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DESIGN AND ACCESS STATEMENT

22 Honor St – New Dwelling.

R_PL_001

Rev A

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1.0 INTRODUCTION

This design and access statement has been prepared on behalf of Black Stone estate agents to accompany the planning application for the proposed works to the site for 22 Honor Street, Manchester. (Please refer to location plan – drawing no:- GA_001).

This statement responds to the requirements of the town and country planning, general development procedure, England, 2006 for planning application to be accompanied by a Design and Access statement.

The document follows the CABE guidance “design and access statements – how to write, read and use them”. It is briefly used to explain how the design is a response to the physical constraints and opportunities that the site presents.

This documentation, along with the associated drawings is intended to provide adequate information for Manchester City Council for the planning application.

2.0 THE BRIEF AND USE

USE

The proposed use is for a single family dwelling.

BRIEF

To create a layout of a home in the area which will uplift the area with its architectural presence and the design of the dwelling is to suit the current requirements of a local growing family. The previous ground floor the house layout did not work well. The dimensional constraints and arrangement of rooms was restrictive. The proposal will provide the client with a ground floor bathroom, relocates the dining table and the kitchen will be reconfigured to fit around this. The aim is to provide a quality home in line with the government requirements and targets. The internal spaces have been redesigned to create an open plan living space and kitchen to the rear on ground floor. 3 bedrooms in total (first floor and loft) with a games/play room to the basement.

3.0 SITE CONTEXT

The larger context consists of 2 or 3 storey houses, some commercial properties at ground floor. Honor Street itself consists of 2 storey terraced housing with a basement and some extended to the rear. The material use is of red brick and tiled roof. There is a pattern of a hipped gable to some of the properties. The plot itself is located at the junction of Whiley Street. The houses on Whiley Street consist of 2 or 3 storey properties

Nearby is Dickenson road with a mix of 2/3 storey properties of residential and mixed use.

The scale reflects the existing properties on the street. The house is a two storey house with a dormer to the rear and a basement.



Whiley street at Honor street junction



Honor Street



Dickenson Road at Whiley Street junction

4.0 VISUAL AMENITY AND DESIGN PROPOSAL

The aesthetic is reflective of the materials and style in the existing context with some added elements to uplift the area and improve the street scene of Honor Street and Whiley Street.

DESIGN PROPOSAL

The erection of an end terraced property replacing a property of the same type on the site. The proposal has been designed to be in keeping with the other dwellings on the street. Existing features have been taken on such as the hipped detail to the front elevation and glazing has been added to give it a contemporary design touch.

The materials proposed are red brick and roof tiles to match the existing street and a coloured brick panel to the side bays of the property. The dormer will match this.

LAYOUT

The proposed site has been designed to be compatible within the site constraints and is very similar to what was there previously. The frontage of the house lines through with the rest of the street. The front entrance is located as was previously. The rear of the property lines through with the existing line of the property (please see existing drawings) and it is to line through with the line of adjacent houses. The rear garden will be a hard patio area and a wall built around the perimeter.

AMOUNT

We have tried to retain as close to the original footprint of the building as possible, with a few minor amendments. The building line to the front and rear of the property is to be as was previous and to match the rest of the houses on the street. To the side we have taken the previous bay window characteristic and replicated and extended it to make this a feature.

LANDSCAPING

It is a terraced property on a relatively small sized plot and the proposed building is to line follow the pattern of the existing houses on the street, the remaining landscape and open space on the site is to be treated as the context.

5.0 DESIGN AND ACCESS STATEMENT

ACCESS

The priority is to improve access and create ease. Primary access is to the front/street and secondary is to the rear. The access to the basement is externally via a separate stair. The internal layout meets requirements for access to the ground floor accommodation including ground floor WC, without any change in level. The design proposes a level threshold to the dwelling with the minimum door width in compliance with part M.

SECURITY

Boundary wall will be built to the existing height and the property will be gated.

6.0 BIN STORAGE

Bin storage will be in the rear garden of the property (as previously kept).

7.0 BIODIVERSITY INTEGRATION

To ensure that the risk of potential harm to existing natural habitats is minimised, and giving consideration of the local biodiversity to ensure a positive community where both people can thrive. I believe that these will also add to the social, economic and environmental factors of the place and help issues such as mental health and well-being.

We have included some measures in the development, which are additions from the previous application that has expired. (Currently planting/ greenery is minimal in the local area and wasn't present on the site previously).

We have proposed the use of greenery/ grass/ planting to the rear of the proposed property. We have suggested *Lavandula angustifolia* or similar. Within this space we have included a birdbox. Fixed to the rear boundary wall there will be an insect/ bee block.

8.0 CONCLUSION

The project aims to meet the site constraints and government legislation and the relevant guidance.

The proposal has been designed to be in keeping with the other dwellings on the street in terms of material and style, with added design elements to uplift the area.