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Design & Access Statement

25 Station Road, Crumpsall

Planning application for the erection of one detached dwelling house



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1 Introduction

This Statement details the design evolvement of the proposal and implications for the area as well as access requirements of the proposed development. The statement also assesses the proposal with regard to planning policy framework of Manchester City Council.

2 Location of Proposed Development & Site Description

The site currently forms the existing side garden of 25 Station Road. The proposed house would be built in the garden area to the west of the existing house. The existing two storey house is built in an L shape layout fronting both Station Road and Seymour Road. The proposed house would be in a L-shape to match the existing house; the new house would front Seymour Road and Lowther Road.

The existing detached garage would be demolished and a new garage would be built for the existing and the proposed houses. The red line has been drawn around the entire plot to reflect the works to the garages. The site is within walking distance of the Crumpsall Tram Stop and the high frequency bus route along Bury Old Road.

There are some existing trees around the boundary of the site. The trees will remain, the submitted plans show the canopy spread of the trees together with the siting of the proposed house.

3 Type of Application

The application is for full planning permission.

4 Description of Proposed Development

Planning application for the erection of one detached dwelling it eh garden of 25 Station Road, together with the erection of a replacement garage.

5 Date of Preparation

This statement has been prepared in December 2008.

6 Amendments

No Amendments have been submitted to date.

7 Evaluation and Design & Access Principles

The existing house is built in brick in an interwar style on an L shape layout, with the tiled roof being hipped. The house sits to the eastern end of the site with gardens to all sides; to the western side the gardens

are extensive and appear much larger than the standard for the area. The house is not built in the Victorian style in either form or materials. Nevertheless the house has some charm that this proposal seeks to complement; care has been taken in designing the proposed dwelling.

Pre-application advice has been sought with the Planning Officer for the area over design and highway issues of the proposed development. Earlier schemes for a larger house have been scaled down and revised following pre-application advice.

Proposed House

The size of the proposed house is comparable to the site and to the Conservation Area. The proposed house will form a mirror image to the existing house in layout, materials and scale. The building lines on Seymour Road and Lowther Road are respected by the proposal. The photo below shows the existing house, viewed from Station Road.



The proposed house is larger than many in the surrounding area however its position within extensive gardens will result in appropriate plot to site ratio. The two storey height of the proposal is comparable with other properties in the area.

The design of the building is driven by a desire to match the existing house at the site and to comply with the planning policy framework. The proposal will complement the existing house and a pair of this

house type will strengthen the corners of the site and will improve the character and appearance of the area.

Outside private amenity space is provided for each of the proposed dwellings. Each house will have more than adequate private amenity space.

The proposed new dwelling is designed to comply with building regulations and level access will be possible into the living areas. Leading edges are provided behind each of the doors to facilitate ease of movement internally.

The proposed dwelling will have three off street parking spaces including a garage space, as will the existing house. Vehicle access is provided from an amended vehicle entrance. The new garages will complement the houses in style and appearance.

Both houses and gardens will be secured by fencing to the same standard as existing. Gates are proposed to abut the houses to prevent access to the garage areas by non residents.

8 Assessment Against Council Planning Policy & Conclusion

I shall not repeat the policies here but contest the proposal is in accordance with the above policies in that:

1. Being residential already the house and gardens are brownfield and the re-use as one additional family house constitutes efficient use of land;
2. The scheme has been designed with the site characteristics in mind to maximise natural light into living areas;
3. Views in and around the area will not be hampered by the proposal;
4. Appropriate levels of amenity are afforded to the occupiers of nearby property;
5. Family housing is provided by the scheme;
6. Off street car parking and bicycle parking is provided for;
7. The proposal offers a good design response to the existing house, the proposal is sympathetic to the existing building.

The proposal provides efficient use of land and provides quality family housing. The proposal maintains a residential scale and design consistent with the existing building and surroundings. There are no detrimental amenity impacts upon any occupiers of the proposed house or occupiers of any neighbouring property. It is considered that the proposal is in accordance with the planning policy framework of Manchester City Council.