

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT - 36 X 1 BEDROOM AFFORDABLE APARTMENTS - LAND OFF EGMONT STREET, MOSSLEY, OL5 9NB



CONTENTS

1.0	Introduction	4
2.0	Site Context	5
3.0	The Proposal	8
3.1	Description	8
3.2	Design Concept	10
3.3	Sustainable Design	11
3.4	Community Benefit	11
4.0	Consultation and Support	12
4.1	Professional Consultancy	12
4.2	Support and Community Consultancy	13
5.0	Summary and Conclusion	14

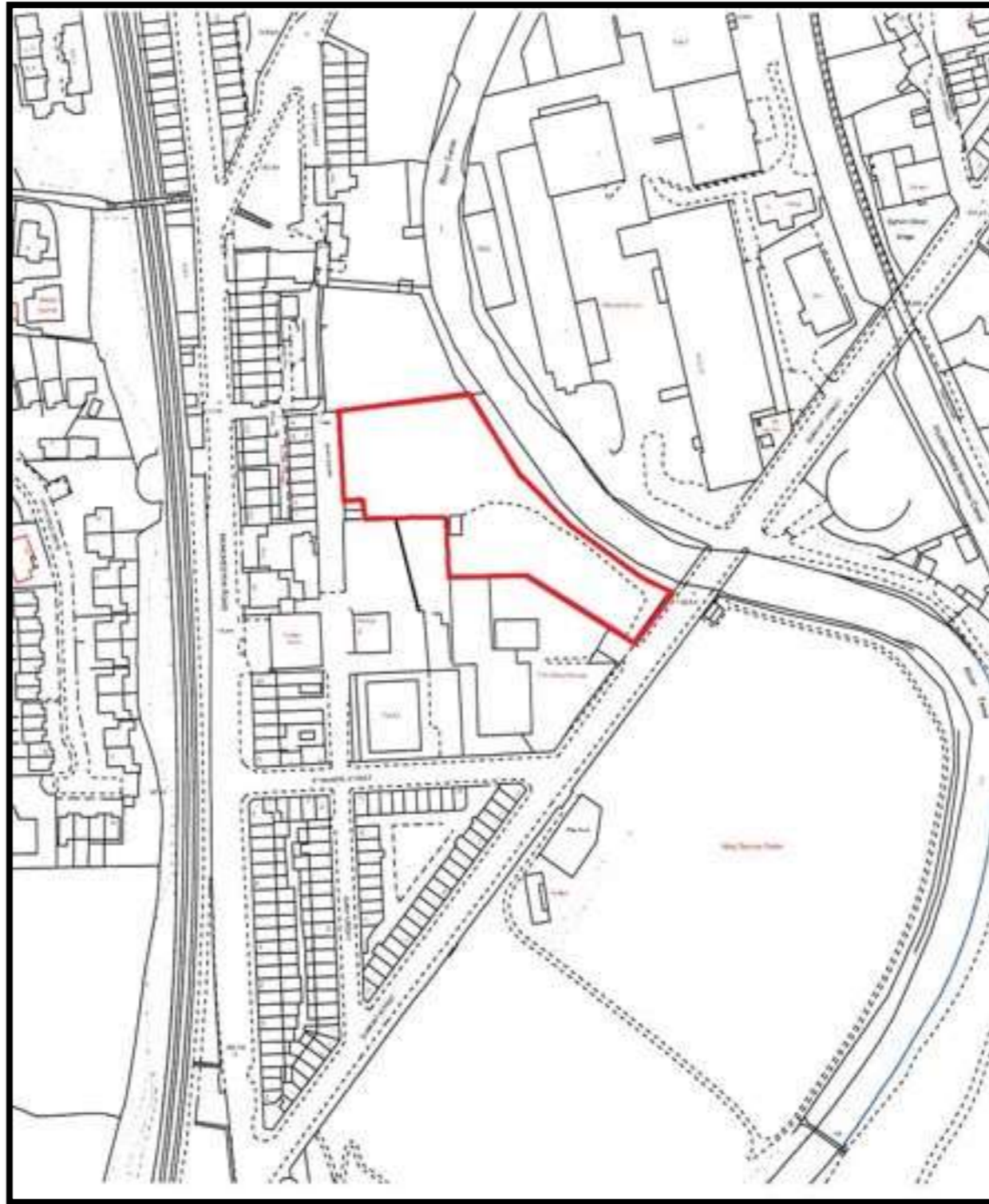


Figure 1 – Location Plan, Development Site, Egmont Street, Mossley, OL5 9NB

1.0 – INTRODUCTION

This Statement has been prepared by Neil Pike Architects (NPA) on behalf of the Applicant, Bridgwater Land and Developments Ltd. The document is prepared in support of a Planning Application for 36 Affordable one-bedroom Apartments on a vacant piece of land, located off Egmont Street, in the Mossley area of Tameside.

