



PLANNING | DESIGN & ACCESS STATEMENT

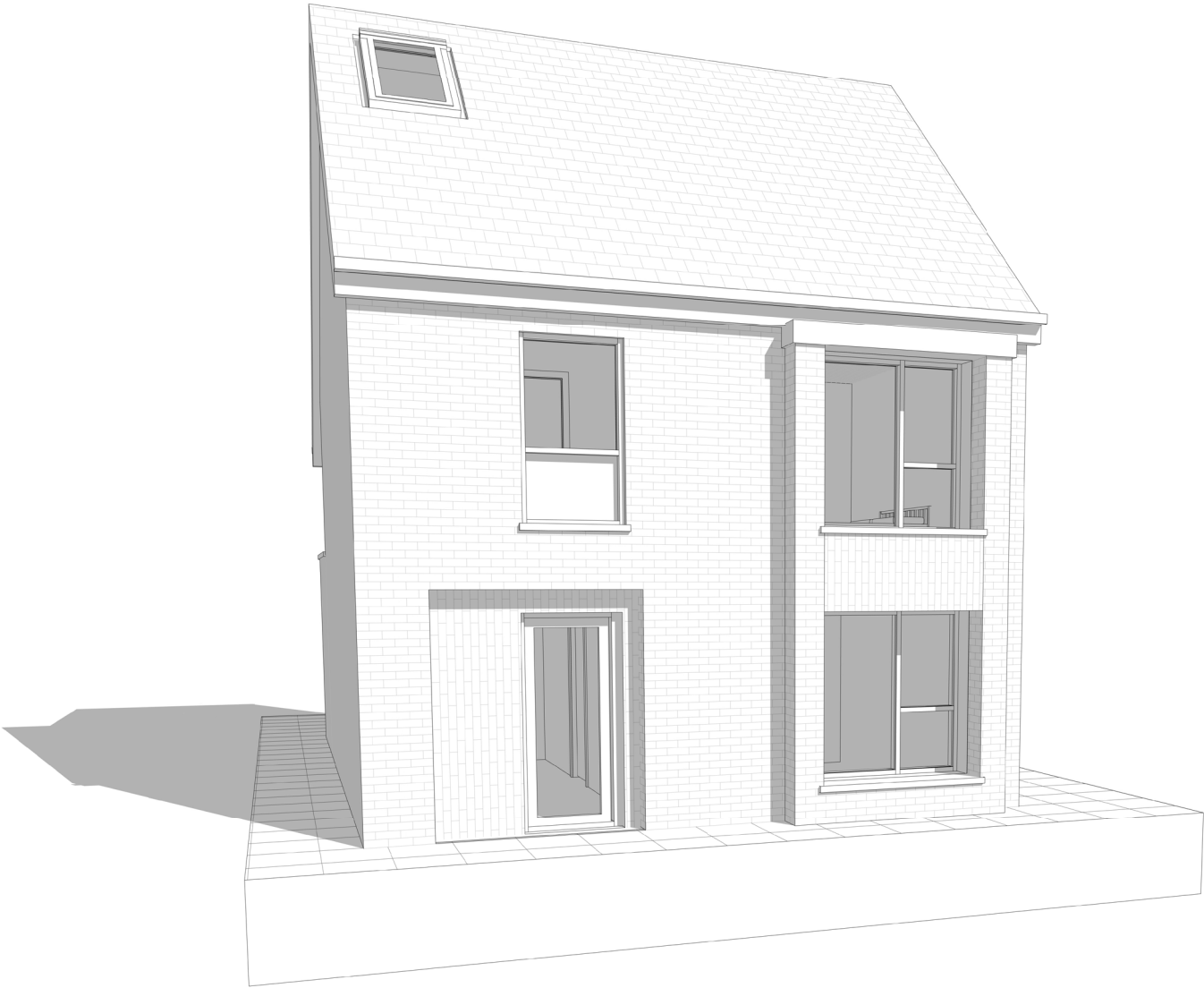
Land adjacent to 174 Manley Road M16 8NE

MARCH 2022

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

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1.0 SITE DESCRIPTION

2.1 LOCATION

The site is located on the North side of Manley Road on garden land adjacent to number 174.

