DESIGN AND ACCESS STATEMENT

58 ALNESS ROAD, WHALLEY RANGE, MANCHESTER M16 8HW

PROPOSAL: CONSTRUCTION OF ONE PAIR OF SEMI DETACHED DWELLING

Introduction

The design and access statement has been provided in support of the planning application for a pair of semi-detached property in the vicinity of the large grounds of the existing property

Site Description & Proposal

The application site is located on Alness Road in Whalley Range. The existing plot with a large garden is at a junction with Brantingham Road. The overall site is 632 sqm. Currently there is a detached garage to the rear of the site which will be demolished and also a small shed abutting the current property which will also be removed. The application site is predominantly residential suburb approximately 2 miles from Manchester City Centre. The streets surrounding the site are made up of Detached, Semi Detached and town houses. These range from Victorian, Georgian Properties to mid-20th century housing as well as recent modern housing.
The site is not located within the Whalley Range conservation area; however the boundary to this is located a few streets to the north starting at Demense Road and running alongside Alexandra Park.
The surrounding architectural context is varied and there are a number of different house types and design within the local vicinity. However the housing is generally characterized by brick and rendered elevations with grey tiles to roof mainly slates. The older period properties have a variety of brick details across the facades which are typical of Whally Range, especially within the conservation area. It is rich context of expressing the materiality that has driven the design of the proposed dwelling. The layout of the property meets standards for new dwelling as set out in the government technical housing standards. The residential floor space proposed is proportionate to the site and does not have a detrimental impact on the neighbouring properties or the surrounding area. The proposed dwelling has been designed to provide well proportionate flexible space for modern living aiming to maximize natural light and with a strong connection to outside.

Throughout the design process the size and scale of the proposed new dwelling was a key factor to ensure the new development in not out of keeping with the surrounding landscape or neighbouring building. The dwelling reflects the traditional typology that already exists within the local area. There are 3 story houses on Alness Road, Brantingham Road, Woodacre and Manley Road, i.e all the streets in close proximity the site. Off street parking has been provided as part of the scheme.