Design & Access Statement

Location:	**Land to the rear of 31 Berry Brow, Clayton Bridge, Manchester, M40 1GR.**
Proposals:	**New dwelling**
Applicant:	**Mr A. Pagett**
Agent:	**Heaton Design Ltd**

6th March 2020

- The site is within a cluster of established residential properties.
- The site is not within a Conservation area or within the Greenbelt.
- The property is to be constructed of similar materials to the adjacent properties.
- There have been new detached dwellings constructed on the adjoining site and the other half of the application site over the last few years.
- This application is for a new 4 bed house on part of the garden of 31 Berry Brow
- The site is sloping down from the properties on Berry Brow to the rear of the properties on Berry Brow / Sheldon Drive, and is at present covered with bushes, undergrowth and a number of trees.
- The application is within the relevant planning policies for a new build detached dwelling
- The proposed development will not impact adversely on the privacy or amenity of any of its neighbours. Windows are not proposed to the side elevations and the relevant privacy separation distances are to be respected.

- The proposed design has been considered to protect the living conditions and amenity of the neighbours, and to be sympathetic to the existing buildings and their surroundings

- Access into the site is to be from the existing turning head formed at the end of the cobbled section of Berry Brow adjacent to the railway line, within the applicants ownership.

- Parking will be available within the application site.

- The social & economic impact on the area is negligible.

- There are good links to all necessary amenities within walking distance.



Entrance to Berry Brow



View down Berry Brow to turning head



View of existing turning head / new access into site



View of site looking south east



View of site looking south



View of site looking north to rear of 31 Berry Brow