

DESIGN AND ACCESS STATEMENT IN RELATION TO

Land of The West Side of Muirfield Close,
Manchester,
M40 3ND

Prepared by;

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INTRODUCTION.

Hyndburn Property Consultants have been instructed to prepare an application for the development of three detached houses on the west side of Muirfield Close, Manchester.

The site currently comprises a vacant plot with neighboring residential dwellings and a public car park adjacent to the site. The site is bounded by a public road (Muirfield Close) and footpaths. The eastern boundary is formed by a public footpath which is owner by the developer creating access to other properties on the Close. The site is surrounded by terraced housing typical of the area with some later residential developments. The site is currently accessed from Muirfield Close which is a cul-de-sac. The current proposal seeks to obtain planning permission for the construction of residential properties on the site with associated boundary treatments.

BUILDING DESIGN.

The proposed buildings comprise what might be termed 'traditional' in terms of their appearance and layout. Consultation with the local authority planning authority as part of the development on this site will reflect the existing properties surrounding the site in terms of scale, fenestration and materials. The proposals therefore reflect the adjoining properties as far as possible. Brickwork will be used as a facing material for the external walls subject to local authority consent and to match existing houses. Roofs will be finished in reconstituted interlocking Tiles again to local authority approval. Therefore, the proposal preserves the general nature of the built environment using masonry construction and modern roofing materials and a property type which reflects the majority of dwellings in the area.

SETTING.

The buildings are positioned on the site to respect Local Authority standards in terms of overlooking distances from adjoining buildings around the site whilst taking account of the general development density in the area. Due to the existing topography of the site, and a desire to reflect the general arrangement of the immediate built environment, the properties will be accessed directly from the adopted road on Muirfield Close. The front entrance doors will provide ramped access and level landings. Access will therefore comply with current building regulations in terms of an ambulant disabled accessible stepped access with alternative ramped access to the properties at the rear.

Private garden areas will be provided by using boundary walls as indicated on the submitted site plan constructed in brickwork to match the properties. Private rear garden areas will be divided and enclosed by screen fencing as indicated.

SUSTAINABILITY.

The site is situated on a cul-de-sac street and has good road links, served by public transport, to the Centre. There is provision for two car parking spaces for each dwelling within the development boundary.

CONCLUSION.

In general terms we have prepared this proposal in accordance with our client's requirements and the current planning policies of the local authority. The scheme has been developed on the basis of consultations carried out with the local authority planning officer following withdrawal of a previous similar scheme and subsequent comments have been incorporated in the submitted proposal.

The scheme makes a positive contribution to the built environment; by the removal of an unused and dilapidated piece of land. The provision of much needed dwellings in the area will help by this development. The minor nature of the development along with its reflection of surrounding property types will serve to preserve, and lessen its potential impact upon the area. The proposal reflects the nature of its built environment in terms of the positioning of the buildings on the site and the materials used in their construction. The sites use for residential purposes works well with adjoining uses which are in the main residential. There are good transport links to local center's for both public and private vehicles, and there are a number of general facilities within walking distance of the site.

We would therefore hope that the Local Authority will be in a position to support this proposal which we feel makes a positive contribution to the local environment.