

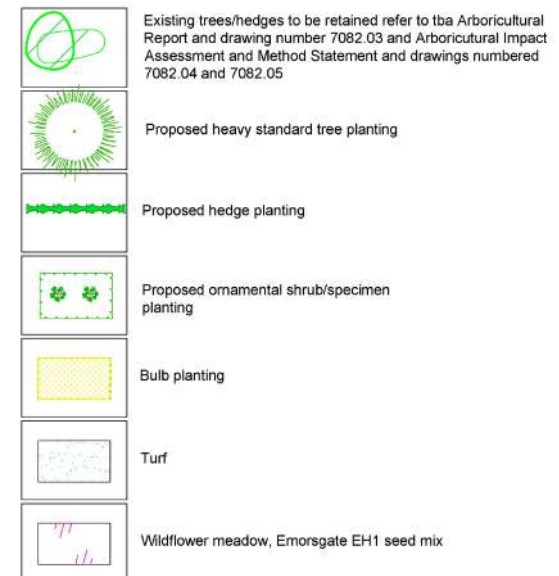


Proposed soft landscape strategy

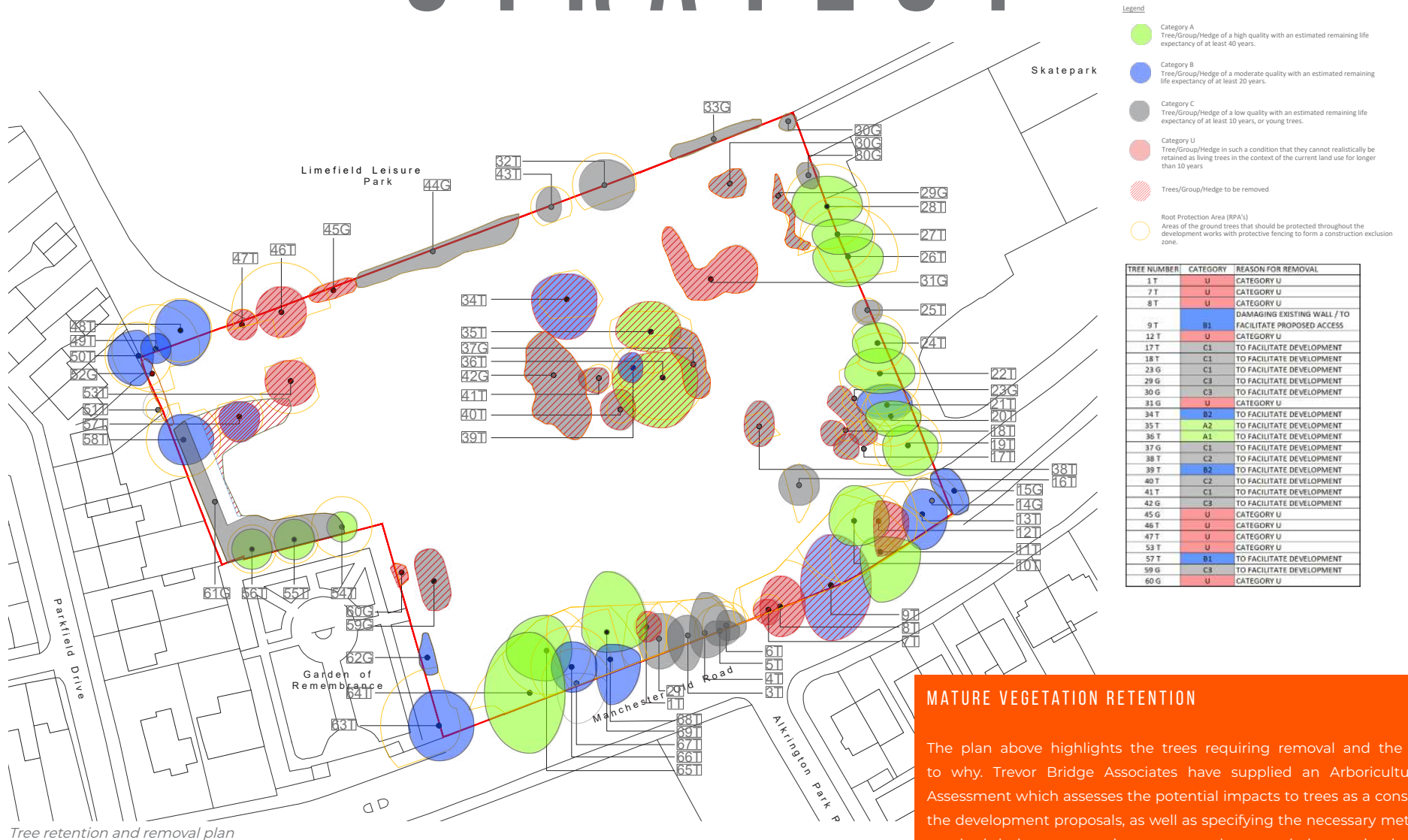
SOFT LANDSCAPE STRATEGY

A detailed landscape masterplan has been compiled by Trevor Bridge Associates. The strategic placement of planting is designed to enhance the visual amenity of the street scene and soften hard elements of the proposal. The planting schedule is compiled to allow the proposal to flourish all year round. Definitive areas of alternative landscape character will be achieved through variations in the type of soft landscaping proposed.

Together with the retained trees, it is envisaged that the soft landscape will offer a significant visual improvement to the conservation compared to the existing hard standing areas.



ARBORICULTURAL STRATEGY



MATURE VEGETATION RETENTION

The plan above highlights the trees requiring removal and the reasons as to why. Trevor Bridge Associates have supplied an Arboricultural Impact Assessment which assesses the potential impacts to trees as a consequence of the development proposals, as well as specifying the necessary methodologies required during construction to ensure that trees being retained are afforded adequate protection from harm.



Nexus Heritage have provided a Heritage Impact Assessment within the accompanying Heritage Statement to assist the decision-making process by providing objective and robust assessment of the proposed development in terms of impacts (positive or negative) on the significance of the heritage assets. Extracts of which are included on this page as a summary.

Direct Impacts

The proposed development would result in direct impact to two heritage assets. The proposed development would require the demolition of Parkfield House – a non-designated heritage asset and would result in a spatial layout and new structures within the Manchester Old Road Conservation Area. The degree of harm arising from the demolition of Parkfield House is elementary to establish – the harm would be substantial – equating to the loss of the building. This harm would accrue to a non-designated heritage asset.

