

**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF
DETAILED PLANNING APPROVAL
FOR
NEW RESIDENCE TO REAR OF
1 MITFORD ROAD, WITHINGTON
FOR
MR ALI AKRAM
APRIL 2013**





VIEW SOUTHWARDS FROM BROOK ROAD



VIEW NORTHWARDS FROM MITFORD ROAD

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1.0 INTRODUCTION

This document has been prepared in support of the application for full planning permission to create a new detached residence to rear garden plot of 1 Mitford Road.

A new 3 bedroom house with dormer windowed rooms to the upper floors is proposed in the rear half of the garden of 1 Mitford road, which fronts onto Mitford Road and is currently used as a large double garage/workshop.

The new development will replace an unsightly garage and will add frontage development to Mitford Road, whilst retaining a significant sized garden for the existing house.

The following statement outlines the physical and social context of the site, accessibility and environmental issues, the consultation process and how these things have affected the design principles adopted for the development .



LOCATION PLAN

2.0 CONTEXT APPRAISAL

2.1 PHYSICAL CONTEXT

The site is situated to the rear of 1 Mitford road and is approximately 183 square meters in area. It is currently occupied by uncultivated garden and a single storey makeshift garage/ store/ workshop.

The existing house is a semi detached late Victorian/Edwardian villa of red brick with slate pitched roof. The property fronts onto Brook road , with its front door in the side elevation onto Mitford road. There are small front gardens to the front and sides of the property and a long rear garden bounded by a brick wall along Mitford some 1.5m high. The existing rear garden is already divided in half by mature evergreen planting and a timber panel fence.

Mitford road to the south and west of the site is predominantly residential lined on both sides with a variety of detached villas and modern three to four storey apartment blocks. Brook Road is similar with a variety of Edwardian villas and residential blocks.

The east side of the site is bounded by the rear gardens of the properties on Brook Road, mainly lawned and unplanted. A rear garden development has been built recently on the end of this block to the rear of 14 Brook road on Amherst road. There is also a large single storey brick garage in the rear of 10 Brook road.

To the south of the site are two large four storey apartment blocks of buff brick , with pitched slate roofs and parking to the rear. The ground floor is below street level by about half a storey.



VIEW OF REAR GARDEN SITE



SIDE VIEW OF MAIN HOUSE

2.0 CONTEXT APPRAISAL

2.1 PHYSICAL CONTEXT (CONT.)

At the southern end of Mitford Road is another rear garden development, of 4 storey apartments fronting onto Derby rd.

Within this leafy suburban residential area of Withington, there have been several garden and back plot developments, which were reviewed in the course of the design for this plot.



