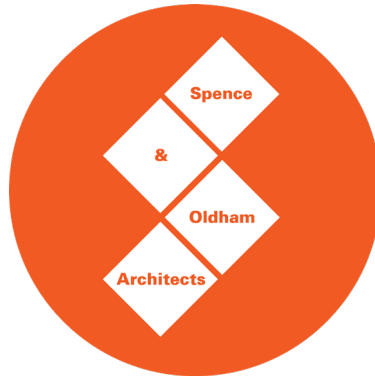




Spence & Oldham Architects

DESIGN AND ACCESS STATEMENT

FOR

**Construction of a New Dwelling
227 Moston Lane East, Manchester, M40 3HY**

January 2021



CONTENTS

1.	INTRODUCTION & BACKGROUND	3
2.	SITE & CONTEXT	4
	2.1 Location	
	2.2 Site Characteristics	
	2.3 Site Photographs	
	2.4 Site History	
	2.5 Character of the Surrounding Area	
	2.6 Access Movement and Local Facilities	
		9
3.	DESIGN PRINCIPLES & CONCEPTS	
	3.1 Introduction	
	3.2 Use	
	3.3 Accommodation	
	3.4 Scale and Massing	
	3.5 Layout	
	3.6 Appearance	
4.	ACCESS & PARKING	13
5.	PLANNING POLICY	14
6.	CONCLUSION	15

1. INTRODUCTION & BACKGROUND

- 1.1 This Design and Access Statement (D&AS) has been proposed on behalf of our client in support of a full planning application for construction of a new residential dwelling on land within the residential curtilage of their property at 227 Moston Lane East, Manchester, M40 3HY.
- 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, it's context and history, whilst providing an inclusive environment 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 statement has been prepared to present the following information:
- Site Location and Analysis
 - History and Character of the Site
 - The Design and Principles behind the proposal
 - Analysis of Relevant Planning Policy
- 1.4 The overall planning application is contained within the Planning Application Document (PAD), in which this D&AS is contained. The PAD encompasses both statutory and supporting documentation, as set out in Table 1.1 below.

Table 1.1: Content of this Planning Application

Planning Application Document		
Documents forming the application	Part 1	Planning Application Forms
	Part 2	Planning Application Drawings
Documents Supporting the Application	Part 3	Environmental and ground conditions report
	Part 4	Waste management proforma
	Part 5	Design and Access Statement

- 1.5 Pre-application advice has been sought from Manchester County Council prior to preparing designs. Our advisor was Ms. Eve Woolstencroft and stated that the principle of development of the erection of a single dwelling house would be acceptable in this instance, and advised that consideration be given to the proposed scale, height and massing as well as the design and materials including boundary treatment and fenestration. Advice was received on 25/11/2020.

2. SITE & CONTEXT

2.1 Location

- 2.1.1 The application site is located at 227 Moston Lane East, in the neighbourhood of New Moston, within the Greater Manchester Combined Authority.



Aerial View of Locale

- 2.1.2 The land for development within the residential curtilage is located to the side of the existing dwelling house which is located at the end of an existing terraced row.

2.2 Site Characteristics

- 2.2.1 The existing property sits at the end of an existing terraced row on the south side of Moston Lane East on a plot measuring approximately 290 square metres, consisting of an existing three bedroom dwelling and surrounding gardens to the front, side and rear.



Proposed Site at 227 Moston Lane East

- 2.2.2 There is a single detached garage and driveway within the existing garden to the side, to the rear there is a small garden / yard with artificial grass and paving flags which extend to the front of the property and driveway.
- 2.2.3 The existing boundary treatments to the rear and side consist of timber panel and concrete post fences, 1.9m high dropping to 1.1m height 6m back from the public highway. The front boundary treatment is a low level red brick wall with cast iron railings and gates for pedestrian and vehicular access to the property.
- 2.2.4 There is a vehicular access route between 227 and 229 Moston Lane East, approximately 2.8m wide which provides vehicular access to the rear of houses from 225 to 251. This separates the boundary between 227 and the neighbouring property at 229.
- 2.2.5 There are no trees within the existing curtilage at 227 Moston lane East or within falling distance of the proposed development site.