Harm to the Conservation Area (a designated heritage asset) is less straightforward to quantify and qualify as the changes include both the removal of a non-designated heritage asset within the Conservation Area and the construction of new structures. The harm arising from the removal of Parkfield House could be set at a less than substantial level but the changes to the character and appearance of the Conservation Area arising from a new care home facility and a number of townhouses introduce some complexity. The fact and quantum of change would be indisputable, and would also include the driving through of a new vehicle entrance from Manchester Old Road through the stone boundary wall, but any consideration of whether the changes are harmful or not, invite subjective opinions about a proposal's design and appearance and the potential for an inter-subjective consensus, whilst not irresolvable can be challenging. Notwithstanding this, the care home would be built, approximately, on the footprint of Parkfield House so in terms of massing a lower building (91.45m AoD to roof line) would replace a higher building (92.72m AoD to roof line). The proposed care home would be about 65% larger in terms of footprint compared to Parkfield House. The reduction in the height of the built form, especially given the adjacency of the War Memorial to the Site, may be considered to be a net betterment, or least a neutral outcome. Be that as it may, there is a subjective element to this and it may be that there would be as many would find the care home a poor substitute for Parkfield House which they may cherish for architectural reasons as would be happy to see Parkfield House, to them an uncherished block, demolished and replaced with a smaller structure. The townhouses would represent an increase in built form. However, in terms of the historic arc, the townhouses would be erected in a place where, historically, there was residential built form. Thus, the proposed development could be said to be re-introducing structure to an area in which there was structure from the early 19th century through until 1978. In addition, the existing boundary wall to Manchester Old Road would be required to support another vehicle entrance (as the location and character of the existing gateway is unsuitable). The creation of a vehicle entrance would lead to a direct impact to the boundary wall (and by logical extension to the Conservation Area).

Taking all the above into account the proposed development would lead to direct impacts resulting in substantial harm (loss) to a non-designated heritage asset and less than substantial harm to a designated heritage asset.

