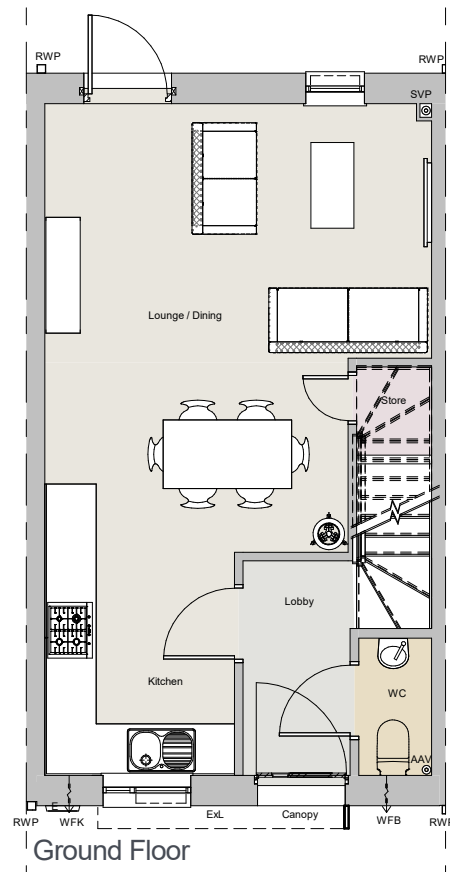
Type 1 Layout

The proposed house type layouts has regard to the character of the surrounding area with a mixed of housing types and internal layouts.

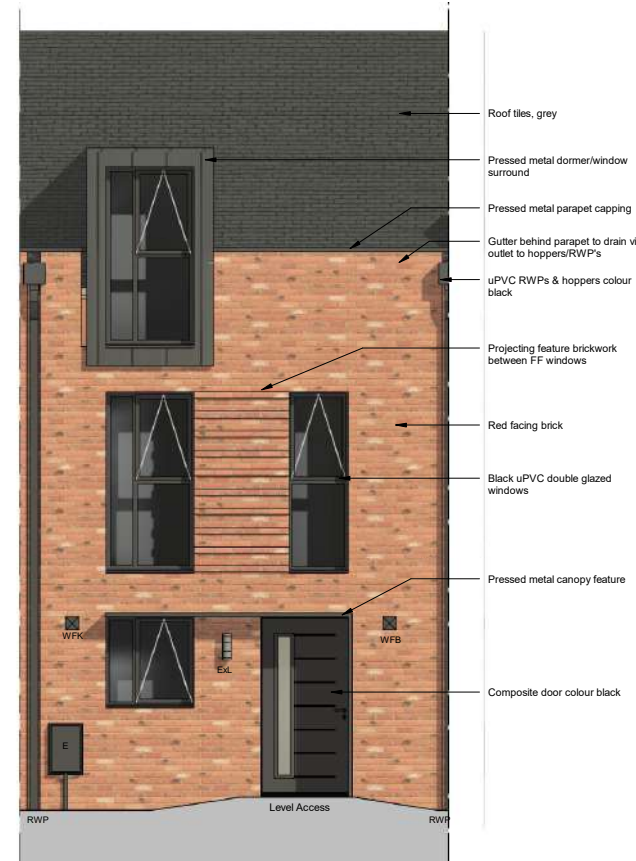
All the house types in this application have been designed to accommodate modern family lifestyles. Open plan kitchen living & dining rooms are accessed via an entrance lobby. All dwellings have access to a ground floor WC and built in areas for storage. Natural light has been maximised with large windows rear doors that lead to outdoor amenity space. First floor bedroom spaces are designed with families in mind with flexibility for flexible furniture layouts.

The below house types 1 is a 3 Bedroom 5 Person dwelling with a internal area of 87.5m² across 3 stories.

