WYTHENSHAWE COMMUNITY HOUSING GROUP

ENVIRONMENTAL PROJECTS 2013 / 2014

DESIGN STATEMENT

6 to 28 Wynyard Road

1.00 General Description of Scheme

1.10 Redesign of existing "turning circle" area in front of 14 to 20 Wynyard Road, to formalise existing parking habits and provide 8 new parking bays, whilst maintaining access to the front boundary of 14, 16, 18 and 20 Wynyard Road allowing in-curtilage parking.

2.00 Resident Consultation Details / Comments

2.01 The Client has undertaken consultation with the surrounding residents. The general feedback suggests the residents would not approve of a scheme that removes any more of the green areas than needed. An initial option to maintain a central parking area was selected by the Client. This has been further modified following discussions to include the access to the in-curtilage parking.

3.00 Layout Design Principals

3.01 8 new parking spaces will be created for use by the surrounding residents.

3.02 A further 4 properties will also have the ability to access in-curtilage parking from the redesigned turning circle.

4.00 Drainage of New *Hard-standing Areas*

4.01 We have calculated the surface water runoff of the new parking surface to be 3.5 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, however, we propose that due to the low run-off rate that new surface water gullies could be connected directly to the existing surface water drainage system at the nearest possible location.

5.00 Surrounding Boundary Treatment

5.01 No changes will be made to the surrounding boundaries.

5.02 See 6.00 for further detail.

6 to 28 Wynyard Road

6.00 Trees / Hedges On or Adjacent the Site

6.01 There are no trees or hedges on the site that will be disturbed by the works.

6.02 The front boundaries of all properties fronting the exiting grass are a mixture of hedging and fences, these will not be disturbed by the works other than possible maintenance cutting to allow the resurfacing of the footpath to take place.

6.03 The majority of properties in the area have large well-kept gardens with either hedge of fencing boundaries, therefore the loss of the grass area should not significantly impact the appearance of the area.

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.