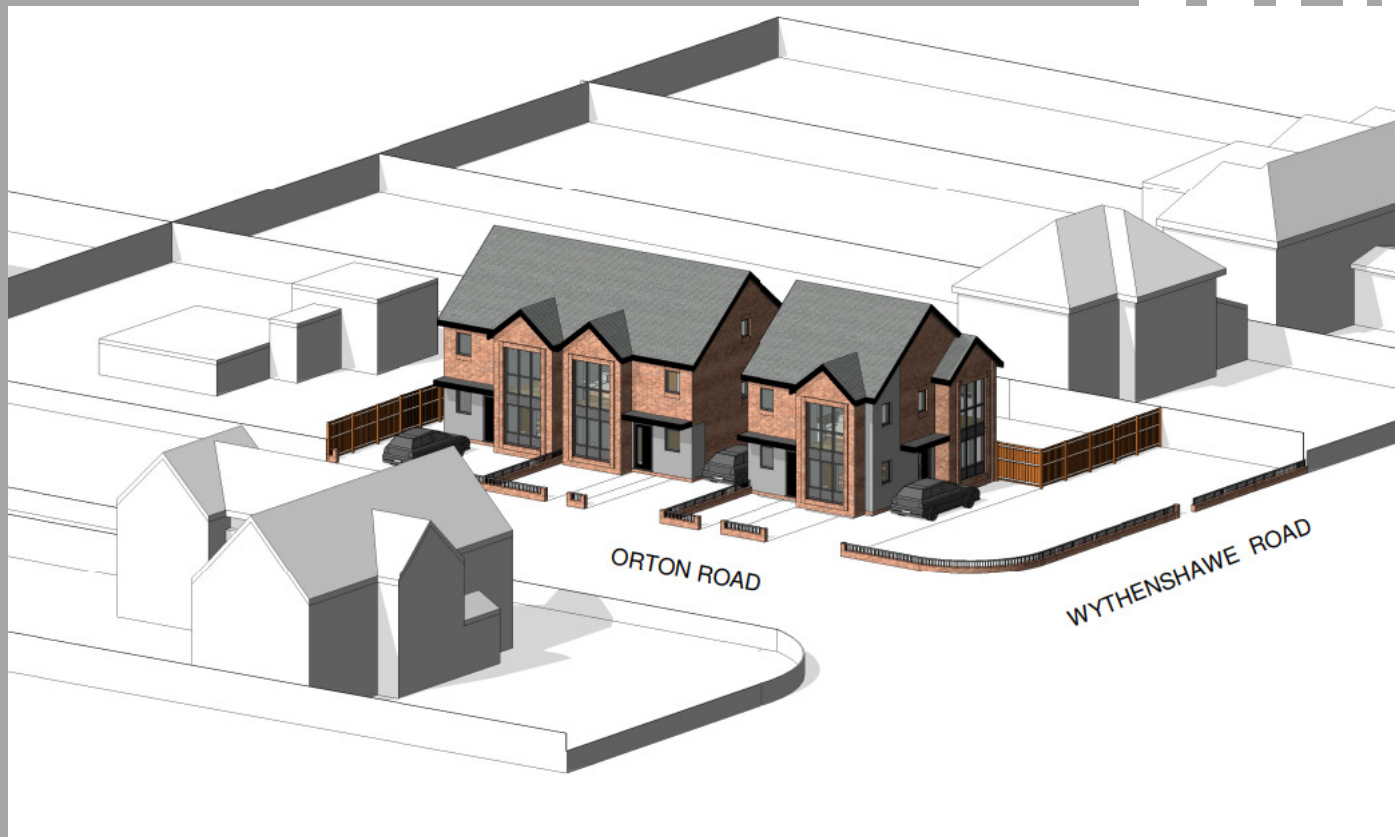




**202 Wythenshawe Road,
Wythenshawe**

Design and Access Statement
October 2021

This Design and Access Statement is to be read alongside the following Audere BW Architects drawings:

