ALPHA DESIGN

PLANNING & BUILDING CONTROL
14 OCT 2011

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PLANNING AND
BUILDING CONTROL
25 MAY 2012

Design and Access Statement

30 Trenchard Drive Moss Nook Manchester M22 5NA

Design Statement

The property formally a hotel has been vacant for some time comprises of a main building with three extensions a single storey to the right and two double storey to the left one of which is of dormer construction

The aim of the proposal is to divide the property into two and the proposed extensions are to be used as corridors to improve the access within the left hand dormer extension and to provide an extension to the main building and first left hand extension

Site Context

The proposal site on the corner of Trenchard Drive/Emerald Road is within a residential area bordering countryside within a short distance from Manchester airport

The building is on large positioned sat well back on the plot near properties on Emerald Road

se of Land

The property formally a hotel is derelict a section has been burnt out and extensive refurbishment is required to bring the property back into use

Scale

The front elevation will remain unchanged the proposed extensions are on the rear elevation at ground floor level only

The fenestration has been matched and the roof is to be slated

Appearance

Front remains unchanged

Rear has an extension at ground floor level brickwork in reclaimed commons and a slated roof

Access

Remains unchanged

Parking

Ample space for both the proposed buildings a layout will be submitted at a later stage

11 Gilda Crescent Road, Eccles, Manchester M30 9AG

Access

If the proposed nursery goes ahead a ramped access will be required into the property from the main door

Colin Williams