2.2 SITE AREA

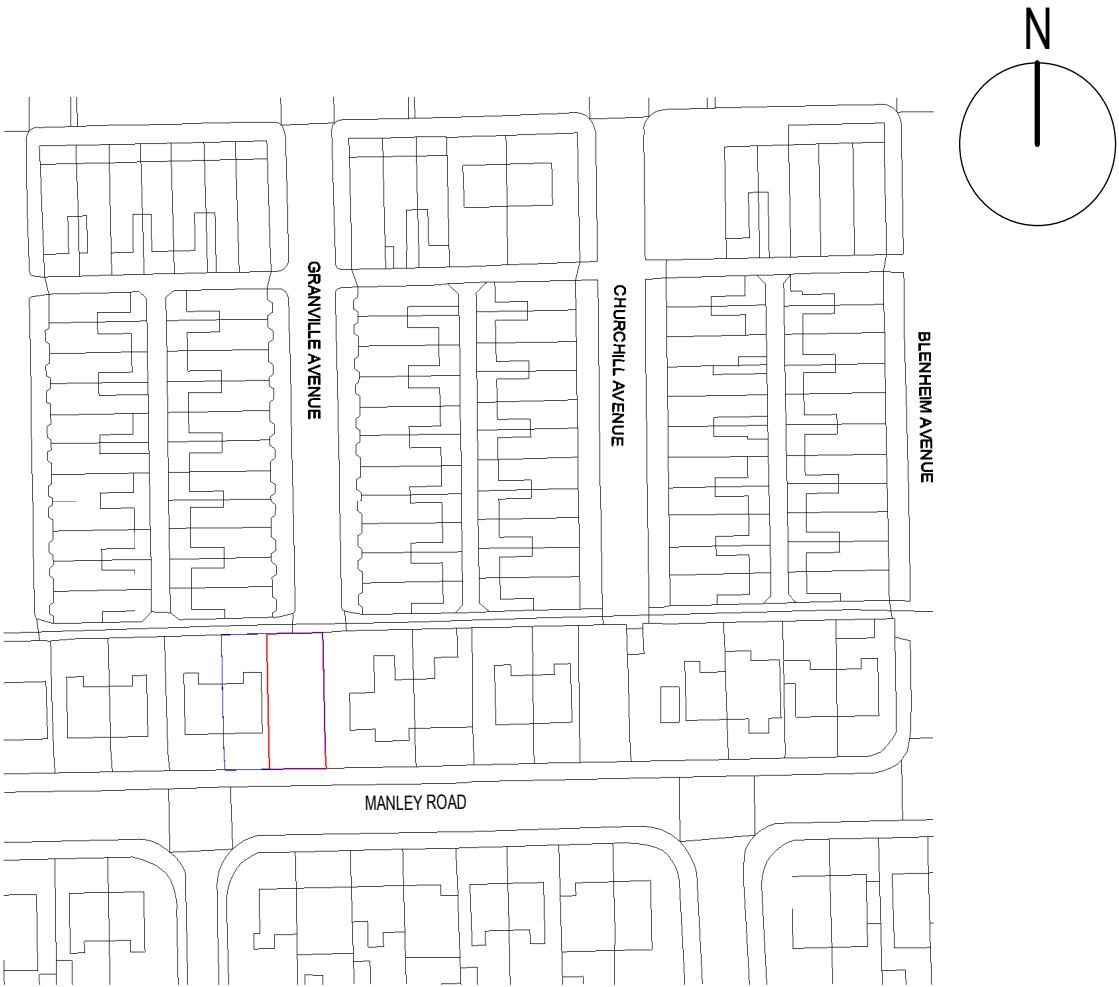
The site area is approximately 178m²

2.3 SITE ACCESS

The site is accessed directly from Manley Road.

2.4 TOPOGRAPHY

The site is relatively flat and no significant earth works would be required as part of the proposal.



