WYTHENSHAWE COMMUNITY HOUSING GROUP

ENVIRONMENTAL PROJECTS 2013 / 2014

DESIGN STATEMENT

439 to 463 Greenwood Road

1.00 General Description of Scheme

1.10 New communal parking area in place of existing grass area for use by residents of 439 to 463 Greenwood Road. Two in-curtilage parking bays will also be provided as part of the scheme.

2.00 Resident Consultation Details / Comments

2.01 The Client has not provided specific details of the consultation results. However, we understand that out of the 3 layout options presented to the residents, this is the preferred choice.

3.00 Layout Design Principals

3.01 10 new parking spaces will be created for use by the surrounding residents.

3.02 The spaces have been oriented at 90 degrees to the flats, in order to maximise both the number of parking spaces and the retained grass area. If the parking bays where turned to be end on to the flats the new bitmac area would have to be approximately 38% larger to accommodate 10 spaces.

4.00 Drainage of New Hard-standing Areas

4.01 We have calculated the surface water runoff of the new parking surface to be 4.07 L/s.

4.02 Contact has been made with United Utilities regarding the treatment of surface water runoff from the new car-park. A response is currently awaited. This run-off rate includes the 2 in-curtilage parking spaces. Dependant on the response from United Utilities, the run-off from these spaces may or may not be drained on to new communal parking area.

5.00 Surrounding Boundary Treatment

5.01 Some existing front boundary fencing may be renewed by the Client, following consultation with the individual tenants / residents involved.

5.02 See 6.00 for further detail.

6.00 Trees / Hedges On or Adjacent the Site

6.01 A small amount of front boundary hedging will need to be removed to accommodate one of the new in-curtilage parking bays

6.02 There are no trees on the site that will be disturbed by the works.

6.03 The front boundaries of some properties surrounding the exiting grass are hedges, these will not be disturbed by the works other than possible maintenance cutting to allow the resurfacing of the footpath to take place.

439 to 463 Greenwood Road

7.00 Street Lighting / Street Furniture / Line Markings

7.01 No additional street lighting is anticipated at this time due to the number and placement of the existing surrounding street lamps.