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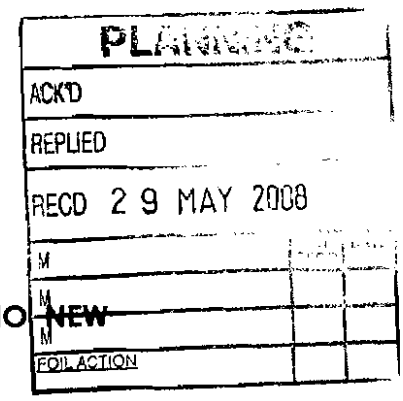

DESIGN AND ACCESS STATEMENT

ON BEHALF OF PA JOINERY LTD

SITE: **229 MOSTON LANE EAST, MOSTON, MANCHESTER**

PROPOSAL: **PLANNING APPLICATION FOR THE ERECTION OF 1NO NEW DWELLINGS**

1 Introduction

1.1 This Design and Access Statement is submitted on behalf of PA joinery Ltd in support of an application for a residential housing at 229 Moston Lane East.

1.2 The site comprises the of a residential development site with an existing bungalow. The application represents a development of this part of the site to a standard matching the complementing the surrounding environment. The 2 storey development will comprise a Ground Floor Parking facility and each subsequent floor will contain 1no units.

1.4 This Statement takes into account the guidance produced by CABE on Design and Access Statements, published in August 2006. It will show that the design of the proposed development is appropriate to its context and that the scheme will be of benefit to the area. It will also demonstrate that access to and within the site is safe and easy for all users.

2 The Site and its Surroundings

2.1 The site is located in Manchester on the north eastern edge of Manchester and was formerly residential dwelling. It covers an area of 0.1 hectares and situated just off junction 21 of the M60. The surrounding area is predominantly residential in character and there is existing residential development to the North and West of the site and to the South beyond the A62. Houses in the area range from 1930'S terraces to new residential housing to the south western.

2.2 Adjacent to the current application site comprises mainly residential development housing.

3 Proposed Development

3.1 The full description of development for that approval is as follows:

Details of siting, design and external the appearance of two storey building comprising 3 no bedrooms together with associated landscaping, car parking and construction of new vehicular access.

3.2 The application shall taking into account Noise Assessment (PPG24), Landscaping Scheme and Lighting Scheme. All of which have been submitted to Oldham City Council upon request.

3.3 The Development of land shall have the same/ similar facing materials as the surrounding area.

3.4 The proposed development consists of a 1 No. new dwelling and vehicular access will be constructed to supply the Ground Floor Car Parking Facility of 2 bays.

3.5 The layout provides enhanced street scenes and incorporates good natural surveillance of public and private spaces, as well as respecting minimum overlooking distances in accordance with the Council's requirements. Car parking provision also meets the Council's standards.

3.7 The hard and soft landscaping specified for the site is appropriate for this urban location and will provide attractive, safe, usable and legible spaces.

4 Planning Policy Framework

4.1 The proposed development would comply with the provisions of **Regional Spatial Strategy (RSS), PPS1 Delivering Sustainable Development and PPG3 Housing**, all of which seek to promote sustainable development and the more effective use of land, including giving high priority to the re-use of previously developed land in urban areas particularly where there is good access to public transport.

Policy H6 Provision of Recreational Open Space in New Housing Development

4.2 Policy H6 sets standards for the provision of recreational open space. In this case the provision of such space for the whole site, have been included to both the front and rear of the properties.

Policy BE/2 Design Criteria for New Development

4.3 This policy sets out a number of criteria which seek to ensure good design in new development. These are set out below followed by a comment on how the proposed development complies.

a) *Ensuring that they are compatible with or improve their surroundings by virtue of their scale, density, height, massing, layout, materials, architectural style and details and means of enclosure.*

Comment

The scale height and massing of the proposed is comparable to the previously approved development on the adjacent land. The rear of the proposed residential block retains building line of existing properties Block. The Development is 2 storey building which consists of consist of a loft conversion with velux windows introduce sufficient light into the loft space. The front elevation contains a style that helps to create an interesting and varied street scene.

