WYTHENSHAWE COMMUNITY HOUSING GROUP

ENVIRONMENTAL PROJECTS 2013 / 2014

DESIGN STATEMENT

60 to 68a Calve Croft Road

1.00 General Description of Scheme

1.10 Creation of communal parking area in part of existing grass area for use by resident of 60 to 68a Calve Croft Road.

2.00 Resident Consultation Details / Comments

2.01 Following initial Client consultation with the surrounding residents giving 2 layout options, 4 have responded to indicate a preference for the layout now been submitted to planning. The residents will be / have been written to again to be informed of this decision informed that if no response is received it will be assumed that they either have no preference or prefer the current option.

3.00 Layout Design Principals

3.01 10 new parking spaces will be created for use by the surrounding residents.

3.02 The spaces have been oriented at 90 degrees to the flats, in order to maximise both the number of parking spaces and the retained grass area. If the parking bays where turned to be end on to the flats the new bitmac area would have to be approximately 38% larger to accommodate 10 spaces.

4.00 Drainage of New Hard-standing Areas

4.01 We have calculated the surface water runoff of the new parking surface to be 3.46 L/s.

4.02 Contact has been made with United Utilities regarding the treatment of surface water runoff from the new car-park. A response is currently awaited, however, we propose that due to the low run-off rate that new surface water gullies could be connected directly to the existing surface water drainage system at the nearest possible location.

5.00 Surrounding Boundary Treatment

5.01 No changes will be made to the surrounding boundaries.

5.02 See 6.00 for further detail.

6.00 Trees / Hedges On or Adjacent the Site

6.01 There are no trees or hedges on the site that will be disturbed by the works.

6.02 The front boundaries of all properties fronting the exiting grass are hedging, these will not be disturbed by the works other than possible maintenance cutting to allow the resurfacing of the footpath to take place.

60 to 68a Calve Croft Road

7.00 Street Lighting / Street Furniture / Line Markings

7.01 No additional street lighting is anticipated at this time due to the number and placement of the existing surrounding street lamps.