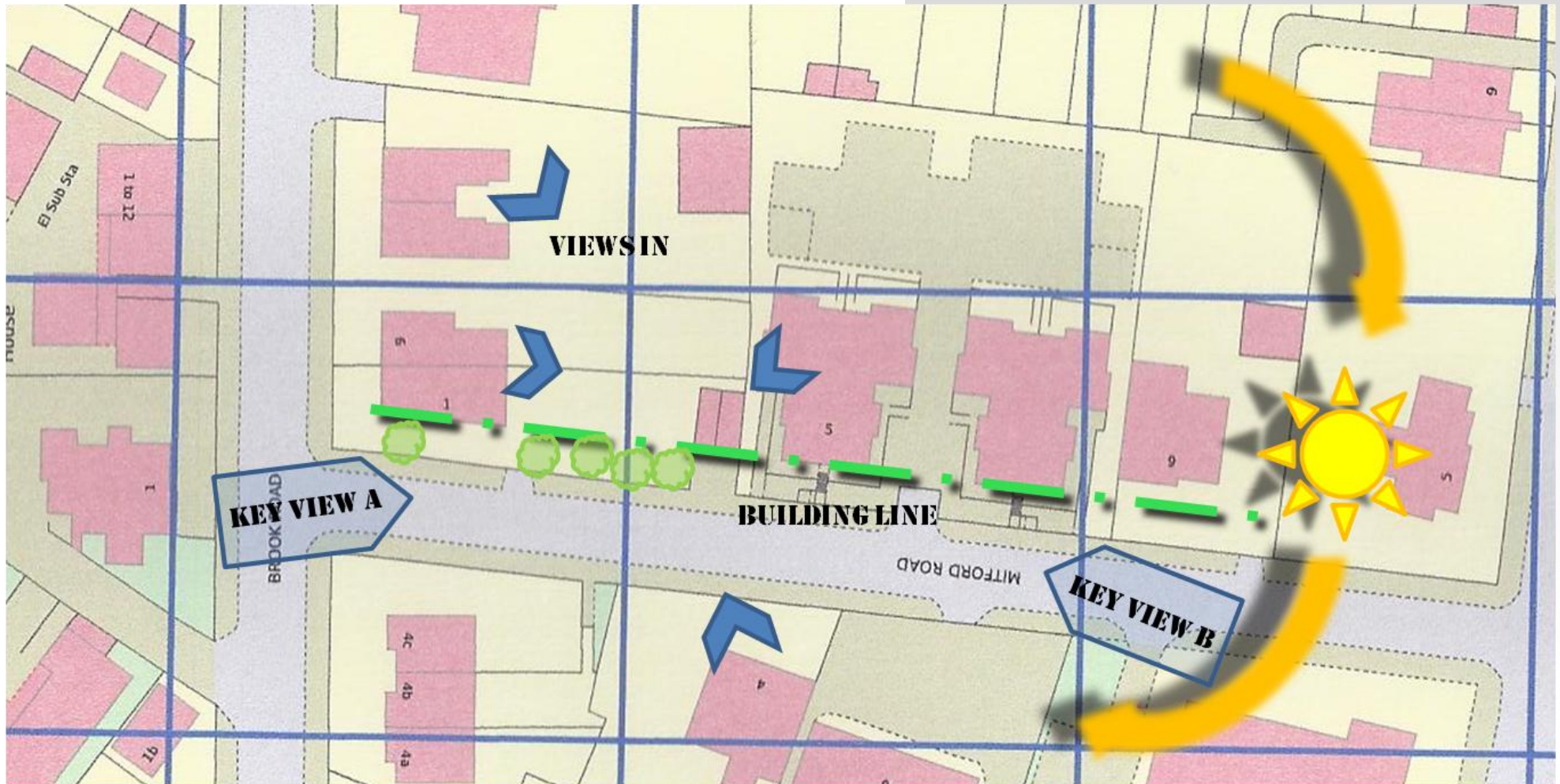
ADJACENT PROPERTIES and GARDENS



GARDEN and BACK PLOT INFILS

2.0 CONTEXT APPRAISAL

2.1.2 SITE ANALYSIS & CONSTRAINTS



2.2 SOCIO ECONOMIC CONTEXT

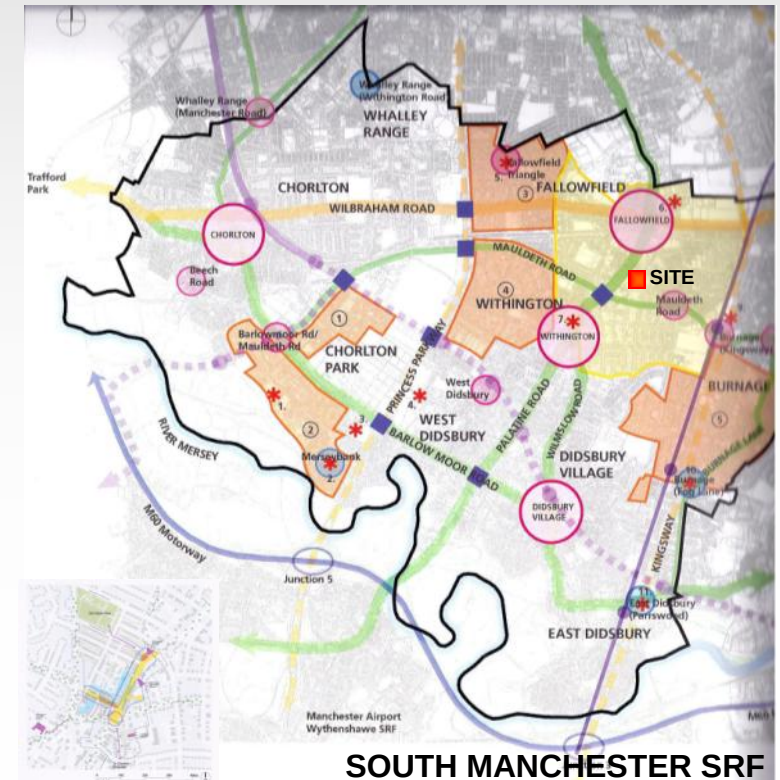
The site owner owns and rents out the existing residence on the site and is looking to expand his sites potential. This area of Withington in general is a mixed socio economic mix of students (39%), families and older people, with high demand for rental properties and family homes. New developments in the area have been mainly detached family properties of high design value. The demand for student housing is falling in the area and local planning policy does not encourage any more HMO's in the area. Many of the larger older properties are being redeveloped as single family homes or larger apartments.

