

Design and Access Statement

Project	Semi Detached Dwellings
Address	Vacant Land at Walker Road Blackley Manchester M9 6RE
Date	19 th August 2021

Design Statement

Introduction

This application is for development on the vacant land on Walker Road (opposite to the junction of Erskine Road and Walker Road) to construct 2 No semi detached dwellings

The houses are proposed to include 4No bedrooms over 3 storeys and the internal layout with separate hall lounge and combined kitchen dining area at ground floor level designed to cater for the needs of as wide a section of the local community as possible

However due to the topography of the site stepped access will be required to the entrance of the main dwellings

The site is vacant and overgrown and a blemish on an otherwise pleasant local environment

The proposed development will compliment the existing houses along Walker Road and within the immediate context

Site Analysis

The site is relatively flat with its frontage (along Walker Road) sloping down to street level (approximate fall of 1800mm)

To the northern boundary (side) is the rear of a parade of shops 1-11 Victoria Avenue

To the eastern boundary (rear) is occupied by trees that create a buffer between the site and the busy Rochdale Road

To the southern boundary (side) is No 5 Walker Road

To the western boundary (front) runs Walker Road

Process

Following the site analysis stage a number of options were tabled for discussion

Minimum 2 dwellings

Considerable garden area

Parking

Amount

2 No Semi – detached dwellings

Use

The proposed use of the development is residential

Layout

The proposal is to create 2 no semi –detached houses of 3 storeys

Each house is to include 4no bedrooms and to have separate hall lounge and combined kitchen dining room to the ground floor

However due to the topography of the site stepped access will be required up to the entrance of the main dwellings

Scale

The surrounding properties consist of mostly substantial semi detached houses and the scale of the proposed dwellings in terms of height is designed to match this

Landscaping

The site is currently vacant and all trees of note will be indicated along with their positions on the tree survey to be submitted to the local authority prior to validation

As the proposal is for residential development each house will have its own private front and rear garden

It is important to maintain the sloped garden areas to the front of the site in order to compliment adjacent properties

Appearance

It is proposed to utilise a pallet of red brick and slate effect roof tiles to compliment the houses in the surrounding area

Access and Parking

Stepped access to the entrance of each dwelling in common with neighbouring dwellings along the same side of Walker Road that the site is situated on

Each property has 2 no parking spaces