

Design and Access Statement

4 Thirsfield Drive, Clayton, Manchester, M11 4BF Proposed Single New Dwelling on land - 4 Thirsfield Drive, M11 4BF

The strategies of the design of the proposed development have been investigated and outlined in this statement.

The dwelling replaces a previous dwelling, with a similar size and approximate location on the site.

The proposals are considered to preserve the character, appearance, and features of architectural setting.

The proposal will not cause harm to, or loss of, the significance of the surrounding area and the proposal therefore complies with standing advice.

The general form and proportions will make a positive contribution to the established area. Existing features of the surrounding dwellings have been incorporated.

The proposed building is surrounded by similar dwellings.

The proposed ridge line shall not exceed the adjacent ridge heights.

Given the status of the area the proposed building / development has given careful consideration in respect of ensuring the established design features are retained.

The existing details shall be retained to preserve the building character.

Design – Use

The proposed dwelling would allow continued use of the existing residential plot while preserving historic fabric in situ.

The existing architectural features and openings including the roof line shall be retained and preserved to ensure the character and historic use and association can be identified.

The proposed seeks to rebuild a single dwelling in a similar position.

The proposed external appearance seeks to blend in with the external façade of adjacent buildings, in terms of design, height and materials.

Detailing has been taken from the adjacent buildings in the surrounding area. The proposed scheme makes full use of the existing plot.

The designs provide maximum privacy of adjacent dwelling with only windows to the front aspects onto the existing private garden, which provides the necessary daylight, and outlook.

This small-scale development scheme provides a modern density which concurs with the surrounding established developments of the surrounding dwellings in this locality.

The wall shall be rendered blockwork with detail to match the existing wall.

Amount

The proposal seeks to erect a single replacement dwelling.

The scheme consists of a single dwelling with similar proportions to other like buildings in this locality.

The existing footprint shall be replicated.

The proposed scheme will see the erection of a single dwelling which will be carried out sympathetically and carefully,

The proposed we believe will represent an enhancement through the retention and safeguarding of a existing established dwelling form.

The scheme represents a good re-use of the space, making use of the existing building's arrangement without excessive alteration.

The works would conform with the Council's guidelines on residential garden/amenity space uses.

Layout

The proposed will be a single dwelling.

The site is established there will be no overlooking into any private residential spaces from the proposed windows.

The proposed space will retain a private secluded space.

Scale

The site lies within an extensive plot the proposed sits in a similar position to the previous dwelling which occupied the plot.

existing buildings which accords with the existing dwelling, and other dwellings floor area to plot ratio.

Landscaping

The existing areas are landscaped with lawns / grassed areas.

The front will have permeable paving.

Appearance

The proposed elevation detailing from the existing adjacent dwellings style shall be retained all matching in general height and fenestration arrangement.

The layout provides a simple plan form with consistent detailing.

The building is flanked on all sides by occupied residential buildings.

The proposed design has considered the existing dwellings and proposes to build using similar materials into scheme works with sympathetic detailing from the existing buildings and the main adjacent dwellings.

The proposed scheme will seek to preserve the existing street scene and not be overbearing or dominant.

Natural ventilation levels of the existing dwelling will be maintained and will be such to meet with all current building regulations requirements.

The proposed heating will comply with Part L of the current Building regulations, and the new heating system will be installed by registered fitters.

Access

Vehicular and transport links

The building is accessed from the rear via Thirfield Drive, two allocated parking are provided.

The site is in the suburb of Clayton, there are local Doctors, Chemists, Opticians and Dentists local shops, there good transport links.

Inclusive Access

Access to the dwellings will be off the Thirsfield Drive. The front and rear existing access shall be maintained.

Given the town centre location of the building the rear garden provides a degree of privacy.

General

The contractor undertaking the works will produce a quality of life during construction statement prior to commencing works on site, for consideration.

The provision for providing adequate ventilated dedicated space for recycling already exists therefore we would anticipate the retention of this provision.

Noise insulation will be incorporated in the development in line with at a minimum standard as required to meet with current building requirements.

All steps will be taken to minimise / reduce / reuse / recycle and segregate construction and demolition waste.

Policy of the Joint Core Strategy supports housing developments within the existing urban area of Claydon. This is reinforced by the Development policy of the Saved Local Plan, which stipulates that planning permission for residential development within the built-up areas will normally be permitted.

The NPPF's latest position on such development does not indicate a preference for prioritising the reuse of such spaces for residential uses.

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