The area is to the south of the city centre and on good transport routes to the universities and hospitals in the area. There is a vibrant nightlife focused along Wilmslow road and in the village commercial centre, with the back roads being quieter, leafy and residential.

2.3 PLANNING POLICY

The site sits close to the centre of the Withington and Fallowfield Action area , but outside either areas District Centre Action Plan. It lies just to the south and east of the Wilmslow road corridor, designated as a quality bus route and is within easy walking distance of either village centre. There are excellent local schools, both public and private and all the service required for good family housing. With Manchester Planning policy controls on HMO licensing and the general preference for high quality family homes over small 1-2 bed apartments, the proposal for this site fit well within the local policy framework.

WITHINGTON VILLAGE CENTRE



3.0 DESIGN PRINCIPLES

3.1 AMOUNT

The proposal is to provide one three bedroom house over two floors, with the upper floor mainly in the roof space, to keep the scale down.

The footprint is 67m² on a plot size of 183m²

The ground floor provides an open plan lounge, dining and kitchen facility, with central staircase and toilet facilities.

3.2 LAYOUT

The strong building line of Mitford road has been respected, setting back from the road some 4.7m.

The layout of the house is an L shape with living areas on the South—West facing elevation along Mitford road and the kitchen to the east and rear of the site.

The Eastern and Southern external wall are on the boundary lines to the site and will not have any windows, this echoes, stables and coach house layouts common in large Victorian properties.

Off road parking is provided by a side courtyard, and gardens are situated on the street frontage.

3.3 SCALE

The scale of the proposal is derived from the existing new development on Amherst rd and from the 'Coach House' form of out building. A steeply pitched roof allows bedroom space at first floor, whilst keeping the eaves height to a single storey on the street elevation.



FIRST FLOOR PLAN & SECTION



3.4 LANDSCAPE

The new landscape around the house will consist of block paved courtyard to rear and side, with planted borders around the house and hedging to North boundary of site. Provision for refuse bins and for a single parking space will be provided by this hard finished area.

To the front of the site will be a 750mm high brick boundary wall with soft hedge edging to 1200 high. Double gates for Car access and a single gate for pedestrian access. The garden to the front will be a mixture of soft planting and lawn with paving to the front door and access to the drive. The existing trees which all fall with in the existing house garden to be retained will not be affected by the new development. The site currently has only self seeded scrub planting.



PROPOSED GARDEN MATERIALS

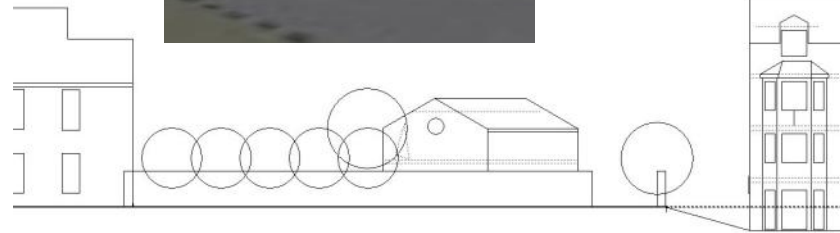


3.5 APPEARANCE

The elevational materials proposed have been chosen to compliment the existing brickwork of the adjacent redbrick Victorian buildings, whilst incorporating some more modern features such as white rendering and aluminium faced windows. The roof will be the main feature of the house and the quality of the slate finish will be critical to the appearance of the finished property. A patterned slate roof similar to that on the new property behind 14 Brook Street is proposed. Dormers will be lead effect finish with crisp square edge framing.



