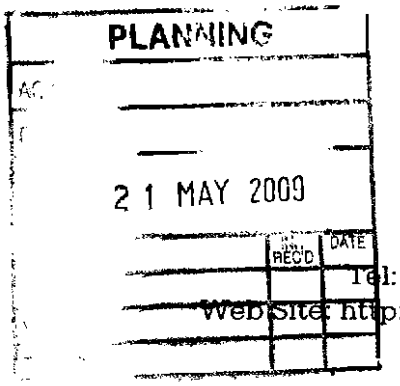

F SUMMERFIELD

BScTech(Hons), CEng, FICE, MIStructE
Chartered Consulting, Civil, Structural & Municipal Engineer,
Planning Supervisor & Party Wall Surveyor. [Part of Torplan Ltd]
216 Heaton Moor Road, Stockport SK4 4DU
Tel: 0161-443 1881. Mobile: 07802-296027. Fax: 0161-431 0786
Web Site: http://www.torplan.co.uk/engineer; E-mail: fs@torplan.co.uk

Design & Access Statement
49-65b Slade Lane, Longsight

Part 1 – Design for Access 2 compliance.

It is proposed that the property will be approached from the Dobcross Avenue and up to each house on a footpath having a gradient not greater than 1:15 and having a width of 1800mm with a cross fall not exceeding 1:50.

The landing immediately in front of the access doors will be 1200x1200mm platforms with lips into the property not greater than 15mm.

A suitable area will be provided for the charge of wheelchair/scooter batteries.

Space is being allocated to accommodate a future lift.

The principal bedroom is proposed at 4.8mx2.8m.

A disabled access wc is being provided at ground floor level.

The floors will be designed to support track hoists if required at a future date .

The kitchen has a minimum clear circulation space of 1800mm x 1800mm.

No stepped changes in internal level are incorporated.

Internal doors will have 850mm clear opening.

Window cills will not be set at a greater height than 900mm.

All glazing below 900mm will bin safety glass.

The staircase is not less than 900mm wide.
Open risers will not be incorporated and steps will not overlap the step below.

Halls will be minimum of 1200mm wide with passageways not less than 900mm.

One parking space is being provided per dwelling.

All handles and lock are to be easy to use by disabled persons and, with electrical switches, set at 900mm height..

Part 2 Design characteristics

(1) Use

1.1 The proposed use is residential

(2) Amount of development

2,1 Three new detached dwellings are to be built upon the cleared site of gross plan area of 59.2sq m.

2.2 The maximum height to apex is 9.525m.

(3) Layout

3.1 The layout is in a single eschelon giving clear sight into the approaching highway.

3.2 There is a live railway line to the east; existing older development to the west and new development to the south with recovered land (not part of the proposals) to the north.

3.3 The development is commensurate with the land available.

(4) Scale

4.1 The scale is commensurate with the area as a whole and the proposed dwellings are of a similar type to those already built to the south if slightly more impressive.

(5) Landscaping

5.1 Landscaping to each private plot will be grass to the front and rear.

5.2 Screening on the railway elevation of the easterly plot will be 2m high concrete post and timber panel fencing.

(6) Appearance

6.1 The outward appearance will be a natural light brown brick with a red contrast by way of horizontal featuring complementing as well as enhancing the existing residential development to the south.

(7) Access

7.1 See Disabled Access notes above.