PROPOSED TERRACE OF THREE HOUSES
Corner of Charlton Road & Balleratt Street
Levenshulme, M193DB.
Manchester

BUILDING CONTROL
17 JUL 2013

DESIGN AND ACCESS STATEMENT

Existing site features.

The site is presently vacant and in a neglected, dilapidated state. The frontage to Balleratt Street is in the order of 14.5 metres long with the side of the site to Charlton Road being a little over 13 metres in length. The plot is fairly level, covered in rubble and it is thought may once have been used as work shops or similar. Three sides are currently fenced with metal mesh fencing and pvc sheeting, the western boundary is formed by a brick "garden" wall some 1.8 metres high. There no buildings adjoining the site but, the area being residential, there are houses surrounding it.

Access issues

Approach to the new houses from Levenshulme centre is a very short distance down Barlow Road or Balleratt Street off Stockport Road (the A6) Levenshulme Station is less then 1/3 mile away and bus links on Stockport Road are a short stroll.

The immediate area is residential and dominated by older terraced housing. Parking in the neighbourhood is very much on street and seems to work well.

Access into the new homes will be via a shallow "front garden" in keeping with the existing properties. Visibility to and from the front doors will be excellent.

Access, circulation and facilities within the new dwellings are to reflect the recommendations of the "Lifetime Homes" criteria.

Layout of proposed houses

The drawings/layouts making up the bulk of this application will describe the overall layout and give adequate description of the intended appearance.

Appearance and scale of proposed houses

The external appearance of the terrace has deliberately been kept very simple in keeping with and sympathetic to the existing properties to the north and east of the site. The terraced houses, on Charlton Road, provide accommodation on two floors and have very simple, straight forward facades. The existing houses on Barlow Road and Balleratt Street provide accommodation on four floors (inclusive of a basement level) The proposed houses, therefore, sit comfortably within the existing surrounding housing stock.

The accompanying scale drawings give an accurate interpretation of plan size and elevational treatment.

Landscaping matters

The development, being relatively small, does not lend itself to very much in the way of landscaping. However low "garden walls" to the front of the houses are to be provided, in keeping with the existing houses on Barlow Road and Balleratt Street. To the rear, the back gardens will be secured with 1.8 metre high fences of vertical stained timber boarding. There will be adequate space within these areas for the storage of refuse bins and a little planting.

Herritage matters

It is not thought that there are any heritage matters to give consideration to in this instance. However, we do feel that the three new houses described in this application will provide a valuable and popular addition to the local housing stock. The plot to be developed presently being unused will, we feel, provide much needed housing for the area. July 2013