EARLY IDEAS



FINAL SCHEME



3.6 ENVIRONMENTAL STRATEGY & FLOOD RISK

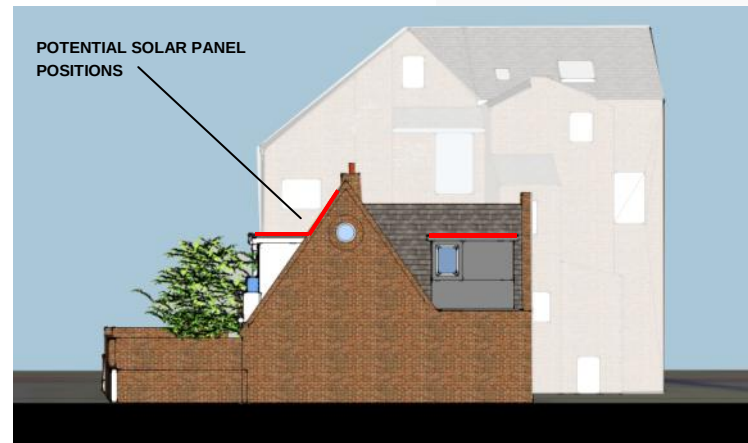
The new development will seek to achieve and exceed where practical the current standards of thermal insulation and air tightness. Materials have been chosen for their longevity of life and their minimal environmental impact. The bricks and slate will be reclaimed where possible and the dormer cladding is BRE A+ rated for environmental performance. A feasibility study is being carried out for the inclusion of both solar thermal and solar electric panels on the south/west facing roof to provide water heating and electricity. Proposals for rainwater harvesting and porous paving will also be investigated. The aim will be to achieve a Code for Sustainable Homes level of 4 to 5.

Recycling of refuse will be encouraged by provision of defined areas for bins in the rear courtyard area.

From the Environment Agency Flood Risk Map the site appears to be in a Flood Zone 3 area at risk of flooding of 1:100 times in any given year. However given the rains of 2012 and the fact that the site was not flooded then, along with the recent flood management works on Brook street, this zoning risk would appear to be a little bit exaggerated. A fuller FRA will be carried out should the development be granted permission with conditions.



