WYTHENSHAWE COMMUNITY HOUSING GROUP

ENVIRONMENTAL PROJECTS 2013 / 2014

DESIGN STATEMENT

5 to 32 Beckton Gardens

1.00 General Description of Scheme

1.10 New hard-standing parking area in place of existing crescent shaped communal grass area in front of Nos 27 to 32.

2.00 Resident Consultation Details / Comments

2.01 The Client has consulted with the surrounding Residents. A number of different options where presented, with the majority of feedback indicating a preference to not alter the existing property boundaries and form new roads either side of the central turning circle with in-curtilage parking.

A less intrusive scheme layout has therefore been chosen. This will not create sufficient spaces for all the surrounding residents to be allocated one each. However, it will significantly improve the existing parking situation. It could also form 'phase one' of later further development of the site should the opinion of the resident change in the future.

3.00 Layout Design Principals

3.01 12 new parking spaces will be created for use by the surrounding residents.

3.02 The spaces have been arranged in a semi-circle to maximise the number of spaces. The whole of the grass area will be removed, again to increase the circumference of the semi-circle available for parking and therefore increase the total number of 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 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.

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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.