

**DESIGN & ACCESS STATEMENT
FOR EXTERNAL IMPROVEMENT WORK AT
NELSON MANDELA COURT, WHALLEY
RANGE, MANCHESTER
M16 8FY**

JULY 2021



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: AT – 3965-11-20

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1.0 INTRODUCTION

This Design and Access Statement has been prepared for Nelson Mandela Court, Whalley Range, Manchester that falls within the Whalley Range Conservation Area. Nelson Mandela Court is a scheme comprising of general needs independent properties. Constructed in c.1990, the client wishes to complete external improvement works to the scheme and removal of one tree. This statement has been prepared by Storm Tempest Ltd on the instructions of Arawak Walton Housing Association.

The application is for planning permission for the removal of the existing timber bin store and creation of a new bin store in 1800mm timber boards and posts. Removal of the existing bin store and surrounding grass and paving to create new asphalt resurfacing to form additional car parking spaces. The creation of a new cycle store on conversation paving and removal of a tree to the area where the cycle store will be located (subject to possible TPO approval). Please refer to Existing and Proposed enclosed plans, location plan, bin store elevation drawing and schedule of works as part of this application.

This statement is in support of a planning application to be submitted to Manchester City Council and should be read in conjunction with Storm Tempest Ltd submitted documents.

2.0 PROPERTY DESCRIPTION

The scheme consists of individual apartments within one block over two floors and a separate house over two-storeys, built from assumed cavity wall construction with a pitched tile roof covering. The external scheme area consists of a private access road from Deer Park Rd, this road leads onto eight car parking spaces and a an external bin store.

3.0 DESIGN & ACCESS CONSIDERATIONS



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|-----------------|---|
| 3.1 Use | The property is currently Class C3 Dwellinghouses, no changes are proposed. |
| 3.2 Layout | The existing timber frame bin store will be removed and replaced with a new 1800mm high bin store. The current eight car parking spaces will be increased to ten, part of this will be due to the removal of the existing bin store and new store formed elsewhere. |
| 3.3 Scale | No change to the scale of the properties is proposed. |
| 3.4 Landscaping | Part of the grass area will be removed to allow for the additional car parking spaces. The tree labelled 'T1' on the existing and proposed schedule of works reference plan will be removed. Part of the grass next to the tree and shrubs will be removed to form a new cycling store area. |
| 3.5 Appearance | The new cycle store and bin store will be in timber. This shows that the designer has considered the existing appearance and materials used throughout the scheme and locality. The designer has used materials to match existing, to ensure minimal visual impact. |
| 3.6 Access | A car parking space (labelled as 8 on the existing Storm Tempest schedule of works reference) will be removed to enable easier access into the scheme. The amount of car parking spaces will be increased to meet the demand of the scheme and prevent residents from parking on nearby Deer Park Road and Range Road. The bin store will be relocated to ensure easier access into the scheme for the refuse rubbish collection day. |

4.0 CONCLUSIONS

The proposals set out in this application are necessary to ensure the good living standards of the residents, encourage use of cycling and meet the demands of vehicle parking spaces to the scheme.