The purpose of this statement is to outline the design rationale, context and accessibility aspects of the proposed development to enable the creation of a sustainable and desirable scheme providing specific housing numbers to the borough whilst regenerating a previously developed, now redundant site. The site benefits from good transport links and is located within relatively close proximity to local amenities, including Mossley train station. The proposed development also includes a new vehicular access road, directly off Egmont Street.

The principal objective of this proposal is to provide high-quality, affordable housing which complements the existing character of the area while adhering to local planning policy and contributing positively to the surrounding environment.

This statement should be read in conjunction with all supporting documentation, including a comprehensive Ecological Assessment, Employment Use Viability Assessment, Energy Statement, associated drawings and accompanying landscaping and planning statements. Not to mention other mandatory site surveys and reports, a full list of which is provided later in this document.

The Applicants have expressed their intentions and best interests by consulting local residents, working collaboratively with various consultants on this proposal and engaging in pre-application dialogue with the Local Authority, portraying a desire to revitalize a derelict and disused piece of land whilst enhancing the natural landscape, character of the site and the well-being of the general public.



2.0 – SITE CONTEXT

The Application site is located in a mixed-use area with both residential and commercial uses neighbouring the site. A recently completed residential development, further down Egmont Street has set a precedent in the area for the redevelopment of neglected sites in need of site ripening. The residential aspects of the area are characterized by traditional stone buildings and a mix of housing types.

The Application site totals 1.021 acres, with all buildings associated with the previous use, demolished several years back. The site is well located to public transport and borders the River Tame to the North and East. These characteristics emphasize the desirability for a sustainable housing development in this location.

The site has been victim to neglect and disrepair over recent years with overgrown shrubbery and trees along all boundaries and within the site itself. The site also falls in close proximity to existing commercial premises however, given the condition of and background to the site, commercial development is no longer considered sustainable. Further documentation regarding this accompanies this statement and forms part of the Application.

The existing topography of the site has been taken into consideration when forming the proposed layout and subsequent car parking arrangement. The layout ensures there is sufficient amenity for the enjoyment of future residents and allows for improved bio-diversity and other similar considerations which benefit the scheme and it's immediate surroundings.



The above images both indicate signs of the neglect the site has experienced over the last few years. Fly-tipping, lack of maintenance and overgrown shrubbery within and along site boundaries have contributed towards the fundamental need to restore this site to a new, improved and sustainable use that will benefit the locality and wider community. The site is now an eye-sore to local residents and neighbouring businesses yet offers significant potential for affluent riverside development, as has been portrayed along the adjacent Huddersfield Narrow Canal, just a few metres further down Egmont Street.

The photographs on the next page are of the adjacent residential development referred to above, which provides a suitable indication as to sustainable development in this location on previously developed sites. These pictures also provide an insight into the general characteristics of the area in terms of materials and finishes. Something which has been portrayed within the proposals relating to this application.



