0 3 JUN 2008

DESIGN AND ACCESS STATEMENT

ON BEHALF OF CHARLES CHURCH NORTH WEST

SITE: HEALD POINT
LAND OFF STYAL ROAD
HEALD GREEN
MANCHESTER

PROPOSAL: ERECTION OF TEMPORARY SALES CABIN AND SHOW APARTMENT.

INTRODUCTION.

This Design and Access Statement is submitted on behalf of Charles Church North West in support of an application for the temporary erection and use of a sales cabin and show apartment at the existing residential development at land off Styal Road, Heald Green, Manchester.

Planning Permission for the existing residential development for granted at inquiry. This planning permission is reference 076630/OO/2005/S2. This approval also provided permission for an adjacent commercial development.

The application this statement supports is to provide a temporary sales cabin and temporary show apartment for the purposes of demonstrating and selling properties to be constructed as part of the development. The structures are proposed to be in use for one year.

This Statement takes into account the guidance produced by CABE on Design and Access Statements, published in August 2006. In the paragraphs below the format suggested by CABE is used to show that the design of the proposed re-planned part of the development is appropriate to its context and that the proposal will be of merit. It also demonstrates that access to and within the site is safe and easy for all users.

CONSIDERATIONS.

The following is a checklist of matters considered in the preparation and submission of the application that this statement supports.

Use

The principle of residential development and the acceptability of the overall form of the development have been established by the existing planning permission. This application is intended to better enable the sale and purchase of

residential properties of the approved development, and so facilitate the implementation of the previous planning approval.

Amount

The proposed units can accommodate the needs of two members of sales staff in demonstrating and selling the dwellings of the development.

Layout

The proposed show apartment is located within the curtilage of the proposed apartment block 1. The proposed sales cabin is located adjacent to the site entrance and incorporates seven temporary parking spaces for staff and visitors. The sales cabin's position prevents the implementation of a small area of public open space previously approved. This area of open space would be completed as approved following the removal of the sales cabin at the end of the proposed period of planning approval.

Scale

The proposed sales cabin and show apartment are diminutive in scale and massing when compared to the previously approved four-storey apartments and two-storey houses. They would have very little impact upon their surroundings in comparison with the previous approval.

Landscaping

The proposed sales cabin and show apartment would be surrounded by suitable ornamental planting comparable to the landscaping proposals of the previous approval. The proposals of the previous planning permission would be fully implemented following expiry of the approval of this application.

Appearance

As discussed above, the proposed development will be appropriate in scale in the context of its surroundings. The sales cabin is a pre-fabricated white steel structure, which will sit well away from the surrounding existing residences of the site's neighbours. The proposed show apartment will have more of a relationship with the surrounding residential area, and will be built in an architectural style indicative of the previously approved apartment scheme.

Access

Access to and within the site has already been approved and the new buildings will be absorbed into this overall framework. Safe, level and well lit access is

provided throughout the site, which is in a sustainable location close to local facilities and services.

As mentioned previously adequate car parking is provided in the form of seven car parking spaces adjacent to the sales cabin.

SUMMARY.

The residential development on the site has been established by the existing planning permission. This application is in support of the efficient implementation of that approval, and the facilities proposed to be constructed will have no detrimental effect upon their surroundings for the duration of their use.