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Manchester

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DESIGN & ACCESS STATEMENT.

Ref: AA2022006/06

21 Goodman Street,

Manchester M9 4FD

Undertaken on behalf of: **Gilmore Property Solutions**

DATE: April 2022

1 Summary

This supporting Design and Access Statement has been prepared by AA Architecture on behalf of Gilmore Property Solutions. It accompanies a planning application for single occupancy and extension at 21 Goodman Street, Manchester M9 4FD. The proposal includes the provision of a three bedroom end terrace house while maintaining the design and contextual character of the existing adjacent terrace blocks in terms of height, construction materials, design elements such as windows, doors and roofing style.

This proposal provides dwelling for single occupancy. Spaces involved include three bedrooms, single lounge, two toilets, study section, single kitchen diner, and two storage areas.

This document is submitted alongside the following related documents: Location Plan, Existing Elevations, Proposed Plans, Proposed Elevations, Site Plan, Location and completed Planning Application Form. With regards to the Party Wall Act 1996, both the proposed and adjacent existing properties are owned by the same Company/entity.

2 Location and Site context

The property is proposed for Goodman Street, Manchester adjacent to no 21 Goodman Street, a residential area in Moston Manchester M9 4FD. The proposed house is typical of dwellings within the immediate vicinity, such as no 21 which is a two storey domestic property constructed of brick externally, with a tiled gable roof. As with many properties within the area the dwelling will benefit from a rear garden and front garden. The proposed site forms part of the compound of the existing adjacent end terrace property with a size close to the size of the site of existing adjacent property no 21 Goodman Street after apportioning. The neighborhood is relatively low density, with reasonable amount of open spaces and green spaces.

3 Planning Policy and Justification for Scheme

This proposal is in keeping with the NPPF document paragraph 60 under “Delivering sufficient supply of homes” as it will enable delivery of local housing need using available land in support of government objective.

“60. To support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay” (NPPF Paragraph 60)

The proposed scheme has been the subject of a pre-planning correspondence/consultation exercise via email exchanges. The proposal has been reviewed by planning office (Janine Renshaw-Livesey and her team) who requested further drawings and explanations which were

provided. There were communications regarding the street view of the existing adjacent terrace blocks which was analysed and drawings prepared and sent to demonstrate how the proposal fits into the broader context of the area. After communications and drawing responses, an invitation was made by Janine for us to proceed with submission.

4 Justification for Proposal (Use)

The proposal maintains the current use of the buildings in the area which is for residential purposes as well as maintaining the material properties and character of the area. Approval of this application will add value to the empty land area, enhance the neighborhood as well as contribute to the government objective of creating additional dwelling which helps to meet the housing need of the area. This proposal will add to the overall socio-economic value of the neighborhood in many ways which include attracting labor force that will be engaged during construction works, new tax revenues, environmental contributions (the building specification is focused on prioritizing environmentally friendly materials and fittings), as well as other social and economic benefits.

The proposal is not overbearing in scale and does not result in loss of light or privacy for neighboring occupiers. The dwelling will be accessed from Goodman Street. The overall economic, social and environment values of the neighborhood will be enhanced through the proposed extension.

5 Design & Layout

The design principles has taken into consideration Manchester's emerging space standards combine Nationally Described Space Standards and the London Housing Design Guide space standards as contained in the Manchester residential quality guidance document.

This scheme involves a two storey domestic new build proposal split over two floors. Ball three bedrooms are located at the upper floor for privacy and achievable quietness with associated toilet and storage facilities. At the ground floor, the functional and communal spaces are positioned such that the lounge is closer to the entrance and kitchen diner closer to the rear. Due to the changes in work culture as a result of the Covid -19 pandemic where majority were forced to work from home and still do, a work/office section was provided at this level.

The facade materials and form respect the character of local surrounding development, using brickwork, roof covering and glazing to match the existing property creating a seamless street view character. Proposed layout was carefully designed to protect the amenity of the occupants of adjoining properties. Provisions were made for front and back garden in keeping with the context of properties in the area. The existing access at the rear garden to the adjacent walkway will be retained.

