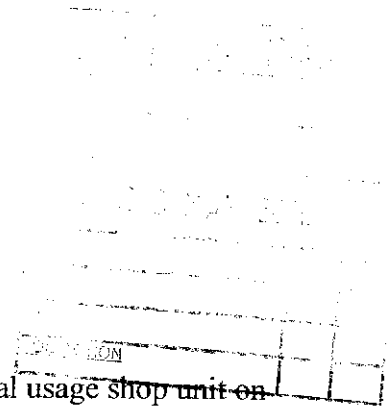
DESIGN AND ACCESS STATEMENT

240-242 Wilmslow Road, Fallowfield M14 6LD
Proposed New Dwelling House
For Mr J A Wariach



GENERAL

Site History and Background

The site of 66sq m comprises of un-used rear yard of a double general usage shop unit on Wilmslow Road that is accessed from Furness Road.
These is a dilapidated sectional garage building to the rear of this site
There is no known planning history to this rear yard area

Environs

The site is located behind the shop unit adjacent to a side/rear passage area on Furness Road and is next to a run of terraced houses that are also on the opposite side of the road
This area is close to the university Campos with a good number of the terraced houses let as student bed-sits on adjacent roads
The roads to the rear of the site appear to be a little quiet for traffic but are well used for car parking being next to a main arterial road that runs from the south of the city centre

Security by Design

The site is secure to the back and rear but open to the front on Furness Road from a double opening in the wall without any gates
The new design will have a disabled access to the road area with new Security by Design entrance and garage fully retractable up and over door
An area has been designed to allow for a platform lift to be installed from the ground floor study/bedroom area to the first floor kitchen and second floor bedroom

The Scheme and Proposal

The scheme is to fully develop the vacant site by the constructed of a new 3no storey private dwelling house
This proposal is to develop the site that has been similarly done in the past to the rear of 238 Wilmslow Road but more particularly 2A and 2B Landcross Road
This scheme is the result of recent consultations with the Planning Department who stated that a scheme of modern design might be favourably received

Car Parking

The scheme has included for the parking of 2no cars in a garage off Furness Road with the installation of a double retractable up-and-over door from th existing vehicular crossing to the site

Landscaping

Amenity areas have been designed into the scheme through balconies that would have potted planted areas

Design

The modern design of a proprietary flat roofed finish with large overhang to rendered walls with upvc dark grey windows,doors and door furniture together with glass balcony balustrading to balconies at first and second floor levels will enhance the area that presently consists of tiled roofs and brick faced "tired" residential building and irregular back yard areas

Conclusion

We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned