DESIGN AND ACCESS STATEMENT

Proposed 1no New House at 139 Cornishway, Wythenshawe, Manchester M22 1PD for
SBB (Nationwide) Ltd

PLANNING AND
BUILDING CONTROL
04 SEP 2012

GENERAL

Site History and Background

The site of approximately 800sq m is located half way along the south side of Cornishway and consists of a left hand semi detached residential unit with large front frontage, side and rear open garden areas with no known planning history although there is an un-used adjacent street number of 137 Cornishway

Environs

The grounds are presently are open with 2m high fence to the left hand side with a matching fence and gates running across the building line to the left hand boundary
The house in approximately 75 years old and constructed with brick facings beneath a slated roof
The site is only accessed from Cornishway from a public footpath and grass verge
It appears that the power to both 139 and 141 Cornishway enters number 139 at eaves level

Security by Design

The site is bounded by 1.8m high fencing to the left hand side and it is proposed to form a new matching fence to the rear of number 139 with a gated side passage between the properties
Details of Design by Security are agreed as a condition of approval
The entrance door to the building will be constructed using "Security by Design" construction with the front and rear entrances having a level access and ramp for wheel chair usage to comply with DFA2 requirements together with a ground floor toilet facility

The Scheme and Proposal

This scheme is to construct a detached two storey properties that has been designed to compliment the heights of the existing surrounding buildings and will be constructed to modern Building Regulation requirements and be an addition to the housing market
Bins will be positioned within the site and located in the rear garden space

Design

We have evaluated the various local mixed design themes and evolved a sympathetic design solution that is compatible with the existing street scheme, paying particular attention to scale, massing and size.
The materials chosen will also reflect styles that are in close proximity and mainly obtained from local sources, but offering a more up to date trend and incorporating variety for interest.

Car Parking

The houses have each been designed to include two car parking spaces to the front of the property with a new vehicular crossing to number 139 Cornishway. The front of the existing property will have matching drive that will be of gravel construction

Landscaping

There is ample garden areas to each property that will be grassed with the existing front road boundary hedging to be managed and maintained. It is proposed that the out-building to no 1349 Cornishway will be demolished and the rear area be grassed

Conclusion

We are of the opinion that all these proposals would enhance the surrounding environment to the benefit of the all who frequent the area and increase the stock of affordable housing for the community