2047-ABWA-XX-00-DR-A-(00)-0000- EXISTING LOCATION PLAN
2047-ABWA-XX-00-DR-A-(00)-0001- EXISTING SITE PLAN

2047-ABWA-ZZ-ZZ-DR-A-(16)-0200- PROPOSED DEMOLITION TO ALL ELEVATIONS

2047-ABWA-ZZ-ZZ-DR-A-(20)-0100- PROPOSED GENERAL ARRANGEMENT PLANS
2047-ABWA-ZZ-ZZ-DR-A-(20)-0200- PROPOSED HOUSE TYPE ELEVATIONS: SEMI-DETACHED
2047-ABWA-ZZ-ZZ-DR-A-(20)-0201- PROPOSED HOUSE TYPE ELEVATIONS: DETACHED
2047-ABWA-ZZ-ZZ-DR-A-(20)-0210- PROPOSED MATERIAL ELEVATION
2047-ABWA-ZZ-ZZ-DR-A-(20)-0220- COLOURED ELEVATIONS AND 3D VISUALS

2047-ABWA-ZZ-ZZ-DR-A-(30)-0110- PROPOSED ROOF PLAN

2047-ABWA-ZZ-00-DR-A-(38)-0001- PROPOSED LANDSCAPING PLAN
2047-ABWA-ZZ-00-DR-A-(38)-0002- PROPOSED HIGHWAYS PLAN

2047-ABWA-ZZ-ZZ-DR-A-(45)-0200- WYTHENSHAW ROAD CONTEXTUAL ELEVATIONS
2047-ABWA-ZZ-ZZ-DR-A-(45)-0201- ORTON ROAD CONTEXTUAL ELEVATIONS

2047-ABWA-XX-XX-DA-A-(17)-0001- DESIGN AND ACCESS STATEMENT
2047-ABWA-XX-XX-FN-A-(01)-0001- TREE REPORT

Contents

01	Introduction
02	Site Location and Context
03	Planning History
04	Site Constraints
05	Quantity, Mass and Density
06	Proposed Design
07	Proposed Materials
08	Landscaping, Amenity and Refuge
09	Access
10	Trees

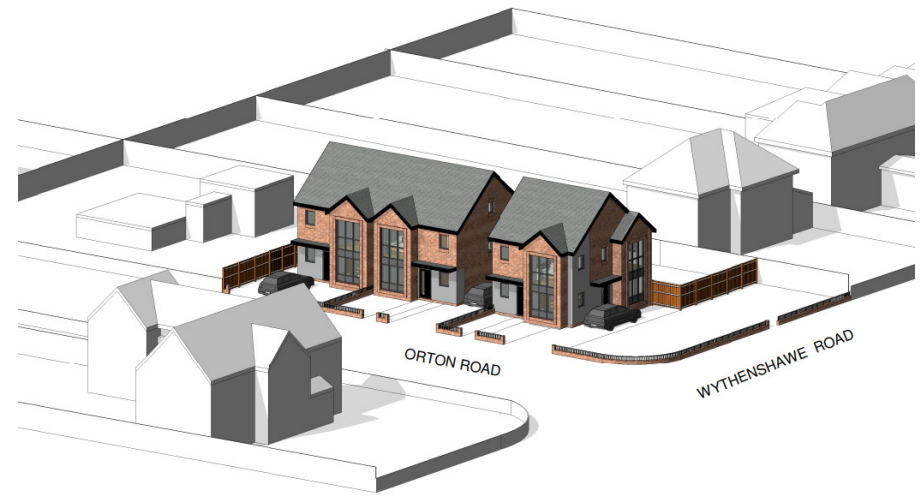
01. Introduction

This document has been produced by Audere BW Architects on behalf of our client, Mr Fannon, in support of a Full Planning Application that proposed to demolish an existing detached four bed house and in place propose 4no. three bed houses, within the existing curtilage of the site.

This Design and Access Statement will outline the proposal in detail for the site, which is located on the corner of Orton Road and Wythenshawe Road. The proposal will provide much needed housing to the area of high architectural quality.

The full Audere BW Architects drawing package and this Design and Access Statement, should be read alongside a number of supporting documents:

