

10-12 MILL LANE  
MACCLESFIELD

# DESIGN & ACCESS STATEMENT

*By Tom Ford Architecture  
On behalf of Serenity  
Developments*

October 2024

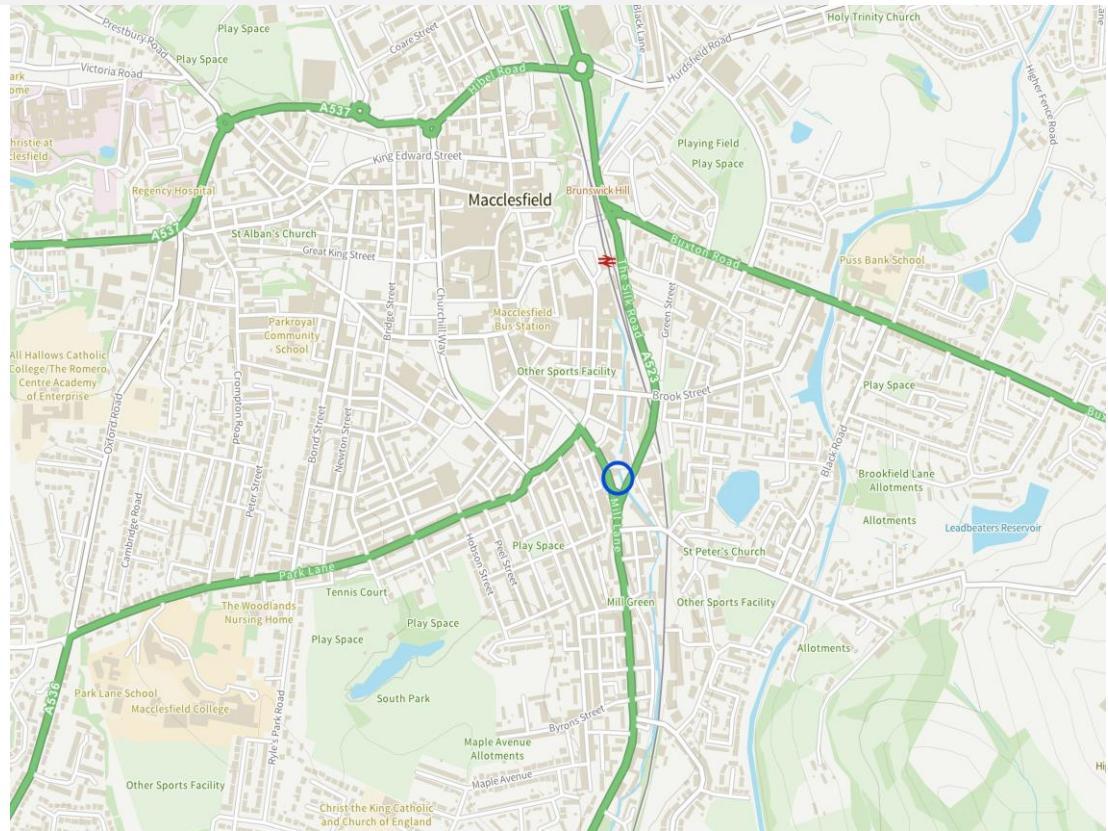


# INTRODUCTION

- This design & access statement has been produced by Tom Ford Architecture on behalf of Serenity Developments, to support an application for a new build apartment building comprised of 13no. Luxury apartments ranging from two to three bedrooms and a ground floor retail space.
- Address: Land Adjacent 10-12 Mill Lane, Macclesfield, Cheshire, SK11 7NW.
- Applicant name: Serenity Developments.
- The aim of this D&A is to show how the design has considered the site constraints, local and wider context, sites history and access.
- Planning application reference: 24/2406M

# LOCATION

- The site is in the centre of Macclesfield, just a moment's walk from the main high street. Equally, the site is just 0.3 miles from Macclesfield's train station which is a stop on the main line between London and Manchester.
- If travelling by car, the site is adjacent to the A523/Silk Road which is a key route to Poynton, Prestbury, Stockport and onto Greater Manchester.
- If travelling by bus, the nearest bus stop is just 25 meters from the site. Stop reference: Park Green (nr). Furthermore, Macclesfield Bus Station is 0.3 miles away (7-minute walk).



