DESIGN AND ACCESS STATEMENT site adjacent to 138 Louisa Street Openshaw

Introduction

The site is at the end of an existing terrace where a property was demolished. The owner wishes to develop a new house on the site

Location

The site is on Louisa Street in Openshaw at its junction with Sexa Street. The area is a mix of residential and industrial usage . There are local services within walking distance and excellent bus services to the city centre within 250metres

Proposal

The proposal is to replace thye existing terraced house that was previously demolished.

Design Appraisal and Principles

The site is within the established residential area .The proposal is compatible with the existing residential usage. The new house will utilise similar materials to the existing property . Windows will have similar glazing patterns . The design will incorporate a second floor and whilst window and floor levels will not be identical with the adjoining terrace the use of matching materials will visually unify the old with the new.

Amount

The existing site has an area of 71sqm

Floor areas

GF 26.1 sqm

FF 26.1 sqm

SF 20 sqm

Parking for 1 car and 1 bike

Access

Pedestrian access to the front door is from Louisa Street. Vehicular and pedestrian access will also be available from Sexa street at the side and rear. There will be disabled access to the front and rear doors. Internally the property will be designed to comply with Approved document M.

Conclusions

The proposals are in keeping with the context of the area and will help to satisfy the shortage of family housing .