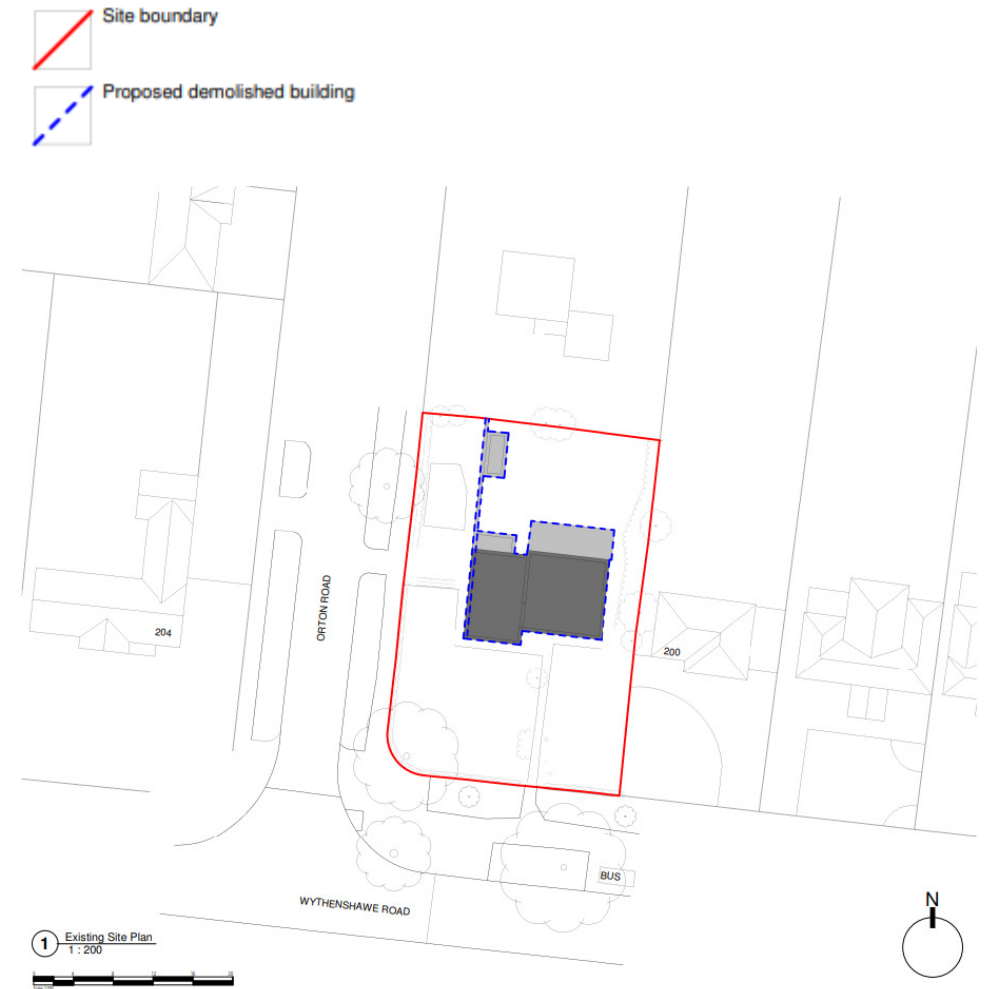
- Landscaping
- Tree Report
- Highways Design



3D Sketch Visual of the Proposal (Audere BW Architects, 2021)

02. Site Location and Context

The site is bound by Wythenshawe Road to the South and Orton Road to the West. Located within a predominantly residential area of Wythenshawe (Manchester), the site benefits from the well established tree lined roads and Wythenshawe Park, within walking distance.



(Audere BW Architects, 2021)

02. Site Location and Context

There is a mix of house types that form Wythenshawe and Orton Road; not only in terms of style but also size, height and density.



Site Location. Site outlined in red (Google Maps, 2021)

03. PLANNING HISTORY

FULL PLANNING

1. 074221/FO/2004/S2 - 2004

Erection of a 3 storey block comprising of 7 apartments with associated landscaping and 8 car parking spaces following demolition of existing dwelling house (Refused. Previous Architect)

2. 075671/FO/2005/S2 - 2005

Erection of 3 storey block comprising 4 maisonettes and 4 car parking spaces and associated landscaping (Refused. Previous Architect)

PRE AP SUBMISSION

Although there is historical applications for the site, since Audere BW Architects became involved, we have worked directly with the council, through a Pre Ap process to ensure that the council form part of the design decisions.

1. 6th July 2020 - 4no. 3Bed Terraced houses facing Orton Road
2. 23rd July 2020 – 3no. 3Bed Terraced houses facing Orton Road
3. 5th August 2020 – 3no. 3Bed Terraced houses facing Wythenshawe Road
4. 4th September 2020 – 3no. 3Bed Detached houses facing Wythenshawe Road
5. 23rd March 2021 - 3no. 3Bed Detached houses facing Orton Road



Audere BW Architects Pre Ap submissions

04. Site Constraints

Wythenshawe Road has a mix of house types, each providing varying projections, in the form of bay windows, stepped out full height bay projections, and porches.