# EXISTING SITE

- The site contains a large carpark to the South and a dilapidated building at the North.
- The building, originally dating back to between 1849 and 1874, was understood to belong to a nearby Mill owner due to its size, plot and location. The building is made up of brick and render with a slate roof. Historic maps from 1936 show that the house received a ground floor extension to the West elevation as part of its transformation to a garage and shop. The site's central location has resulted in it having an extensive history which is explored in detail within the heritage statement provided.
- More recently, the site was a tool hire shop until 2016 before being used as a site office for the neighbouring development. The sites boundaries include Lower Bank Street to the North, the River Bollin to the East, the Silk Road/A523 to the South and Mill Lane to the West.



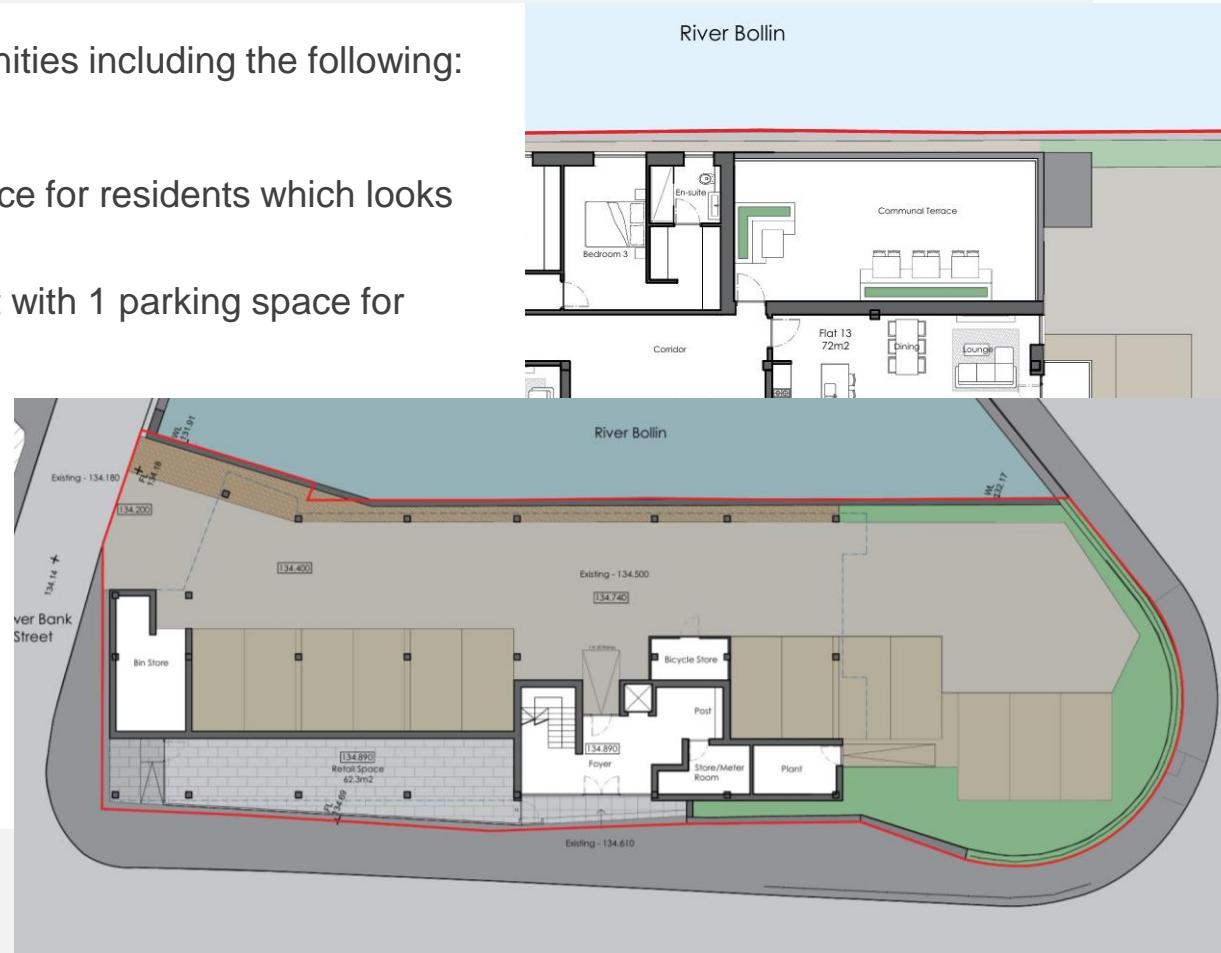
# RESIDENTIAL USE

- The proposed use of the site includes 13no. residential apartments spread over the upper three floors. Use class C3.
- This is made up of the following:
- Apartment 1 – 2 Bedroom – 74m<sup>2</sup>
- Apartment 2 – 2 Bedroom – 75m<sup>2</sup>
- Apartment 3 – 2 Bedroom – 77m<sup>2</sup>
- Apartment 4 – 2 Bedroom – 77m<sup>2</sup>
