DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
KIRKMANSHULME LANE / SCARCROFT ROAD
LONGSIGHT MANCHESTER

ON BEHALF OF

EASTLANDS HOMES
(in association with HARBUR CONSTRUCTION)

Job Ref: 11,162



HOWARD AND SEDDON PARTNERSHIP

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1. INTRODUCTION

1.1 This application has been prepared by Howard and Seddon Partnership on behalf of Eastlands Homes and in association with Harbur Construction, ans seeks Detailed Planning Approval for the siting and design changes to plots 19 and 20.

2. THE APPLICATION

2.1 This application seeks detailed planning approval for the proposed alterations to the siting and design of plots 19 and 20 further to the granting of Detailed Planning Approval under application 100823/FO/2012/N2.

2.2 The alterations to plots 19 and 20 includes minor changes to the curtiledges of plots 18 and 21.

2.3 In addition to this statement, the proposed development is supported by plans and elevations prepared by Howard and Seddon Architects comprising:-
11,162 / SK03 – Proposed Street Scene to Kirkmanhulme Lane.
11,162/ SK04 – Proposed Site Plan.
11,162/ SK05 – Site Location Plan.
11,162/ Visual rev'A' – 3D Visuals of the revised scheme.

3. CONTEXT

Site location and description

3.1 The approved development site is a vacant brownfield site at the junction of Kirkmanshulme Lane and Scarcroft Road, Longsight. It is bounded to the north by Dunley Close and to the west by Pencombe Close.
The site was previously occupied by Belle Vue Gardens, which pre-date the earliest available historic mapping. Belle Vue Zoological gardens are shown until circa 1980 when the Longsight public house was shown to occupy the site.

3.2 The site is approximately three miles from Manchester City Centre, and has easy access to public transport, including bus and train services.

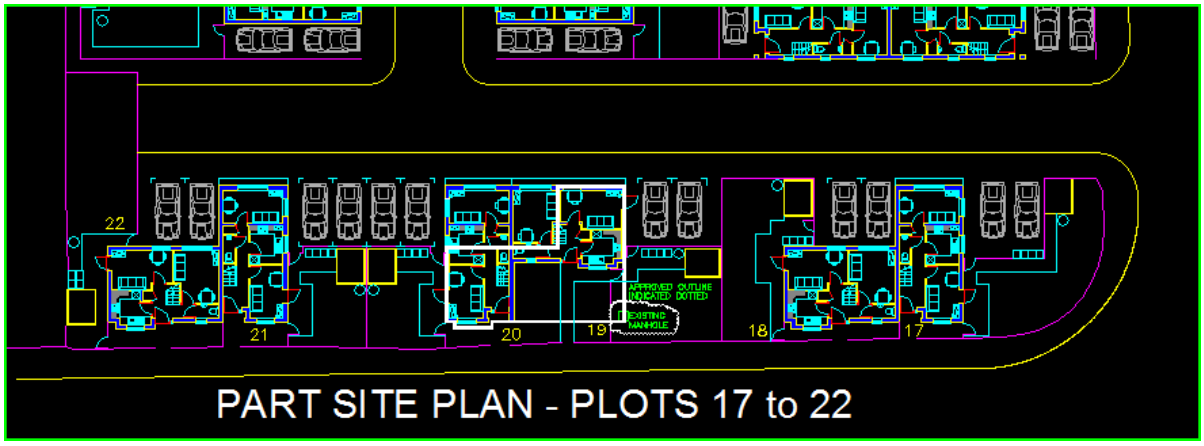
3.3 Nearby amenity facilities include Belle Vue Leisure Centre, opposite the site on Kirkmanshulme Kane and Belle Vue greyhound stadium around five minutes' walk away. The area around the greyhound stadium also includes cinema and bingo complexes and a snooker hall.

3.4 There are a number of schools within walking distance of the site, including St Peter's RC High School, directly opposite the site and Stanley Grove Primary School, a small distance away.

3.5 The houses surround the development site are predominately two storey semi-detached family houses, built within the last twenty years.

4. DESIGN CONSIDERATIONS

4.1 Plots 19 and 20 have been re-designed to take consideration of the existing main sewer which crosses the site. Within the approved scheme there is an existing 4.0m deep manhole which connects to the main sewers contained within Kirkmanshulme Lane. To address this manhole has meant the handing of plots 19 and 20 with plot 19 being set back to afford a min.3.0m clearance of the existing manhole.



4.2 The re-design and siting of Plots 19 and 20 has also required the re-positioning of the boundaries between the adjacent plots 18 and 21 respectively.

4.3 Levels of private amenity have been maintained along with good surveillance of incurtilege parking spaces.



View along Kirkmanshulme Lane – Plots 17 to 22.

Amount

4.4 In total, the approved development will create 22No. semi-detached dwelling houses. The re-design of plots 19 and 20 will not increase the development.

4.5 Car parking provision for each dwelling is provided within curtiledge, providing two number spaces per dwelling, as previously approved.

Layout

4.6 The houses are arranged in semi-detached pairs in varying configurations in order to afford high levels of natural surveillance into and around the site. Both existing main roads together with the new estate road are well overlooked from both ground and first floor. Windows are positioned to provide suitable levels of privacy to the main rooms of the houses.

Appearance

4.7 The proposed houses are to be constructed in a manner commensurate with neighbouring dwellings, and will adopt materials of similar appearance to adjacent properties to create a well integrated residential setting, including red facing brick and a grey tiled roof.

Access

4.8 The dwellings will be constructed in accordance with current Building Regulations to ensure compliance with the requirements of approved Document M, the following will be provided:

- The entrance door has a level threshold for disabled access;
- The entrance door and hall are wide and spacious to allow disabled access;

- A toilet and hand basin are provided on the ground floor;
- All internal doors have been designed with a minimum clear opening width of 775mm;

5. SUMMARY & CONCLUSION

5.1 This Design and Access Statement supports an application for the re-design of plots 19 and 20 with alterations to the curtilege of plots 18 and 21, further to the granting of Detailed Planning Application 100823/FO/2012/N2.

5.2 The re-designed plots provides good levels of private amenity and surveillance of all areas within and surrounding the development site.

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