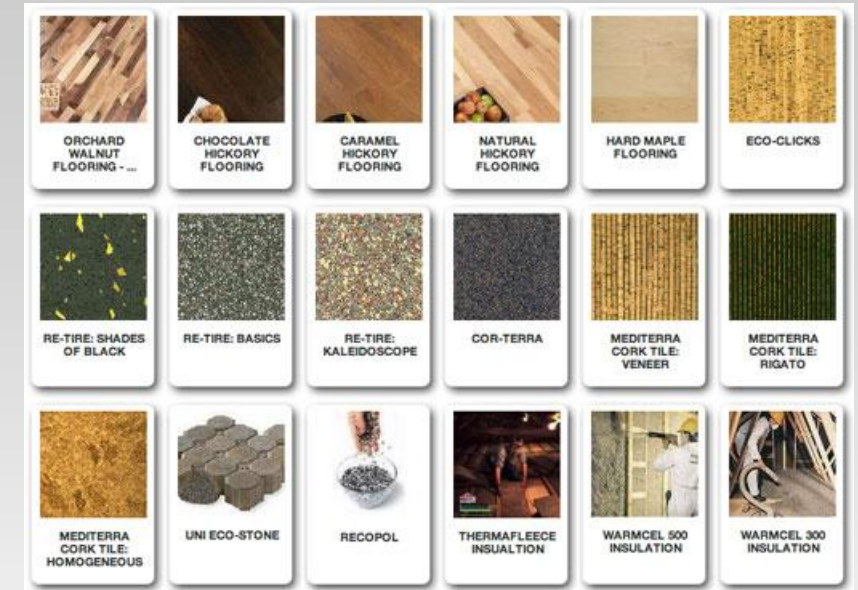
RAIN WATER RECYCLING



POTENTIAL SOLAR PANEL POSITIONS

GREEN MATERIALS

POTENTIAL FOR SOLAR SLATES



SOUTH ELEVATION

4.0 ACCESS

4.1 TRANSPORT LINKS

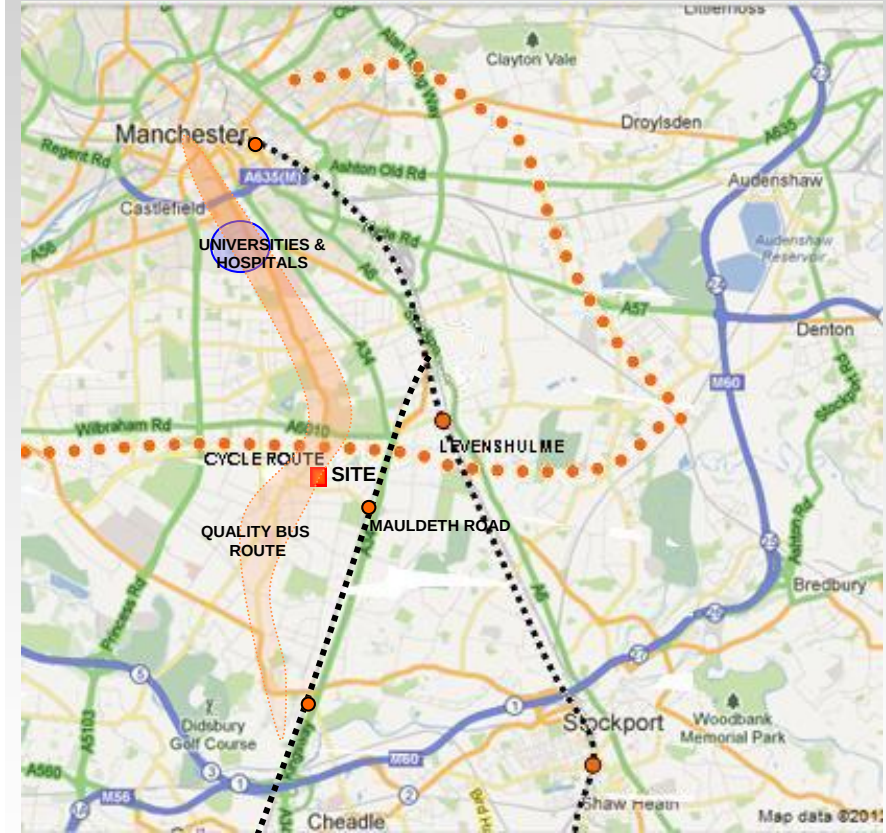
The site lies within 5mins walk of Wilmslow road, a Quality Bus corridor, with frequent connections to the city centre, major Hospital, Universities and the Airport. It is also within walking/cycling distance of Mauldeth Road Train station and of South Manchester Cycle route.

4.2 PARKING

An off road parking space is provided on site and potential space is available for two. Due to the excellent transport links to the site and its central position within Withington car use will be less important, however both Planning and Highways recommended during consultation that a provision of 1 space would be a minimum requirement, to prevent issues with on street parking in the neighbourhood.

4.3 INCLUSIVE ACCESS

The house will have a level access to the pavement. The internal layout of the house comply with Building Regulations Part M (access for dwellings)



TRANSPORT NETWORK

5.0 CONSULTATIONS



Initial design discussions began on this site in October 2012 when the site owner Mr Ali Akram sought to explore ways of utilising the large rear garden of one of his properties on Mitford Road.

25/10/2012 -An approach was made to MCC Planning (S Mc Coombe)

Oct- March 2013 - Client deliberations over economic viability of scheme and discussions with neighbours to garner support. Decide to go ahead with slightly amended scheme, taking on board comments made at the October meeting with Planners.

21/3/2013 - Meeting with Planners (S McCoombe and Roger Hall). Principle of the plot as a viable site established and accepted. Design felt to be too imposing and not subservient enough to the main house. Lower eaves and reduced gable elevation to Mitford road suggested.

26/3/2013 - Revised design submitted for comment.

2/4/2013 – New design supportable by the Planning team.