2.3 Site Photographs



View from Moston Lane East



Existing dwelling



Existing detached garage



Rear garden and boundary treatments



Existing access to rear



Rear aspect and boundary treatment

2.4 Site History

- 2.4.1 As far as can be established the property has only been used for residential use. There is no record of any recent planning applications connected to the site or property.

2.5 Character of the Surrounding Area

- 2.5.1 The site is located in the built up residential neighbourhood of New Moston in Manchester. The immediate surroundings are characterised by a medium - high density of 2 to 4 bedroom two-storey family homes displaying a range of different sizes and styles.
- 2.5.2 The age of the properties varies - analysis of historical maps indicates that the majority of houses in the surrounding area were constructed between 1913 and 1938, with the Edwardian terraces to the south side of the street constructed as early as 1909.
- 2.5.3 The site at 227 Moston Lane East is located at the end of a row of Edwardian terraces to the south side of the street.



Edwardian terraced houses to the South side of Moston Lane East



1930's semi-detached and detached properties to the North side of Moston Lane East

2.6 Access, Movement and Local Facilities

- 2.6.1 The site is well connected in terms of private transport links being in close proximity to the A663 Broadway to the East, providing links to Oldham and the City Centre, and is located less than a mile from junction 21 of the M60 at Chadderton providing links to the wider region.
- 2.6.2 There are multiple public transport links in close proximity to the site. Moston Train Station is 300 metres away. There are multiple bus stops on Moston Lane East and nearby Broadway less than 200 metres away. The nearest Metrolink stop is Hollinwood Metrolink (Stop G) 1 mile away.
- 2.6.3 Local facilities nearby include New Moston Post office 250 metres from the site with a range of local shops and restaurants located in the vicinity. Sports facilities including a gymnasium and swimming pool are located just 150 metres from the site at Broadway Leisure Centre.
- 2.6.4 There are two primary schools located within 0.3 miles of the site, New Moston Primary School 250 metres from the site and Whitegate End Primary School, both are Ofsted rated 'Good'. There are a number of local high schools within 1 mile of the site including the Co-op Academy North Manchester and St. Matthew's RC High School.



Proximity to Amenities

3. DESIGN PRINCIPLES & CONCEPTS

3.1 Introduction

3.1.1 The proposal application is for the construction of one end of terrace dwelling within the residential curtilage of 227 Moston Lane East, Manchester, M40 3HY.

3.1.2 The design has been developed in line with the following principles:

- The proposal is for 1 no. new build end of terrace dwelling to be constructed adjoining the existing end of terrace property at 227 Moston Lane East.
- The proposal is to have 4 bedrooms with 3 doubles and 1 single over two storeys with a habitable loft space.
- The proposal will divide the existing residential curtilage at 227 Moston Lane East to form a new property with front and rear gardens and side access to the property.
- The proposal will match the adjoining terraced row in terms of materials used, proportions and massing and size, layout and style of fenestration to the highway facing facade.
- The proposal will require the demolition of the existing detached garage within the existing residential curtilage.

3.2 Use

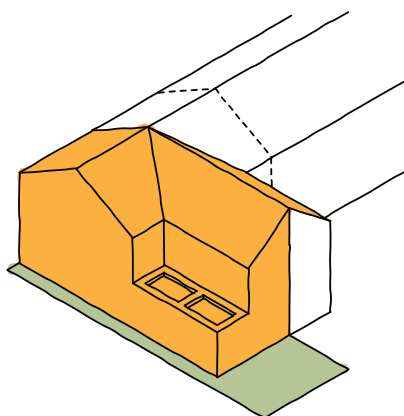
3.2.1 The proposed new building is for residential use.

