PLANNING APPLICATION FOR THE CONSTRUCTION OF

4 DWELLINGS

AT SITE OF 1 AND 3 WALKER ROAD

BLACKLEY MANCHESTER M9 6RE

Reference 104844/FO/2014

Refuse Management Statement

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

It is proposed that refuse storage bins for all 4 properties are located in a common area the position of which is indicated on the proposed site plan that accompanies the application.

The land was originally the site of a 2 storey block of semi detached houses 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.

The area of the development where the dwellings are to be built is elevated as were the original dwellings above Walker Road. Walker Road also rises north/south along the frontage of the site.

General resident's access into the site off Walker Road is by a single central step/ramped pedestrian path that provides the most efficient route into the apartment entrance doors and is as shown on the drawings.

However the bin storage area is proposed to be located away from this primary route against the southern gable of the block. Access to it is from both the highway and the apartment entrances via maximum 1:12 ramps. This it is proposed allows comfortable delivery by residents of refuse into their bins and equally collection from the highway at its highest level in relation to the frontage of the development.

The site for the bins is relatively low in relation to the finished floor levels of the ground floor apartments particularly number 2 against whose gable the store will be located. It is proposed that any openings in the gable of number 2 and also 4 at first floor will be sealed and insulated so that any potential for sound or nuisance from the storage area is minimised.

Each apartment it is proposed will have 1 of each of general waste and green bins of a capacity of 240 litres together with 1 of each of brown and blue bins of 140 litres capacity.

The area of storage will be screened by a 1800mm high concrete post and waney lap timber panel fence as is proposed for the site's boundary treatment and as shown on the site plan that is part of the application.

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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