

Design and Access Statement

Ref 1257

Land to rear of 40 Hilldale, M9 6PP, Manchester.

25/03/22

PROPOSAL

The proposal is for a Full Planning application for the formation of one detached dwelling to the land rear of 40 Hilldale, M9 6PP, Manchester.

The proposal also includes the demolition of an existing garage of 40 Hilldale, and a boundary wall as indicated on the site plan to provide the required off street parking for both properties, along with the formation of a new drop kerb, external steps, changes in level and exterior landscaping alterations to form access to the proposed dwelling.

The site area is 745 Sq/m.

DESIGN

The styling of the new dwelling would be to match the traditional characteristics associated with the surrounding area that it lies within.

Particular consideration has been given to the perceived mass, due to the topography of the site the dwelling is set lower than the surrounding properties therefore not impacting on the right to light to all the neighbouring properties. Furthermore, the structure is designed within the land therefore creating a perceived smaller volume externally.

Additionally, a mono-pitch roof has been proposed to allow for a smaller perceived mass than that of a traditional pitched/hipped roof form present on the neighbouring properties.

The existing natural stone boundary and established hedges are to be retained, helping screen the proposal from the public highway and adjacent residential dwellings.

It is proposed to remove the existing garage of 40 Hilldale with the boundary wall to the front and formation of a drop kerb as identified on the proposed plans, in turn creating 2 off-street parking spaces for 40 Hilldale and 2 off-street parking for the proposed dwelling.

This will lead to no detrimental effect on the surrounding area.

The proposal is situated to achieve all the recommended offsets from other dwellings, in accordance with the local authority's extensions policy to prevent overlooking onto neighbouring living areas.

Refuse bins etc are to be located as shown on the proposed plans.

ACCESS

New doors etc will be Part M compliant.

TREES

Existing trees both on and adjacent to the site are unaffected. The siting of the house and extension is such that it is far beyond the existing canopies and likely tree root zones.

DRAINAGE

Amended drainage will connect to the existing main sewer, via an existing connection.

CRIME PREVENTION STRATEGY

All ground level doors will have toughened glass and reinforced frames. They will be secured by an integral multi point lock system by Yale or similar approved manufacturer.

All doors and windows will be fitted with doubled glazing as a minimum.

The structures will be fitted with a motion detector alarm system. Motion detectors will be fitted downstairs and upstairs.

LED type dusk till dawn lighting will be utilised where suitable.

SUSTAINABILITY

The proposal will look to use sustainable design and construction methods.

The building fabric will be designed and built using sustainable principles.

Materials that are long lasting, zero maintenance and make minimal use of fresh natural resources.

Glazing will be designed and manufactured to a high specification to ensure that heat gains exceed heat loss throughout the course of the year.