

DESIGN AND ACCESS STATEMENT

56 Merseybank Avenue, Manchester, M21 7NT



Erecting a 2-storey building to provide 4 self-contained flats

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1.0 General Overview of Property:

The site of the proposed building is found on the end row of commercial and residential terraced buildings, and it formerly contained a building that held a commercial shop on the ground floor with accommodation at the top. The previous building was burned down several years ago. The proposed building is to reinstate the former building, and while other options such as semi-detached dwellings have been explored, the key intention of the design is to closely match the appearance and character of the former building. The proposed building will be fully residential as there is strong need for housing for the fast-growing population in the area.

2.0 Intention of Use:

The proposed plans show 4 self-contained flats with 1x 2-bedroom flats and 3x 1-bedroom flats, with entrances to ground floor flats from the side, and the remaining from the front of the building facing Mersey bank Ave. Parking facilities to be provided to the side of the property. The purpose of the building is to provide affordable housing to reduce overcrowding in poor quality homes. Local residents have expressed concerns about having to live too far away from relatives. The proposed dwellings are compliant with nationally prescribed space standards.

3.0 Footprint of Building:

The former building had a footprint of approximately 115sqm, and the proposed building will have a similar footprint not including provisions for both bin stores and off-street parking. The footprint area will allow quality living spaces for the residents while still being affordable.



The top image shows a historical image of the site where it shows the footprint of the former building.

The bottom image shows an overlay of the proposed building showing that the proposal is near identical to the previous building.

4.0 Surrounding Areas:

The site is on an angled corner, adjacent to the plot of land are other terraced properties that were formerly connected to the building which sat on the land. To the rear of the proposed, building is a row of housing with large gardens and drives to the front. The area is mainly residential with indications of some commercial properties. The design of the building makes it conducive for social interaction, and the position of the building on the street allows for barrier-free community integration. An effort has been made to minimise the potential to overlook the neighbour's garden without compromising natural daylight into the building too much. Additionally, there is provision for amenity space for future residents at the front of the building facing Mersey bank Ave.



The top image shows the existing site. The unfinished appearance to the end of the street is an eyesore, and despite its unwelcoming nature, it invites loitering, littering, and graffiti as seen in the middle image. There have also been complaints about overgrown vegetation.

The proposal offers a way to link Merseybank Ave. with Whiteholme Ave. with a harmonious and graceful transition to rejuvenate the area. This development would also clear the land of all unwanted vegetation, refuse, waste, and debris.

5.0 Appearance:

For the appearance, the aim is to retain and respect the character of the surrounding buildings. It will be closely linked to the adjacent property as possible; finding bricks and roof tiles to match. The building will be aligned with the adjacent property and building line on Merseybank Ave. The windows would be proposed in anthracite uPVC as opposed to the white next door. This is to make the design easy to maintain, to keep the appearance of the building looking uniform as much as possible, and to provide a subtle contemporary trim. The scale of the building is appropriate for the area. All entrance doors are easily identifiable and orientated towards the street; they are to have clear vision panels.

6.0 Landscaping:

To the side of the proposed building will be car parking areas, with a clearly visible bicycle rack at the front allowing for users to be able to travel by both bicycle and car. There is also bin store to the rear. The dropped kerbs for car access already exists.

7.0 Access:

There is an existing dropped kerb to both front and back of the property off Pulford Ave./Whiteholme Ave. which would lead to the parking spaces. There is lots of space on the land allocated for parking that can be used to store materials for the building works. The access to the building, once built, will be off Pulford Ave./Whiteholme Ave. for the ground floor, and off Mersey bank Ave. for the floors above. The bins will be situated to the rear of the property which has ample amounts of space to reduce the chance of overflowing bins, and for bin trucks to come and take rubbish, and further to this, there will be a large amount of space to bring bins out if a private bin contractor is not appointed.

Summary:

- Application for affordable 4 family self-contained flats
- Footprint and size of proposal faithful to previous building on site
- At least 1 off-street parking for each flat
- A contained bin store to ensure good visuals of the development
- Design and features to be sympathetic to the surrounding area
- Brownfield site to be redeveloped to create more housing
- Proposal offers noticeable visual improvement over current derelict site conditions
- Less area for fly tipping and loitering