TYPE 1 - 3B5P



TYPE 1 - 3B5P - Elevations



House Type: 2

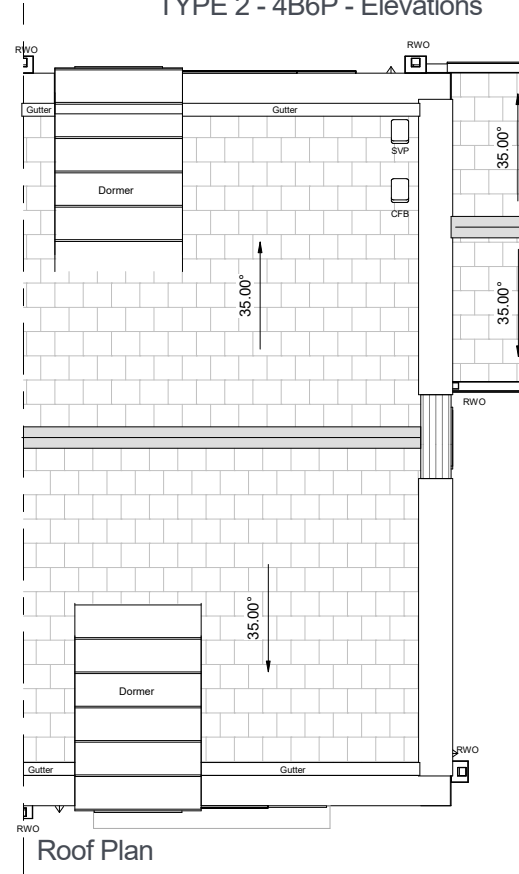
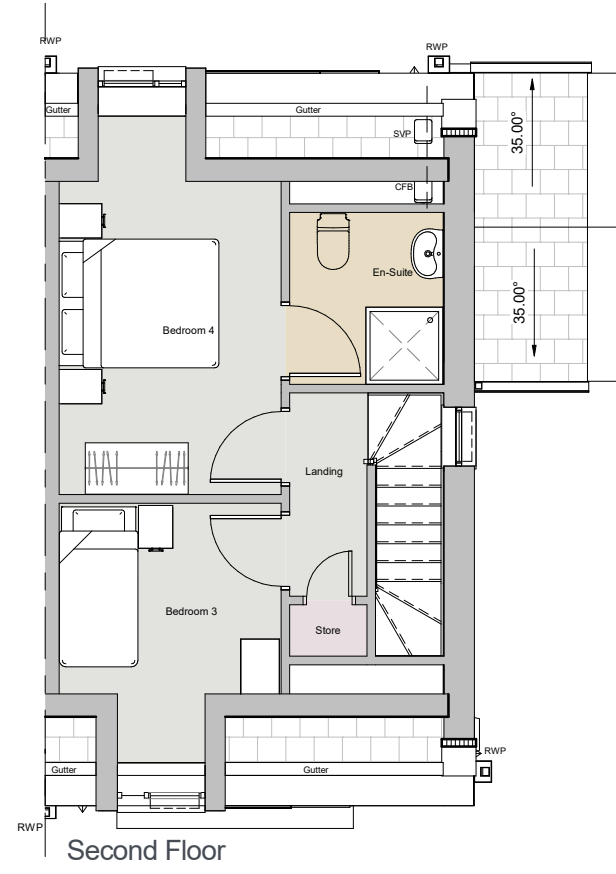
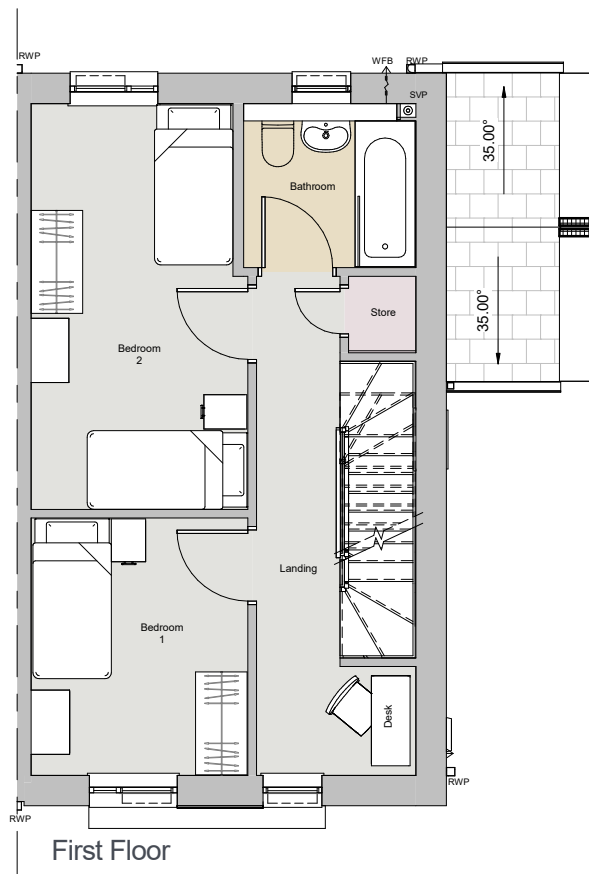
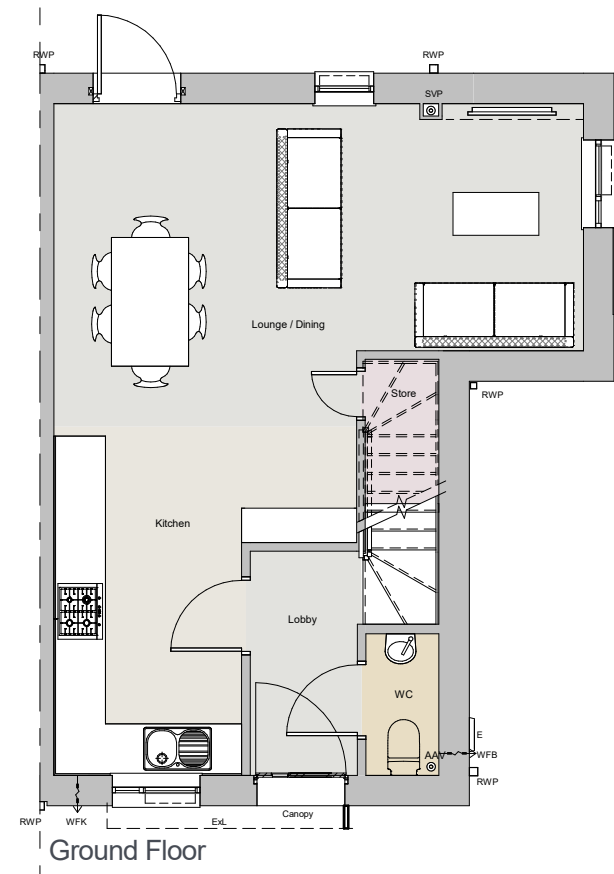
Type 2 Layout

