DESIGN & ACCESS STATEMENT

40 Trenchard Drive, Moss Nook, Manchester

PLANNING
ACK'D
REPLIED
RECD - 4 APR 2008

LOCATION

The site is located south of Manchester close to Manchester Airport in the village of Moss Nook. It is to the east of Styal Road and accessed via Emerald Road and Trenchard Drive. To the west of the site are open green fields.



SETTING

The site at present is a collection of out buildings set within a large area of open ground between Styal Road and Trenchard Drive. The main cottage building has fallen into disrepair and has been subjected to vandalism, it was recently served with a dangerous building notice.



Over the years the site has suffered from neglect and had attracted fly tipping and squatters, which became a great nuisance to the neighbours.

This site is in desperate need of redevelopment.

A rear view of the main cottage building which opens onto a large grass area, which is adjacent to Styal Road.

The security of the site area and the condition of the building has been a great cause of concern for the neighbours.



A view towards the derelict hotel building (30 Trenchard Drive).

From these pictures we can see that the site is overgrown where trees are causing structural damage to the adjacent buildings.



A rear view of the main cottage to be demolished. As previously mentioned this building has been subjected to vandalism and has recently been served with a 'Dangerous Building' notice.



A rear view of the site looking towards Styal Road. The furthest part of the site is an area of open ground leased from the council.



PROPOSED DEVELOPMENT

The proposed development is to build 5No 4 bedroom houses with 5No separate garages. As shown on the plans the L shaped development will contain three terraced houses in one block at the bottom of the site and a two terrace house block on the top right hand corner of the site.



The development will also provide 4No visitors car parking spaces. Two at the bottom right hand corner of the site and the other two at the top left hand corner of the site. A Bin storage and collection point is located at the entrance of the development.

DESIGN PHILOSOPHY

To create a development capturing the spirit of the farm courtyard architecture. Taking the form of cottages surrounding a central feature with hard landscaping such as cobbled paving. In front of each unit the aim is to recreate the **farm cottage garden** with plant pots and herb gardens. The landscaping in the shape of soft and hard treatments essential in this development in order to achieve the farm building ambiance required.

SUSTAINABLE DEVELOPMENT

In order to achieve a sustainable development our clients aim to reduce carbon emissions by taking the following environmental steps.

1. Install roof solar panels
2. Undertake efficient waste recycling strategies.
3. Use an efficient double glazing system.
4. Use efficient roof, walls and floor insulation materials.
5. Adopt an energy efficient lighting system.



Elevational Treatment (Front)

In order to echo the ambiance of the farm courtyard the elevation treatment of the houses are based on the use of a reclaimed brick look, in conjunction with an alternating rendered elevation pattern .A circular central window is used to compliment this type of architecture. Stone lintels are also used on the front elevation to add to the old cottage appearance.



Elevational Treatment (Rear)

The rear elevations face onto a more traditional garden type with a complete brick-work façade and with vertical stone divides between houses. Chimney stacks are also a feature of this development which compliment the style of architecture.

ACCESS

This part of the statement is in accordance with design for access 2 documentations.

The site is located south of Manchester close to Manchester Airport in the village of Moss Nook. It is to the east of Styal Road and accessed via Emerald Road and Trenchard Drive. To the west of the site are open green fields.



The main access to the site is via Trenchard Drive through a gateway onto the site. There are 5 garages and 5 visitor car park spaces. Due to the courtyard design principle of the scheme, each front door can be reached by vehicle which is suitable for disabled access.

Each residential unit is at level access. Each house has an ambulant stair case and a disabled toilet facility at ground level. The main staircase will have 1100mm high handrails for protection. All floor finishes are non slip, all doors are 900mm wid clear openings with suitable disabled access.

Access for the disabled is maintained throughout the ground floor and onto the rear garden.