

Land rear of 98 Ladybarn Lane, Fallowfield, M14 6YH

Proposed 2-bedroom detached house.

Design and Access statement.

1.Introduction

This statement supports the application for permission to construct a small detached dwelling on land at present forming part of the rear garden of 98, Ladybarn Lane, Fallowfield.

2. Type of application

Full

3. Description of Proposed development;

Detached two-bedroom dwelling and garden.

4.Date of preparation;

4th November 2020.

5. Applicant;

Mr J. Henry

6. Agent;

A. Gilbert,

403, Parrs Wood Road,

Manchester M20 5WA.

7. Context of the site.

(i) The site is part of the rear garden of the semi-detached property at 98, Ladybarn Lane. The plot has access via the side passageway, which is also used by residents of the listed Rose Cottages. The plot is of reasonable size and will accommodate a one-and-half storey dwelling with a small footprint.

(ii). planning history;

There is no recent planning history.

(iii). physical surroundings;

The site is in an area of mixed housing types from 19th and 20th century types.

(iv). Description of the House;

At ground floor level, the house would have a combined lounge/kitchen with accessible wc. There will be bifold doors opening onto the garden, and bin storage recessed within the entrance façade.

At first floor level, there would be 2 bedrooms and family bathroom.

The house would be finished in reclaimed brick to match that of the surrounding houses, and the roof would be of Welsh slate.

Sustainability

The *Code for Sustainable Homes* provides criteria for assessing the sustainability credentials of a dwelling. The following is a list of features which will be incorporated into the design of the dwelling; the house would be designed to achieve Level 3 of the *Code*;

- a 25% target improvement of CO₂ emissions over the Building Regulations *Approved Document L*, by more efficient insulation of walls, floors and roof, and robust detailing to reduce unnecessary air leakage;
- Building heat-loss parameter < 1.1;
- More than 75% energy-efficient light fittings;
- secure clothes-drying space;
- All white goods fitted to be A+ energy-efficient;
- Building materials will be responsibly sourced;
- The dwelling is located in an area of low flood risk;
- There will be full recycling storage to meet City Council requirements;
- Insulation materials will have zero ODP and a global warming potential of <5;
- Space and hot-water NO_x emissions to meet boiler class 4 under BS EN 297:1994;
- Daylighting; Kitchen to achieve average daylight factor of min. 2%
- Lounge to achieve min. 1.5%
- Kitchen, living room and bedrooms will have a view of the sky.
- A home-user guide will be provided to enable future occupiers to minimize energy consumption;

- The build will be undertaken under the Considerate Contractor's Scheme or equivalent;
- There will be compliance with *Secured by Design* - new homes (section 2 physical security).

The *Lifetime Homes* standard sets design criteria to assess the flexibility and adaptability of a dwelling with a view to sustaining the occupants through changing circumstances, through illness or age.

The following items will be incorporated;

- There will be suitable minimum hall- and doorway widths throughout;
- there will be wheelchair circulation space;
- Entrance level living space
- Entrance level WC and main bathroom, both with provision for firm fixings for grab rails;
- Lounge window to have accessible handles not more than 1200mm above floor level;
- service controls within a height band of 450 - 1200 mm from the floor and at least 300mm from any internal corner;
- the entrance doorway will have a level threshold, with ramped access.
- In accordance with City Council policy, there will be provision for the future incorporation of a wheelchair hoist. This will be achieved by a trimming arrangement of floor joists during construction.

Car Parking

We have not proposed any carparking provision as the site is in a sustainable location, close to shops and bus routes.