PLANNING
18 MAR 2009
INIT REC'D DATE

Design & Access Statement
Garage Demolition & Site Upgrade
Melsomby Road

Site Address:	Melsomby Road Manchester M23 0EG	**Date:**	11th March 2009

CONTACT DETAILS

	Applicant		**Agent**
Address:	Parkway Green Housing Trust Parkway Green House 460 Palatine Road Northenden Manchester	Address:	Arcus Consulting LLP Corner House 177 Cross Streer Sale
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DESCRIPTION OF SCHEME

Item 1 – Introduction and Background

1.1 The Melsomby Road garage site is an existing site privately owned by Parkway Green Housing Trust. The site currently consists of 16 no. pre-fabricated PCC garages which are available to rent by current tenants of the Housing Association and is accessible via Melsomby Road through a secure gate. The site is located in a residential area and surrounded by houses which are either privately owned or part of the Parkway Green Housing Association stock.

1.2 The existing garages on the site are currently in a poor state of disrepair and there is evidence of vandalism and arson within individual garages. (See figure 2).

1.3 The existing condition of the site surface is uneven and has suffered from weathering which has made it a potential safety hazard to anyone using the site.



Fig 1: Existing Site Entrance

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Fig 2: Existing Garages

Item 2 – Design

2.1 The decision has been made by Parkway Green Housing Association to improve the site and remove the garages which have become a location for antisocial behaviour and to also improve the security of their tenants. This is to be achieved by demolishing the existing garages and erecting new 1800mm high fencing to the rear of any Housing Association owned property and any privately owned property which will have their security removed by the demolition of the garages.

2.2 In addition to the new fencing, the entire site will receive a new wearing course with new parking bays identified and a new pre-fabricated double garage provided to replace an existing owners garage.

2.3 Prior to this application, a residents consultation was undertaken by Parkway Green Housing Trust which was used to formulate the scheme design.

Item 3 - Access

The improved surface finish will make the site more accessible to anyone wishing to use the site.