Copies of emails and notes of meetings in Section 7



OCTOBER 2012 SCHEME



MARCH 2013 SCHEME



6.0 WASTE MANAGEMENT STRATEGY

6.1 NUMBER OF BINS

The house will be provided with the standard MCC Refuse Collection service set of recycling and refuse bins. Bins allowed for are: 1no. 140L Blue Paper and card bins; 1no. 140L Brown Glass, plastic and metal bins; 1no. 240L black general refuse bins and 1no. 240L green food/garden waste bin.

Bin sizes and numbers have been calculated using MCC Waste Storage and Collection Guidance.

6.2 BINS STORAGE AREA

See plan adjacent—Storage area is in a rear courtyard adjacent to the kitchen and back door. The area is well ventilated and easily cleaned down. Bins can be easily wheeled to the collection point on Mitford road as indicated.

6.3 BIN COLLECTION ARRANGEMENTS

Bins will be collected from the pavement of Mitford Road easily accessed by MCC Collection vehicles.



REFUSE COLLECTION PLAN

7.0 MEETING NOTES & EMAILS

dawn cooper <dawnacoop@gmail.com>

Development at 1 Mitford Rd, Withington

dawn cooper <dawnacoop@gmail.com> 25 October 2012 14:52
To: s.mccoombe@manchester.gov.uk
Bcc: info@aahomes.co.uk

Dear Mr Mc Coombes

Thank you for meeting with me today to discuss development of the rear garage area of 1 Mitford Rd. It was most useful. Below are a few notes from the meeting for our records, please do not hesitate to contact me if you have any comments or concerns regarding them.

Meeting Notes : -

At Planning Office, Town Hall on 25 October 2012 at 11:30
Present Steve McCoombe - Manchester Planning
Dawn Cooper - DAC Design
Purpose To review development potential to rear garden and garage area of 1 Mitford Rd

- Site context and precedents for garden development in the immediate area discussed. (see attached PDF document)
- Scale of new development on Amherst road (A) preferred to that on Derby road (B)
- HMO development would not be supported. C3 use only.
- Single family size dwelling, has best potential.
- Building line of Mitford st is quite strong on this side and should be observed.
- Strong local residents group, so could be objections to garden grabbing.

Review of Design proposal

- Any development must be of a subservient nature in scale to the immediate neighbouring development. Consider reducing height of proposal.
- Front garden preferred to parking courtyard.
- High wall to street frontage not encouraged - metre high max, with railing above - to provide security surveillance into and out from any development.
- Area for refuse bins needs to be considered carefully.
- Views into site from adjacent flats to be considered. - Landscape screening.
- Car parking hardstand to side rather than front of house.
- SmC suggested precedent in Chorlton for design values - new house on Buckingham road. DAC to view.

Application process

- SmC to email any further comments following in house discussions
- DAC to submit design development drawings as progressing.
- Application to include :- Design & Access Statement, Landscape detail, Palette of materials, Preassessment for sustainable homes (to achieve level 3). Along with application and design drawings.

Once again thank you for your time, and I look forwards to progressing this project with you.

Best regards

Dawn Cooper RIBA
D@C Design
0161 425 3934

 **planning meeting 25 oct.pdf**
2062K

dawn cooper <dawnacoop@gmail.com>

Development at 1 Mitford Rd, Withington

dawn cooper <dawnacoop@gmail.com> 26 March 2013 15:44
To: s.mccoombe@manchester.gov.uk

Dear Steve

Thank you for meeting with me last week, to review proposals for the site on Mitford road. It was useful to get both yours and Rogers views on the scheme.

Taking on board the comments regarding the scale of the proposal I have remodelled the proposal and feel that the reduced eaves and ridge level give the property a much more 'cottage/coach house' appearance and make it a more subservient building to the immediate neighbours.

Your views on this approach would be appreciated.

See attached views.

Regards
Dawn Cooper
DaC Design

4 attachments



VIEW 5 - mitford road new smaller.jpg
680K

Re: Development at 1 Mitford Rd, Withington

s.mccoombe@manchester.gov.uk <s.mccoombe@manchester.gov.uk> 2 April 2013 09:28
To: dawn cooper <dawnacoop@gmail.com>

Dear Dawn

Having discussed your proposal with Roger Hall, it is felt that the scale and form of the proposed house could now be supported.

Regards

Steve McCoombe
Planning Officer
Development Management (South 1)
Manchester City Council
One First Street
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