When addressing this corner plot, we have responded to the opposite pinnacle corner, at the junction of Orton Road with Wythenshawe Road (no.204). This is in terms of responding to height, mass and building lines. Two blue dotted lines opposite, identify the main elevation building line of no.204 and the bay projection. We have responded to the inner line, which also takes reference to no.198 porch projection and the recently approved planning application at no.196 (where a full elevation projection out to the front of the property has been approved - 130890/FH/2021.)

A similar exercise was carried out along Orton Road, linking the existing house building line, with the sub station and houses, along this stretch. This is identified with a green dotted line.

We have also carried out an analysis of the existing windows at no.200, to ensure that no building mass is proposed within a 45 degree peripheral view out. This is clarified and represented by the orange dotted line.

There are also other recent applications along this stretch that has approved elevation projections (no.196), contributing to the undulations within the street scene and also increased ridge heights to allow for roof extensions (no.222).

The exercise opposite, identifies that there is no negative impact proposed on the site or its context, and that the proposal fits comfortably within its setting.

The style of the houses are not only more in keeping with the area but also contributes to the much need housing requirement within the area.



Existing Site Plan



Proposed Site Plan

05. Quantity, Mass and Density

3no. Houses are proposed on the site in the form of the following:-

Semi- detached

House 1 – 4bed 2storey (accommodation in the roof): 117m²

House 2 – 4bed 2storey (accommodation in the roof): 117m²

Detached

House 3 – 4bed 2storey (accommodation in the roof): 1124m²

The existing mass on the site provides a footprint of 135m². The overall footprint for the proposed 3no. houses covers an area of 174m², therefore only a 28.8% increase.

The overall sense of mass set back from Wythenshawe Road is still achieved, contributing to the grandness of the street scene and despite a marginal increase in mass on site, this does not compromise the size of the properties or the associated private amenity for each property. Nor does it impact on the surrounding existing properties.

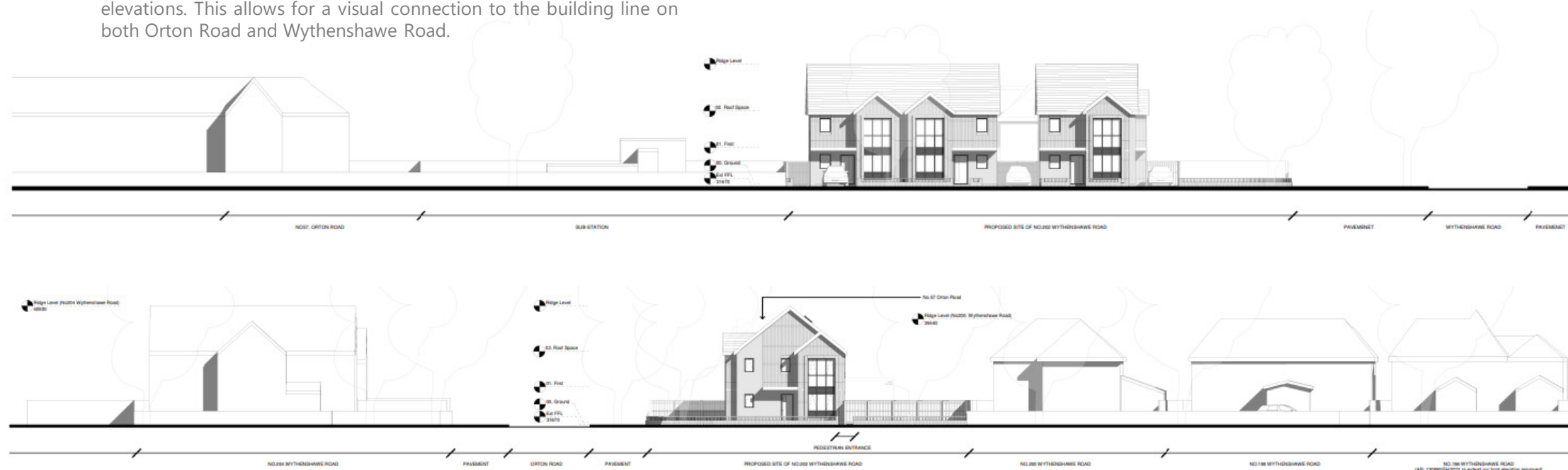


05. Quantity, Mass and Density

Contextual Street Elevations

Being a corner plot, from a planning approach, this corner plot allows for an element of height; albeit the proposed ridge line matches that of the opposite corner at no204; therefore not causing any increased height to the street scene.

