

## **DESIGN AND ACCESS STATEMENT**

### **Proposed New Dwelling at 172 Lightbowne Road, Moston M40 5EE**

## **GENERAL**

### **Site History and Background**

The vacant site of approximately 100sq m is located on the corner of Lightbowne Road and Egbert Street, Miles Platting and at the end of 13no run of back to back terraced housing and was once the end terrace property that has been demolished at the end of the last century

Planning permission was granted 19/12/2008 ref 087825 for an identical application but not implemented

### **Environs**

The grounds are presently owned by 174 Lightbowne Road and is grassed over with a gated entrance to the rear passage area that links the back to back properties and suffers from fly tipping problems

The site is approximately 5m wide by 20m long and overlooks a Day Centre and faces an end terrace property that has not been demolished

### **Security by Design**

The site is bounded by fencing and walling to the side and rear, presently open to the front. All boundary walling will be designed to match existing, a new brick wall and front pedestrian entrance to Lightbowne Road and to the rear entrance to Egbert Street  
All entrance doors to the building will be constructed using "Security by Design" construction with the front and rear entrances having a level access and ramp for wheel chair usage to comply with DFA2 requirements together with a ground floor toilet facility

### **The Scheme and Proposal**

This scheme is to construct a modern attached terraced 2no storey house identical the adjacent properties and create a more pleasing aesthetic view to present blank large gable end

The new property will be constructed to modern Building Regulation requirements and be an addition to the affordable housing market

Bins will be positioned within the site and located in the rear garden space

## **Environmental Standards Statement**

The property has been designed in accordance with the Technical Housing Standard – Naturally Described Housing Standard DCLG March 2015, Building Regulations 2015 and SAPS energy conservation assessments

The construction will follow current industry standard at all stages of construction incorporating the recommended provisions that are specified by Building Regulations modified with all the necessary requirements that have been stipulated in the SAPS calculations to maximise the thermal insulation of the whole and minimise energy losses throughout the life of the property

## **Car Parking**

One car parking space has been included being accessed from the back of the site on Egbert Street adjacent to the rear passage, other houses in the area have no parking spaces on site

## **Landscaping**

There is a small garden area available on the front of site with an amenity area available at the rear of the site between the house and the car parking spaces

## **Conclusion**

We are of the opinion that all these proposals would enhance the surrounding environment to the benefit of the all who frequent the area and increase the stock of affordable housing for the community