The below house types 2 is a 4 Bedroom 6 Person dwelling with a internal area of 101m² across 3 stories.

TYPE 2 - 4B6P



TYPE 2 - 4B6P - Elevations

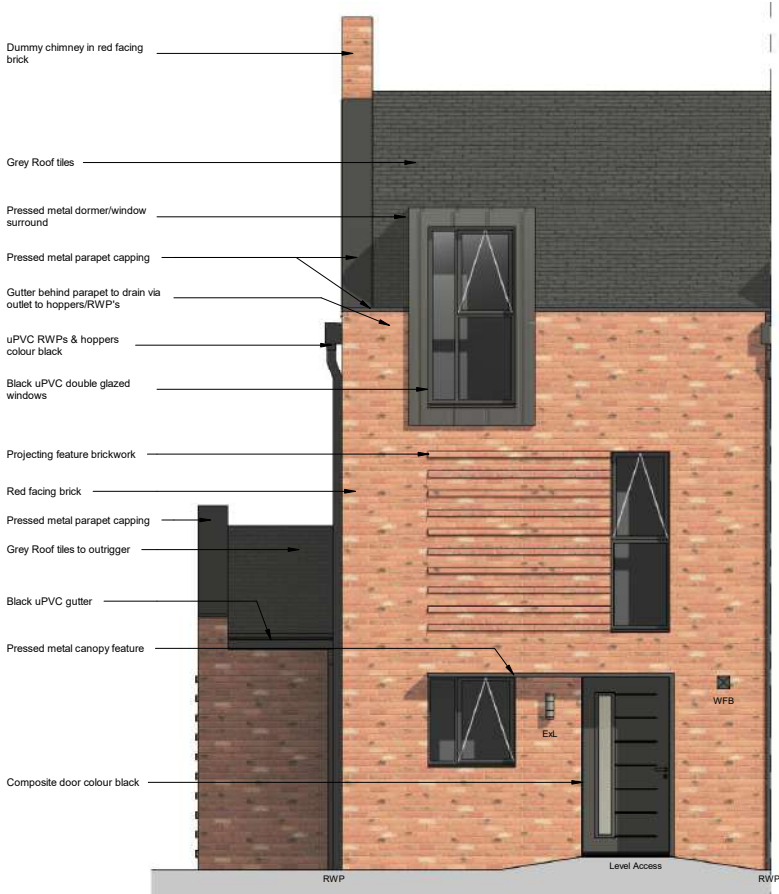


House Type: 3

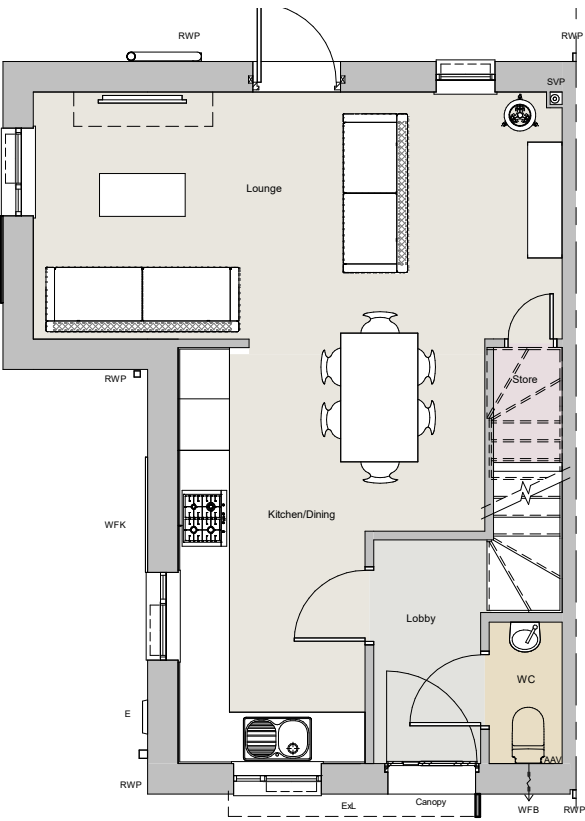
Type 3 Layout

The below house types 2 is a 4 Bedroom 6 Person dwelling with a internal area of 101m² across 3 stories.