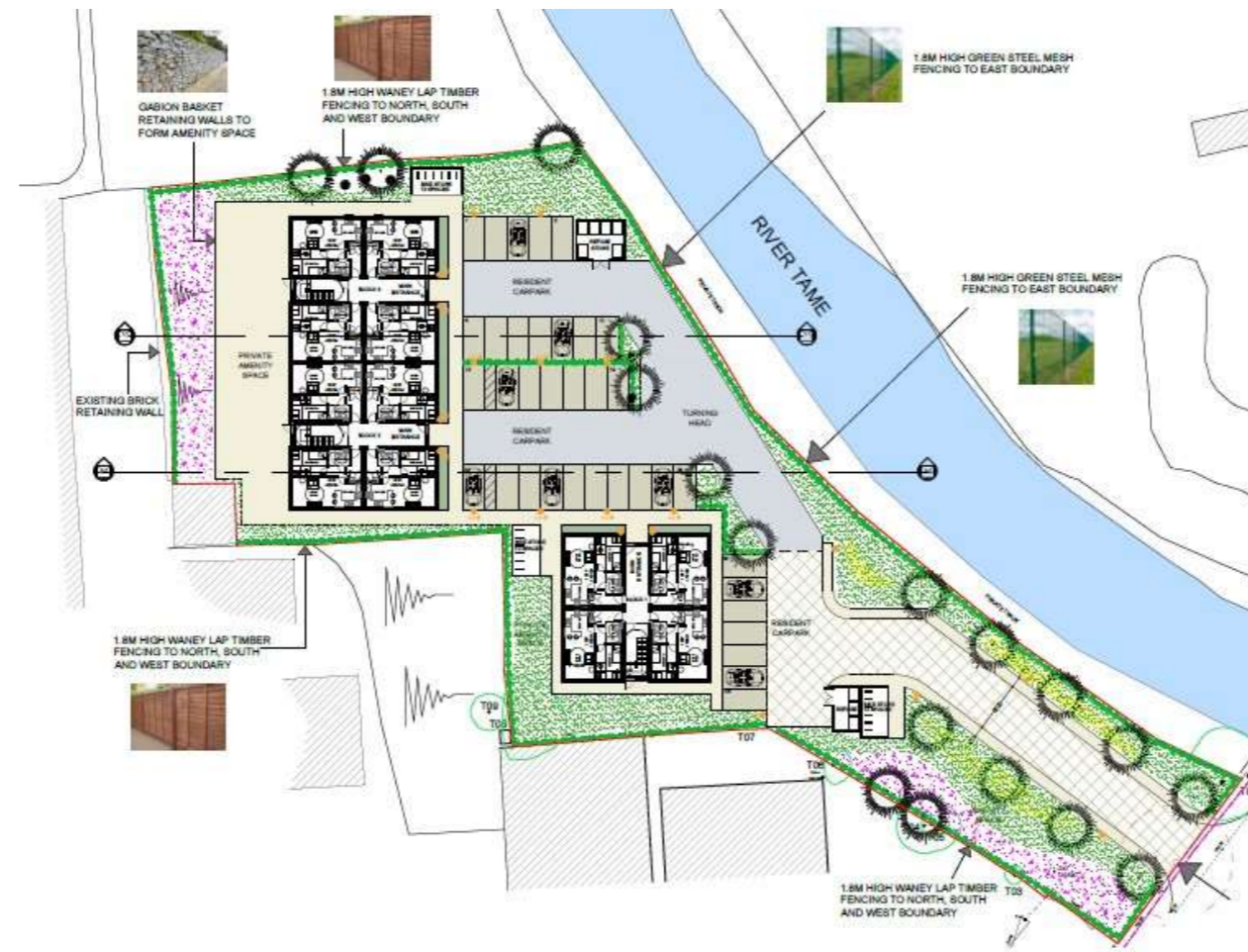
Mixed-Use Development with Canal frontage



3.0 – THE PROPOSAL

3.1 – DESCRIPTION

The proposal for this application is to create 36 one-bedroom Apartments of approximately 45 square metres each, across two three-storey blocks of accommodation. In addition to the proposed apartments, the scheme provides 100% associated car parking provision, adequate cycle and refuse storage to serve the development and involves the formation of a new vehicular and pedestrian access directly off Egmont Street, in line with Local Authority standards.



PROPOSED SITE LAYOUT

Amenity, general landscaping and energy efficient design methods have been implemented into the design proposals, compliant with Tameside's Core Strategy and current National Building Regulations. Further details of these are contained within the supporting documentation for this application.

The proposed site layout has been determined following a thorough analysis and assessment of the existing characteristics of the site and its surroundings. Riverside frontage, existing topography (both of the site itself and its relationship with surrounding properties), proximity to open playing fields and existing trees and shrubs have contributed towards the final design layout. The scheme has been adapted over time following consultation with the relevant consultants assigned to the project, ensuring the best use of space and preservation of existing 'green areas' to ensure the existing habitat and biodiversity is preserved and enhanced.

As stated earlier, new and improved access and egress to the site has been provided within the proposals, directly from and to Egmont Street. This provides a more sustainable and accessible entrance for both residents and refuse vehicles. Adequate visibility measures have been factored into the proposals along with compliant refuse vehicle turning points within the site.

The safety of residents and users of the development has been at the forefront of the design proposals and it is anticipated that a section of the site access road will be adopted to Local Authority standards. This section of road has been outlined on the accompanying proposed site layout and consequently includes pavements either side directly off Egmont Street, along with the necessary street lighting which is continuous throughout the site.