In terms of ameliorating the harms the loss of Parkfield House could be mitigated by a programme of historic building recording (to an appropriate level as defined by Historic England). The loss of Parkfield House is also compensated for by the quality of the replacement structure, which takes its design cues from Parkfield House and, as such, makes a positive contribution to the Conservation Area. The proposed wheelchair/mobility scooter-friendly access to the War Memorial Gardens is also a public benefit and heritage benefit which promotes inclusive access to the War Memorial Gardens. This less than substantial harm to the boundary wall would be offset by the repair and consolidation of the wall, particularly at the location where an existing tree is causing deformation to and cracking of the wall. None of the mitigation responses reduce the quantum of harm *sensu stricto*, so residual harm remains, but in the broad sense these responses act as suitable compensatory extenuation.



Climate change is now an accepted part of legislative policy at all levels, from national down to local. The Climate Change Act 2008, now superseded, represented the first binding legislation, requiring UK CO₂ emissions to be reduced by 32% by 2020 and 80% by 2050 compared to the 1990 base-line. In June 2019, the Government approved legislation which committed the UK to a legally binding target of net zero emissions by 2050, as recommended by the Committee on Climate Change.

This page provides an overview as to the considerations afforded to sustainability within the proposal. The rationale adopted has been to set high levels of sustainability throughout, applying good practice principles, to enable the development to be delivered and operate in a highly sustainable manor.

The Energy Hierarchy is a basis for designing and delivering new developments which responds to the aforementioned policies by setting out an order in which energy saving measures should be fed down:

- Reduce energy use;
- Increase energy efficiency;
- Low & zero carbon technologies;
- Conventional energy.

This rationale will allow the scheme to comply with national and local policy concerning climate change, energy consumption and micro-generation as well as the carbon emission targets that the proposed development must meet in order for it to comply with local planning policies and the building regulations.

REDUCE ENERGY DEMAND AND INCREASE ENERGY EFFICIENCY

Reducing energy consumption and increasing energy efficiency are the first steps listed within the Energy Hierarchy, which will reduce the overall energy demand of the development. Techniques considered to achieve this are as follows.

PASSIVE DESIGN PRINCIPLES

Considerations as to the general layout and fabric of a building can greatly help reduce energy requirements with regards to heating, cooling, ventilation and lighting for example. The dwellings will have high levels of airtightness and continuous insulation layers (to eliminate thermal bridges) as well as strategically placed glazing to maximise solar gain, natural daylight and ventilation, to reduce the need for heating appliances, mechanical ventilation or artificial lighting and therefore reduce energy demand.

Furthermore, utilising thermal mass, considering building orientation, form and solar shading effectively will help to modulate internal thermal comfort and negate the need for mechanical cooling.

Modern methods of construction are being considered to facilitate this fabric first approach. Structurally Insulated Panels (SIP) panels for example offer exceptional thermal performance through extremely high levels of insulation (low U-values) and airtightness as well as minimal thermal bridging, lending very well to low energy building.

By being highly energy efficient and therefore contributing positively to the environment by reducing CO₂ levels, modern methods of construction such as SIP Panels or Insulated Concrete Formwork (ICF) have excellent environmental credentials. Furthermore, the manufacturing process can require less energy when compared to other traditional construction methods such as masonry, ensuring lower embodied energy levels.

ENERGY EFFICIENCY

A reduction in energy demand will be achieved through the installation of efficient building services and controls within the dwellings. Measures include; purposely designed control systems integrated within the building design as well as mechanical ventilation with heat recovery (MVHR), insulated pipework and hot water cylinders to reduce heat loss and energy efficient LED lighting and A rated appliances.

LOW & ZERO CARBON TECHNOLOGIES

A district heating network is not considered appropriate however, renewable energy generation at plot level for each individual dwelling would be incorporated. Measures under consideration include:

- Solar thermal – to reduce hot water demand;
- Solar photovoltaic – to reduce reliance upon the grid by generating and potentially storing (or feeding back excess) electricity;
- Air source heat pump (ASHP) – for the minimum space heating requirements and water heating.

CARBON NEUTRAL

Carbon neutral or net zero developments require attention as to carbon emissions at both construction and occupancy stages. It is also possible to offset the remaining carbon. The UK Green Building Council Net Zero Carbon Buildings: A Framework Definition offers guidance on how new buildings can accomplish net zero emissions.

