DESIGN AND ACCESS STATEMENT

Proposed New 3no Self-Contained Flats in a 3-Storey Building on Vacant Site at 60-62 Clarence Road, Longsight M13 0YE
For Mr R Younis

GENERAL

Site History and Background

This site of approximately 450sq m that has been long term vacant and once consisted of three four storey including basement tall Victorian style terraced houses two of which have been demolished thus creating the site
The retained building is approximately 100 years old
Planning submission ref 107532 was withdrawn 16th February 2015
Planning submission ref 111508 was withdrawn 2nd December 2016
There is no other known relevant planning history for this site

Environs

The building is located half way along Clarence Road and bounded to the left hand site by a newly constructed Russian Orthodox Church and to the right by the existing end terrace of the once three block building that is now a garage working in conjunction with the building on the opposite side of the road
The site is except for the church and garage is mainly surrounded by residential properties and can only be accessed for the existing crossing to Clarence Road

Security by Design

The building will be designed to comply with Security by Design standards with a planning condition to suit with level access to the building

The Scheme and Proposal

The scheme is to construct a 3-storey building to house 1no 3 bed flats on each floor to comply with Code 4 sustainability requirements The proposal has been difficult to design due to the narrow shape of the site, the tall Russian style church to one side and the tall large black painted gable, once party, wall of the once end-terrace building to the other

Car Parking

A new car-park has been designed with three spaces to the rear all accessed from the existing vehicular crossing

Waste Management

Standard Waste Management bins to be provided as per attached estimated volumes template for the application
The bin for collection will be positioned adjacent to the vehicular entrance

Landscaping

The site will receive new landscaping to the front, rear and side of the building to augment the car-parking using low ground cover planting of cotoneaster, spindle and juniper all planted in groups of 3 at 1m ctrs. The road surface will be pervious blacktop with flagged paths and bins storage area.
The main rear amenity areas will be grassed
Existing boundary fencing and walling will be retained to the church side and rear elevations
With new 900mm high brick walls to the front elevations to match the new property

Dwelling Space Standards

Each flat has been designed to comply with the new dwelling space standards 4.1 – 4.10 setting out the minimum gross internal floor areas and external space being designed for the use of 5no people of gross area of 94sq m with three bedrooms with 17sq m for the larger double bedroom, 15sq m for the smaller double and 7.35sq m for the single bedroom. The living room kitchen is 30.5sq m with a hall located storage area of 3sq m with accessible bathroom, with min width flat entrance doors of 838mm and all internal doors 760mm wide
Externally there is 30sq m of front amenity space and at the rear 155sq that would include 3no washing rotary dryers

Drainage Strategy

The site of approximately 450sq m is located in an area of Low Flood Risk consisted in the past of 2no terraced houses jointed to the existing adjacent residence totalling approx. 210sq m of footprint of all three buildings of 70sq m per building. The new proposal of 98sqm is 42sq m less that was originally on the site with amenity space of 100sq m therefore making more area available moisture absorption by the ground
The proposals would be for 4no surface water soakaways each 1cu m subject to ground permeability tests for a roof area less than originally built
The waste disposal for the 3no 3-bed flats would be similar to the previous usage and one of the two existing combined drainage system would located and re-used
In both cases the foul and surface water drainage the proposals would be for less of volume than originally designed for the site

Conclusion

We are of the opinion that these proposals will enhance the area, cover the black gable ended building to the surrounding benefit of the environment and increase the number of residential properties to the benefit of all parties concerned