

VIKAS ALYAS LTD

Builders Yard Off Moseley Road (rear Of Ladybarn Mews) Fallowfield

Erection of two semi-detached houses

Design & Access

BUILDING DESIGN CONSULTANCY

Statement

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architek

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1 Introduction

- 1.1 This design and access statement is issued as an accompanying document in support of the planning application for: Erection of two semi-detached houses
- 1.2 Location: Former Builders Yard Off Moseley Road (rear Of Ladybarn Mews) Fallowfield, Manchester. End of Ladybarn Road.
- 1.3 This Design and Access Statement is to illustrate the proposal and explain the approach. The purpose therefore of this statement is to describe the design considerations and to demonstrate how the proposed scheme responds to the site's context.
- 1.4 The application is being submitted by Vikas Alyas Ltd on behalf of the applicant. The project comprises the erection of two semi-detached houses

2 Background

Housing Statement

Manchester is currently experiencing high rates of growth, based on fast growing and internationally competitive sectors including digital, creative, life sciences, construction and education. The Residential Growth Strategy sets out a vision to meet the demands of residents wanting to buy and rent. The Strategy acknowledges the need for a range of housing types, being mindful of high-quality standards and sustainability.

In relation to residential development, the NPPF sets out the Government's key housing objective, which is to significantly increase the delivery of new homes to allow everyone to have the opportunity to live in high quality, well designed homes, which they can afford. To achieve this, the government will:

Significantly increase the supply of housing;

Deliver a wide choice of high-quality homes that people want and need;

Widen opportunities for home ownership; and

Create sustainable inclusive and mixed communities in all areas, including through regeneration and renewal of areas of poor housing.

In order to provide for a wide choice of high-quality homes, the NPPF aims to boost significantly the supply of housing. Local planning authorities are required in paragraph 47 to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

The NPPF records that in order to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and that development of the site is viable. Housing applications are to be considered in the context of the presumption in favour of sustainable development (paragraph 49). Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

The proposal is an appropriately designed infill/back land development which makes efficient use of underutilised land.

The proposal doesn't harm the existing character of the area, the plot is aligned with surrounding street. The scale and mass of dwellings align with surroundings.

The Architectural style and materials align with neighbouring properties. The development follows existing building lines and privacy distances achieved.

The proposal provides appropriate outdoor amenity space.

3 Use

Previous applications: Thu 21 Aug 2003 - Ref: 068239/FO/2003/S1

Erection of first floor extension to form ancillary office for use in connection with existing builders yard.

Domestic residential: 2 x 2 Bedroomed homes

4 Site Context

The vacant plot is surrounded by different types of buildings: Towards North side are student let houses Victorian style properties. East and South East, private residencies five dwelling houses with associated car parking. West side large builders warehouse and yard.

5 Layout

See dwg no. A103

6 Access

See drawing no. A102

7 Proposed Materials

See drawing no. A104

8 Conclusion

It is considered that the scale, massing and style of the proposed dwelling and the siting would not detract from the setting and introduce additional character within the existing street scene and would represent congruent and harmonious development.

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