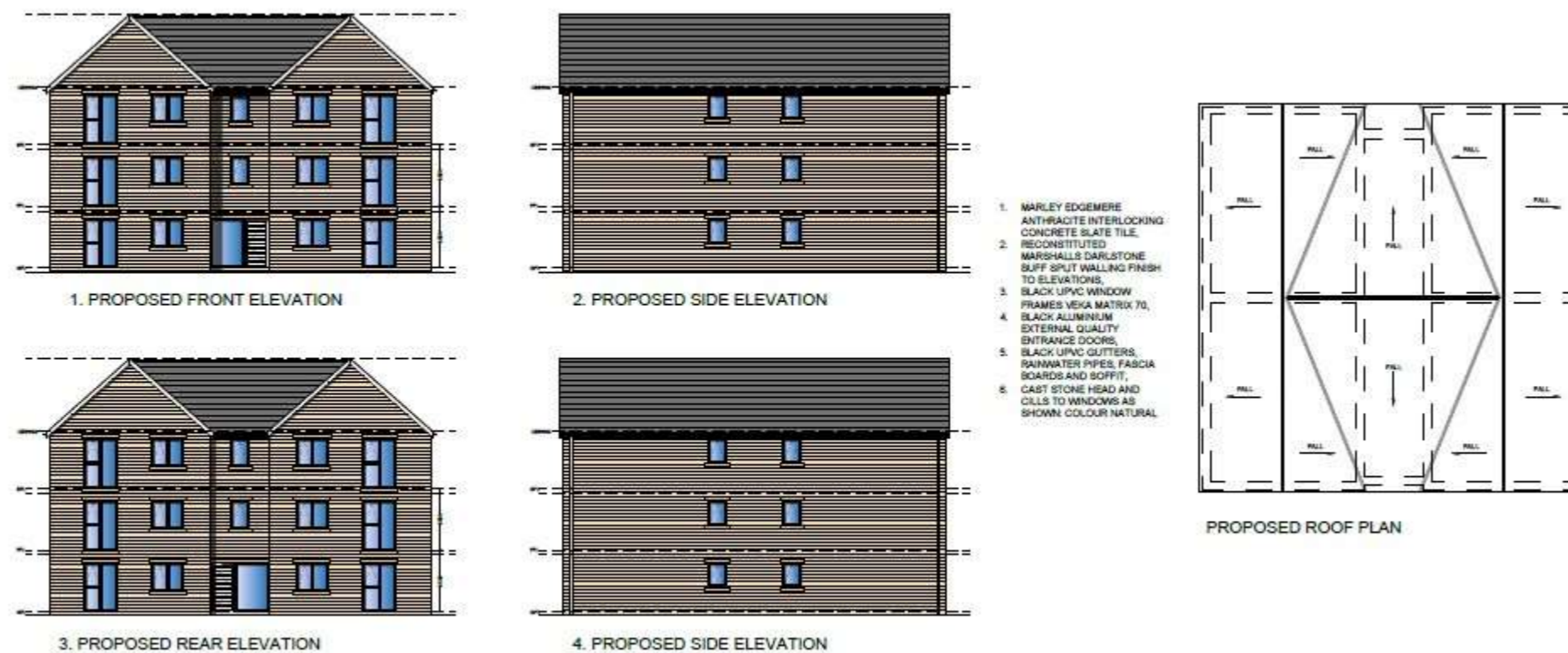
The layout of accommodation has again been dictated by existing site characteristics. Ultimately the presence of the River Tame along with the shape of the application site has enabled the design team to strategically position the apartments on site. The entrances to each apartment block are located within adequate proximity to refuse and cycle store, conforming to all necessary Local Authority and Building Regulations standards. Car Parking provision, including two disabled spaces has been laid out accordingly along with adequate Local Authority Electric Vehicle (E.V.) provision.

The site layout initially consisted of three separate blocks of residential accommodation, each consisting of 12 Apartments, with 4 Apartments per floor. However, the scheme was gradually adapted resulting in the joining together of two of the blocks, providing more space around the site for car parking and general amenity. Subsequently, the scheme now proposes two blocks, with one consisting of 12 Apartments and the other consisting of 24 Apartments.

Each One Bedroom Apartment has been designed in accordance with specific requirements based on a particular general need of accommodation identified in this region. Each unit provides 45 square metres of accommodation which not only comfortably satisfies Local and National design standards but also provides a spacious and functional living arrangement for the residents. Justification for car parking and cycle provision is included in the accompanying Transport Statement.

3.2 – DESIGN CONCEPT

The design concept for the new build development revolves around creating a harmonious blend between modern architecture and the traditional stone finish prevalent in the area. The aim is to maintain the character and aesthetic appeal of the neighbourhood while introducing contemporary living spaces that meet the demands of today's residents. The buildings will be designed with a mix of traditional and modern architectural elements. The stone finish will ensure the development's compatibility with the surrounding buildings. The design itself, will incorporate gable facades to each block of accommodation, with pitched roofs and symmetrical proportions. Appropriately selected materials regarding roof tiles, windows and doors are in-keeping with those of the surrounding area, whilst simultaneously ensuring there is an aesthetic and welcoming appeal to the design. Detailed specification for all materials are included within the supporting documentation.