3.3 Accommodation

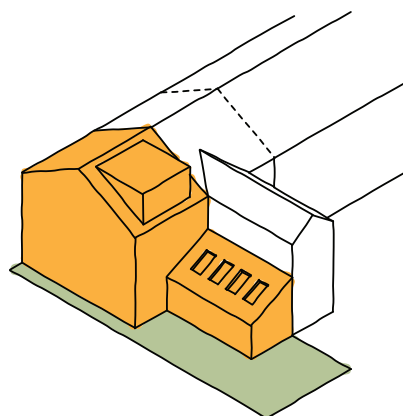
3.3.1 It is proposed to provide a dwelling with a footprint of 75m² with gross internal area of 140m² which provides the following accommodation: Entrance Hall, Snug, Living Room, Kitchen / Dining Room, Utility, Storage and WC at ground floor level; 3 no. bedrooms and a family bathroom at first floor level; and 1 no. bedroom, En-Suite and Storage at loft level.

3.4 Scale and Massing

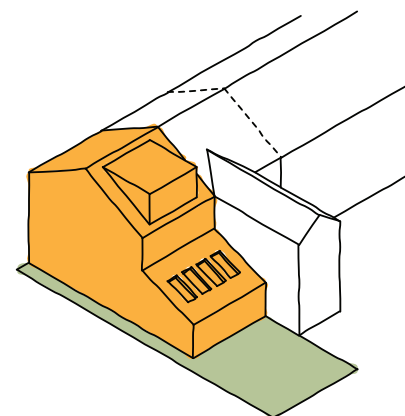
- 3.4.1 The proposed dwelling will match the existing terraced row which it adjoins to in terms of scale and mass. The two storey section will match the depth of the existing houses on the row, minus the various out riggers to the rear of these properties which vary in size and shape. The eaves height and ridge height of the roof will match the existing terraced row also.
- 3.4.2 To the rear of the property additional living space will be needed to meet spatial requirements for a home of the proposed size. we have undertaken a massing study to look at different options for the rear massing of the proposal.



Option 01: Two-storey outrigger, existing gable at 227 to be adapted to suit

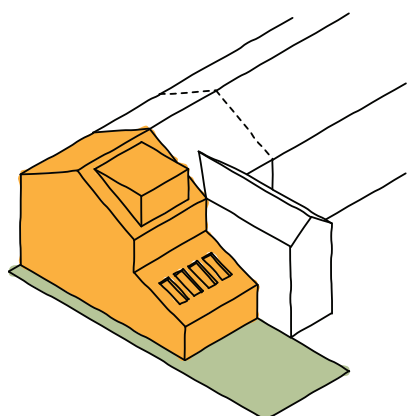


Option 02: Single-storey outrigger, dormer roof window for additional loft bedroom



Option 03: Full width single-storey at ground level, dormer roof window for additional loft bedroom

- 3.4.3 Of the above three massing options we have chosen to proceed with Option 03, due to the simple rectangular layout at ground floor which creates the highest quality and flexibility of spaces internally, and provides the largest and most well-proportioned rear garden for the property. This option which extends 4 metres to the rear with a single storey lean-to section will not intrude on the existing property at 227 and impacts the least on the neighbour at 229 with the lower shadows it casts.