SITE LOCATION PLAN

Blue line denotes ownership boundary

Red line denotes development boundary

2.0 SITE PHOTOGRAPHS



3.0 PROPOSAL

3.1 PROPOSAL

New build detached 3 bedroom home with accommodation over 3 floors and off-street parking for 2 cars.

3.2 QUALITY OBJECTIVES

To provide a high quality low energy home constructed from robust/ low maintenance materials and to provide a light and spacious interior to meet the needs of the modern family.

3.3 PROJECT OUTCOMES

The key project outcomes are as follows

- Building proportions in-keeping with the street scene.
- Materials in-keeping with the surroundings.
- 3 bedrooms meeting space standards.
- Providing additional amenity of a home office.
- Providing off-street parking and EV charging.

3.4 ARCHITECTURAL APPROACH

The front elevation follows the dominant architecture on the road which is a framed ground floor entrance and a two storey bay to the side. These have been presented with a recessed entrance and square projecting bay to highlight the house as a modern addition. The recess and projection are small to minimise any overbearing appearance and avoid reduction of available driveway space. To the rear the elevation includes a single storey rear extension and a dormer which reflect the common extensions that are seen locally.

3.5 AMOUNT

SITE AREA	178m ²
BUILDING FOOTPRINT	70m ²

3.6 PARKING

There is a driveway for 2 cars and an electric vehicle charging point. A cycle store is provided in the rear garden and a bin store at the front.

3.7 SCALE & FORM

The scale is similar to the existing houses on the road. Particularly when taking account of rear extensions and dormers. The house is design to be as compact as possible while providing space to meet modern minimum space standards. The ridge height matched other recent developments on the road (land to the side of 166 and 182). The eaves line matches existing while there is a lower eaves at the rear to facilitate the dormer within the roof scape and retains the appearance of a lower height two storey property.

3.8 MATERIALS

The proposal is red plain roof tile and red brick which is in-keeping with the road. The use of pale grey window frames at the front is also in-keeping with the appearance of surrounding properties.



