



DESIGN & ACCESS STATEMENT

FOR

**Construction of a New Dwelling - South View House,
Nut Bank Lane, Middleton, Manchester,
M9 6BH**



June 2021

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1.0 INTRODUCTION & BACKGROUND

- 1.1 This Design and Access Statement (D&AS) has been proposed on behalf of the landowner and applicant, Mr Kevin McNally, and in support of a full planning application for the construction of a new residential dwelling on his land adjacent to Nut Bank Lane, Manchester, M9 6BH.
- 1.2 The purpose of this statement is to inform and support the proposals within the planning application, ensuring that the design is considerate of the site, its context and history, whilst providing an inclusive design where possible. The statement shall be continually monitored and updated throughout the design process to take into account modifications in design and access issues
- 1.3 The development has been designed to comply with the National Planning Policy Framework (NPPF) and the Manchester Council Unitary Development Plan (UDP).
- 1.4 This D&AS provides an explanation and justification for the proposals and is submitted as part of the Planning Application Documents, which encompasses both statutory and supporting documentation.

2.0 SITE & CONTEXT

2.1 Location

- 2.1.1 The application site is located on Nut Bank Lane in the Middleton area of Manchester, which is a private access road for residents only. The site is approximately 0.120 hectares in size and sits perpendicular between the Nut Bank Lane and Broadman Brook.
- 2.1.2 The six-figure grid reference for the application site is 386,390 / 404,490 and is in postcode sector M9 6BH.
- 2.1.3 The Site is location within the Alkrington / Middleton Area of Manchester and is within walking distance to schools, shops and other local amenities.

2.2 Site Characteristics

- 2.3 The site currently comprises of an existing field and a Menage Horse Arena which will be retained as part of the development. The surrounding land use is mainly residential and is separated from the site by Alkrington Woods. There are a number of trees located on the site which will not be affected during the works.
- 2.4 The Site and topography mean that flooding risk will be low, the site itself lies within Flood Zone 1 of the Environment Agency – Flood Map for Planning.

2.5 Site History

As far as what can be established, the site has only ever been used as an open grass field, with an addition of a Menage Horse Arena as part of the landowner's private use.

2.6 Access & Movement

- 2.6.1 The Site is well connected in terms of private transport links with direct access onto Nut Bank Lane from Manchester New Road. The site sits in close proximity to the Junction 20 of the M60 Motorway.
- 2.6.2 There are frequent bus stops on Manchester New Road which provide daily services between Middleton and Manchester City Centre. The site is approx. 1.3 miles from Middleton Bus Station.
- 2.6.3 The scheme has taken note of accessibility guidance contained within the Local Guidance and consideration will be given to ensuring that all accesses will be suitable for use by all.
- 2.6.4 The plans and statements submitted in this application meet all relevant national and local policies.

3.0 DESIGN PROPOSAL

3.1 Use

- 3.1.1 The proposed new building / dwelling is for residential use.

3.2 Amount

- 3.2.1 It is proposed to provide a dwelling with a gross internal area of 310m² which provides the following accommodation: Entrance Hall, Kitchen, Living Room, Dining Room, Study, Utility, and WC at ground floor level and 5 No. bedrooms, 2 No. en-suite and a family bathroom at first floor level.

3.3 Layout

- 3.3.1 The site layout for the development has been determined by a number of factors:
 - 3.3.1.1 The Layout of the application has been primarily dictated by the current land topography.
 - 3.3.1.2 The Intention from the outset has been for the development to be designed within the restrictions of the site and maximise natural lighting and ventilation
- 3.3.2 The property will be spacious with the entrance hallway on the ground floor, which connects the lounge, dining areas, kitchen and WC.
- 3.3.3 The first floor will comprise of five bedrooms. The master bedroom and secondary bedroom will have an en-suite bathroom and walk-in wardrobe. The 3 remaining bedrooms will have built in wardrobes and 2 No. will share an en-suite bathroom.
- 3.3.4 Fire protection will come from the installation of residential smoke alarm systems throughout. Heat and smoke detector systems to be installed at regular intervals on the ceilings throughout the property.

- 3.3.5 Natural surveillance has been incorporated into the design of the dwelling for the safety and security of the residents.
- 3.3.6 The development will be constructed in accordance with the latest required standards under building regulations in terms of access, energy consumption and resistance to sound.
- 3.3.7 The development has been designed with reference to 'secured by design'. Design and layout measures have been incorporated to reduce the risk of crime in relation to the Core Strategy Development Plan and reflect guidance contained in the NPPF.

3.4 Scale

- 3.4.1 The proposed two storey scale of the new dwelling is in keeping with the scale of neighbouring properties. Nearby houses on Nut Bank Lane are typically individually designed two-storey dwellings with 4-5 bedrooms. Therefore, the size of the five-bedroom dwelling proposed would not be out of place within its context.
- 3.4.2 We consider that the proposed scale and massing of the new building is appropriate and recognizes the scale and proximity of the adjacent properties.