This proposal allows for a room in the roof and maximises the views out, by providing the end house with a dual aspect arrangement. In doing this the front and side elevations are treated with equal importance; appearing as if the house has two principle elevations. This allows for a visual connection to the building line on both Orton Road and Wythenshawe Road.



06. Proposed Design

Plans

The house types all benefit from a spacious entrance hall, from which a generous down stairs DDA accessible toilet can be accessed.

Navigating through the house, a good sized family lounge can be found to the front of the property, benefitting from a stepped bay projection.

To the rear of the site an open plan kitchen/diner can be found, from which bifold doors open out to the good sized rear garden. Access can also be made to the side of the house through a side door should this facility be required.

Upstairs, on the first floor, there is a master bedroom; accommodating built in wardrobes and an E/S. Two further bedrooms (one double and one single) are also located on this floor with access to a family bathroom.

Further access up into the roof is provided to a room in the roof. Velux roof lights allow this to be a nice bright space, that can either function as a bedroom, workspace or storage.

Working from home, has now become the new norm. Also, family members living at home until an older age is also a more common way of life. As the area is already a family orientated location, the additional room in the roof would certainly allow for the adaption of family life.



06. Proposed Design

Elevations

The material choice is in keeping with the neighbouring housing stock. The overall form and mass also fits comfortably within the context of the site

House 3, has a dual aspect arrangement, allowing for a frontage to both Wythenshawe Road and Orton Road.

The fenestration arrangement allows for large glazed elements, providing plenty of light into the houses and maximises views out; particularly across the park.



1 Front Orton Road coloured elevation
1 : 100



2 Rear coloured elevation
1 : 100

07. Materials

There is a mix of materials along both Wythenshawe and Orton Road, including but not limited to the following:-

- Red Brick
- Buff Brick
- Grey Render
- White Render
- Painted Brick

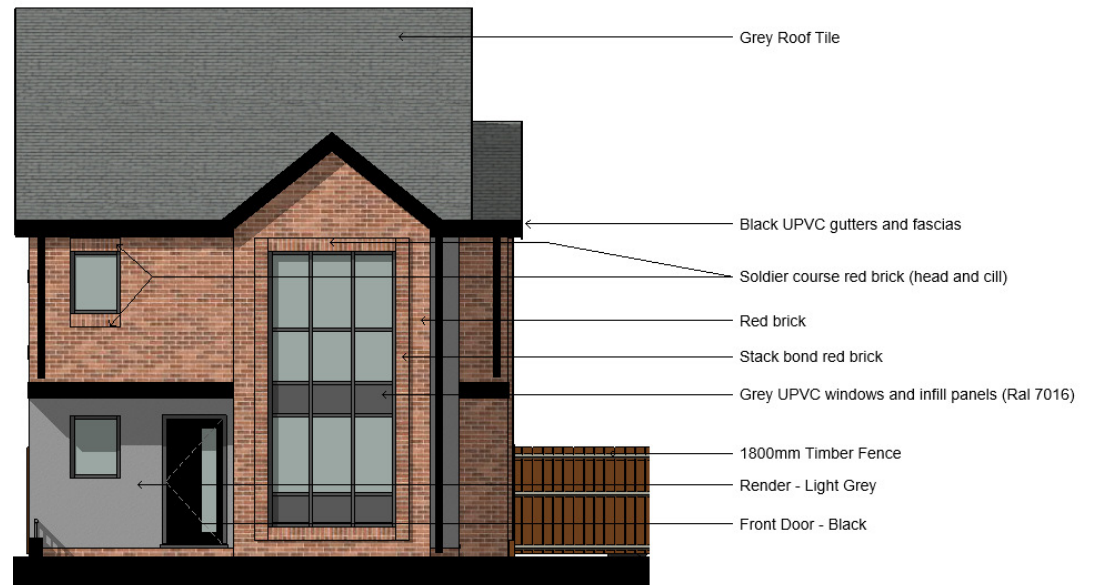
We note that the predominant material used within the context of the site is red brick, and based on this we have proposed a red brick elevation.

