PLANNING APPLICATION FOR THE CONSTRUCTION OF

4 DWELLINGS

AT SITE OF 1 AND 3 WALKER ROAD

BLACKLEY MANCHESTER M9 6RE

Reference 104844/FO/2014

Arboricultural Statement

The application is for the construction of a single 2 storey block of 4 apartments.

The land was originally the site of a 2 storey block of semis and the proposed design purports to restrict the new development to as close as practical the footprint of the now demolished original houses. The position of the demolished houses is shown on the plans that accompany the application.

To the rear of the site are 3 mature poplar trees that it is proposed to retain the positions of which are also shown on the application plans as is the surveyed extent of their canopy.

The proposed scheme does not seek to develop closer to the tress than the original houses nor is there any intention to change the existing levels on site in relation to the area between the trees and the new construction.

The proposed development is outside of the area of influence of the existing trees as were the now demolished 2 houses.

It is proposed that through the whole construction process a protective fence is erected along the line shown on the proposed site plan, generally the trees' line of influence.

The fence is to be wire mesh screening fixed to timber posts, 1800mm high.

Notices are to be maintained along the fence indicating that no plant or materials are to be stored beyond it. Neither is there to be any earthworks or excavations carried out within the protected area.

The notices are to remain throughout the construction process until all the dwellings have reached stage of practical completion.

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DESIGN AND ACCESS STATEMENT

1.0 DESIGN

1.1 USE

The site currently is vacant land fronting Walker Road on which previously were erected 2 dwellings numbered 1 and 3 Walker Road

There is adjacent to the application site but not included in it a further similar area of vacant land on which also stood 2 dwellings numbers 5 and 7 Walker Road

Numbers1,3 5 and 7 are now demolished.

The site is flanked on all sides by exisitng domestic properties, had built on it

originally 2 dwellings so the use of the land for housing is assumed as appropriate.

1.2 AMOUNT AND DENSITY

The application land currently extends to some 0.0468 Ha.

The application seeks to create 4 dwellings that would therefore create a site density of approximately 85 dwellings per hectare.

1.3 LAYOUT

The layout seeks to propose development in terms of scale and position as near to the previous semi detached housing block as possible. The submitted drawings ilustrate both in plan and mass the extent of the now demolished properties.

The site fronts Walker Road and is generally a level building plateau varying from approximately 1.5ms and 2.3ms above the rising footpath to Walker Road.

Car parking for the scheme is taken directly off Walker Road. 4 spaces are shown but split into 2 pairs to minimise the areas of continuous vehicular crossing.

A new retaining wall is proposed at the rear of the car parking and planted forntage. Centrally a new stepped pedestiran approach to the dwelling entrances is shown to be formed that will allow ambulant disabled access. A second ramped acces is to be formed at the tope of the site to access a bin storage area for refuse collection to a vehicle parked adjacent to this ramp on Walker Road.

There are some exisitng trees to the rear of the site and construction is restricted to the erea outside their canopy so they can remain.

The applicant is a deveploper whose main porfolio is made up of dwellings to rent privateley and this development is intended to similarly be rented.

Significant research is always done in collaberation with local agents into the most appropriate mix of type and size of dwellings in each area in which they develop.

This research has concluded in this case that the highest demand is for 2 bedroom 3 or 4 person dweliings of 56-60 sq.ms floor area.

Further the design of 2 ground floor and 2 first floor apartments has been seen as vital as opposed to 2 storey housing to achieve the rentals that are currently being generated in this locale. This has been one of the subitted scheme design's prime drivers.

1.4 SCALE AND APPEARANCE

As described above the form of the proposed dwellings has been generated by the footprint and mass of the now demolished housing previously on the site.

They are traditional 2 storey with pitched roofs, proposed to be built in facing brick with brick headers over openings. Doors and windows are proposed to be uPvc all generally to reflect the existing dwellings and to which they will relate.

2 ACCESS

As descibed above access to the site both pedestrian and vehicular is to be directly off Walker Road as shown on the submitted drawings.

All external areas of the proposed scheme will remain private.

Design and Access Statement

P A Dust January 2014