Willow Park Housing Trust

Felton Avenue Design and Access Statement

23rd March 2010

Introduction

The scope of the works under consideration for this application will provide 9 No. new permanent parking spaces reducing the need for on street parking and alleviating congestion in the avenue.

Assessment and Evaluation

The site is located in Wythenshawe, Manchester and is completely surrounded by two storey residential buildings. The proposed parking improvement is designed to increase parking provision for those dwellings in Felton Avenue that do not front directly onto the roadway i.e. those surrounding the green or the pedestrian walkways off the turning circle. This amounts to 20 of the 24 properties in the avenue.

Consultation

The various utility companies plans showing locations of equipment in the area have been checked.

Each of the residents has been contacted by the Trust to obtain opinion on the proposal. 1-24 Felton Avenue have been lettered by the Trust and appointments made with the residents to discuss the plans. Of the 24 residents consulted, 20 approved of the plan and 4 failed to respond.

Design

The principals being to try to retain the character and features of the site. The scheme has been designed in such a way to try to balance the need for additional parking spaces with the wish to retain as much of the existing green as possible.

Use

The only change of use will be that part of the green area will now be utilised for car parking.

Amount

All works are external and no floor space is to be created.

Layout

The existing raised kerb line in front of the two hardstand areas will be lowered to provide vehicular access to the proposed parking areas. The parking areas will be lined with thermoplastic line marking to identify individual spaces. The line at the rear of the footpath will be identified with pre cast concrete edgings. The perimeter of the footpath will be constructed of PCC kerbs to MCC specification.

Scale
The proposals will create two parking areas. One with 4 spaces which will be approx. 55m^2 and one with 5 spaces that will be approx. 65m^2. This is a total of 120m2 of new hardstanding for parking. It will leave approx 320m2 of the existing greens unaffected by the proposal.

Landscaping
The grassed areas immediately adjacent to the works are likely to be disturbed but will be reinstated on completion.

Appearance
New tarmac hardstanding with lines on the surface to identify parking spaces. Pre cast concrete kerbs and edgings to the perimeter to MCC specification.

Access Statement
General External and Internal Access
The general access to the site and the surrounding dwelling will be the same as existing.

Access from the Existing Transport Network
The access from Broadoak Road into Felton Avenue will remain unchanged as will the vehicular circulation within the Felton Avenue cul de sac itself.

There are no proposed changes to any public transport network covering the site.

Site Layout and Access to the Site
These remain unaltered for the duration of the work and after completion.

Maintaining Access to the Surrounding Buildings
Access will be maintained to all surrounding buildings throughout the works.