Keen to add definition to the elevation, we have added various brick detailing; in the form soldier course heads/cills, and stack bond picture frame projections around the full height bay glazing.

A light grey render is proposed as a complimentary material, to team with the red brick. The location of the render around the base of the house, allows the building to ground and provide a light façade to the porch areas, contrasting the brick. The render also responds to the existing house and other properties along Wythenshawe Road that are rendered. Using a light grey versus a white/cream, compliments the red brick and dark grey window frames; but also provides longevity to the weathering of the façade, that possibly wouldn't be achieved with lighter colours.

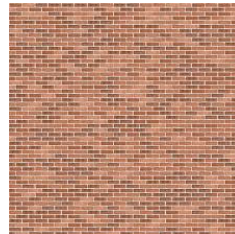
The proposed material palette, provides a mix of materials that are balanced, and in turn provide definition and interest to what is an important corner plot. The material choices respond to both Wythenshawe Road and Orton Road.

Materiality Elevation

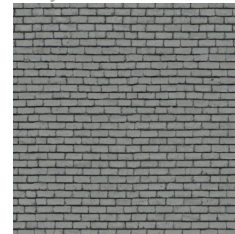


Material Palette

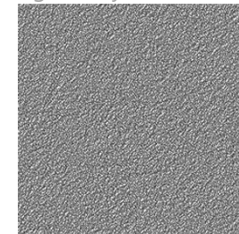
Red Brick/Natural Mortar



Grey Roof Tile



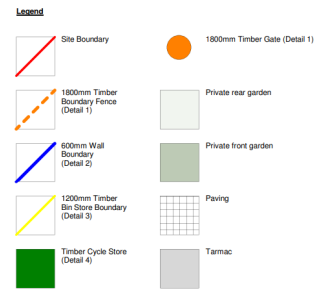
Light Grey Render



Anthracite Grey Windows



08. Landscaping, Amenity and Refuge



Each property has both a private front and rear garden.

The garden to the front of each of the houses, provides a soft edge between the back of pavement and the front of the properties. It also breaks up the vehicular provision to each house.

The depth of the rear gardens are reflective of the garden sizes along Orton Road, however they do benefit from a more generous overall width, due to the larger house type.

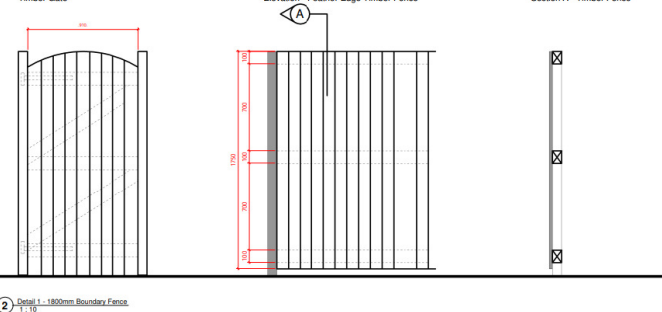
Despite generous private amenity gardens, the houses are in close proximity to Wythenshawe Park, across the road.

The existing house, and other properties along Wythenshawe Road, benefit from a large, soft landscaped edge, set back from the tree lined road. We have retained this approach within the new proposal.

Bin storage is provided to the rear of each property, keeping it tidy and away from the road. This can be accessed via the secured side timber gate.

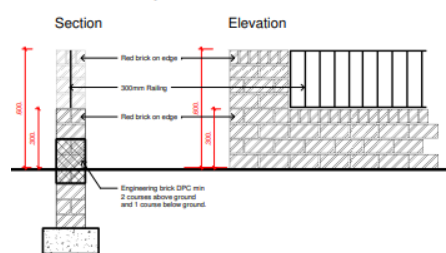


Rear and Side Boundary Fence
Timber Gate



2 Detail 1 - 1800mm Boundary Fence
1:10

Front Boundary Wall



3 Detail 2 - 600mm Boundary Wall + Railing
1:15



4 Detail 3 - Bin Enclosure



5 Detail 4 - Cycle Enclosure

09. Access

All three houses have both vehicular and resident access via Orton Road.

The vehicular parking for house 1 is immediately to the front of the property, as per the existing parking arrangement along Orton Road.

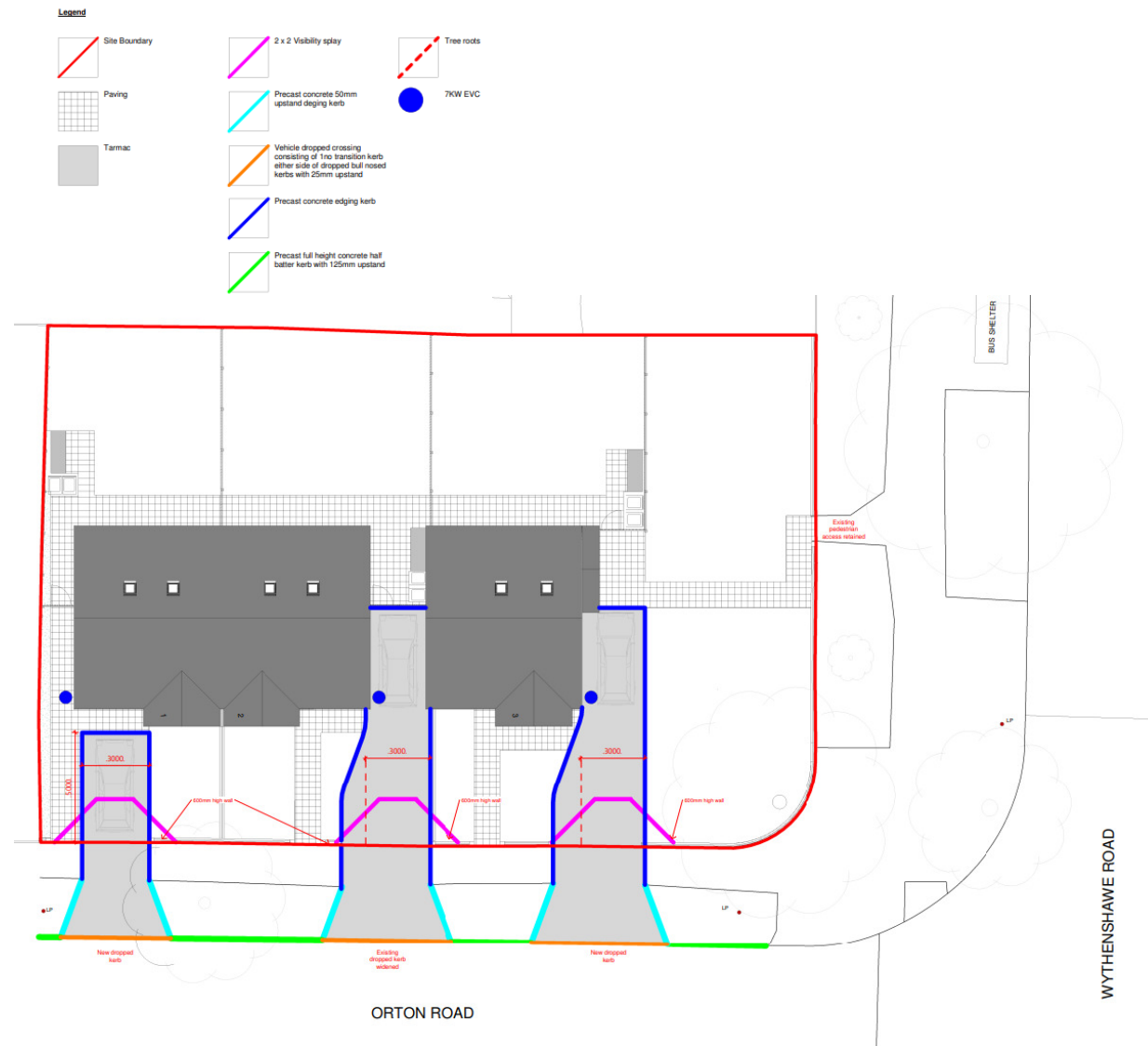
Houses 2+3, although access is via Orton Road, these two houses do allow for parking down the sides of the properties.

Although MCC look, where possible, to accommodate parking provision to the sides/rear of properties, in this instance we have managed to accommodate this in 2no of the houses. This does not compromise the road in anyway as, both Orton Road and Wythenshawe road have parking to the front of the houses. The parking is not intrusive in any way and is balanced by the soft landscaping that has been provided to break up the pathways and driveways, softening the edge.

All houses are provide with level access off Orton Road, however house 3 also benefits from, a dual aspect arrangement; therefore allowing for access off Wythenshawe Road, as previously provided.

