

**GUY
TAYLOR**
ASSOCIATES

NEWARK / MANCHESTER / DERBY

50 AMOS AVENUE
MANCHESTER
M40 2RS
DESIGN & ACCESS STATEMENT

Prepared on behalf of Paradise Property
Jan 2022

<http://www.guytaylorassociates.co.uk>



Contents

1. Introduction
2. Site and Context
3. Planning History
4. Design
 - Use
 - Amount
 - Layout
 - Scale
 - Appearance
 - Amenity
5. Access

1. Introduction

This Planning Statement has been prepared by Guy Taylor Associates to support the Full Planning Consent for the vacant site at 50 Amos Avenue. The statement has been produced on behalf of the current owner of the land.

Proposal

Erection of two separate dwellings

Use

Residential

Location

The application site relates to a vacant plot of land at the junction of Amos Avenue and Verona Drive

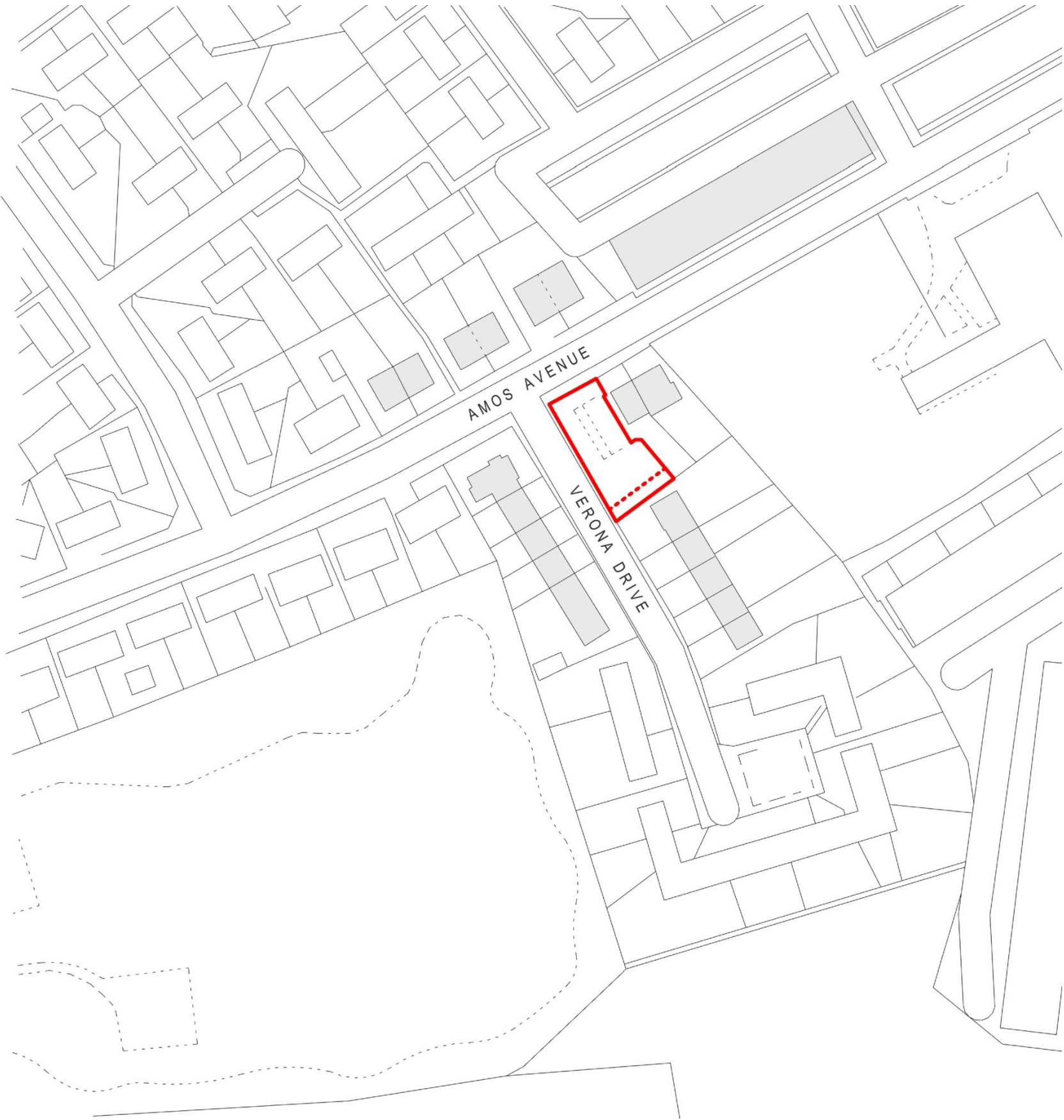
Access

It is proposed to access to the south-west of the site, connecting to Verona Road, and provide new pedestrian entrances.

Address

50 Amos Avenue,
Manchester,
M40 2RS

Site Location Plan



2. Site and Context

Physical context

The site comprises previously developed land and it is understood that the site was previously occupied by a Coop building which burned down. Areas of concrete hardstanding and flag paving stones still remain on the site, with the remainder comprising grass lawn (see photo of the site on the side).

There are some individual trees and shrubs along the eastern boundary of the site. The site is located in Flood Zone 1, which has the least potential for flooding.

Neighbourhood

The site is located in an established residential area, which is predominantly characterised by two storey semi-detached properties, and some terraced housing to the east of the site. The site is designated as being located in ‘East Manchester’ and an ‘Inner Area’ on Manchester’s proposals map.

Surrounding pictures



View 1. Houses from Verona Road towards Amos Avenue



View 2. Houses from Amos Avenue with Verona Road to the right hand side



View 3. Houses from Amos Avenue with Verona Road to the left hand side



View 4. Houses from Verona Road towards the dead end.