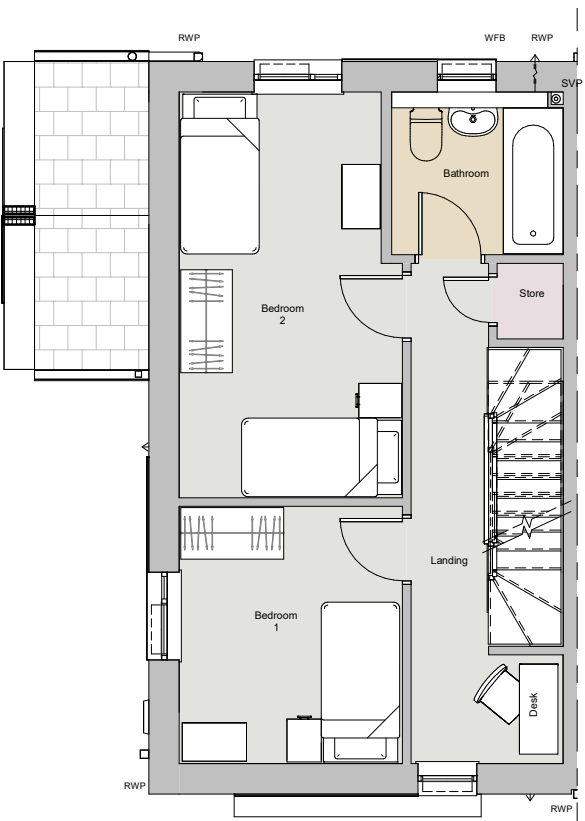
TYPE 3 - 4B6P



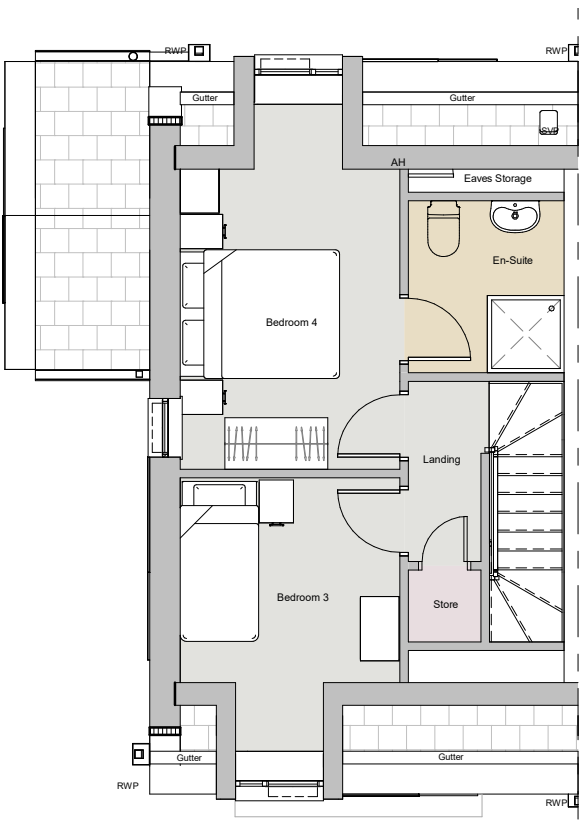
TYPE 3 - 4B6P - Elevations



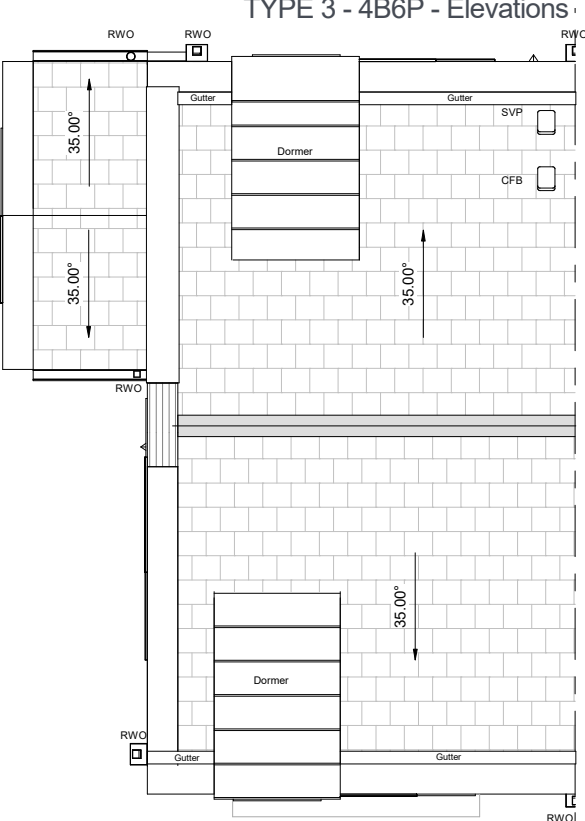
Ground Floor



First Floor



Second Floor



Roof Plan

Apartments

Apartments Layout

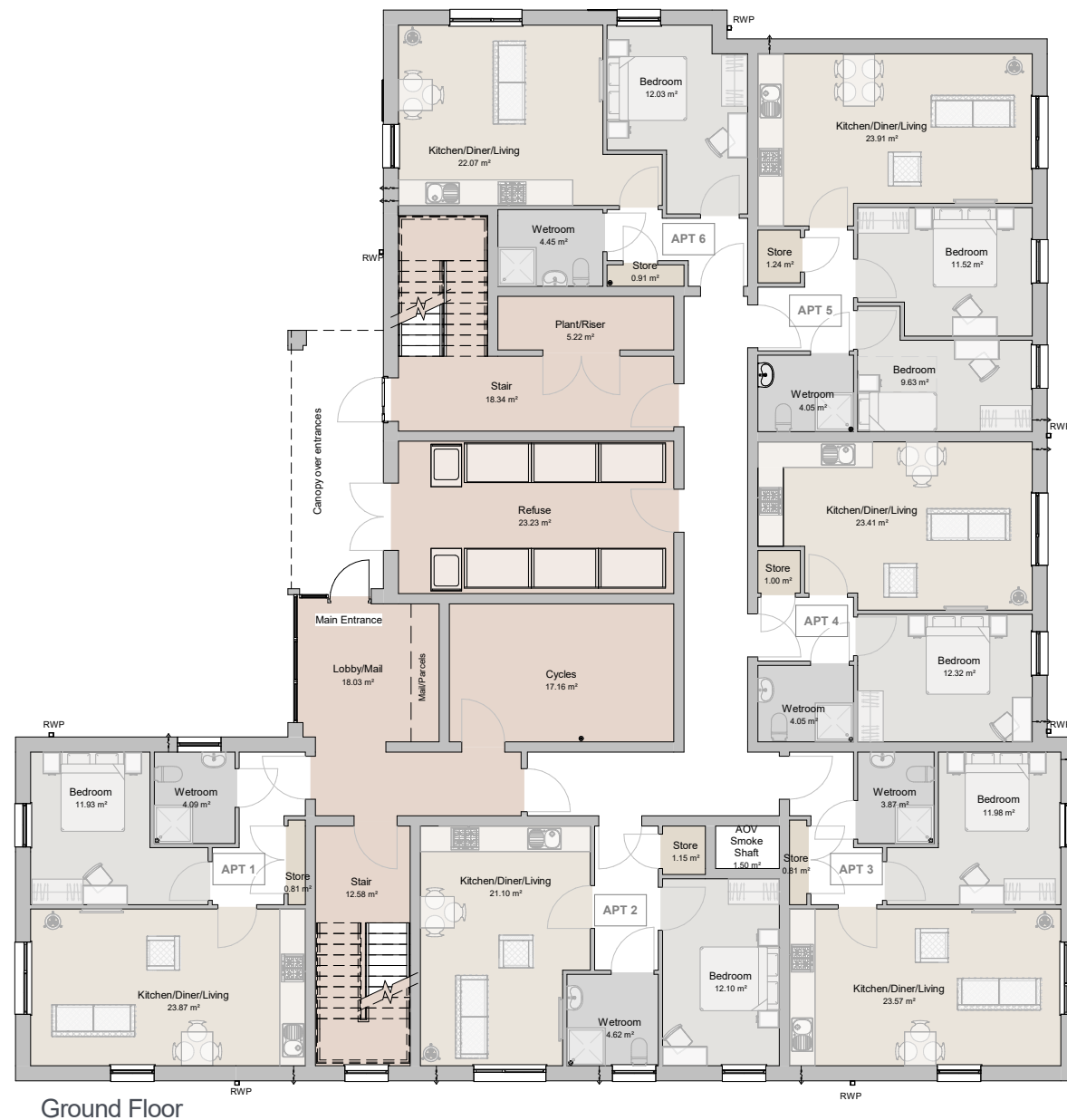