The layout uses the land efficiently and creates interesting, attractive and safe places to live. The architectural style similar to that new residential housing in the area, with materials and means of enclosure also compatible.

b) *Creating visual interest in areas or buildings lacking character.*

Comment

This is an existing residential unit. The proposed development will create visual interest in the ways outlined above in the comparison with the above-mentioned.

c) *Taking the opportunity to retain, enhance or create views, landmarks, and other townscape features which make a material contribution to the character of the area and reveal such features to public view.*

Comment

As explained above, the development will create a more interesting and attractive street scene. The new block will be a continuation of new residential housing in the area in both size and appearance.

d) *Retaining and enhancing the architectural or historic qualities and features of buildings of character.*

Comment

The development uses a renaissance style, includes a variety of historical features.

e) *Appropriate treatment of open spaces between and around buildings, including the provision of landscaping as an integral part of the development layout.*

Comment

A landscape plan will be submitted with the planning application. Appropriate hard and soft landscaping is specified as an integral part of the design.

f) *Retaining key natural features, including trees, as part of the landscaping of the site.*

Comment

This is an existing residential unit with very few natural features. However, where these occur e.g. hedges along the boundary they will be retained where possible. Where it is not possible to retain any features they will be replaced by more appropriate landscaping elsewhere.

g) *Providing for safe and convenient access and circulation.*

Comment

A new vehicular access will be constructed. Footpaths are provided along each side of the access road and continue around the perimeter of the proposed block. There is safe and level access to the Ground Floor Car Parking and Main Entrance to the units. Dropped kerbs etc are to Council standards. There is pedestrian access to the play area to the Rear. The development is within a short distance of Junction 21 of the M60 and A62 which is the main route into Manchester City Centre, and has all the major bus service from various parts of Oldham, Rochdale & Manchester. The site is within the urban area and is within easy reach of local facilities such as shops including newly built Tescos and schools.

h) *minimising opportunities for crime against people or property*

The proposals have been designed according to Secured by Design principles. With existing gated access 2.1m high which will be locked at all times with access restricted to residents only.

i) *Making adequate provision for natural light within and between buildings.*

Comment
The development meets council standards on overlooking distances and building regulations requirements regarding lighting.

j) Minimising the potential environmental impact of and on the development including noise, air and water pollution.

Comment

The development is an existing residential site in a sustainable location. Proximity to local facilities and services will help to minimise car use and therefore noise and air pollution. The development will meet building regulations requirements regarding energy efficiency and insulation etc. As with all new development it will be subject to controls to ensure that water pollution does not occur.

5 Use

5.1 The principle of residential development on the site has been established by the recent new residential housing in the area. It is within a predominantly residential area and is compatible with surrounding uses.

6 Amount

6.1 The application makes efficient use of the land in accordance with guidance in PPG3 Housing and draft PPS 3 Housing and enhances densities without compromising the quality of the residential environment.

6.2 The development is in a sustainable location and will help to sustain local facilities such as shops, schools and healthcare.

7 Layout

7.1 The layout has been carefully thought out to make the most efficient use of the site. It also gives an attractive and varied street scene. It will help to achieve personal and property security.

8 Scale

8.1 The proposed development is appropriate in scale and massing and is compatible with previously approved development adjacent (see above).

9 Landscaping

9.1 The landscaping will be to the similar Specification's of that in the area and shall be submitted upon Council's requested and will be to the required standards. It is designed to provide an attractive and safe residential environment.

9.2 The landscaping combines both hard and soft materials in an integrated design. The hard surfacing uses different materials to demarcate pedestrian and vehicular areas and to provide visual interest.

10 Appearance

10.1 As discussed above, the proposed development will be appropriate in scale in the context of its surroundings.

10.2 The materials will be compatible with existing and proposed development in the area and will be derived from the same 'palette' recently approved schemes in the area.

11 Access

11.1 Safe, level and well lit access is provided throughout the site. The design takes into account Secured by Design principles and pedestrian and vehicular areas are clearly demarcated, as is the division between the private and public spaces.

11.2 The site is in a very sustainable location being within walking or cycling distance of local facilities and services and with frequent bus services along Manchester Road A62 which is a major public transport route.

11.3 Adequate car parking is provided within the site in accordance with the Council's standards.

12 Conclusion

12.1 The proposed development will provide significant benefits in terms of more efficient use of the land, higher densities, enhanced street scene and a better fit to the local housing market.

12.2 The development has been carefully designed to be compatible with the surrounding area and to provide an attractive, accessible and safe residential environment.

12.3 For these reasons the Council is respectfully asked to grant planning permission for the development.