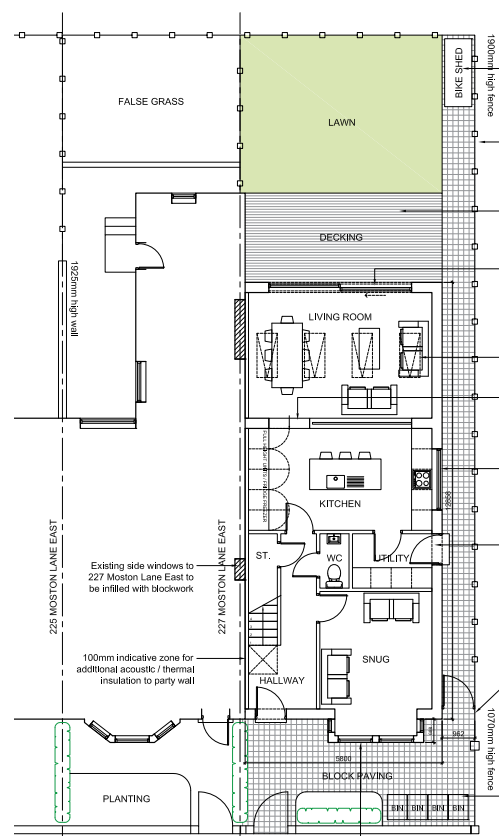


Selected Option

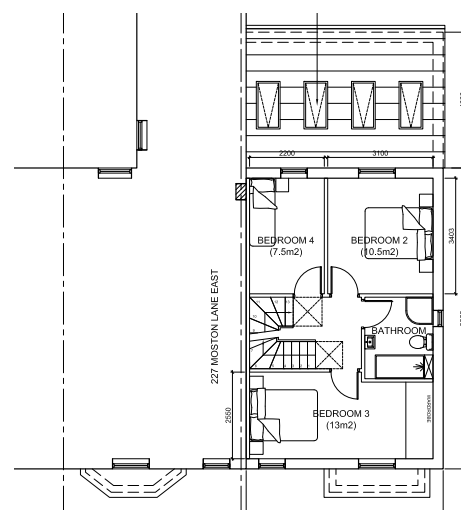
- Creates a simple rectangular ground floor layout
- Does not affect size or mass of existing outrigger at 227
- Provides best size and proportion of garden space
- Intrudes least on neighbouring properties at 227 and 229

3.5 Layout

- 3.5.1 The proposed house is to be 5.8 metres wide, in order to maximise the internal space whilst retaining a minimum 900mm clearance to the side boundary, allowing for a compliant step-free access route to the rear of the property to be maintained.
- 3.5.2 The footprint is rectangular at ground floor and at first floor level, allowing for a simple layout at both levels comprising of living space at ground floor and bedrooms at first floor and loft level.
- 3.5.3 At ground floor the layout consists of an entrance hall with stair access to the first floor. The hallway gives access to a front facing living room or snug, a downstairs WC, under stair storage and access through to the kitchen at the centre of the plan. The kitchen is open plan to a large living space within the single-storey section and a utility room adjacent to the kitchen gives external access via a side door. Two steps down to the living space allows for level access with the garden via a wide set of sliding doors where there is proposed a low level deck (less than 300mm height) and a lawn in a rectangular plot.



- 3.5.4 At first floor a central landing gives access to three bedrooms, two double and one single and a family bathroom with separate bath tub and shower. A second staircase provides access to the second floor loft space, which is proposed to be constructed to provide a master bedroom with en-suite and storage space, head room is to be maximised here using a rear dormer window.



3.6 Appearance

3.6.1 The external appearance of the proposed dwelling is to closely match the terraced houses which it will adjoin in terms of material used, layouts and sizes of external doors and windows, and the size of the proposed bay window to the front elevation. This is with the intention of blending the new dwelling into its surroundings.

3.6.2 The below visual is a representation of how the proposal will sit in the street scene, matching the existing materials and front facade of the existing dwelling house at 227 Moston Lane East as closely as possible.

3.6.3 To the rear the property will use similar materials to the front with white uPVC framed windows, red brick external walls and grey slate effect roof tiles.

3.6.4 Boundary treatments are to match the existing with concrete post and timber panel fences, 1.9m high to match and 1.1m high to the front garden boundaries, with a new low brick wall to the front matching the existing.



Proposed visualisation of view from Moston Lane East

4. ACCESS & PARKING

4.1 Access

- 4.1.1 The curtilage of the proposed dwelling will be accessed directly from Moston Lane East with no new vehicular or pedestrian access routes needed. Within the site access to the dwelling will be via the front door facing the public highway, with rear access provided via a minimum 900mm wide level walking route between the side of the dwelling at the boundary fence. A single external door to the side will provide access to a utility room for ease of waste removal from the dwelling. To the rear a large set of sliding patio doors provide access to and from the rear garden.
- 4.1.2 Access throughout the ground floor of the property is largely step-free with the exception of one of two living areas at the rear, there is access to a WC at ground floor level. All areas above ground floor are accessed by stairs only.
- 4.1.3 The existing rear vehicular access will not be affected by the proposal and is to be maintained as existing with boundary fences to the property re-instated like-for-like.
- 4.1.4 Waste bins will be located within the front garden, separated from the highway by the low level brick wall which is to be constructed to the front of the property. Please refer to the Waste Management Proforma attached with this application for further details.