The framework outlines steps that should be followed to achieve net zero based on both the construction and operational energy of buildings, this could be applied to the proposed development and the feasibility is under consideration.

ENABLING SUSTAINABLE LIVING

Provisions for day to day sustainable living have been accommodated within the proposal for each dwelling as follows:

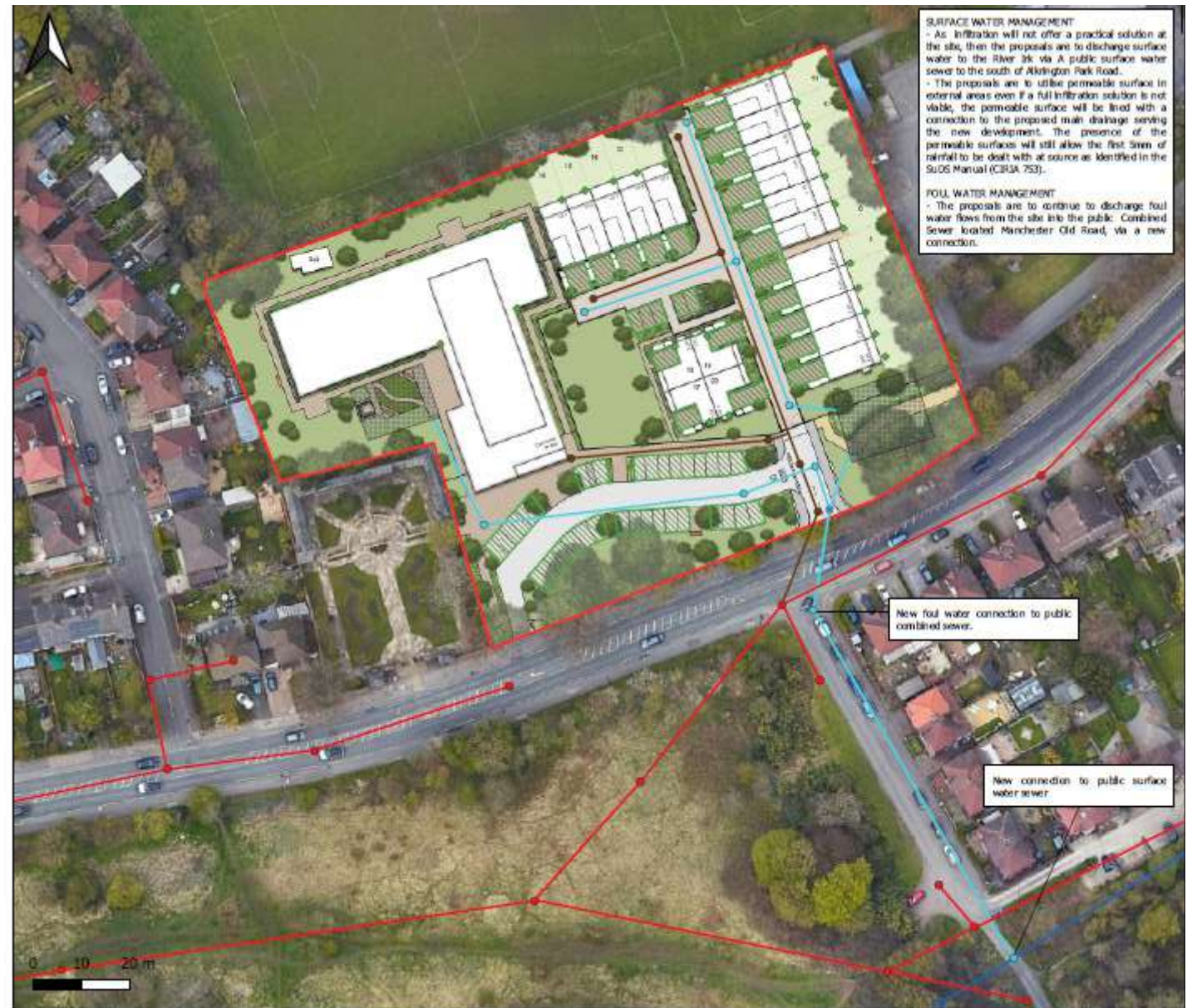
- Recycling, waste storage and composting space allocation;
- Bicycle parking and storage;
- Parking within reach of electric vehicle charging points;
- Provisions for convenient pedestrian movements to allow opportunities for the replacement of short car journeys (facilities within walking distance as well as access to public transport previously outlined).



