PPS5 STATEMENT
DESIGN AND ACCESS STATEMENT.

34/36 Moxley Road, Crumpsall, Manchester, M8 4HJ

Preface:

The proposed building work has been examining in light of PPG 15 and designed in a fashion to the serve the requirements of the owner/occupants whilst complying with Planning Policy. The proposed building work has been designed also to comply with Manchester MBC Planning Policy Guidance Notes.

Numbers 34 & 36 Moxley Road are currently used as 8No self-contained flats. They are situated in the 'Crumpsall' conservation area with the front of the properties facing Moxley Road. The conservation area consists of once attractive semi-detached dwellings that were designed to complement one another and be part of a consistent appearance throughout street scene. Numbers 34 & 36 Moxley Road have been allowed to fall into a severe state of disrepair. They were built around 1900, but have since have become dilapidated and run down to a point where they have become to detract from the street scene as a whole. They certainly look unattractive, overgrown and dilapidated, and need a large amount of care and attention and money spending on them to bring them back to their former glories. This is what the client intends to do.

My clients wishes to create a six bedroom detached dwelling for use by his family + keep 2No self-contained flats. This is to replace the over concentration of existing flats. This would comply with Manchester City council planning policy of reducing the number of 1 bed flats (of which there is a large over supply) and increasing the number of large family dwelling houses (of which there is a large under supply) in the city.

Amount of Development:

The owner wishes to use approximately 2/3rd of No 34 & 36 Melton Rd to form a six bedroom family dwelling house retaining 2No flats as shown. He also wishes to add a single storey extension to the rear of the proposed dwelling coupled with a decking area. The extension contains a large 'Sukkah' roof which is required for religious purposes as the client is Orthodox Jewish.
As part of this process the owner will remove all dilapidated containers and cars from the rear garden that serve no other purpose but to blight the conservation area. This will free an large amount of land which will be used solely for garden amenity space.
The proposals consist of renovating the internal and external fabric of the building to improve the aesthetic of the Conservation Area and the Street Scene as a whole.
A major part of the work will be to retile the existing roof, renovate the existing main bays to the front elevation and renovate the existing face brickwork in a fashion to match the existing vernacular of the building and era it was built. New gutters, downpipes, and SVP's will be provided to replace the existing unsightly arrangement.
New windows will be fitted to replace the existing failed windows. New hardwood doors will be fitted at ground floor level as shown on the plans.
The proposed building work will not affect any neighbouring amenity.

Access:

The proposed building works comply fully with Approved Document M of the Building Regulations, which is the governing document regarding disabled access.

Conclusion:

The proposed building work will enhance the Conservation Area and comply with MCC Policy and as such my client and I sincerely hope that the planning application can be recommended for approval in due course.