3.5 Appearance

- 3.5.1 The external materiality of the walls will mainly comprise of locally sourced and reclaimed; Reclamation Shire Red Brick.
- 3.5.2 Windows and doors are to be black uPVC with black fascia, soffits and barge boards. The main roof will be mainly a hip roof in construction, with only 1 No. single gable roof /end facing Nut Bank Lane on the south elevation. The roof will be covered in blue slate.
- 3.5.3 Gutters and rainwater goods will be black cast iron replica effect and connect with the proposed drainage scheme for surface water.
- 3.5.4 The design of the front elevations to Nut Bank Lane provides traditional and complementary treatment, with a scale and use of materials which is in keeping and proportionate to the existing surrounding houses.
- 3.5.5 The dwelling entrance is through a single storey lobby which is situated centrally in the driveway elevation. This is constructed using red brick and black uPVC windows, with a black PPC flat Aluminium clad roof – matching the main dwelling in appearance, colour and style.

3.6 Landscaping & Screening

- 3.6.1 Landscaping on the site is to be retained as existing. No existing trees will be removed or affected by the development.
- 3.6.2 The immediate development grounds will be used as landscape gardens. The existing boundary fencing and existing hedgerows will be retained for boundary treatment to provide a screen adjacent to the Nut Bank Lane elevation and the neighbouring property – it is considered that boundary treatment is of a scale and type appropriate to the needs and characteristics of the area.
- 3.6.3 The development is thoroughly screened from the surrounding public residential areas through the existing dense woodland and separated by an existing boundary fence.
- 3.6.4 The remainder of any other existing landscaped areas are to be unaffected by the works.
- 3.6.5 A strategy for the drainage of surface water has been undertaken and submitted within the application. Consideration has been given to the control of surface water through the use of SUDs and infiltration / attenuation tanks to discharge water into the nearby Boardman Brook - Please refer to the Proposed Drainage Strategy for more information regarding the control of surface water at the site in order to minimise localised flood risks.
- 3.6.6 Although noise from the nearby M60 on the proposed site is limited, the development will be acoustically insulated to ensure that future residents are protected from any noise nuisance in accordance with the Manchester Core Strategy and relevant Building Regulations.
- 3.6.7 A Wildlife Assessment Check was undertaken and confirmed that the development was likely to have no impact on the existing landscape / character and natural habitats. This report has been submitted as a supporting document alongside the planning application.

4.0 ACCESS & PARKING

- 4.1 The New Dwelling will use the existing gated entrance off Manchester New Road to access Nut Bank Lane.
- 4.2 A new gravel surfacing to the proposed driveway and parking area will match that of the nearby properties and provide both vehicle and pedestrian access to the new dwelling.
- 4.3 Safety and security lighting for the access road will be provided by small lighting posts located 10m apart for the length of the driveway.
- 4.4 As part of the development a separate double garage will be constructed and will match the new dwelling building in appearance through use of the same materials.

- 4.5 Servicing and refuse collection will typically be made using Nut Bank Lane, to align with the existing collection schedule. A Bin Store will be located at the driveway entrance which allows for waste removal vehicles to safely manoeuvre around Nut Bank Lane in line with existing waste removal methods. At no time will access be restricted to the rest of the highway network.
- 4.6 The plans and statements submitted in this application meet all relevant national and local policies.

5.0 CONCLUSION

- 5.1 This statement and the accompanying plans highlight the comprehensive benefits of the proposed development for the current site.

These proposals have been developed to try and bring the site into useful new development. The floor space provided represents the area required to provide adequate living space whilst recognising the need for flexibility and future proofing of the buildings.

It is hoped that this statement clearly describes the application proposals in sufficient detail and that support for the development will continue.

- 5.2 It has been concluded during the preparation of the planning application documentation that the proposed development accords with the relevant policies of both the NPPF and the Manchester Local Framework, Core Strategy Development Plan document. To sum up, the main points are as follows:

- The applicant is seeking to create a new dwelling which is sympathetic to its surroundings whilst being unique and of a high quality in its architectural design.
- The proposal will have minimal impact on the neighbouring properties and the surrounding area in terms of both amenities and visual impact.
- The design of the proposed dwelling is in keeping with the surrounding architecture which is mixed, but displays some common themes in material palette and pitched roof forms. These are reflected in our design which is of a high quality and would complement the rural surroundings, in particular the private residential estate of Nut Bank Lane.
- The site is to be accessed via existing routes.

- 5.3 This Design and Access Statement has supported the planning application to demonstrate the level of design consideration which has been applied to the proposal and how it complies with planning policy at a national and local level.