4.13 DRAINAGE STRATEGY

DRAINAGE STRATEGY

Betts Hydro Consulting Engineers have produced a preliminary drainage strategy for the proposal, illustrated to the right, further details of which can be found in the appending Flood Risk Assessment and Drainage Management Strategy.



Preliminary drainage strategy



4.14 ECOLOGY STRATEGY

BIODIVERSITY NET GAIN

Erap Consulting Ecologists have prepared an assessment of the biodiversity value of the baseline habitats within the site, an assessment of the value of post-development habitats which is derived directly from the site proposals and landscape strategy. Guidance in relation to the requirements to attain a net gain for biodiversity in accordance with the biodiversity metric calculation tool and the Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, 2016) is also provided.

- A net gain for area-based habitats and hedgerow habitats is demonstrated by the BNG Metric. Note that any habitats managed within the site will be subject to a long-term habitat management plan.
- It is essential that, in addition to the result of the BNG Metric, the assessment of biodiversity net gain takes into account the measures to be accommodated and implemented at the site to secure gains and betterment for biodiversity that the BNG Metric cannot take account of.
- At this site it is advised that the following measures are also considered as part of the assessment of biodiversity net gain:
- Incorporation of opportunities for roosting bats at the new properties as, although the habitats are suitable for use by foraging bat species such as *Pipistrellus* species, there are no significant opportunities for roosting bats (particularly maternity roosts) at the site currently (this is considered to provide additionality);
- Incorporation of opportunities for use by nesting birds at the developed site including in both the public open space by landscape planting and at the new properties. This includes a net increase in opportunities for specific species not currently able to breed at the site such as swift (a red-listed bird species⁵) and house sparrow and starling (both red listed and Priority Species) at the new properties;
- Eradication / control of invasive plant species from the site including Indian Balsam, Rhododendron and Entire-leaved Cotoneaster; and
- Preparation and implementation of a Landscape and Ecological Management Plan (or similar) to secure long-term management of the retained and created habitats in accordance with conservation targets and objectives.



UKHab Plan of the Baseline Habitats Within the Site



UKHab Plan of the Proposed Development

Key to Map Symbols

- Site boundary
- Urban trees baseline (polygon)
- Line of trees
- Grassland - Modified Grassland
- Grassland - Other Neutral Grassland
- Urban - Developed Land; Sealed Surface
- Urban - Introduced Shrub
- Urban - Vacant / Derelict / Bare Ground
- Heathland And Shrub - Mixed Scrub
- Parkfield House Middleton - Topography and Drainage report (Rev A)-1 of 1 A0

NOISE, CRIME & GROUND CONDITIONS

NOISE

A Noise Impact Assessment has been prepared by Apex Acoustic and is submitted with the application.

Barriers of 2.4 m height are advised to reduce garden noise levels to be below the guideline upper limit of 55 dB LAeq, 16 hr, and to mitigate against noise from the adjacent skatepark.

The report also sets out glazing and ventilation requirements to be implemented to achieve the indoor noise level targets.

CRIME

A Crime Impact Assessment has been prepared by Greater Manchester Police and is submitted with the planning application.

The submitted report assesses the proposals against the principles of the 'Crime Prevention Through Environmental Design' and finds that the development is considered acceptable.

The report raises further considerations with regard to the security of the care home and residential units. In summary, the proposals incorporate design measures that design out crime and ensure developments and spaces are safe to use and access.

GROUND CONDITIONS

A Phase I Preliminary Risk Assessment has been prepared by BEK Enviro and is submitted with the application.

Potential risks associated with contamination have been identified with respect to the proposed change of use to residential.

Risks have been identified to human health and property (including services) and controlled waters. Additional site investigation is required to determine shallow ground conditions and quantify the potential risks identified.

Site investigation is also recommended to assess ground conditions to provide recommendations for foundation design and to assess the potential risks associated with contamination and ground gas at the site.



**ARCHITECTURAL
APPEARANCE**

MATERIALITY & DETAILING

PROPOSED MATERIALS PALETTE

The following selection of materials have been incorporated within the proposed scheme. The exact specification as to the precise manufacturer/finish is to be agreed by condition.



