PLANNING AND
BUILDING CONTROL
17 JAN 2012

DESIGN & ACCESS STATEMENT

PROPOSED NEW DWELLING HOUSE ADJOINING 18 BRUNSTEAD CLOSE BAGULEY MANCHESTER M23 9NY

RFW ASSOCIATES
6A NORTHENDEN ROAD
SALE
CHESHIRE
M33 3BR

Existing Site

The existing site forms the side garden to an end terrace house being the end one of a block of 3 which are set forward of a further block of 4. The properties which were built approx early 1970s are all accessed off Brunstead Close. The site has a pedestrian accessway to both the north and eastern boundaries.

Design Proposals

Amount

The proposed development comprises of a single 3 bedroomed 2 storey property attached to the eastern end of a block of terraced properties the main elevations of which face both directly North & South.

Layout

The 2 storey property is to be built on land to the east of 18 Brunstead Close which at present is utilised as part of the general garden area together with an area of hardstanding. The gable wall of the new property will be built some 13m from the main facing walls of properties lying to the east and facing west. The internal layout will differ from the adjoining properties in that there will be no integral garage the addition space being utilised as increased space to both ground floor kitchen / dining and living room areas. It is proposed to incorporate a ground floor wc. The first floor will also differ slightly in layout allowing for greater living space.
The area to the front of the new property will be allocated for a car parking area.

Scale

Whilst the proposed new dwelling will be slightly wider than the existing properties floor to floor heights eaves and ridge heights will all match existing as will back to front dimensions, with again the general fenestration matching the existing.

Landscaping

Hardstanding to the front and side of the property will be carried out in permeable pavings which will be accompanied by soft landscaping as indicated on drawing W491/2.
A grassed area will be laid at the rear of the property to form a private outdoor space.

Appearance

The appearance in general will be a continuation of the existing as due to the attachment with the existing it would be difficult to adopt a differing design / style. One alteration however is the introduction of a pitched roof to the lower roof area, this could be continued across 18 when others at 20 & 22 might then be tempted to follow suite and replace their flat roofs.
It is intended that all materials brickwork, roof tiles and rendered areas will match those as existing. Windows will be in upvc the style however will have to change at first floor level to accommodate fire escape windows as required under the Building Regulations.

Access

The site is accessed of an adopted road. The site is almost flat and there are no gradient issues.
The proposal will comply with Part M (Disabled Access) of the Building Regulations in terms of level approach, level thresholds and widths of openings.