



Design and Access Statement

Project: 0013

Address: 723A Stockport Road, Manchester M19 3AR

Date: 2nd August 2021

Full Planning Application for the vertical extension of the existing property and for the conversion of the existing one-bedroom apartment on the 1/F to provide 3 residential apartments over the existing 1/F and proposed 2/F and Loft Floor.

D.A.S. Introduction

This report has been produced in support of a Full Planning Application for the vertical extension of the existing property and for the conversion of the existing one-bedroom apartment on the 1/F to provide 3 residential apartments over the existing 1/F and proposed 2/F and Loft Floor on 723A Stockport Road, Manchester M19 3AR.

This D.A.S. will outline the key design aspects and principles, concepts and strategies for the proposed development. The D.A.S. should be ready along with all the submitted drawings/documents and reports as part of the Planning Application.

Site Context

The site footprint is 69.8m² which consists of an existing takeaway to the Ground Floor and existing 1x 1 bedroom on the 1/F floor.

The site is situated within the local Planning Authority of Manchester City Council and located in an area which is primarily consisting of terrace typology residential housing and commercial units on the main Stockport Road as well as local amenities, schools, strong public transports within less than a minutes' walk from the site.

Proposal

The proposal seeks a full Planning application for the vertical extension of the existing property and for the conversion of the existing one-bedroom apartment on the 1/F to provide 3 residential apartments over the existing 1/F and proposed 2/F and Loft Floor.

Access

The pedestrian access to the site will remain unchanged from the main side access on Jean Close only. The residential entrance from the ground floor will be secure and accessible via coded lock that is self-closing. All the residential apartments doors from the communal hallway will be secure and locked to ensure residents security and safety.

Scale and Massing

The proposal has taken into account the fast development context of the site and has accordingly proposed a vertical extension which meets aims to provide much needed residential development in a prominent city context. The proposed development has been designed in relation to its immediate context at 725-729 which has completed construction with a vertical extension which extends beyond the old traditional terrace line.

Neighbouring Properties

The proposed site is an end-terraced building which falls at the junction of the main Stockport Road and Jean Close which allows the proposed development to minimum its impact on any neighbouring properties. The proposed scheme aims to meet with the Manchester City Council's planning policy standards.

Materials

The proposed development will consist of materials to respect and match the existing character of the context.

Conclusion

The proposed development has been designed to be a valuable addition to the vicinity of the site and is considered to significantly improve the current site context and to provide well-designed residential dwellings units in the area

The development is also considered to address security and privacy matters issued, improving sustainability and connectivity.