MPSL

Hazelbottom Road, Crumpsall Vale.

Design and Access Statement for 2no. residential dwellings.

08/08/2012

Taylor Wimpey

Introduction

This statement is produced in support of a planning application at Hazelbottom Road, Crumpsall Vale. The statement is laid out in a simple form that reflects the guidance laid down by CABE, and in accordance with the advice laid down in Circular 1/2006, paragraphs 80-104

Context of the Site

The site is located off the tree lined road (Hazelbottom Road), which is located to the north east of Manchester city centre.

This application seeks approval for 2no. units in semi-detached format.

The context of the scheme as submitted has to be considered in relation to the fact that the previous application (080388/MO/2006/N1) has already been approved for Reserved Matters on 27th November 2006.



Aerial view of the site

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Amount

The current approval for this section of the development amounts to 2no. dwellings in a semi-detached format (plots T17 & T18).

The current approved scheme shows 4no. units in a mews style format, it is our intention to separate these into semi-detached housing.

Layout

The layout of this part of the scheme remains in the same orientation as the approved scheme, but separates the units in to a semi-detached format.

The dwellings remain orientated to front Hazelbottom Road and vehicle parking is retained to the rear of the properties.

Scale

The overall scale of the proposed units are 2 ½ storeys in height, which compliments the remaining development and is as per the approved units.

Landscaping

There is minimal effect on the proposed landscaping on the site.

Appearance

The style and appearance of the built form will be of traditional brick and tile, with a strong vertical emphasis in the external design. This is as per the current planning approval and are therefore in keeping with the current development.

Access

Vehicular access to the units is provided by a parking court to the rear of the properties, this is accessed off Stoneyholme Avenue.

Commitments

The scheme will achieve Eco Homes level very good as per the approved scheme, see attached Eco Homes assessment submitted as part of the application package.

The percentage of DFA 2 compliant house types was approved under the previous application, it was confirmed that the Harvington house type does not meet DFA 2. Refer to the attached DFA2 compliance matrix for further information.

Conclusion

The revision proposed is a reflection of the current housing market and serves only to enhance the currently approved scheme.

We believe that the proposed re-plan will attract potential purchasers and create small starter family homes.

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