3. Planning History

Drawings

036182

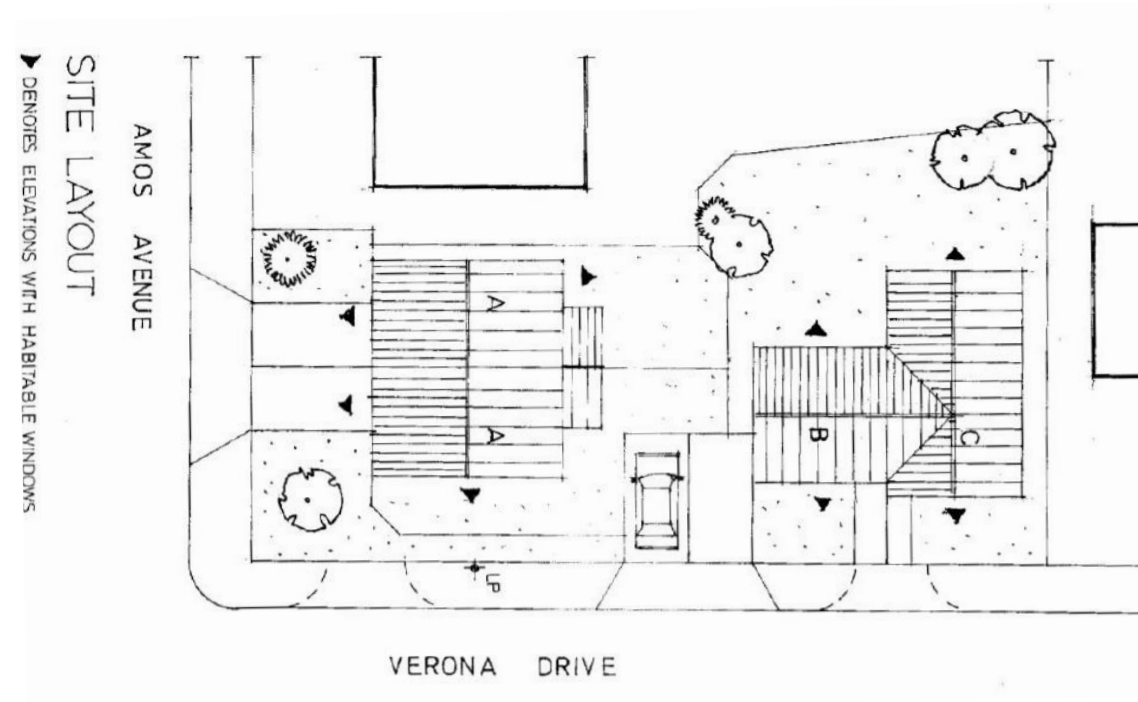
50, Amos Avenue, Newton Heath

Change of use from a launderette to furniture shop, Approved 10 May 1990

082812/00/2007/N1

Land adjacent to 52 Amos Avenue at corner with Verona Drive, Newton Heath, Manchester, M40 2RS

Outline Application for the erection of 3 No. houses and 2 No flats (all 2 storeys), siting and means of access to be considered, Refused 5 July 2007



Proposed layout for application 082812/00/2007/N1

4. Design

Drawings

Use

The site will be for residential use only. This reflects the use of the surrounding buildings and is supported by the location close to amenities, travel routes and Newton Heath District Centre.