The apartment block is designed to address both Cockclod street & Cunliffe Street as well as Howard street & Pollit street - The building's positioning on the site is strategic to the wider proposals for the ELPm site. The apartment block defines the key access route into the site and provides height to the key gateway route.

The apartment building comprises of 20 apartments in total arranged in an 'L' shaped block over three stories. On the ground floor 5 one bedroom apartments and 1 two bedroom apartment are proposed along with communal cycle store, plant/ riser and refuse store

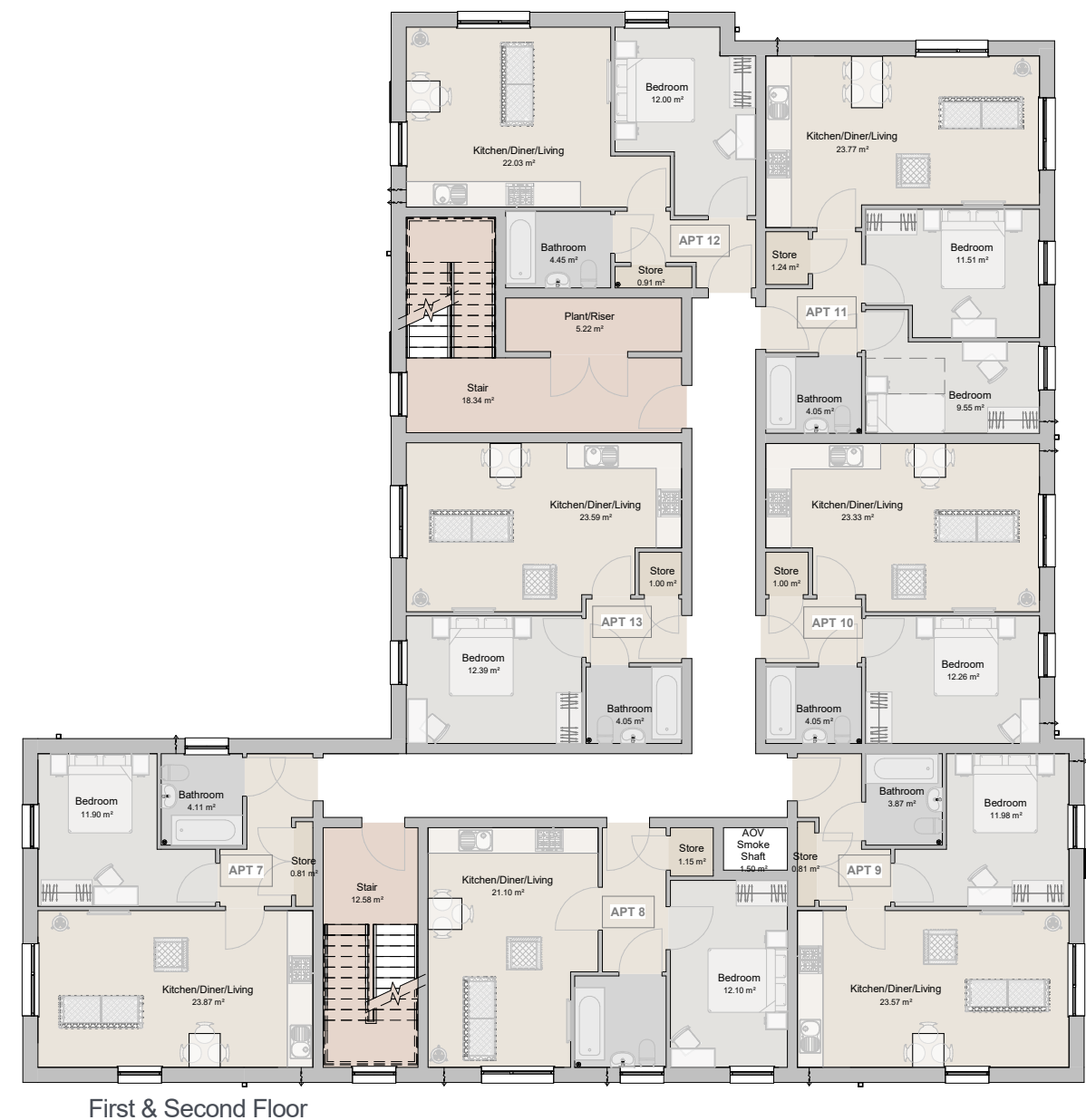
The first and second floor layouts each include 6 one bedroom apartments and 1 two bedroom apartment.