PRECEDENT

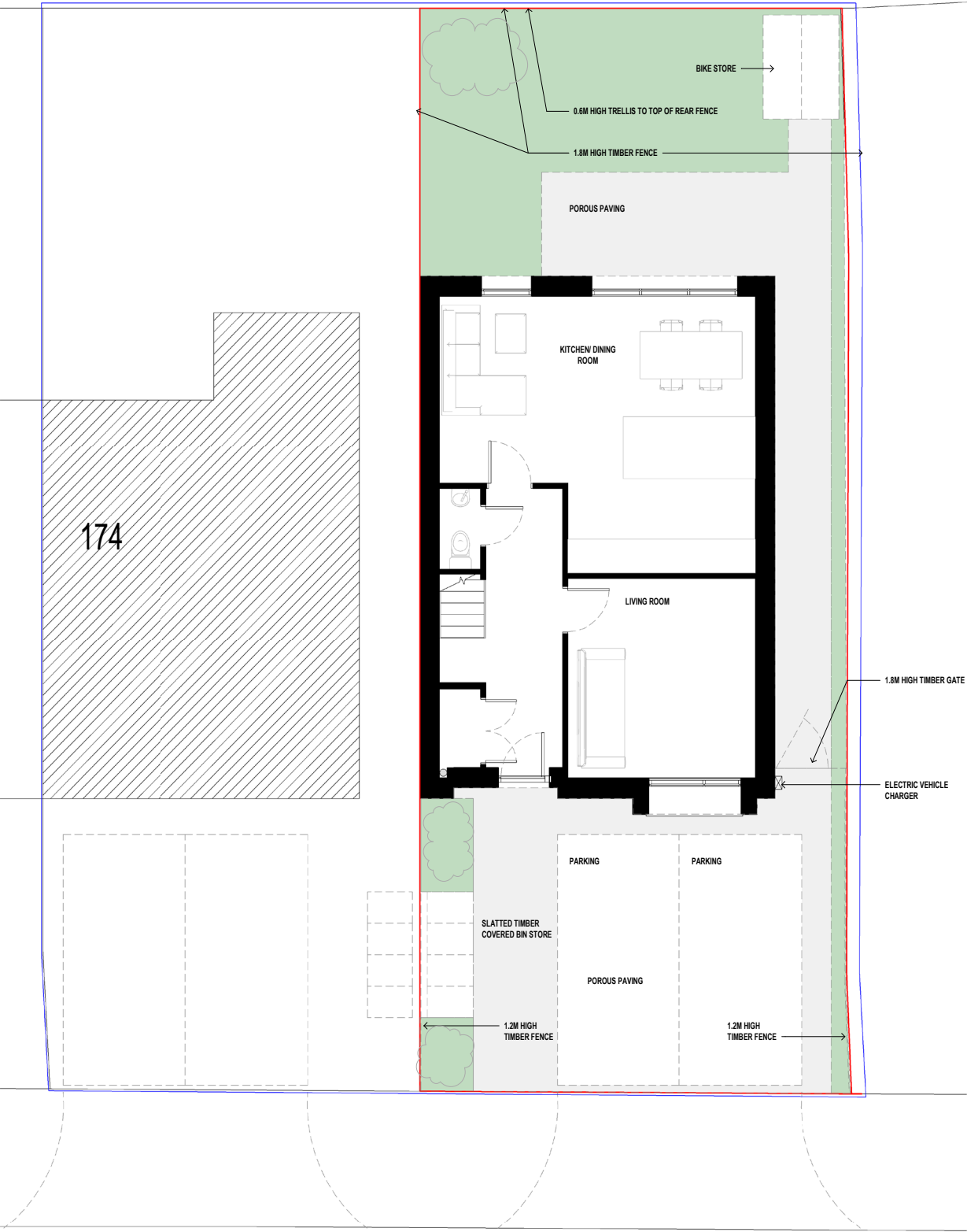
The proposal includes red brick, feature recessed brick detailing and a red tile roof. The precedent above has dark framed windows. The proposal is a pale grey as shown with the sample below.



3.0 PROPOSAL

3.9 SITE AND GROUND FLOOR LAYOUT

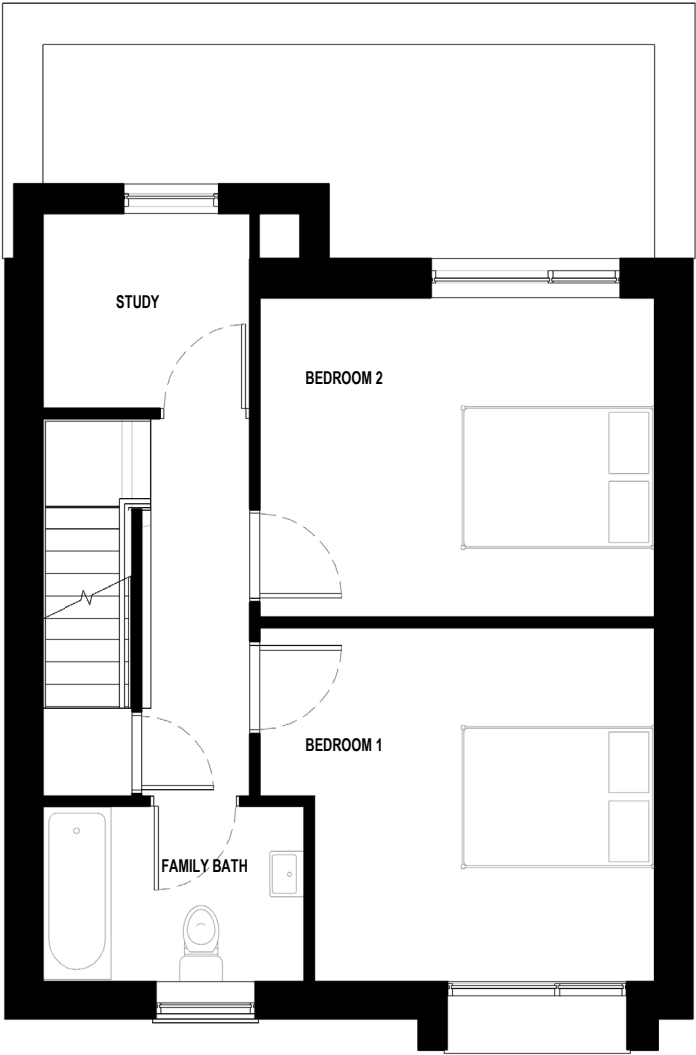
SITE AREA	178m ²
GROUND FLOOR BUILDING FOOTPRINT	70m ²