- Apartment 5 – 2 Bedroom – 72m<sup>2</sup>
- Apartment 6 – 2 Bedroom – 74m<sup>2</sup>
- Apartment 7 – 2 Bedroom – 75m<sup>2</sup>
- Apartment 8 – 2 Bedroom – 77m<sup>2</sup>
- Apartment 9 – 2 Bedroom – 77m<sup>2</sup>
- Apartment 10 – 2 Bedroom – 72m<sup>2</sup>
- Apartment 11 – 3 Bedroom – 110m<sup>2</sup>
- Apartment 12 – 3 Bedroom – 116m<sup>2</sup>
- Apartment 13 – 2 Bedroom – 72m<sup>2</sup>



# RESIDENTIAL AMENITIES

- The apartments are supported by a range of amenities including the following:
- Each apartment has its own balcony.
- The building has a third-floor communal roof terrace for residents which looks over the River Bollin.
- Private carpark accessed from Lower Bank Street with 1 parking space for each apartment.
- The ground floor entrance level includes:
  - Cycle store
  - Bin store
  - Entrance foyer with post area
  - Plant/Storeroom



# COMMERCIAL USE

- The proposal includes a ground floor retail space accessed directly off Mill Lane.
- The 62.3m<sup>2</sup> space has been included in the scheme in response to the site location which is on a busy road leading to the town centre.
- Mill Lane has several shops and commercial premises on the West side which the scheme hopes to support by offering a new high-quality space bringing further business to the area.



