

## DESIGN AND ACCESS STATEMENT FOR:

### LOCATION SITE

15 Waverley Road

Moston

Manchester

M9 4LX

15 Waverley Road

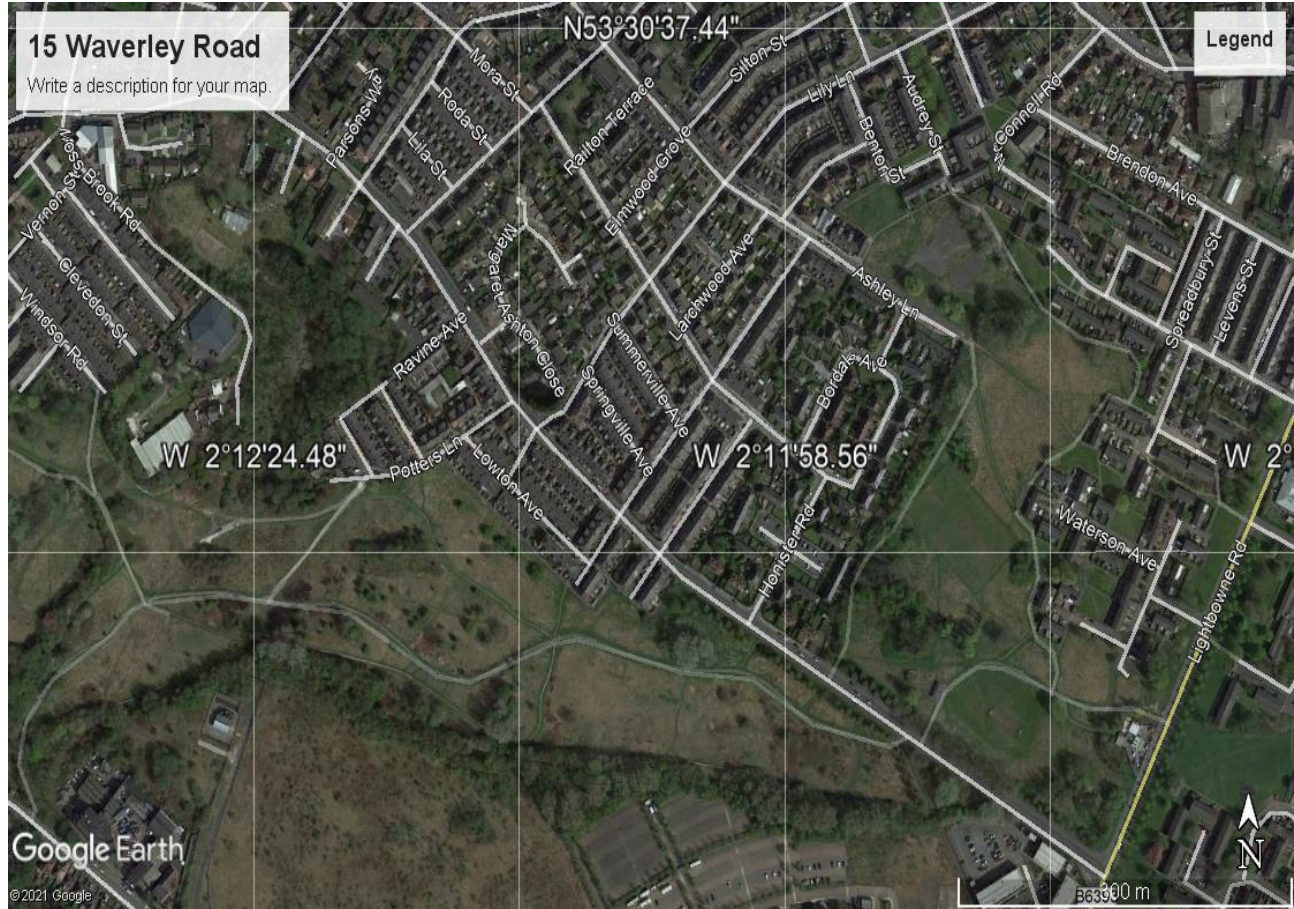


15 Waverley Road



ARTICLE 9 of the Town & Country Planning (Development Management Procedure) (England) Order 2015 requires a single integrated statement covering design concepts and principles and access issues to be submitted with certain applications for planning permission as detailed below. PPG provides guidance on the requirements for Design and access Statements and guidance on their preparation

## Aerial View of Waverley Road



## THE SITE ADDRESS IS THE RESPONSIBILITY OF MANCHESTER CITY COUNCIL

Waverley Road M9 4LX is in the Northwest Region of England. It is within the Harpurhey Ward, which is in the constituency of Blackley and Broughton. It is classed as an Urban area within the City of Manchester. The area is also referred to as Moston Vale

## **HOUSING TYPES**

The area containing Waverley Road Manchester, consists predominately of terraced housing which is common in suburban and inner-city areas.

### **The housing type as detailed at the last census is:**

|                                   |         |
|-----------------------------------|---------|
| Detached                          | 2       |
| Semi-Detached                     | 50      |
| Terrace                           | 110     |
| Flats purpose built               | 10      |
| Flats conversions                 | 3       |
| Residents in commercial buildings | 2       |
| <br>Total                         | <br>177 |

The Design and Access statement has been prepared by Plan2ExtendLtd on behalf of Brentwood Lettings

## **PLANNING APPLICATION NUMBER – TO BE ALLOCATED**

**PLANS 2 EXTEND LTD REFERENCE NUMBER**

**P2E180621B**

**THE APPLICATION IS NOT A LISTED BUILDING**

**THERE IS NO PREVIOUS PLANNING HISTORY**

## **PROPOSAL**

The plans provide to convert a modest neglected end terrace into two modern flats, that will comfortably accommodate two people in each flat. The property has no architectural merit. It is set within a mixed residential area comprising mainly of terraced and Semi-Detached property. The internal design plans provide for a bold concept that sets out to enhance an aged property to meet the designs and needs of the applicant and potential clients

## **MATERIALS:**

The materials to be used to the outside elevation is detailed on the plans provided.

## **EXTERNAL AREA**

The property does not have a garden area. A small courtyard is located at the rear elevation. The courtyard will accommodate recycled bins and a cycle rack

## **UTILITIES**

Any new drains and water supply will be integrated from the existing and newly located supplies.

## **DESIGN**

The design draws upon the inspiration of the client whose knowledge of the area was invaluable to the planning agent. The plans have been raised in accordance with the guidance from the Manchester Planning guidance

## **ACCESS**

The size of the proposed planning application will limit the number of site vehicles. Provisions will be made for site vehicles to use parking space to the front and side of the applicant's property.

## **SITE WASTE**

A valid license will be obtained from Manchester City Council for a skip to be located on the road near to the site location for any waste generated from the proposed works

## **WASTE BINS/RECYCLING**

Provisions will be made on the plans for storage of all domestic bins provided by the local authority.

## **PARKING**

There is no provision for parking a vehicle, cars will safely park on the side/front of the side roads

## **BICYCLE STORAGE**

The plans provide for a storage area within the courtyard of the property

## **PUBLIC TRANSPORT**

The application site has a reliable transport service. Mills Hill train station is 3.1Km from the development site, the station is served by Northern Train. This service opens up an extensive geographical area within the Northwest.

The main arterial road that cuts through the M9 area is Rochdale Road (A664) The services and destinations are widespread throughout Manchester and surrounding districts.

A few of the service numbers are, 112, 117, 118, 151, 163 some of these services will take you into Manchester which is 2.3 Km away. Rochdale, Oldham, Bury & Salford are just a sample of other areas of interest.