4. Design

Drawings

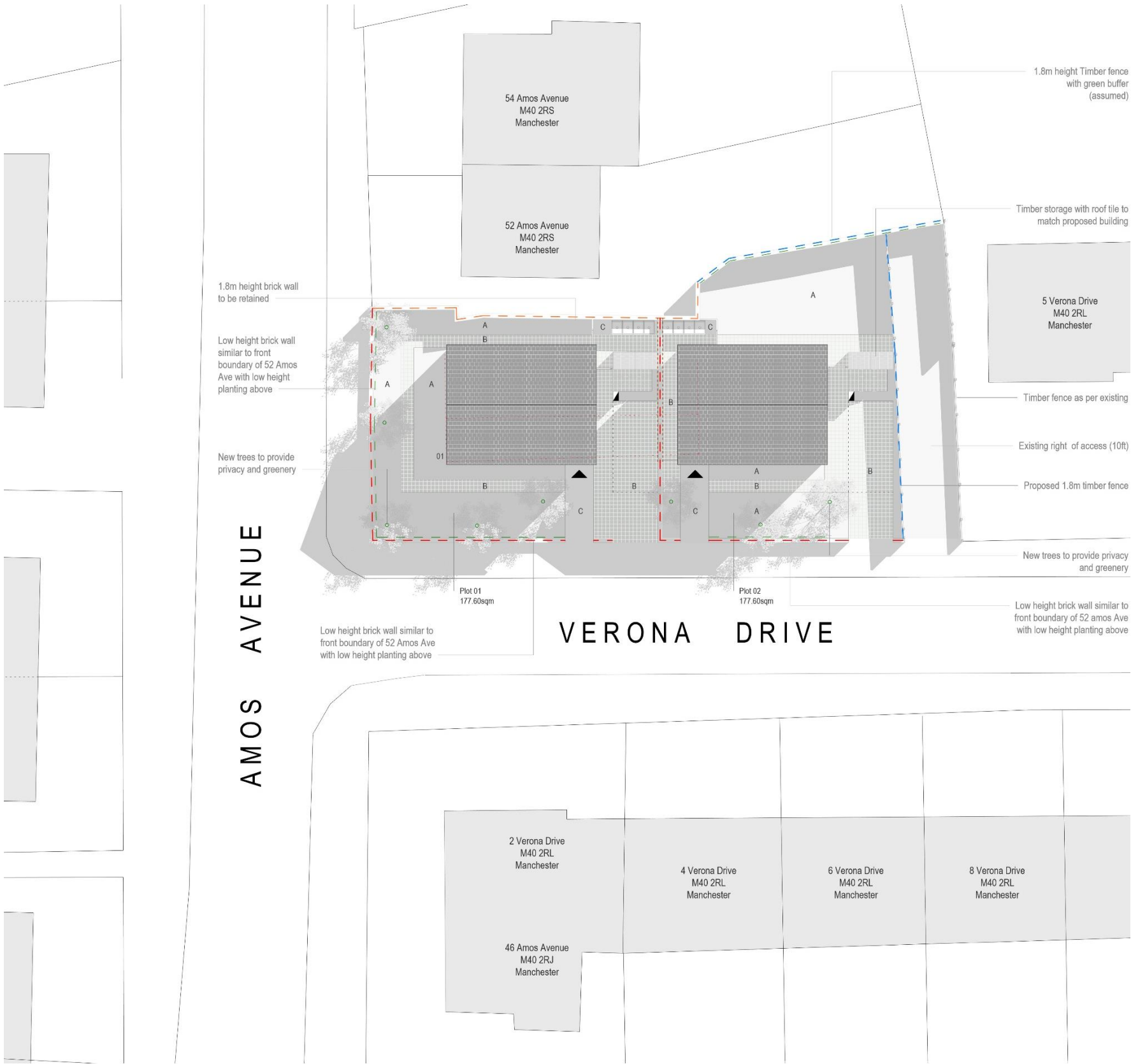
Amount

Footprint – The buildings cover 22.49% of the 388.225 sq m site. This leaves plenty of room to retain and improve green landscaping and amenity areas, including parking spaces and private gardens.

Floor area – The dwellinghouses will provide a gross internal areas of 70 sqm to make allowance for a family of 3 people as per the Technical Housing Standards – Nationally described space standard

Height – The townhouses are two storey. The height responds to the neighbouring buildings on the street.

- Boundary treatments
- Low height plant to create a green buffer to the perimeter