4.2 Parking

- 4.2.1 The existing dwelling at 227 Moston Lane East has access to 1 on-street parking space to the front of the property and a detached single garage with driveway to the side. The proposal will require the demolition of the existing garage however doing this will provide an additional on-street parking space by removing the existing driveway. Cycle parking is provided to the rear of the proposal.

5. PLANNING POLICY

5.1 National Planning Policy Framework

5.1.1 In developing the proposals the following National Planning Guidance and local policies have been taken into consideration.

5.1.2 Reference has been made to the National Planning Policy Framework published in February 2019. A key element of the policy framework is the 'presumption in favour of sustainable development'. Key clauses relevant to the application are:

- Section 2 - Achieving Sustainable Development
- Section 6 - Delivering a sufficient supply of homes
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places

5.2 Local Planning Policies

5.2.1 The proposals consider the following relevant policies from the Manchester Local Development Plan: DM1 Development Management and H3 North Manchester.

5.2.2 *DM1: All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -*

- *Appropriate siting, layout, scale, form, massing, materials and detail.*
- *Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.*
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.*
- *Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.*
- *Community safety and crime prevention.*
- *Design for health.*
- *Adequacy of internal accommodation and external amenity space.*
- *Refuse storage and collection.*

- *Vehicular access and car parking.*
- *Effects relating to biodiversity, landscape, archaeological or built heritage.*
- *Green Infrastructure including open space, both public and private.*
- *The use of alternatives to peat-based products in landscaping/gardens within development schemes.*
- *Flood risk and drainage.*
- *Existing or proposed hazardous installations.*
- *Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques...*

The proposed single new dwelling seeks to address the issues outlined within the policy. The primary points to note are as follows:

- The proposed dwelling has been designed to match the style, massing and character of the host terrace through use of matching materials and detailing.
- The dwelling has been designed to make use of external amenity natural light and views available on the land to be developed without effecting adjacent dwellings' access to light or amenity.
- The proposed dwelling has been designed to meet the national minimum prescribed space standards and designed to meet the building regulations Part M4(1) for visitable dwellings.
- Adequate provisions have been made for both secure bike storage and refuse storage within the application site.
- The dwelling has been designed to meet building regulations standards and comply with the local authority's energy efficiency requirements.
- The Proposed development is located within Flood Zone 1 and is therefore at very low risk of flooding.

5.2.3 *H3: North Manchester, over the lifetime of the Core Strategy, will accommodate 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within of adjacent to the parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centres as part of mixed-use schemes as well as along high frequency public transport routes.*

The proposals look to create an additional dwelling suitable for the modern family. Whilst the quantum of development will have a negligible overall effect on meeting new housing targets, the contribution is a net gain in housing stock for North Manchester. The development is a self-build 5-bedroom dwelling accommodating a large amount of family and living spaces. The site location is sustainable with excellent transport links to the city centre and nearby towns.

6. CONCLUSION

6.1 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 Local Strategy Plan. To sum up, the main points are as follows:

- The proposal will provide a new, high quality dwelling on an infill plot to the neighbourhood of New Moston, that complies with local and national policies on sustainability and design.
- The proposal will have little to no impact on the amenities of neighbouring properties and low impact visually on the surrounding urban area.
- The design of the proposed dwelling is in keeping with the existing row of terraced houses onto which it will adjoin, and other terraced houses on Moston Lane East and the surrounding area.
- Access to the site will be via existing routes.
- The proposed site is located with excellent access to amenities and public transport.

6.2 In summary the applicant is seeking to create a new and sustainable dwelling which is sympathetic to its surroundings whilst meeting the design requirements of a modern family home. 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.