

## **DESIGN AND ACCESS STATEMENT**

### **Proposed Demolition of 74 and 76 Old Hall Lane, Levenshulme M14 6HN and the Construction of 4no Private Dwelling Houses For Airshack Projects Ltd**

## **GENERAL**

### **Site History and Background**

The site of approximately 900sq m is located on the north west corner of Old Hall Lane and Birchfields Road, Levenshulme and consists of a pair of 2no storey houses that are semi-detached, one with detached single garage

The houses are approximately 80 years old of poor design and in poor condition. They are constructed in brickwork beneath a tiled roof

A planning application ref 097371 was submitted and withdrawn 8<sup>th</sup> March 2012

A planning application ref 100458 was approved 19<sup>th</sup> March 2013 but not pursued

There is no other known planning history

### **Environs**

The grounds are presently have a large garden to the old traffic light controlled Hall Lane/Birchfields Road junction and set back from the main building line to Birchfields Road. The rear of the site is stepped down approximately 1m lower than the front that allows the similar designed houses on Birchfields Lane to be 3no storey

The site is approximately 30m square and accessed from 2no vehicular crossings and a shared pedestrian point from Old hall Lane that has a footpath and wide grassed verge where 2no mature trees are sited

### **Security by Design**

The site is bounded by fencing in poor condition to the side and rear with mature hedging to the frontage to Old Hall Lane and Birchfields Road with presently un-gated vehiculat crossings

It is proposed to retain the mature hedging and construct new 2m high fencing to the side and rear boundaries to bound all properties to the rear with 1.2m high close boarded fencing to the front with 1m high metal gates to Old Hall Lane

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 demolish the existing semi-detached housing property and to construct 2no three storey semi-detached properties with developed roof space alongside 78 Old Hall Lane to the corner with Birchfields Road

In both cases the new properties have been designed to compliment the heights of the existing surrounding buildings with higher property being designed to enhance the corner site. All will be constructed to modern Building Regulation requirements and be an addition to the housing market

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

The proposal is to replace the 2no architecturally “tired, out of date” residential properties on a semi-prominent traffic lighted corner.

## **Design**

We have evaluated the various local mixed design themes and evolved a sympathetic design solution that is compatible with the existing street scheme, paying particular attention to scale, massing and size.

The materials chosen will also reflect styles that are in close proximity and mainly obtained from local sources, but offering a more up to date trend and incorporating variety for interest.

## **Car Parking**

The houses have each been designed to include one external car parking space at the front of each property together with car charge point. The front of the properties all have longer than usual drives for additional parking -that will be of gravel construction

## **Landscaping**

There is ample garden areas to each property that will be grassed with the existing front road boundary hedging to be managed and maintained

## **Environmental 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 standards at all stages of construction incorporating the recommended provisions that are specified by Building Regulations modified with all necessary requirements that have been stipulated in the SAPS calculations to maximise the thermal insulation of the whole and to minimise energy losses throughout the life of the properties

## **Dwelling Space Standards**

Each house has been designed to comply with the new dwelling house standards 4.1 – 4.10 setting out the minimum gross internal floor areas and external space being designed for the use of 6no people of gross area 170sq m with 5no bedrooms

Spatially the design include 14.5sqm living area, 15sq m kitchen/dining, 2no person bedroom 25sq m, 1 person bedroom 11sq m min, 3 sqm storage area plus areas in oversized bedrooms, accessible toilet areas are available on all floors. Entrance doors are 838mm wide with internal doors 760mm wide

## **Waste Management**

Standard Waste Management bins to be provided as per attached estimated template for the application

Bins for collection will be positioned adjacent to vehicular entrances

## **Conclusion**

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