 - Low height brick wall to match buildings in the surrounding
 - 1.8m height existing brick wall to be retained
 - 1.8m height Timber fence
 - Timber fence on top of low brick wall up to 1.8m height
- Landscaping
- Tree (mid-height) similar to buildings in the surroundings - to be recessed only to denote main entrance and to allow visibility splays for car parking -
 - A Lawn
 - B Grass concrete
 - C Concrete pavement - grey finish - antislip treatment
 - EV Charging point



01. Existing footprint of previous building

Proposed Block Plan

4. Design

Drawings

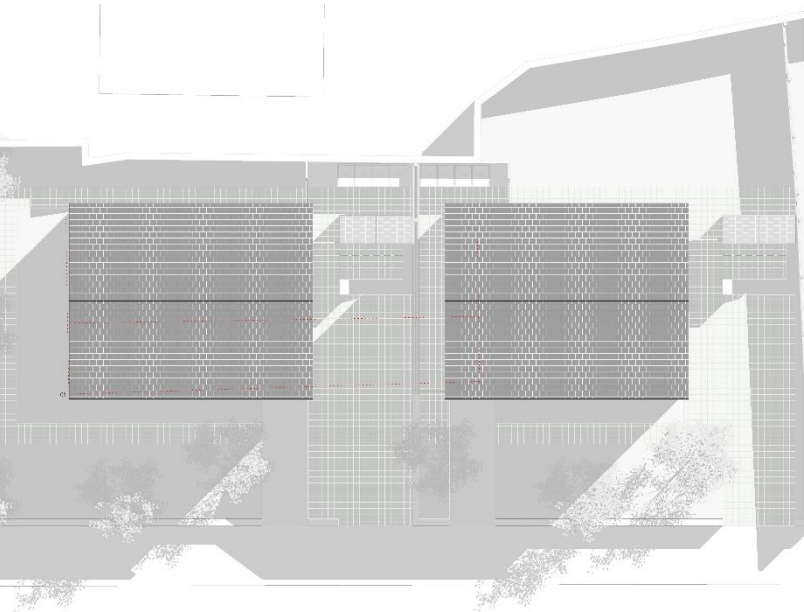
Layout

The design has been developed in response to the surrounding context and the site constraints.

