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PLIED
CD - 9 JUN 2008
PLACTION

Design and access statement

Ref: 1a Parsonage Road Withington M20 4PB Manchester

Description of the proposal: -Demolishing of existing dwelling and replace with new dwellings.

- Applicant name: Mr. Arnold Tetlow
- Agent Dr.G Kamha 5, Mauldeth road west Withington M20 3WB

The Design component

A-Physical
History: existing single detached 2 storey property was build around 1870. The property has been use in the past as a bakery and a print workshop since the past 30 years. The site is general level throughout. There is no garden area. All existing trees are to remain.
-adjoining houses consist of 3 storey of the similar height to the proposed, mainly semi detached in bigger or similar size garden plots.
-views, the only views from the site are of adjacent houses.
-access to site: the existing access driveway from the road and pavement is to remain and will not be altered.
-location of habitable rooms, adjacent dwelling are over 20m away and visibility is limited due to the existing boundary fencing and edges which will remain/
-location of the existing drainage water and gas are to be unaltered
-crime and disorder: we have no record of any crime and disorder effecting the site.
B-Social
The proposal is to replace one big dwelling with two new dwelling and therefore will not of any significant effect the locality.
C-Economic
The two proposed new dwellings will not have any single on the economic only that additional council tax will be paid.
D-Planning
Discussion with the planning department Mr. Wayne Johnson who visited the site disagree to

demolish the existing property and suggested to convert it into one big house with extension. I enclosed Mr. Johnson letter dated 6th February 08, after discussion with my client and our structure engineer, the property has some structural problem and recommended to be demolish and rebuild. The planning department at Manchester City Council recently granted permission to n:6 Parsonage Road to be demolished and rebuild.

Amount, the proposal is 154m2 replacing and 131m2, a single house, see plans designed to be compatible with the surrounding areas.

- layout, the new dwelling footprint is located over the existing suitable security lighting alarms etc will be installed, lamented glazing will be provided in doors and windows at ground floor level.

-scale the building scale is compatible with the surrounding house and has been discussed with the planning officer.

- landscaping, there are no public spaces, only private garden which will be landscape as a private garden.

-appearance, details plans of the elevations are included, the material, render with cream painted finish up to approximately 1m height from ground floor level and brickwork above.

The access component

-vehicle and transport, single dwelling house will not effect the existing transport provision, existing drive and access to remain.

-inclusive access paved hard standing will be provided around the perimeter of the dwelling, it will be level or lead to gradient not exciding 1 to 60. Level access threshold will be provided to external doors coloured nosing to any edges or paved areas suitable lighting to principal entrance. All provisions required under approved document m building regulations will be provided.