

DESIGN AND ACCESS STATEMENT

**Proposed New 6no Semi-Detached Houses in a 3-Storey Building on Vacant Site at Waterloo Road, Cheetham M8 9AL
For Shah Property Ltd**

GENERAL

Site History and Background

This site of approximately 900sq m has once been part of the grounds of a cricket club and has been long term vacant

There is no known relevant planning history for this site

Environs

The site is halfway along Waterloo Road on the eastern side between Elizabeth Street and Cheetham Hill Road/ Bury Old Road junction on the corner of Abercarn Close and is bounded on all sides with residential properties

The open site can be accessed at the rear from a side road from Abercarn Close that has adequate turning circle for waste collection vehicles

Security by Design

The building will be designed to comply with Security by Design standards with a planning condition to suit with level access to the building

The Scheme

The scheme is to construct six semi-detached 3-storey buildings to five-bed residences of high standard with Code 4 sustainability requirements with elevational embellishments and finishes to be agreed

Car Parking

A new car park has been designed with 1no rear space per dwelling with spaces to the rear for additional cycle storage space per dwelling all accessed from 6no new vehicular crossings

Waste Management

Standard Waste Management bins to be provided as per attached estimated volumes template for the application

The bins for collection will be positioned adjacent to the vehicular entrance

Environmental Standards Statement

The property has been designed in accordance with the Technical Housing Standard – Naturally Described Housing Standard DCLG March 2015, Building Regulations 2015 and SAPS energy conservation assessments

The construction will follow current industry standard at all stages of the construction incorporating the recommended provisions that are specified by Building Regulations modified all the necessary requirements that have been stipulated in the SAPS calculations to maximise the thermal insulation of the whole and minimise energy losses throughout the life of the properties

Dwelling Space Standards

Each house has been designed to comply with the new dwelling space standards 4.1 – 4.10 setting out the minimum gross internal floor areas and external space being designed for the use of 6no people of gross area of 100sq m with five bedrooms

Spatially the design includes each 15 sq m lounge, living room/kitchen 18sq m, first floor 2 person bedrooms 10.5sq m, 1 person bedroom 7sq m, second floor two 2 person bedrooms 10.5 sq m, storage areas 3sq m, accessible toilet areas are available on all floors. Entrance doors are 838mm wide with internal doors 760mm wide

Conclusion

We are of the opinion that these proposals will enhance the area to the surrounding properties of the environment and increase the number of residential properties to the benefit of all parties concerned