Split across three storeys, the apartment block will be stacked to aid with economic construction as well as provide rhythm to the building elevations.

The ground floor apartments are designed to include wet rooms to increase accessibility.



Ground Floor



First & Second Floor

Appearance

Appearance

The proposed apartment elevations are formed mainly of brick under a steeply pitched slate effect roof. The overall design features take influence from the industrial heritage of the former paper mill and surrounding local character, but in a contemporary way. A pressed metal canopy protects the entrance areas. Key to the appearance of the apartment building are the strong stepped gable elevations with 'dummy' brick chimney features.

Two types of red brick are to be used together with feature projecting elements of brick detailing supplemented by deep reveal windows. Gutters are concealed behind parapet walls while RWP's are of black PVC.



West Elevation



East Elevation

Appearance

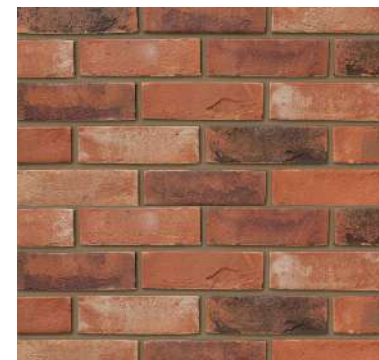


Appearance

Character & Appearance

The proposed design is inspired by vernacular architectural characteristic of the original mill buildings on the ELPM estate, built in traditional brick construction.

Brick will form the principle material palette supplemented with black window frames with deep reveals and slate-effect concrete roof tiles.



Material Swatch: Red Brick



Interlocking Concrete Roof Tiles



Black Window Frames



View looking at proposed terraced housing off Baybutt Street



View looking towards proposed apartment building on junction of Cock Clod Street and Cunliffe Street. The proposed terraced housing can be seen at the end of Cunliffe Street.



View looking towards proposed apartment building on junction of Cock Clod Street and Spring Lane.

5 Landscape

Refer to Exterior Landscape Architect's
design & landscape details

6 Access & Operational Statement

Access & Operational Statement

6.1 Accessibility

The proposed development, located close to the town of Radcliffe, allows ease of access to public transport (bus), excellent foot and cycle links to the surrounding residential areas and road links to the wider road network. Further details of public transport services are detailed in the following section.

6.2 Public Transport

The site is located within 400m of the Radcliffe Park and Ride and Metrolink Station providing access to Manchester, Altrincham and Bury. Bus stops with regular services are located on both Spring Lane to the north and Church Street West located west of the site..