The dwellinghouses are placed to the corner to be aligned with 52 Amos Avenue and the main road buildings. Each dwellinghouse will have a front/side/rear garden to provide private amenity spaces.

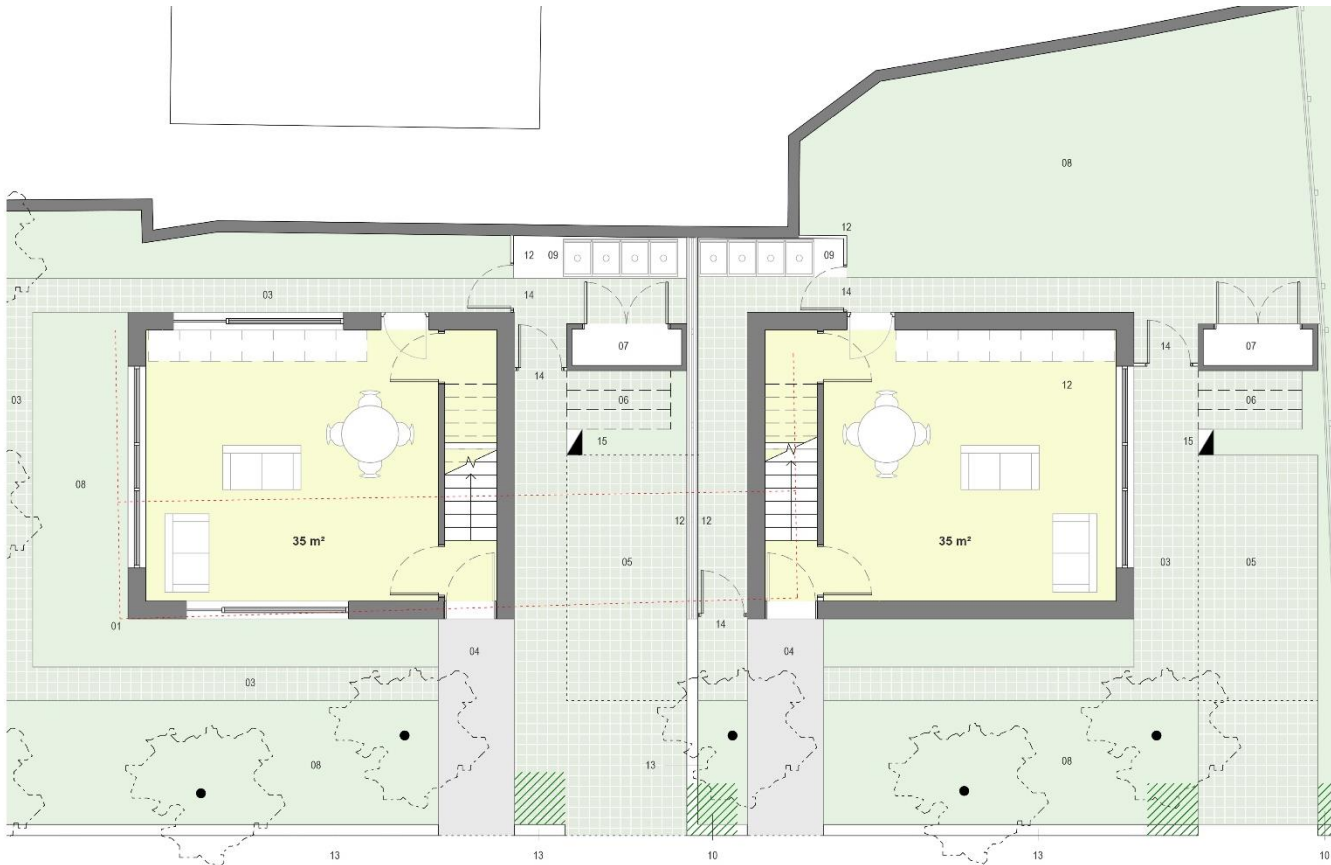
Provision for car parking is set to the side of the plots, in line with the Council's Design Guidance.

