

Crystal Properties Development at

Hilltop, Walkden Salford M28 3GU



Design and Access Statement v2
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1.0 Site

1.1 The existing site is 0.312 ha and is presently occupied by a 2 storey building to the Phipps Street, used as a depot by Electricity North West. A car park and access road covers more than half of the site and there is a substation enclosure to the North East corner.
The site has gentle slope up towards the East on Brackley Street and North up Phipps Street.
The existing site boundary is predominantly steel security fencing.

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Existing Site Plan
With photograph references

1.2 Site surroundings

The area around the site is of post war two storey houses to the South on Brackley Street and West on Hillside Avenue. To the North on Mountain Street are bungalows, also post war, with a more recently developed four storey flats on the opposite side of Phipps Street.

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1.3 History

Walkden's history goes back to the 1880's when it grew from a small hamlet to a town following the enlargement of the cotton and mining industry. The development of the railway, canal and road network around this time meant that labourers were required to service the industry.

However, the housing estate around the development site at Hilltop depot was likely to have been built more recently, probably after 1945.

The four storey flats on Phipps Street are probably less than 10 years old.

2.0 Proposals

The proposed development is to demolish the existing depot building and construct 16 new houses as indicated on the site plan below. A new access road is to serve the 6 houses located to the rear of the site. The new houses are a mix of two and three storey and can provide 2 and 3 bedrooms for people with 16 houses at 88.5m^2 and 2 houses at 94.5m^2.

2.1 Site Plan



2.2 Materials

The new houses are to have brickwork external walls, tiled roofs and uPVC windows and front doors. This palette of materials is similar to many of the existing properties in the area and do not detract from the area's character.



Brackley Street Elevation

2.3 Scale

Although the buildings in close proximity to the site predominantly residential, there is a mixture if scales of dwelling from 2 storey houses, 4 storey flats and single storey bungalows. The new houses are 3 storey, but have a room in the roof space, so as to be discreet but efficiently providing accommodation to compliment the local housing mix in Walkden. The elevation is stepped to acknowledge the gradient and add rhythm to Phipps Street.





Phipps Street Elevation

2.4 Density
The density of housing provided equates to approximately 54 dwellings per hectare.

2.5 Car Parking
One car parking space per dwelling is provided for the two beds and two spaces for the three beds, Some houses do have spaces in the new courtyard area which are in close proximity to the rear access door / gardens of the property.

2.6 Boundary Treatment
The front gardens are to have 900mm close boarded timber fencing, with 1800mm close boarded fencing to the rear gardens. The fencing between the new property rear gardens are to be 1500mm but 1800mm for the 2.4m adjacent to the rear wall of the property. There are gates to the entrance of the site.

2.7 Proximity of Amenities
There is a newsagent / minimarket for small provisions at 59 Brackley Road. Within 500m there are sports fields a recreation park and a primary school. Within 1km there is a retail park, shopping centre, the Walkden Gateway Centre with a GP and other health facilities provided by Salford City Council PCT. All the amenities provided by Walkden town centre are also located within a kilometre of the site.

2.8 Transport
A bus route for the 37 and 556 on the Bolton Road is within 100m of the site.

3.0 Assessment / Conclusion.
The existing building, does not contribute positively to the local community with regard to the appearance, scale, or use of the site. It is to be demolished for the provision of 16 good quality houses in keeping with the scale of the surroundings and contribute positively to the housing mix and provision for the Walkden area. The new houses have car spaces provided off the existing public highway. They have gardens front and rear for private amenity and are well served by shops services and amenities in the locality.