T&G Associates Limited
Architects & Urban Designers

Residential Project

At
297 Withington Road, Manchester, M21 0YA

Design and Access Statement
18 December 2013

1.0 Site Context

The application is for the erection of a single detached dwelling house at an existing vacant piece of land located off Withington Road, Manchester, in a predominantly residential area.

2.0 The Proposal

2.1 The scheme design

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

Characteristics of the neighbourhood have been incorporated into the building design through the use of facing brickwork / dwarf boundary walls, hipped roofs and houses set back from the road.

Natural surveillance has been incorporated into the design of the dwelling for the safety and security of the occupier.

2.2 Scale and massing

The dwelling has been designed to be in keeping with the scale and massing of the neighbouring properties.

2.3 Materials

External materials such as brickwork and stone are used to create a building that respects the past but is also forward looking through modern architecture.

2.4 Landscaping

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

2.5 Neighbouring public spaces

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

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

The project contributes positive impacts on the character of the area.

2.7 Amenity of users and of neighbouring properties

Private amenity space is provided. The proposal has no impact on the amenity of the neighbouring properties.

3.0 Movement in and around the site

3.1 Access for all

The project will comply with the latest approved document M for disable access.

3.2 Secured by design

The project has been designed with 'secured by design' in mind.

3.3 Sustainability

The project will be constructed to supersede the latest required standards under the Building Regulations in terms of energy consumption.

4.0 Conclusion

The design team have carefully prepared the planning application and design to produce a sensitive, contemporary residential unit to satisfy all the criteria from the site. The proposal will sit well in 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 dwelling.