Grey Brick



Dark Grey Brick



White Brick



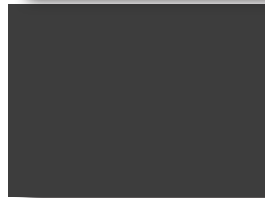
Charcoal Brick



Timber Cladding



White Render



Anthracite Windows & Doors



Green Roof Sedum Trays

ARCHITECTURAL DETAILS

The architectural details illustrated below have been carefully selected for their ability to provide a subtle reference to the existing Parkfield House modern, Brutalist aesthetic. They add visual quality and purpose to the proposed façades to offer a holistic enhancement to both the site and the conservation area. The previously highlighted existing prominent Parkfield House details have been included to demonstrate the references.



PROPOSED CANTED DETAILING



EXISTING CANTED RIBBONS



FEATURE BRICK BANDS & PATTERNS
(20MM PROTRUSION)
COLOURS - CHARCOAL, WHITE & GREY



LINEAR CONCRETE BANDS
& GREY TONES



CANTED WINDOW SURROUND & REPETITIVE
OPENING FREQUENCY

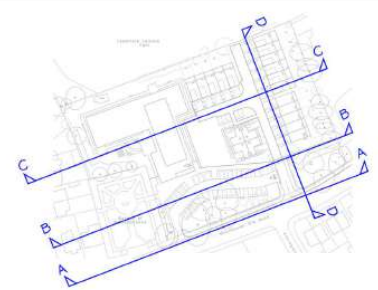


SQUARE REPETITIVE
WHITE WINDOWS SANDWICHED BETWEEN
CANTED CONCRETE RIBBONS



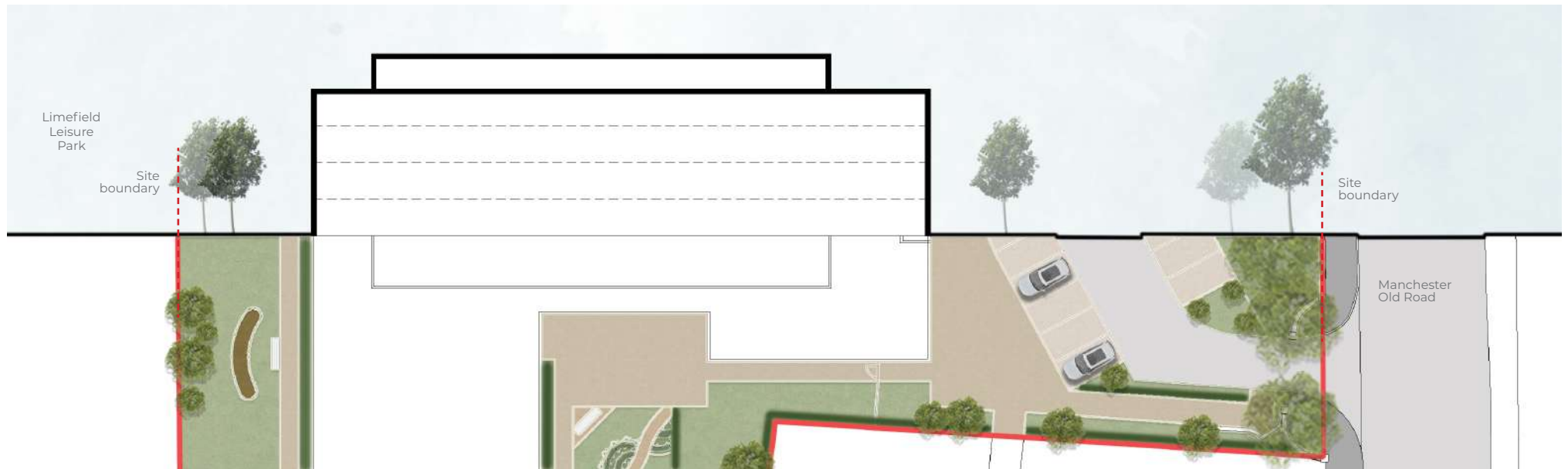
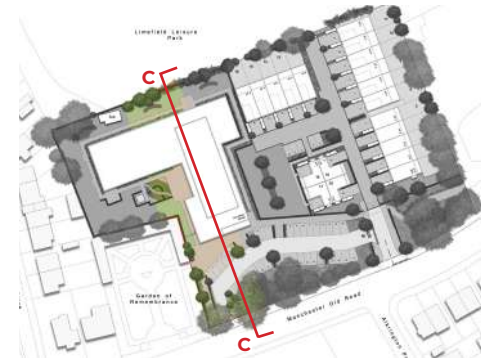
STREETSCENES

