SITE ADJACENT TO 2 ALBION ROAD, FALLOWFIELD, MANCHESTER, M14 6LT.
Filport Properties Limited



Design & Access Statement

Table of Contents

CHAPTER 1

Appraising the Context 1

CHAPTER 2

Identifying the Design Principles 2

CHAPTER 3

Identifying the Access Principles 3

CHAPTER 4

Diagrams 4 5

Chapter

1

Appraising the Context

The site is located adjacent to 2 Albion Road, Fallowfield, adjacent to Platt Fields Park, Manchester. The existing site houses a single storey garage and partial garden for 2 Albion Road. The prominent location of this site in relation to the busy arterial routes through this area of Manchester makes the redevelopment of the site very appealing.

This area of Fallowfield is predominantly terraced housing stock of red brick and slate roofs. In the proposed redevelopment of the site we have considered the relevant planning policies and undertaken extensive consultation with local residents.

We felt that this was an opportunity to provide reasonably priced housing with a definite err on quality design and construction, whilst providing good sized family accommodation, all the time with an eye on the need to be sympathetic to the local vernacular.

Chapter

2

Identifying the Design Principles

As we stated earlier the principal design consideration for the site was to provide traditional family housing, sympathetic with their surroundings, of good quality design.

Our proposal involves the construction of a 4 bed property. The property has been placed with the frontage onto Albion Road to match that of the adjacent properties. The relationship of the house to the existing road has been carefully planned to maximise private amenity space.

The heights of the house relate directly to the majority of the properties in the area and are basically two storeys with attic rooms provided in the available roof space. The fenestration to the building have been positioned and scaled to be in keeping with the area vernacular.

Chapter

3

Identifying the Access Principles

The site is predominantly level and the proposed levels of the house will reflect the underlying influences of the adjoining properties. The house fronting onto Albion Road has the benefit of direct access to the footway along the road. The proposed dwelling will have a level access, i.e. no steps. Local bus services can be easily accessed on neighbouring Wilbraham Road and Wilmslow Road with good links directly to Manchester City Centre, Stockport, and surrounding districts.

Chapter

4

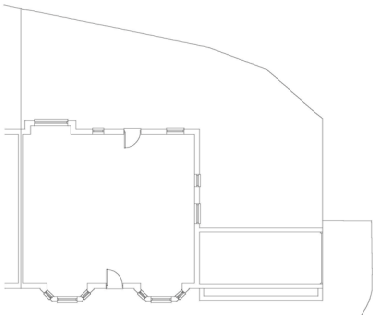
Diagrams



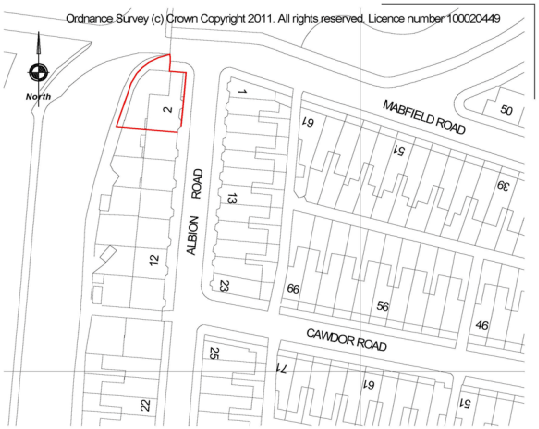
Front Elevation - 1-100

Side Elevation - 1-100

Rear Elevation - 1-100



Ground Floor Plan - 1-100

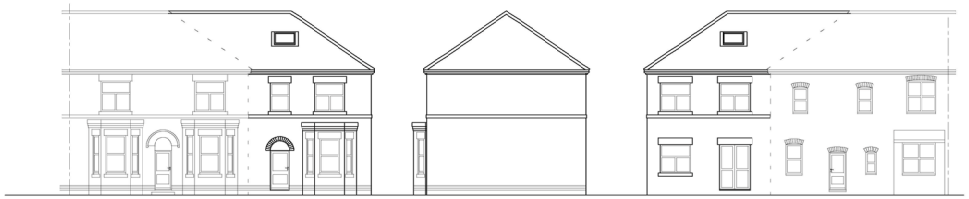


Site Location Plan - 1:500@A1

Land adjacent to No. 2
Albion Road, Fallowfield,
Manchester, M14 6LT

Building as existing
19/02/2013

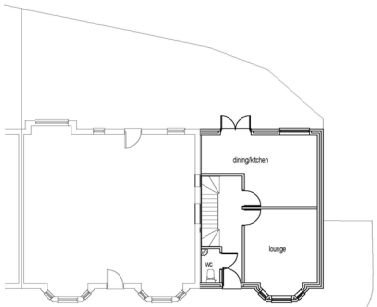
KendalByrne
NHBC
Registered house builder
2 Parsonage Road
Withington
Manchester
M20 4PQ
Tel: 0161 445 5656
E-mail: kendalbyrne@hotmail.com



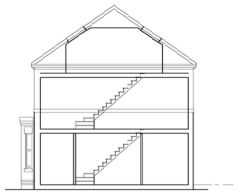
Front Elevation - 1-100

Side Elevation - 1-100

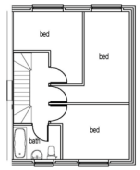
Rear Elevation - 1-100



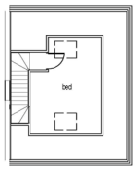
Ground Floor Plan - 1-100



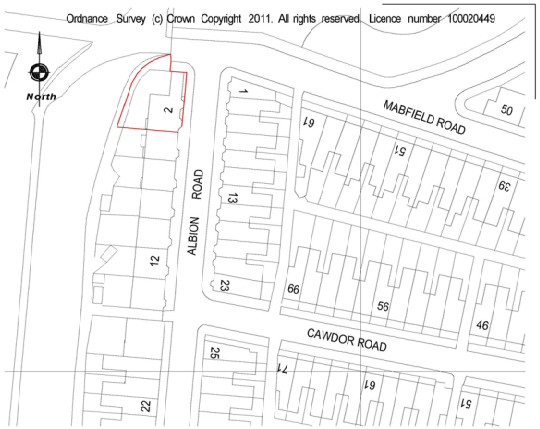
Section - 1-100



First Floor Plan - 1-100



Second Floor Plan - 1-100



Site Location Plan - 1:500@A1

Land adjacent to No. 2
Albion Road, Fallowfield,
Manchester, M14 6LT

Building as proposed
22/02/2013

KendalByrne
NHBC
Registered house builder
2 Parsonage Road
Withington
Manchester
M20 4PQ
Tel: 0161 445 5666
E-mail: kendalbyrne@hotmail.com



Aerial Photograph Circa 2012