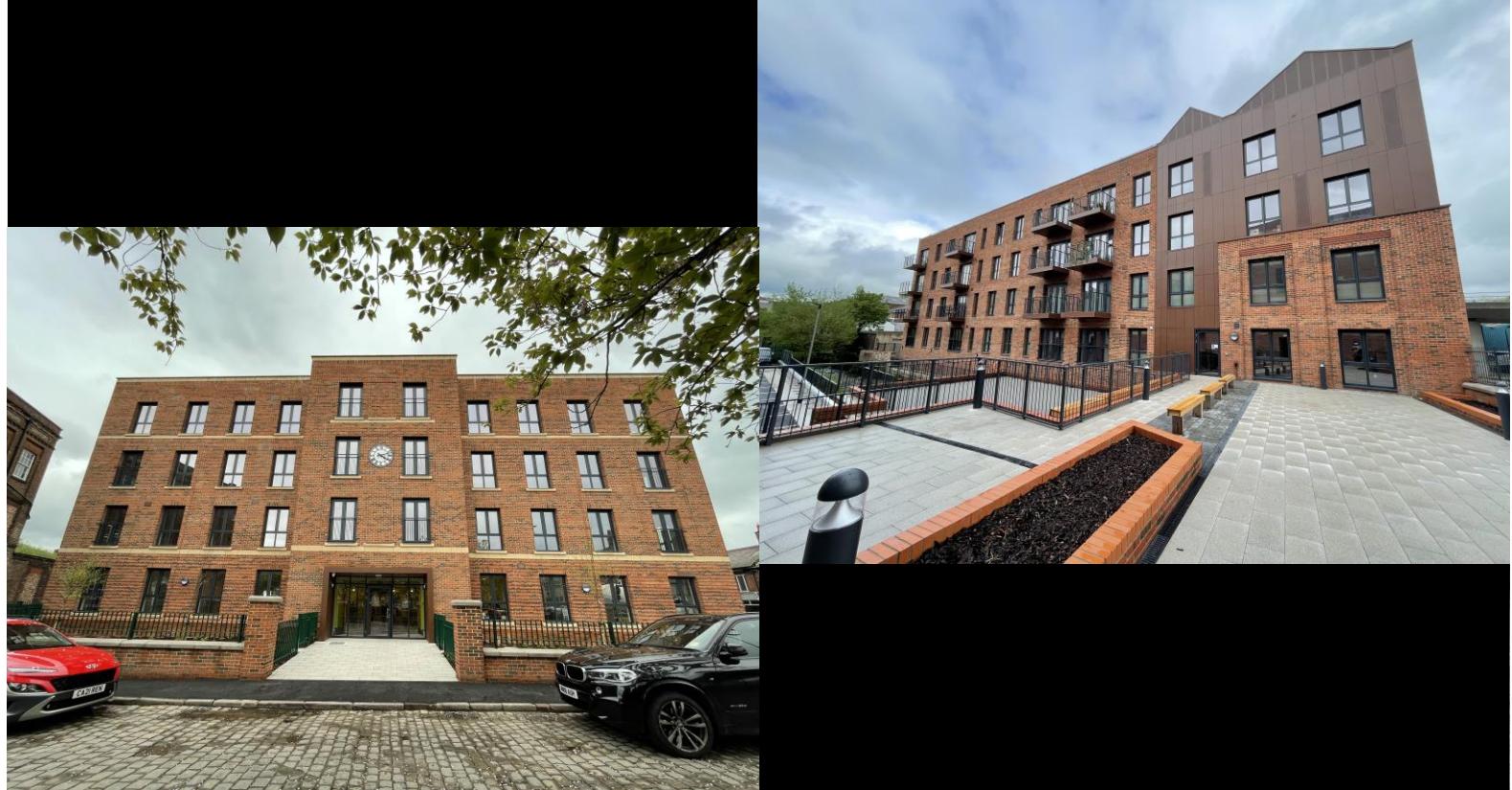
# SCALE

- The proposed building is approx. 35.6m long by 14m wide.
- The height of the building, being four stories, is approx. 16m, which is similar to the neighbouring Crossing development completed in 2023.
- The CGI to the right (not to scale) demonstrates the projects efforts to ensure the project reflects the scale of the neighbouring developments.
- The proposed design incorporates a glazed entrance and stairwell which is in proportion to the buildings scale and references similar entrances used on surrounding buildings. This is the same of the rest of the design which relate to both the scale of the site and the typical human scale.
- The size of each apartment is in line with the Nationally Described Space Standard for housing.



# THE CROSSINGS DEVELOPMENT

- The Crossing development is made up of two buildings which provide 67 apartments ranging from one to three bedrooms.
- It has been a great success assisting Cheshire East in addressing the lack available properties in Macclesfield.
- This proposal aims to supplement this scheme bringing further investment to Macclesfield whilst providing more town centre housing.



