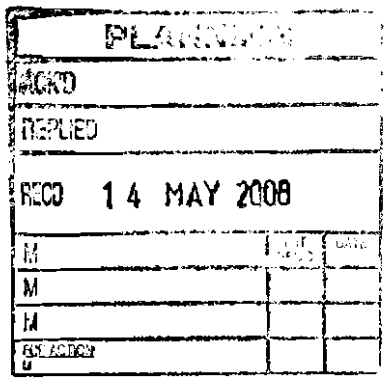
DESIGN & ACCESS STATEMENT

Proposed Residential Development
No 1 Rushford Avenue
Longsight
Manchester



HOWARD & SEDDON

64 Washway Road
Sale
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Job no 7021
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Rev A

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1/ Site Ownership

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2/ The Site & Surrounding Areas

The property is located at the junction of Rushford Avenue and Central Avenue within the Rushford Park conservation area. The existing property being a large detached Edwardian built dwelling. The property has been extended and modified over time, with the addition of a two storey extension adjacent the Central Avenue boundary and a single storey extension adjacent the boundary with no. 3 Rushford Avenue. The property now in the form of 6no. small single flatlets. The building is a traditional two storey dwelling with basement and attic rooms forming part of the existing residential accommodation.

The building is set within large private gardens, predominately to the front of the property, these being enclosed by hedgerows and mature trees to the boundaries with Rushford Avenue and Central Avenue.

The site is set within a predominantly residential area of Edwardian semi-detached and larger Victorian houses, with large private garden frontages. However the properties on the opposite road frontages are more modern 3 storey flat roofed apartments building which are generally out of context with the Rushford Park conservation area characteristics. There is also the Levenshulme Catholic Club which is on the opposite side of Central Avenue which is a converted large Edwardian detached house which has been extended, but not sympathetically to the existing building or the conservation area.

3/ Design Statement

The proposed scheme takes into account current council policy for creating family housing rather the high density apartment developments. The proposal retains the same number of individual dwellings and creates a housing scheme for the modern family within a large communal garden environment.

The proposal will retain the original part of the building by converting this section into two, five bedroom semi-detached (noted on the proposed plans as dwellings 2 and 3) houses utilising the existing basement rooms for bedroom accommodation. This will necessitate the formation of four lightwells to the front and rear of the existing building.

The existing two storey extension to the Central Avenue gable is to be retained and converted into a single two storey, two bedroom house (noted on the proposed plans as dwelling 4). This will necessitate formation of a new small two storey extension to form a new front entrance porch fronting Central Avenue with a bathroom over.

The existing single storey extension adjacent to the boundary with 3 Rushford Avenue is to be demolished to form a new two storey, two bedroom house (noted on the proposed plans as dwelling 1) fronting Rushford Avenue. This extension will balance the out the building around the original building.

Within the proposal two new two storey houses are proposed to the rear of the existing building (noted on the proposed plans as dwellings 5 and 6) each having five bedrooms, whilst having the appearance of two semi-detached Edwardian houses fronting Central Avenue, they are linked to the existing building with a new entrance and stairway serving dwelling 3 and 5, which will replace the existing two storey outrigger to the rear of the existing property.

The proposal aims to maintain the principle character of the Rushford park conservation area by creating six houses of semi-detached / terraced houses within a large mature private garden setting. The proposal maintains the existing building lines and the principle of houses at right-angles to street frontages, set back from the street boundaries.

Two new pedestrian gates have been formed to the street boundary of Central Avenue, thereby achieving cohesion with the new entrance doors fronting Central Avenue. This will be in keeping the general character of the area with long private footpaths leading to the front doors of the houses.

The development will be serviced by the existing parking area which will accommodate a minimum of twelve car parking spaces (200%). There is also sufficient space remaining of the existing extensive hardstanding to accommodate four disabled person's car parking spaces.

In preparation of these proposals we consider that we have retained the historic character of the Rushford Park conservation area.

4/ Waste Management Strategy

After reviewing the waste and collection guidance document for developments we are proposing that each dwelling shall have its own designated individual refuse enclosure. These will accommodate a 240L wheeled bin for general waste and 2no. 140L wheeled bins for paper & glass and a 50L sack for cans. The designated storage areas are identified on the proposed site plan, drawing number 7021/104c.

Each occupant will be responsible for placing their own bin adjacent to the kerbside on the specified day for waste collection by the local authority's collection service, including re-cycling.

As the gardens are of open plan layout, they will be maintained by a contracted gardener via the management company for the property. It is therefore proposed that a communal composting area is designated with the landscaped gardens which the contract gardener will have responsibility for the management thereof. All Occupants of the dwellings will have access to the communal composting area.

5/ Design for Access 2 Statement.

The site does not include any council owned or controlled land. Therefore limited compliance with DFA2 is proposed.

The proposal is convert /modify & extend the existing residential building to form six family houses. The existing building has a raised ground floor of approximately 700mm above external ground levels requiring a stepped approach to the entrance doors to dwellings 1, 2 & 4 as is existing. Dwellings 3, 5 & 6 will have level access to the front entrance doors, however dwelling 3 will require steps up to the existing ground floor once through the front entrance door. It is therefore the aim to go beyond the minimum standards set out in Part 'M' of the Approved Documents only in regard to plots 5 & 6, to achieve limited compliance with DFA2, for these dwellings, in respect of access for visitors at ground floor. ie. 850mm clear opening to front entrance door; 800mm clear openings to internal doorways; minimum 1800 x 1800mm hallways; 1200mm minimum clear passages; large cloakrooms/w.c's.; Kitchens with minimum 1800 x 1800mm clear circulation space; low level window sills: switches, sockets & controls at 900mm above floor level. The first will not conform to the requirements of DFA2 in size of rooms, however the first floor of dwellings 5 & 6 will have low level sills and switches; sockets & controls at 900mm above floor level.

There is sufficient space for 3 number disabled persons parking bays over and above the 200% communal parking indicated on the proposed site plan. These spaces would be conveniently located adjacent to the front entrance doors of the proposed dwellings, with an 1800mm wide footpath leading from the parking area to the front entrances of dwellings 5 & 6.

6/ Bicycle Storage.

A communal bicycle shed is proposed within the garden area to accommodate 6no. bicycles, However dwellings 2, 3, 5 & 6 have sufficient space under the stairs to accommodate the storage of a bicycle within the dwelling.

7/ Application Drawings Attached

7021/100	Existing site survey
7021/101	Existing floor plans
7021/102	Existing elevations
7021/103	Existing building cross sections
7021/104D	Proposed site plan
7021/105C	Existing floor plans
7021/106C	Proposed elevations
7021/107	Proposed bicycle & refuse store
7021/-	Location plan

10/ Existing Site Photographs



1 Rushford Avenue front elevation.



1 Rushford Avenue rear elevation, illustrating outrigger to be demolished and replaced with new entrance and stairway structure.



1 Rushford Avenue front elevation of single storey element to be demolished and replaced with new two storey structure.



1 Rushford Avenue rear elevation of single storey element to be demolished.



Central Avenue street frontage.



Rushford Avenue street frontage.



Levenshulme Catholic Club, Central Avenue.



Levenshulme Catholic Club, modern single storey addition fronting Central Avenue.



Warrick House, Central Avenue.



Scott House, Central Avenue.



Scott House, Central Avenue.



Rushford Court, Rushford Avenue.