

## **Design & Access Statement**

**Proposed Dwelling  
Wilton Road  
Crumpsall  
M8 4PX**

**R. A. Fisk & Associates Limited  
20 Chorley Road  
Swinton  
Manchester  
M27 5AJ**

**30.07.21**

This statement accompanies an application for a single dwelling to the south of 116 Wilton Road, Crumpsall, Manchester.

The site is currently vacant. It was formally used for open storage, and had a series of adjoining garages sited on it. These have been demolished.

There is a public sewer which crosses the site.

The site had the benefit of consent for dwelling, which has now expired.

In 2015 a consent Ref. 107294/FO/2014/N1 was given for 2 N° detached houses, one of which was located on the application site.

In 2018 a consent Ref. 119586/FO/2018 was given for a single detached dwelling on this site. This consent expired in June 2021.

### **Use**

The building comprises a single dwelling in a residential area. It is considered a compatible use for the site.

### **Amount**

The site area is around 430 square metres. Site density is therefore 23 dwellings / hectare which is considered appropriate for such a scheme

### **Layout**

The proposed dwelling falls in line with the existing dwellings to the north, set back from the public highway by around 5.5 metres.

The dwelling fronts the highway, with a private driveway to the south to accommodate three or four vehicles.

There is a private amenity area to the rear and open garden to the frontage.

### **Scale**

Dwellings in the area are typically two storey, which this dwelling replicates.

There is additional accommodation in the roof space, however fenestration comprises roof lights, which ensure the plane of the roof is uninterrupted. Eaves height is commensurate with the adjacent properties.

### **Landscaping**

To the front of the property are lawned areas with a low wall to provide defensible space.

The private amenity area to the rear has a 2.0 metre tall fence to its perimeter to provide privacy, with a large patio area adjacent to the dwelling.

Planting to the rear of the site is proposed.

### **Appearance**

The scheme replicates the form of dwellings in the area with a pitched roof (ridge parallel to the public highway) and facing brickwork walls.

Features to the front elevation include single storey bays with pitched roofs.

Fenestration comprises windows with relatively narrow casements. Materials will include grey colour roof tiles or slates and facing brickwork will be either red or red/multi coloured.

### **Access**

The scheme is located in a highly accessible area.

In transportation terms Crumpsall Metrolink stop is 200 metres to the south, with links to Manchester and Bury, and connections to the National Rail Network. There are good bus services to Manchester City Centre.

North Manchester General Hospital is around 0.4 miles to the south, and local shopping close by.

The Abraham Moss Leisure Centre is half a mile to the south east, and there are substantial areas of public open space close by to the north.

Access to the building will comply with the Building Regulations with ramped access to the front elevation and internal circulation designed to accommodate ambulant disabled and wheelchair users.

Compliance with Part M of the Building Regulations will provide an appropriate environment for those with disabilities.

### **Drainage**

The scheme for surface water drainage will be designed in accordance with the Drainage Hierarchy outlined in the NPPG. There are no ponds or streams on site and, subject to ground investigation, a soakaway will be used for surface water drainage.

Ground conditions appear to be sand however If it is found that this is not appropriate, attenuated surface water drainage to the public sewer will be used.

There is a combined sewer in Wilton Road into which the foul water drainage will be connected.

### **Flood Risk**

The scheme falls in to ***flood zone 1*** and thus a flood risk assessment is not provided.

### **Mining**

The site does not fall within a Development High Risk area and there are no records of historic mining in the area.

### **Recycling & Refuse**

An area for the storage of wheeled bins has been set aside. The residents will participate in City of Manchester's recycling scheme.