The orientation of the proposed building follows the footprint of the previous established building and proposed windows (where applicable) will be considered as high level and obscured glazing to avoid any potential interference with neighbours.



Proposed Floor Plans – Roof

- 01. Footprint of existing foundations
- 03. Grass concrete
- 04. Hard paving
- 05. Standard car parking
- 06. Cycle storage (3 bikes)
- 07. Timber shed – Garden storage
- 08. Lawn
- 09. Bin storage
- 10. 1sqm visibility splay
- 11. Obscured glazing
- 12. 1.8m Timber fence
- 13. Low brick wall
- 14. Timber gate to rear access
- 15. EV charging point



Proposed Floor Plans – Ground Floor (Top picture) & First Floor (Bottom picture)

4. Design

Drawings

Scale

The proposed dwellinghouses are similar in scale to the surrounding buildings, in keeping with the existing street scene.



Proposed Elevations

4. Design



3D Axonometry – West



3D Axonometry - North



3D Axonometry - South



3D Axonometry - East

4. Design

Appearance

The appearance of the dwellinghouses draws on the existing material palette. The development follows a modern interpretation of the existing buildings in Amos Avenue and Verona Drive.

Brick facades are broken up by rectangular recesses framing simple dark grey windows and doors, and the dark roof slate.



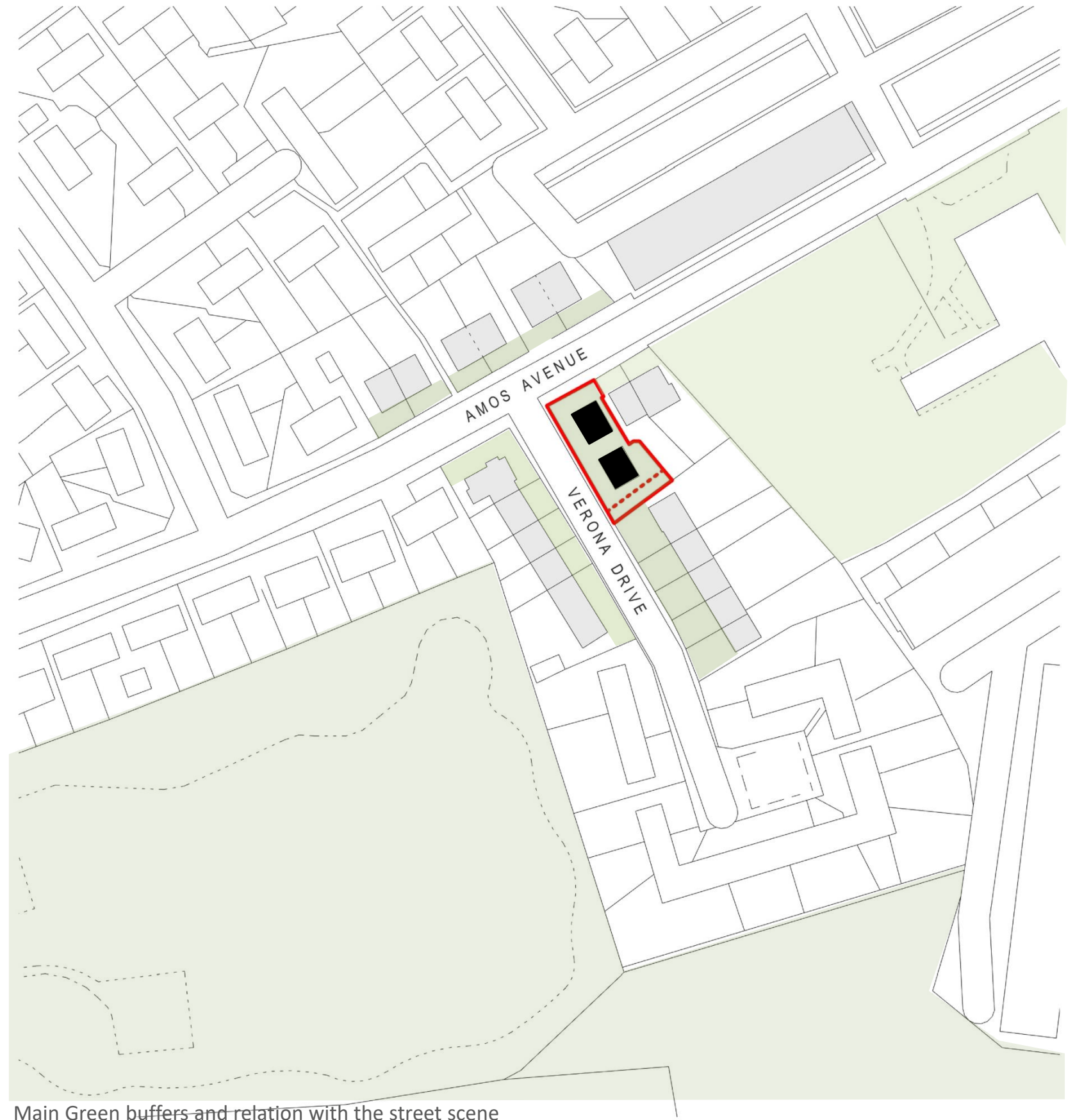
3D Axonometry – West view

4. Design

Amenity

The main aim of the landscaping scheme is to retain the green feeling of the area and the axis along Amos Avenue and Verona Drive.

There are proposed low brick walls to the front boundaries as per the buildings in the surrounding.



