Residential Development at:-
Cornishway, Woodhouse Park, Manchester M22 0LB
Design and Access Statement
21 December 2011

1.0 Site Context

1.01 The application is for the residential development at a vacant plot of land located at Cornishway, Woodhouse Park.

1.02 In total 20 dwellings are proposed for this development, this will be formed by a mixture of housing types including 12no 2 bedroom semi-detached bungalows and 8no 2 bedroom apartments, with associated car parking.

1.03 The site itself currently stands vacant. It is proposed that access to the site will be via Braintree Road to the south of the site, with Cornishway running adjacent to the north side of the site.

2.00 The Proposal

2.01 The scheme design

The application is for 20 new build residential units including 12 semi-detached bungalows and 8 apartments all with associated car parking. The proposed scheme for this application consists of 1 bungalow type and an apartment block.

The proposed new buildings have been designed to be modern, yet complement the surrounding buildings, drawing on some of the character features of the area.

Different facing materials are proposed to break down the elevations and create interest. All the bungalows are of the same design and incorporate the same features. The apartment building will also be of a similar style to the bungalows, so that the whole development co-ordinates and respects the site and surrounding area.

The site layout has been carefully considered to create positive views from not only neighbouring properties but also from within the site itself. Amenity space has been considered and separate outdoor space is provided for all occupants of the development including the apartments.

Natural surveillance has been incorporated into the design of the development for the safety and security of the residents. All bungalows and the apartments have been designed to overlook the roads increasing the natural surveillance.

2.02 Scale and massing

The proposal will see the scale of the buildings on site to be in line with the neighbouring residential properties.

2.03 Materials

Traditional brickwork is proposed for the properties. Two contrasting brick types have been specified to create a modern approach on a traditional material.

2.04 Landscaping

Extensive hard and soft landscaping consisting of trees and shrubs will be employed for the whole development.

2.05 Neighbouring public spaces

The street scene and overall site layout and massing will be complimentary to the site and surrounding area and as such the design team considers that the proposal will have a positive effect on neighbouring properties.

2.06 Impacts on characters of the area, views and vistas in the area

The development contributes positive impacts on the character of the area, views and vistas in the area and street pattern. The external design of the buildings is intending to create attractive frontages to all surrounding streets.

2.07 Amenity of users and of neighbouring properties

The proposal has no impact on the amenity of the neighbouring properties.

3.00 Access for all

The dwellings will comply with Manchester City Council's Design for Access 2.

3.01 The development will comply with the latest approved document M for disabled access.

4.00 Sustainability

4.01 The whole development will be constructed to the latest required standards under the Building Regulations in terms of energy consumption.

5.00

5.01 Conclusion

The design team have carefully prepared the planning application and design to produce a sensitive contemporary residential development to satisfy all the criteria from the site. The proposal will blend in well with its immediate surroundings and make a positive impact to and enhance the character of the local area. The proposed scheme has been designed not only to be visually pleasing when looking from the outside as a passer-by but also fulfilling for people living in the development.