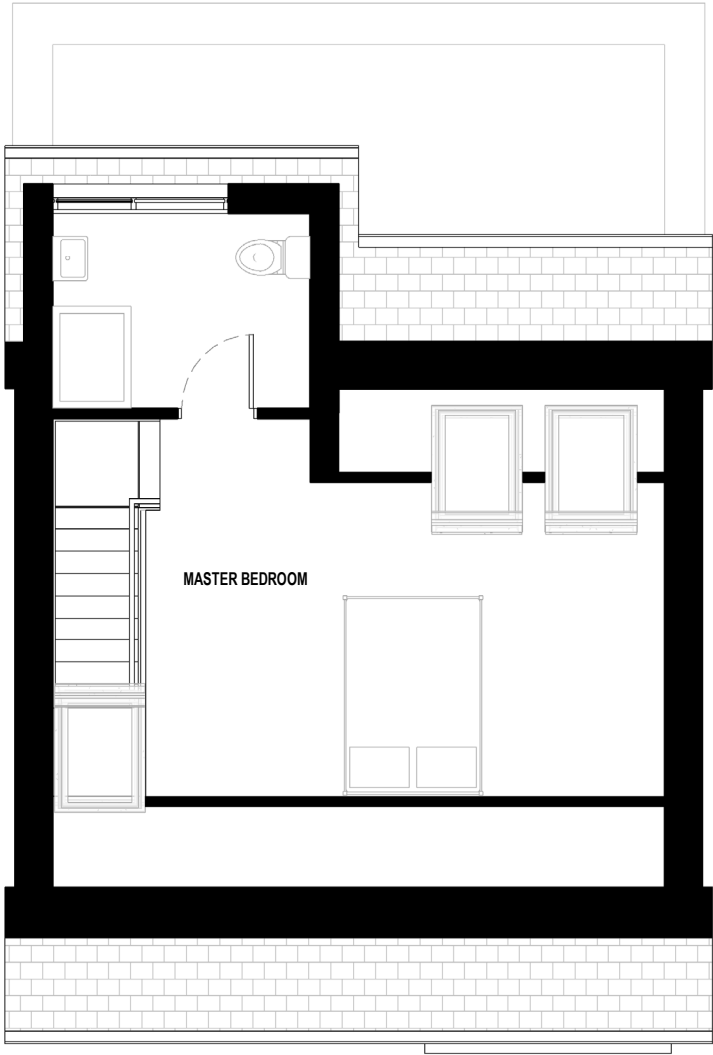
3.0 PROPOSAL

3.10 UPPER FLOOR PLANS

FIRST FLOOR GIA	43m ²
ATTIC LEVEL GIA	26m ²



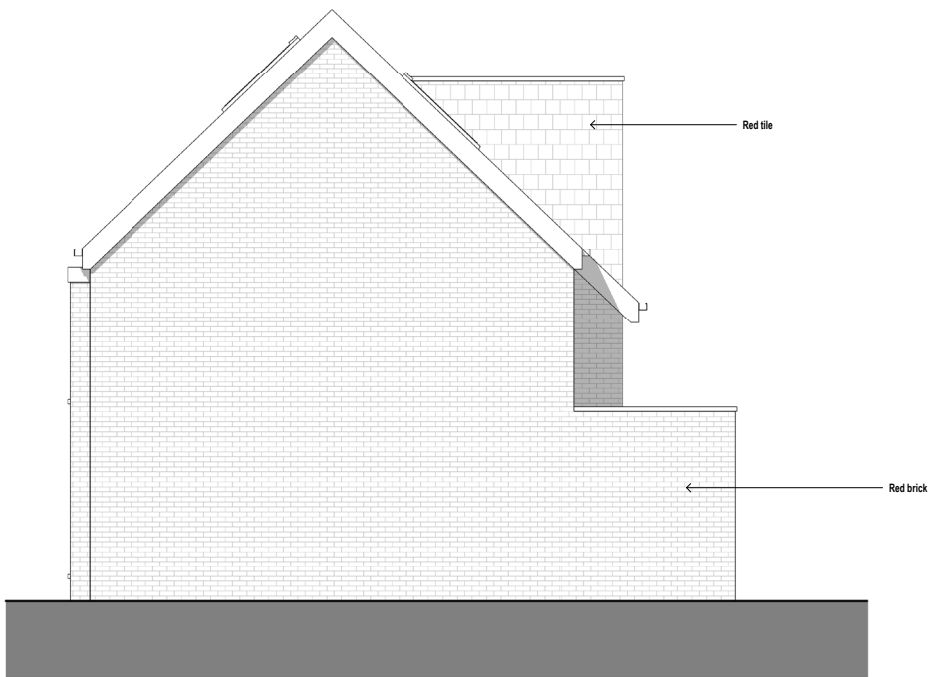