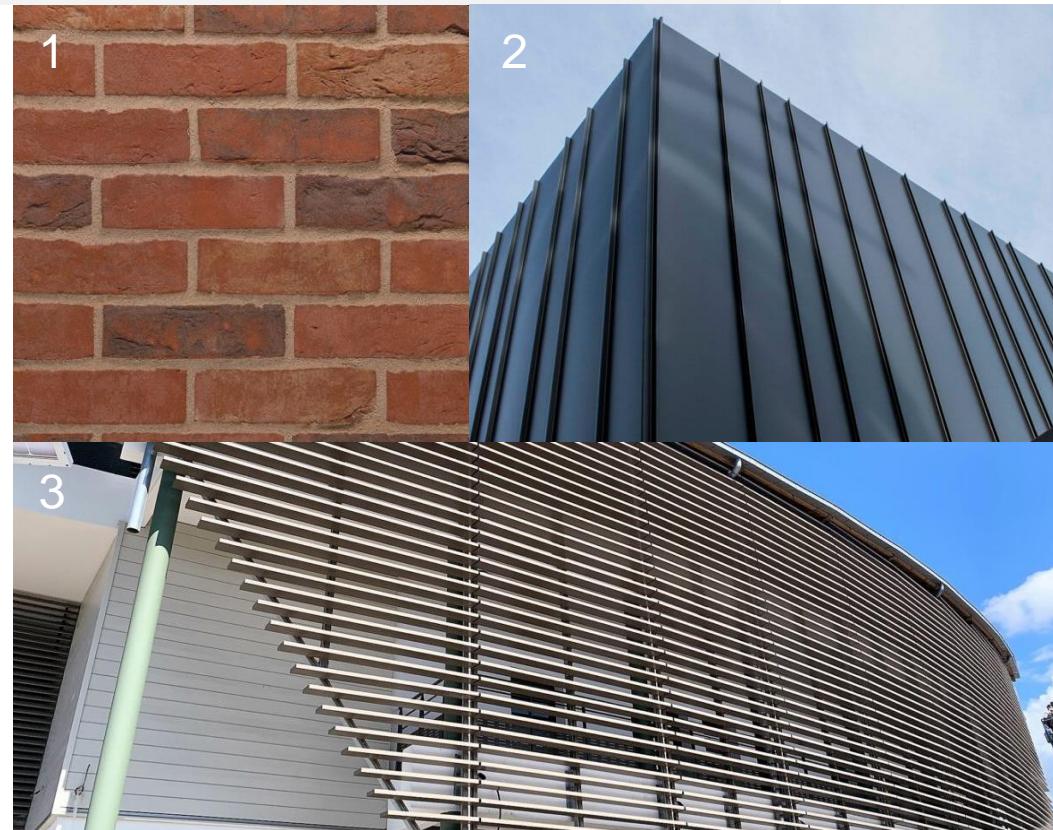
# APPEARANCE

- The appearance of the proposal aims to complement the neighbouring development in terms of scale, form and some specifications within its material selection. However, it also aims to maintain its independence in various ways. This includes stepping back the third floor to avoid a rigid skyline and using a dark grey/black standing seam cladding to the top floor in contrast to the brown cladding used elsewhere.
- The ground floor retail space aims to gain the attention of potential customers by extending out from the main façade and by using a standing seam cladding fascia. This ground floor extension has also been incorporated to reference the original building which had a prominent ground floor extension as part of its conversion to a commercial premises.
- The design maintains a connection with the nearby conservation area through the use of mixed red brick and simple detailing whilst still applying a touch of contemporary architecture through the design and placement of the windows and metal cladding.



# KEY MATERIALS

- The material palette has been kept simple to reflect the scale of the development and its surrounding context.
- The key materials are as follows:
- 1. Cheshire red-multi facing brickwork
- 2. Dark grey/black standing seam metal cladding panels
- 3. Dark grey/black powder coated aluminium Brise Soleil



# LAYOUT

- The ground floor layout focuses on three key objectives:
  - Providing parking for each resident which is accessed safety from Lower Bank Street rather than Mill Lane.
  - Providing safe access for all users including cyclists and those with accessibility needs.
  - Ensuring the retail space references the previous buildings shopfront whilst exploiting the existing footfall on both Mill Lane and Lower Bank Street.
- The flood risk assessment (attached to application) confirmed that the apartments were not to be located on the ground floor and determined the FFL's shown which has led to the requirement for ramps.
- The layout of the upper three floors focuses on creating well-proportioned spaces which is largely led by the narrow shape of the site.