The streetscene below offer a visual representation as to the proposed care home within it's context. The first (A-A) of which is a view illustrating how the building would look from outside the site along Manchester Old Road behind the retained stone wall and existing tree line. The second (B-B) is a view taken from within the site along the coach road / shared parking area. The building is much more inconspicuous than it's predecessor and reads in unison with the townhouses. The relationship to the Garden of Remembrance is also less overpowering.



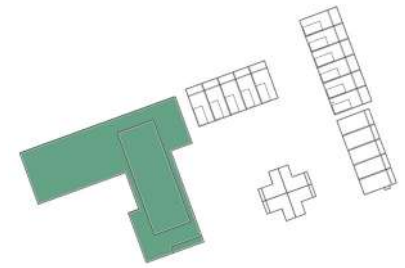
RELATIONSHIP

The streetscape section below demonstrates the relationship the care home will have with the internal streets, amenity space and Manchester Old Road.



Proposed Streetscape Section CC





Front elevation (orientated towards Manchester Old Road)



Rear Elevation (orientated towards Limefield Leisure Park)





View of the private community space



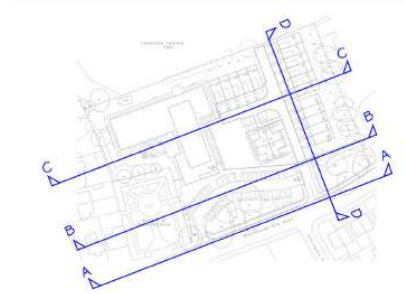


View over the care home private amenity space



STREETSCENES

The streetscenes below demonstrate the townhouses within their proposed setting. The first (C-C) shows the relationship to the care home. The offset fourth floor of the care home and comparative third floor roof heights ensure the townhouses are subservient but not overwhelmed. The second (D-D) is a view taken from along the new site access / shared surface area. The townhouses offer a rhythmic modern aesthetic upon entry to the site.