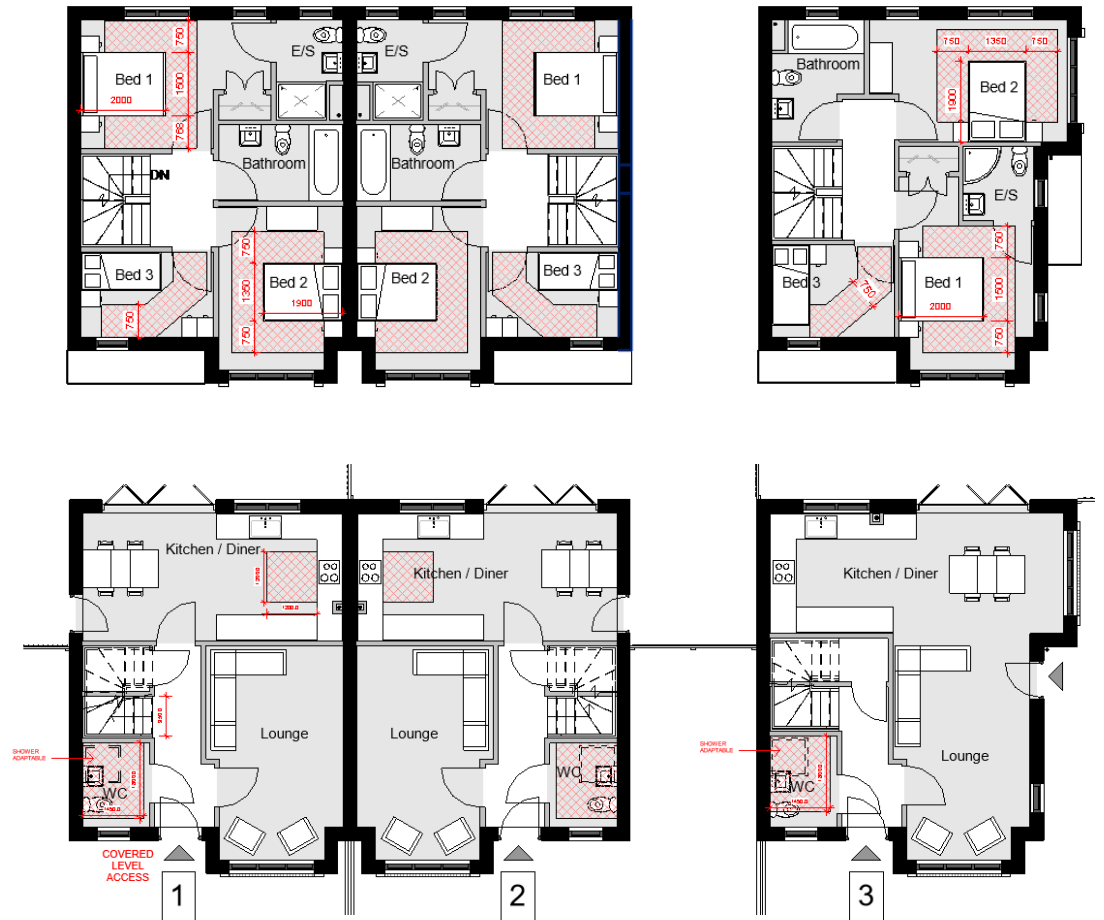
An easy accessible 7kw EVC is provided to each of the houses. Also provision for 2no cycles to be stored in the rear garden within a timber bin store.

Secured timber side gates are also provide to allow for secured access to the rear garden from the outside. This can be used to bring bins in and out.



09. Access

All three houses are fully compliant with M4(1) however as can be seen from the information opposite they also comply with M4(2); allowing for adaptable and accessible homes.



10. Trees

Wythenshawe Road is lined by trees however these are not within the site nor within 10m of any built form.

There is a tree just into the site, on the corner of Wythenshawe Road and Orton Road. This has been identified as a pollarded Sycamore tree, by Ascerta Arboriculturist. The size and location of the tree is not one to cause issue to the new proposal and is greater than 10m away from the property and protective 6m root protection zone has been indicated. The tree will be protected from accidental damage throughout the build.

Please refer to:

File Note 2047-ABWA-XX-XX-FN-A-(01)-0001 Tree Report
2047-ABWA-ZZ-00-DR-A-(38)-0001 Landscaping Plan