# ACCESS

## Pedestrian access:

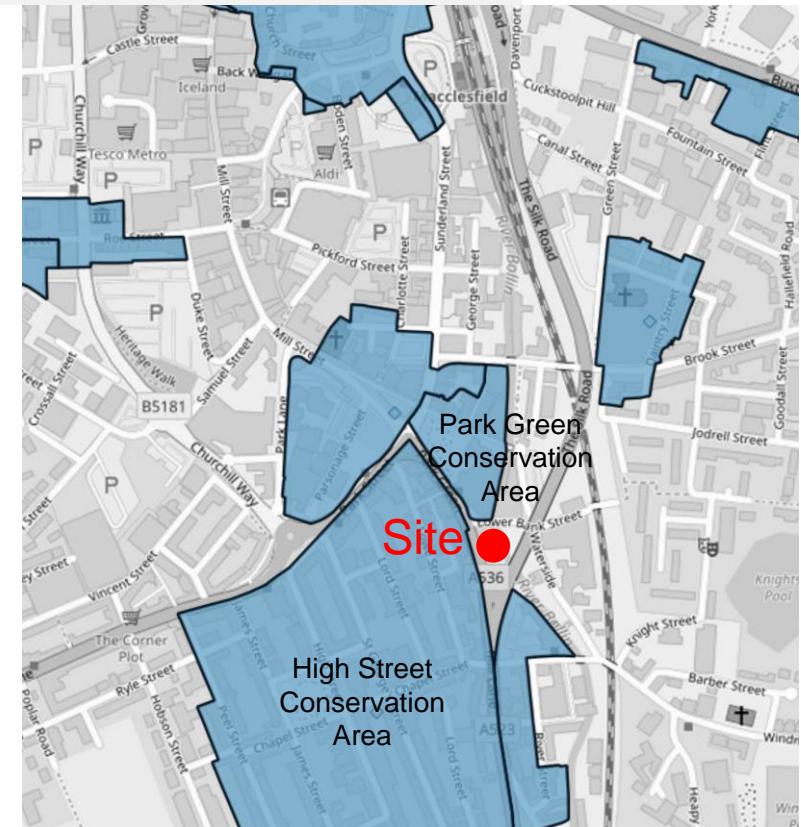
- If attending the retail unit, access will be via the ramped entrance on the North-West corner. Residents can either access directly from Mill Lane or via the rear entrance where ramped access is provided. Once in the building, lift access is available to all floors.

## Vehicle access:

- It is expected that due to the town centre location, many residents will choose not to have a car. Regardless of this, one parking space has been provided for each apartment. If an apartment has more than one vehicle, there is a large amount of parking in the immediate area. The onsite parking will be access via a new entrance formed off Lower Bank Street which has been moved from Mill Lane to avoid the heavy traffic and the risk to drivers associated with this busy intersection.

# HERITAGE ASSETS

- The site is located just East of the High Street conservation area and South of the Park Green conservation area, as shown on the plan to the right.
- The site sits opposite to the High Street conservation area and whilst the buildings along Mill Lane do not hold the same value as those within the High Street area, this proximity has been considered when designing the height and materiality of the proposal.
- The Park Green Conservation area to the North has currently undergone a major redevelopment including a four-storey new build residential development which sits between the development site and the Park Green memorial.
- Further details and an assessment of the proposals impact on the local heritage assets can be seen within the heritage statement provided.



# LANDSCAPING

- The existing site has no vegetation or biodiversity. It is intended that a portion of the site is dedicated to creating an enhanced landscape area where native plants and bushes will be planted to vastly improve the sites biodiversity. Currently, the area shown in green to the right is a concrete carpark which we aim to change to native planting which will be maintained as part of the buildings management strategy.
- This will include plants such as: 1:*Cytisus scoparius* (Broom), 2:*Salix myrsinifolia* (whortle-leaved willow) 3:*Rosa arvensis* (Field Rose), among other native species which will attract wildlife and improve the sites biodiversity.
- This new area of soft landscaping will also improve the site's ability to sustainably manage surface water.



# SUSTAINABILITY

## Solar Gain

- The development aims to limit solar gain through the placement of glazing and by adding brise soleil on areas susceptible to large amounts of sun light. Where required, glazing will also be upgraded to limit the amount of heat transfer reducing the chances of overheating.

## Ventilation

- All glazing will have sufficient trickle ventilation to remove the need for mechanical ventilation other than for bathrooms and kitchen extracts.

## U-Values

- The buildings fabric will be designed in accordance with the latest regulations and U-values to ensure heat transfer is kept to a minimum.

## Power

- All lighting will be LED and any appliances will be of a suitable efficiency rating to reduce unnecessary power usage. Highly efficient heating systems will also be specified throughout the development.



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