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**DESIGN AND ACCESS STATEMENT IN RESPECT OF:
EXTENSION TO COTTON HILL FLATS, COTTON HILL, WITHINGTON, MANCHESTER ON
BEHALF OF MR. A. ROBERTS; ABR PROPERTIES Ltd.**

Clients Brief:

The existing property currently comprises eighteen self-contained apartments, each with its own dedicated parking space. An extension to this is required in the North Corner of the site creating an additional three units, one per storey, abutting the present gable end and removing the existing Silver Birch tree. This is currently the subject of a Provisional – and disputed - Tree Preservation Order

Design:

The design of the new extension is dictated primarily by the plan and profile of the existing three storey building. Equally important, however is the need to compensate for the necessary removal of the Birch Tree which is a fast growing, forest tree intrinsically ill-suited to a high density, residential suburban street. It is proposed to remove it and replace it with a series of smaller, more appropriate specimens, Rowan maybe, but in any event as part of a comprehensive landscaping plan prepared by an arboricultural consultant in collaboration with the City Council's Landscaping specialists. The enhancement of the street frontage is a priority.

It is intended to relocate the refuse collection facility to the opposite gable area, thus allowing the newly developed section to benefit from a more appealing outdoor amenity space enhanced by the new soft landscaping. The new layout involves an extension of some six to seven metres across the site entrance connecting to a new security controlled pedestrian and vehicular gateway system. This develops the courtyard flavour of the central space which will be further enhanced by formal landscaping.

Along with the three new apartments there will be a corresponding increase in dedicated car parking including one disabled driver's space.

Security and Crime Prevention;

The remodelled courtyard will be enclosed with new gates incorporating electronic surveillance and communication with the individual apartments for both vehicular and pedestrian access. Exterior lighting, controlled by either timer or light sensitive switchgear will be installed. The technology for all of this will be subject to approval by the Police Crime Prevention Authority.

Access:

Safe entrance to the site from Cotton Hill will require vehicles to pause off the highway while effecting access. This is achieved by recessing the gates back from the footway. This will similarly allow exiting drivers to pause outside the gate, allowing it to close safely while the vehicle waits to join the road traffic.

Currently the property has no dedicated wheelchair access and the multiple entrances preclude vertical circulation other than by stairs. It is intended that the same principle be observed within the proposed extension. All internal doorways, electrical service items etc. will, nevertheless, conform to disabled use standards.