3.3 – SUSTAINABLE DESIGN

Sustainability is a key aspect of this project. The buildings will be designed to achieve high energy efficiency standards, incorporating insulation, efficient heating systems and renewable energy sources where feasible. Green spaces and landscaping have also been incorporated into the proposals to promote biodiversity and enhance the development's environmental performance.

Ample Car Parking spaces will be provided for residents, with careful attention given to traffic flow and safety. The parking areas have been discreetly integrated into the site's design to minimize their visual impact on the surroundings. The natural shape and topography of the site provides supplementary assistance to this, in ensuring car parking areas are hidden from view of the majority of surrounding properties.

The development will promote sustainable transportation options by providing secure bike storage facilities within the site boundaries. Easy access to public transportation routes and nearby amenities are readily available with Bus routes and pedestrian-friendly pathways immediately adjacent to the site entrance, connecting the site to nearby amenities and ensuring ease of movement for residents.

3.4 – COMMUNITY BENEFIT

This statement has already highlighted the improvements these proposals will have on the general locality and community. The sustainability measures have been identified and are discussed further within supporting documentation. In addition to the general restoration and revitalization of the site itself, the proposed development will also undeniably make a positive contribution to the community by providing much-needed residential accommodation. The affordable housing options to be included in this development are explored further in a separate, supporting statement.

4.0 – CONSULTATION AND SUPPORT

4.1 – PROFESSIONAL CONSULTANCY

Local Authority dialogue, in the form of a pre-application enquiry and the subsequent feedback received from that process, has provided the opportunity for the application team to expand and consequently ensure all aspects and contributing factors to the proposal were comprehensively discussed, researched and included within the application submission. Several documents, reports and survey information form this application. This particular statement forms just one ‘piece of the pie’ and is to be read in conjunction with all other submitted documents.

To maximise the potential of the site and to ensure all necessary documents and surveys have been provided, several consultancy professionals were approached and included in the make-up of this application. These areas of expertise are as follows:

- Planning Consultancy
- Environmental and Desk Top Services
- Sustainable Drainage Consultancy
- Landscaping Consultancy
- Transport & Highways Assessment and Consultancy
- Arboricultural Consultancy
- Ecological Appraisal
- Acoustic Consultancy
- Archaeological Appraisal
- Crime Impact Assessment
- Energy Efficiency Consultancy

Each of the above listed areas of consultancy have resulted in supplementary documentation forming the basis of this proposal and highlight the key fundamentals of the application, in-line with the objectives of the Applicant in addition to compliance with relative Local and National planning policy.

4.2 – SUPPORT AND COMMUNITY CONSULTANCY

In the build up to this application submission, the applicants themselves have maintained a standard method of practice, whereby local residents are informed of the description and proposals forming the application. This community dialogue and interaction is to be commended as it demonstrates clear indication of the principles of the applicants themselves and the objectives they aim to fulfil through the delivery of this development.

5.0 – SUMMARY AND CONCLUSION

The design and layout of this proposal has been constantly evolving over a significant time period. This has provided the opportunity to critically review and analyse the scheme and its design principles, in-line with Local Authority dialogue, planning policy, consultee communication and environmental preservation and enhancement. The submitted site layout has taken on board all existing site circumstances, the experience and capabilities of the Applicants, the requirements and sustainable measures to be incorporated into the proposals and the guidance and recommendations of professional consultees who have played a huge part in the design proposals and application submission.

Together with the accompanying documentation and survey information, this statement has demonstrated that the proposal for 36 One-bedroom Apartments with associated car parking and cycle provision is an expression of our commitment to creating a sustainable, aesthetically pleasing and inclusive residential development. By embracing the local charm, expressed through materials such as stone, incorporating sustainable practices and prioritizing residents' needs, we aim to create a space that not only complements the surrounding area but also enriches the lives of those who will call it home.

The significance of the proposal is that it has been based on the specific need, identified by the Applicants, for this type of accommodation within this region. The information provided within this and all other supporting statements and reports provides the necessary justification to ensure that all relevant policy has been acknowledged and addressed. It is the intention of the Applicant, the Agent and the remainder of the team involved in this application to work with the Local Authority in reaching a successful outcome to this Application, which will consequently result in the implementation and delivery of a successful and sustainable development to Tameside.



N E I L P I K E
A R C H I T E C T S