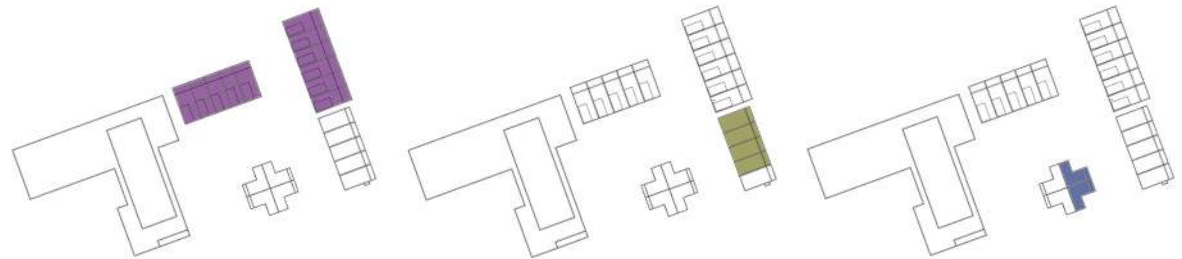


Section C - C



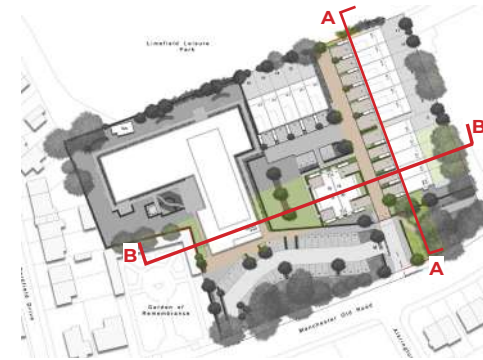
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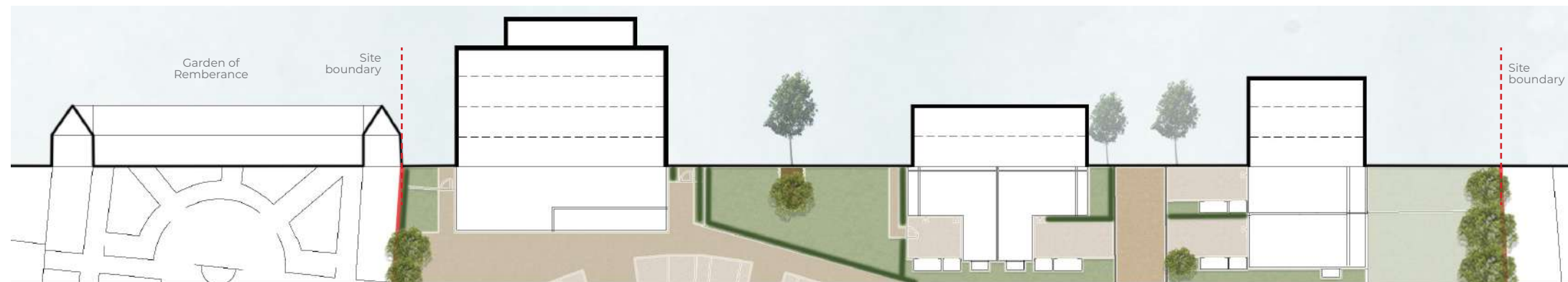


RELATIONSHIP

The streetscape section below demonstrates the relationship the townhouses and care home will have with the internal streets, amenity spaces, Manchester Old Road and the Garden of Remembrance.



Proposed Streetscape Section AA



Proposed Streetscape Section BB





View of the private shared surface



View of the private shared surface

5 . 0 4 BUILDING FOR HEALTHY LIFE

BHL Category	Grade	Justification
Integrated Neighbourhoods		
1. Natural Connections		The development creates permeability through it's pedestrian network and shared spaces which encourage and facilitate pedestrian and cycle movements. There are opportunities to develop future pedestrian and cycle routes to surrounding context. The development creates perimeter blocks, to ensure pedestrian and cycle routes are well overlooked and safe.
2. Walking, cycling and public transport		The site is located within walking distance of numerous local amenities, public transport and Middleton town centre. Shared spaces creates low speed traffic zones to enhance pedestrian activities. The proposal connects to the existing footpath along Manchester Old Road.
3. Facilities and services		The development has good links to public transport. The proposal incorporates formal and informal places for residents to meet and socially interact, supported by street furniture and landscaping to create high quality spaces.
4. Homes for everyone		The development incorporates a mix of unit typologies and tenures within the array of 2 and 4 bed dwellings. An offsite affordable homes contribution will be made
Distinctive Places		
5. Making the most of what's there		The urban structure proposed have taken inspiration from the local vernacular to reinforce the distinctive character of the conservation area. Efforts have been made to preserve and enhance as much of the existing mature landscape as possible.
6. A memorable character		The retention of the existing Old Coach Road and inspiration of architectural appearance from the Parkfield House will give the development a distinctive feel. The pedestrian connections have been formulated to offer a legible and easily identifiable scheme.
7. Well defined streets and spaces		The building orientations creates internal vistas and frames views over Limefield Leisure Park. The street and spaces are defined and enclosed by buildings of varied configuration.
8. Easy to find your way around		Bolstered by the location of landscape features along Manchester Old Road ensures that the development proposal remains memorable and legible. The different street typologies and characteristics also help people to easily navigate through the site.
Streets for All		
9. Healthy Streets		To promote active, sustainable and healthy movements, convenient, safe recreational routes with links to the existing wider context are a fundamental design principle incorporated throughout the layout. Public areas featuring trees and seating spaces allow people to relax, converse, or play.
10. Cycle and car parking		An emphasis on removing the car from dominating the street scene through landscaping has been made throughout the proposal, Secure cycle storage provision have been provided within plot curtilages.
11. Green and blue infrastructure		Existing landscape features along the peripheries of the site and the Manchester Old Road have been retained where possible. The green infrastructure has been further enhanced by new proposed landscape features.
12. Back of pavement; front of home		Plot have clear defensible spaces to separate the public and private realms, commonly demarcated with hard or soft landscaping. Spaces in front gardens encourage social interaction.
  		
  