Main Green buffers and relation with the street scene

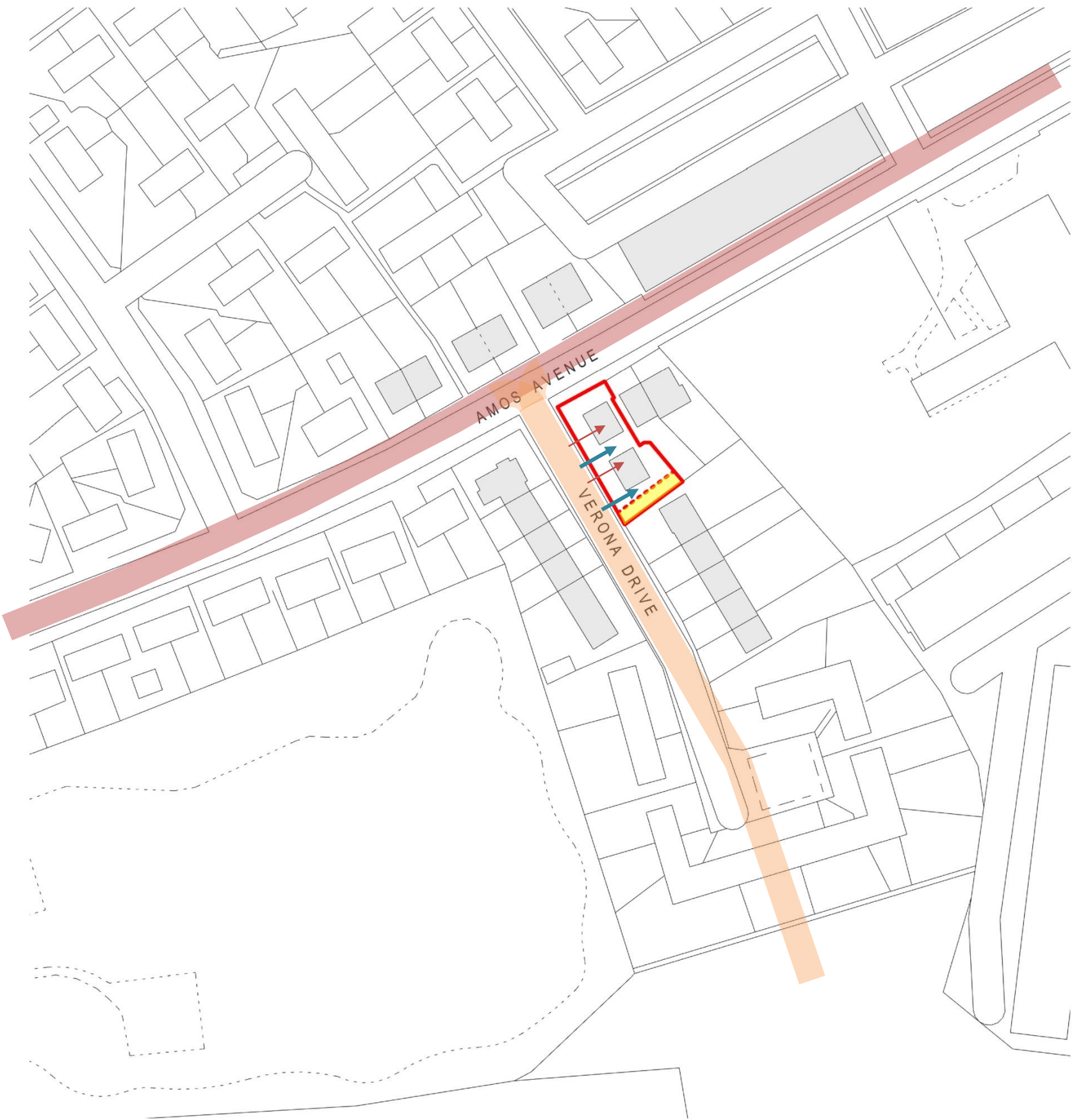
5. Design

Access

Vehicular access is via the upgraded access road from Verona Drive. Any existing redundant access will be make good.

Pedestrian access will be via a new gate through the proposed low brick wall from Verona Drive, leading into the front-side garden. Side gates will lead to the rear garden.

- Amos Avenue
- Verona Drive
- Pedestrian access
- Vehicular access
- Existing Right of access





Contact

Newark Office:
Top Lock Studio
Navigation Yard
Newark NG24 4TH

t: +44 (0)1636 605100

e: newark@guytaylorassociates.co.uk

Manchester Office:
Trafalgar House
5-7 High Lane
Manchester M21 9DJ

t: +44 (0)161 8261042

e: manchester@guytaylorassociates.co.uk

Sheffield Office:
Roco 342 Glossop Road
Sheffield S10 2HW

t: +44 (0)114 299 1405

e: sheffield@guytaylorassociates.co.uk

Derby Office:
Long Mill
Darley Abbey Mills
Derby DE22 1DZ

t: +44 (0)1332 477525

e: derby@guytaylorassociates.co.uk

w: guytaylorassociates.co.uk

This document has been prepared by: Guy Taylor Associates, Trafalgar House, 5-7 High Lane, Manchester M21 9DJ | **Job no:** 21-0035 | **Date:** Jan 2022 | **Status:** Planning Approval | **Rev:** D

All rights reserved. No part of this document may be reproduced in any form without the prior written permission from the author. © Guy Taylor Associates. This document and the material contained in it is the property of Guy Taylor Associates and is given to you on the understanding that such material and the ideas, concepts and proposals expressed in it are the intellectual property of Guy Taylor Associates and protected by copyright. It is understood that you may not use this material or any part of it for any reason other than the evaluation of the document unless we have entered into a further agreement for its use. The document is provided to you in confidence, on the understanding it is not disclosed to anyone other than those of your employees who need to evaluate it. Photographic images used throughout this document have been provided by the author or acquired from open sources. Where copyright material has been used all reasonable effort has been employed to acknowledge ownership. Guy Taylor Associates is a trading name of GTA North Limited. Reg Office: GTA North Limited, Trafalgar House, 5-7 High Lane, Manches- ter M21 9DJ Registered in England no. 09450467.