FIRST FLOOR



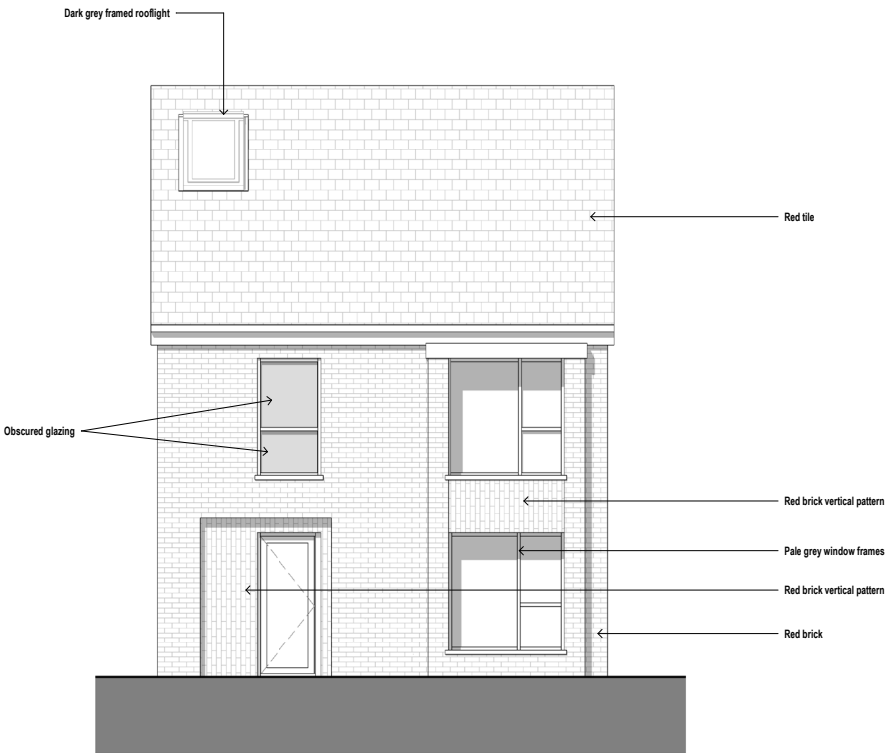
ATTIC LEVEL

3.0 PROPOSAL

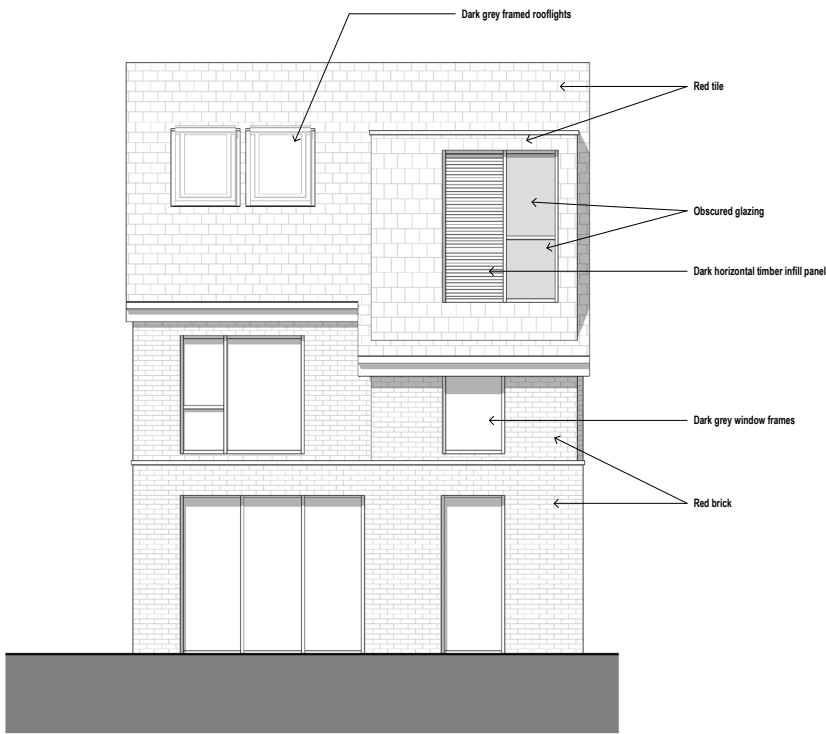
3.11 ELEVATIONS



