



016-C1-D&A Statement (v3)

June 2021

**DEMOLITION OF THE EXISTING DWELLING AND
ERECTION OF TWO SEMI-DETACHED HOUSES
Land Adjacent to 16 Saxon Street, Manchester**

Design & Access Statement

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1. Introduction

This design and access statement has been prepared by Jeffrey Jordan Architects in support of the demolition of the existing dwelling and erection of 2no semi-detached houses with associated parking and external works.

The proposed dwellings would replace an existing two storey dwelling that is on the land adjacent to 16 Saxon Street. The existing dwelling got planning permission to be replaced with a larger two storey single dwelling in 2008. The planning permission for this has been implemented as the ground works for this have begun with the new foundations and drainage constructed, however works have not progressed any further and have been left in a limbo state for many years.

The current site is in poor condition and is detrimental to the street scene. Our client is keen to develop the site to a high level and provide well designed, high quality housing that will improve the site and street.

This document has been prepared in accordance with the guidance published by the Commission for Architecture and Built Environment (CABE). The purpose of this document is to explain the entire design process, from site analysis & evaluation, to design development through to final proposals. It will also explain how a number of strategic & aesthetic design decisions were arrived at & led to the final proposals as outlined in the Planning Application submission.

This statement is submitted in support of this application and should be read in conjunction with drawings and other information submitted.

2. Use

The site is located on Saxon Street which consists of 2 & 3 storey terraced and semi-detached properties. Saxon Street is in the Miles Platting area which has seen a significant amount of residential development in recent years including Platting Village.

The north side of the street which our site is on consists of semi-detached properties which our proposal looks to replicate. The south side of the street has been developed at a higher density and includes terraced housing up to 3 storeys high as well as semi-detached housing.

Our proposal looks to use the site for residential development which is in keeping with the rest of the street and local area.

3. Amount

The existing site area is 307m².

The building footprint of the existing planning permission (082352/FO/2007/N1) is 102m².

The building footprint of the current proposal is 96m².

The proposal is to provide 2no 2 bed semi-detached houses. Each house is to have 1no car parking spaces to the front of the house. Each house is to have a rear garden, with side access, which will provide private outside amenity space. The site is not rectangular therefore the end house has additional outdoor space to the side of the house. This side garden also provides a suitable buffer to the neighbouring property.

4. Layout

The layout on the site has been predominately determined by the neighbouring properties. The proposal's footprint looks to match that of the other semi-detached properties along the street whilst also being set back to the same position. This allows the proposal to marry in with it's neighbouring properties and reinforce the street pattern. Being set back to the same line allows parking to the front of the property while also providing a sizeable rear garden.

The side elevations only have small windows in them for WCs/bathrooms which will use obscure glazing. The private ground floor kitchen/living rooms and garden areas of the proposal will be adequately screened by boundary fencing. The relationship between the proposal and neighbouring properties would be similar to the existing planning permission and commonplace in an urban residential area.

Both dwellings have a bin storage area located within the rear gardens.

5. Scale

When considering scale the proposals looked at the existing street scene. The north side of the street consists of 2 storey properties which our proposal looks to replicate with the same ridge and eaves height.

The proposal includes similar proportioned windows and doors as it's neighbouring properties to maintain its relationship with them. A front porch provides a decorative entrance way and adds depth to the front elevation.

6. Landscaping

Each property has an individual rear garden and the end property also includes a side garden. These will have basic landscaping of seeded grass areas with concrete paving to provide a small patio. A path down the side of the property provides access to the rear garden and bin storage area. New close boarded timber fencing to the boundaries is to be installed where required.

Planting beds to the front of the properties will provide separation between the parking areas as well as the front of the properties.

The parking spaces and side access will have a tarmac finish with brick edging.

7. Appearance

The appearance of the proposal is in keeping with the character and scale of the area and neighbouring properties, utilising similar proportioned modern openings, roof pitch and finishes to match the neighbouring properties.

The proposed scheme will use facing brickwork and concrete plain brown roof tiles to match neighbouring properties. The windows are to be white uPVC with a modern composite coloured front door. The elevations will use a mixture of reconstituted stone heads and cills as well as soldier course heads.

8. Access

The site can be accessed by car and foot plus, there is also nearby access to local bus services. The whole of the ground floor for each dwelling will be on one level and have access to a WC. There is adequate parking provided for the proposed dwellings. Wall-mounted switches and socket outlets will be accessible to people who have reduced reach.

The proposal will comply with Part M in accordance with Building Regulations.

9. Energy Efficiency

The proposal will be constructed in compliance with the Building Regulations and insulated above Building Regulations minimum requirements. These will establish good air tightness throughout the space, with high performance double glazed windows minimizing heat loss.

Spaces will be designed to receive good levels of natural light and ventilation.

Heating appliances will be SEDBUK Band A rating (Seasonal Efficiency of Domestic Boilers in the UK, the rating given to a boilers efficiency) meaning an energy efficient installation. 100% Low energy lighting will be provided to avoid wasting energy unnecessary. External (& security) lighting will have a maximum wattage of 150W and will be controlled via PIR detectors or a photocell equivalent.

The proposal will incorporate suitable measures to reduce the overall water consumption as set out in Approved Document G.

10. Drainage & Ground Conditions

New drainage for this site has previously been constructed and connected to the existing system that is to the rear of 16 Saxon Street. This is to be inspected and adapted as necessary but the same drainage principles (connecting to the existing system in the rear garden) will apply as per the previous application.

We note in the approved planning permission (085008/FO/2007/N1) a coal mining report was submitted from 2001 which concludes that the soil contamination/ground conditions were dealt with by Wimpey Homes planning application. From this conclusion the previous owner constructed the new foundations as shown on the existing site plan. It is our intention to have these checked by a Structural Engineer and Building Control and then use/adapt to work with the new proposals.

11. Conclusion

The proposal is in accordance with national and local planning policy, particularly in relation to the redevelopment of a brownfield site to deliver much needed housing. The proposal will develop the site to a high standard which has been left in poor condition for a long time.

In conclusion the applicant is striving to produce quality buildings that fit comfortably within their environment and that complements the surrounding architecture.