PLANNING APPLICATION
FOR
THE CONSTRUCTION OF
2 DWELLINGS

AT

SITE OF
1 AND 3 WALKER ROAD
BLACKLEY
MANCHESTER
M9 6RE

Re-submission of withdrawn application reference 104844/FO/2014/N1



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 existing 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 2 dwellings that would therefore create a site density of approximately 42 dwellings per hectare.

1.3 LAYOUT

This application is a re-submission of withdrawn application 104844/FO/2014/N1 for 4 apartments on the site.

This re-submission attempts to address several issues that planning officers have raised with the original design.

The first was the principle of apartments on the site as opposed to traditional family houses. The revision addresses that and shows a pair of traditional semi detached 3 bedroom 2 storey dwellings.

Further 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. With the elevated level of the site above the road the traditional formation of parking spaces to the sides of dwellings is not possible. The only way for parking to be provided is directly off the street at a lower level than the development.

The revised scheme of only 2 houses with the subsequent reduction in spaces therefore significantly reduces the impact of the car parking hard standing on the street scene and allows much more soft landscaping to be introduced.

The finished floor level of the proposal is shown to be lowered from the original plateaux so that a constant ramped pedestrian access into the dwellings can be achieved. This allows 2 things. Firstly the ramped access through the frontage soft landscaping can be made as unobtrusive as possible and secondly fully ramped access is achieved for disabled, pushchairs and prams and bins can be wheeled easily to the back of footpath on collection day.

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 illustrate both in plan and mass the extent of the now demolished properties.

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

As has been discussed with Planning Officers the applicant has now achieved an in principle agreement with the City Council who own the adjacent site of the former dwellings 5 and 7 Walker Road for the purchase of this land.

It is the applicant's view that the 2 sites should ultimately be viewed as one. This has been discussed in some detail with officers and the basics of a joint layout to provide a further 3 family house on the combined sites has been discussed and again the principle agreed.

The development of the second part of the site will have to be the subject of a separate planning application. Included however with this application for illustrative purposes only is a second site layout to show 5 houses in total together with sketches of potential floor plans for what would be plots 3, 4 and 5 of the proposed final scheme.

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 described 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