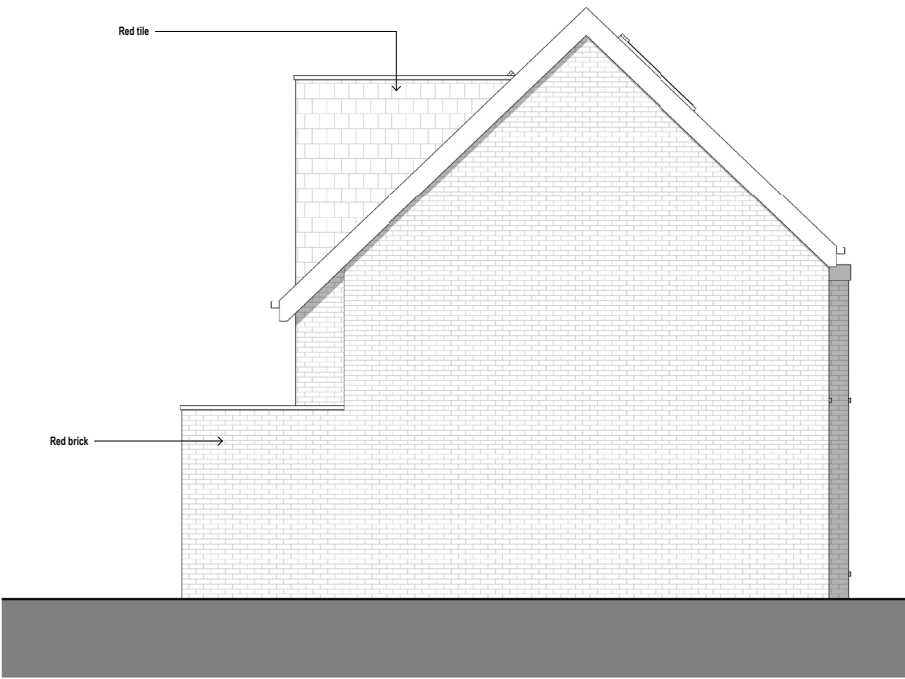
EAST



SOUTH



NORTH



WEST

3.0 PROPOSAL

3.12 STREET ELEVATION





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