6 Scale and Floor Space

The total area of the site:	105.27m ² .
Proposed Ground floor area (GIA):	40.78m ²
Proposed First floor area (GIA):	38.25m ²
Total proposed floor area for both floors (GIA):	79.03m ² .
Total proposed building footprint:	50.08m ² .

GIA - Gross Internal Area

7 Access, Parking & Landscaping

The proposal has been designed to ensure that all users have access to surrounding areas, local buildings, spaces and the public transport system via means of doors from the ground floor area providing access to Goodman drive. There are ample street parking provisions along Goodman street (See Figure 1). There is a gated walkway adjacent to the site, an arrangement similar to the existing end terrace at 35 Goodman street (See Appendix).

There are also front and back garden areas which are retained in line with planning guidance. The front will be a combination garden area including hard and soft landscape and hard surface as private pedestrian walkway to front door from the gate. Overall, the property maintains landscape spaces in consistency with the character of the area (including hard landscape elements in neighboring building).



Figure 1. Existing road side car park provision created through designed pedestrian walkway

8 Energy Efficiency

There is scope to examine the potentials of providing energy from renewable resources such as photovoltaic systems and solar hot water. However, this will be evaluated with respect to cost benefit and can only be incorporated into the scheme if they provide environmental and economic benefits. Energy efficient and energy saving heating systems is to be specified.

9 Conclusion

The proposal makes good use of existing adjacent land area with the addition of the proposed residential dwelling. This addition fits very well within its wider local context while simultaneously enhancing the existing street view and neighborhood in general. It also respects the adjacent properties and walkways in terms of design, protection of privacy and creates good quality living spaces for future occupiers.

See Appendix for images of the property within the relevant context which have been duly considered in the proposal.

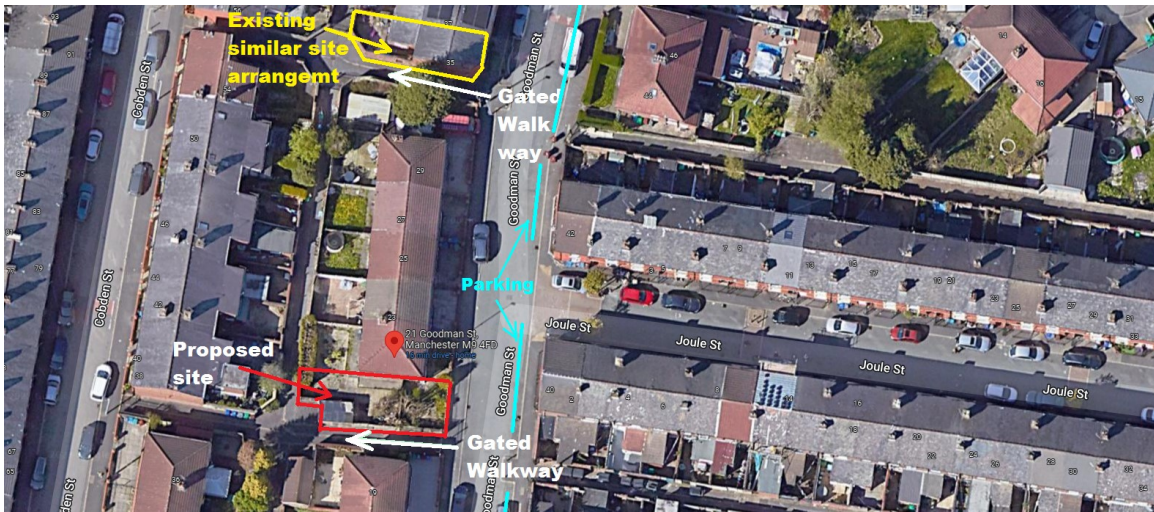
10 Appendix



Street view showing site position, existing adjacent property, neighborhood and context.



Street view showing proposed site, existing property (35 Goodman Street) with similar adjacent gated walkway proximity.



Aerial view showing proposed site with gated adjacent walkway; existing building with similar gated adjacent walkway and kerb designed roadside parking provisions in front of site.



Street view of existing adjacent property showing bin position to be mirrored in proposed.