6.3 Vehicle Access

Two points of vehicle access are provided into the application site being accessed both from Cunliffe Street primarily and also from Howard Street.

6.4 Car Parking

Upon entering the site car parking areas are immediately positioned on Baybutt Street with additional parking on Cunliffe Street and Pollitt Street. The car parking layout provides 15 no. car parking spaces, including 1 accessible, for the proposed apartment block and also bicycle spaces. The accessible parking space is positioned closest to the entrance into the apartment building and will be correctly marked out in yellow thermoplastic material.

2 parking spaces for each of the terraced housing proposed is provided, accessible from Rectory Lane.

6.5 Pedestrian and Cycle Access

The site layout has been designed to be accessed on foot from all surrounding streets. Cyclists will gain access to the site and the cycle parking area by entering via Cunliffe Street.

6.6 Entrance Doors

The main entrance of the apartment building is to be an aluminium framed glazed door with safety glazed panels within curtain walling, to give a minimum 1000mm clear width opening.

A level threshold shall be provided, with no upstands exceeding 15mm in height. Manifestation shall be provided to the entrance screen in accordance with paragraph 2.24 of Approved Document M.

Floor matting will be chosen to allow smooth transition whilst reducing risk of slipping and keeping entrances clean.

6.7 Emergency Exit Doors

All features and materials to comply with Part B of the Building Regulations. Fire doors at various locations designed to provide a minimum 850mm clear width opening and have level means of escape at ground floor.

6.8 Internal Circulation: Horizontal

All doors offer an effective clear width of 850mm, ensuring they are usable by disabled visitors. All single leaf doors have the required 300mm leading edge and will have accessible easy to use ironmongery.

1500mm minimum width circulation areas allow easy access for general use and emergency egress. Good visual contrast between the walls, floors, ceiling and door areas will be provided. The lighting will also provide a good environment for residents navigating the circulation spaces.

6.9 Security

A CIS report has been commissioned. The security of the site has been considered as part of the proposed scheme. Access Control measures into the apartment building will be provided.

The fabric of the building has been considered in terms of its resilience

to potential criminal attack and will comply with Greater Manchester's CIS recommendations.

6.10 Signage & Communication

All signage will be designed with reference to current good practice guidance and will form part of an integrated communication scheme that gives clear directions, information and instructions for the use of the building.

6.11 Waste Management Strategy

A refuse area for storage of regular and recyclable waste has been provided within the apartment building. For the terraced houses designated waste storage areas are provided for each of the dwellings. Waste will regularly be collected by the local authority or commercial contractor. Further details can be found on the Waste Management Strategy drawing submitted as part of this planning application.

6.12 Lighting Strategy

Artificial lighting will be installed to provide lighting levels as required during the hours of darkness. Light pollution will be avoided through the careful selection, positioning and orientation of luminaries.

The external lighting installation will be controlled by a photocell and time clock arrangement. Photocell control will ensure external lighting is switched off during daylight hours. Time clock control will enable selected circuits to be switched off during the night.

7 Sustainability

Sustainability

7.1 Sustainability

This master-plan is seen as a once in a generation opportunity to make positive change to a well established estate for existing and future generations. It provides sustainable solutions and aspirations;

Water

- Low flow fitting appliances will be provided where possible.
- Sustainable drainage adopted.

Connectivity & transport

- It has the potential to promote green travel with improved walking, cycling, and public transport connections
- Infrastructure for EV charging points to all new houses.
- High quality pedestrian links to local amenities

Land use & Ecology

- Re use of a brown field site
- Retention where possible of mature trees
- It will create a development with density appropriate to local context
- Creates a range of green spaces through pocket parks and green corridors
- Will create habitats that enhance biodiversity

Health & well being

- New houses have been designed to be appropriate for modern family living with open plan space with strong links to amenity, storage and capacity for furniture flexibility.
- Windows will be open-able to provide local control
- Internal spaces are inclusive and adaptable
- The scheme promotes active circulation - cycling provision, walking routes

Communities & Social value

- The scheme prioritise place making, expressing identity and territory
- Creates secure rear gardens for privacy
- Creates places for community & social interaction through pocket parks, benches, green spaces & equipment
- Permeable links are provided to local amenities
- Provides high quality pedestrian public realm
- Creates secure places with overlooking to public spaces.
- Provision of affordable housing



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