

Design and Access Statement

Site address:

Vacant plot of land at Athol Road,
Manchester,
M16 8QN.

Site Use

Current: The plot is currently vacant, but was being rented from the owner of the site by the neighbour at no.135 Alexandra Rd South and used as additional rear garden space until April 2024, when the applicant took possession of the site after buying it from the owner.

Proposed: Erection of a new high quality two/three storey single family dwelling with landscaping of the grounds.

Existing Site

The application site comprises a plot size of approximately 0.0562ha (562m²), with no existing house or buildings on the site. The site is located at the end of Athol Rd, a cul-de-sac in Whalley Range, Manchester. Access to the site is gained off Athol Rd.

The local area is suburban residential. Athol Rd comprises several house styles, all built from red brick, with pitched roofs of differing materials. Houses are a mix of two and three stories in height, with the third storey within the roof space. To the north of the site are four flats in the overall house form of no.54 Athol Rd (which is three stories high with the third storey within the roof space including two large dormer roofs), with a separate two storey house/flat in a form that protrudes to the south west. To the west of the site is an individual two storey detached property at no.135 Alexandra Rd South, and to the south and east of the site is the Fallowfield Loop following the former railway line.

Proposed Design

Amount

The proposal is for the erection of one five bedroom detached dwelling and associated landscaping. This is an increase of one house as the site does not currently contain a house or building.

Layout, Scale/Massing and Appearance

The layout of the proposed new dwelling has responded to the opportunities and constraints the site has to offer, and has been developed with Emery Planning, including with their assessment and advice on the existing site and surroundings, and how best to fit the proposals in with the

neighbouring houses. The layout on the site and design of the house has also been developed with the aid of pre-application submission and advice from Manchester planning department.

Due to the site tapering to become quite narrow at the front, the whole of the house has been set back from the existing building line of the adjacent row of terracing to allow it to be of sufficient width to accommodate an efficient, appropriate internal layout that works with the overall size and shape of the site. In addition, the front facade of the house has been staggered to set back the side closest to no.54 Athol Rd so that it is not overbearing in front the first or ground floor windows on the side elevation of these flats. The rear façade maintains a good distance from the site boundary to the west and the rear garden of no.135 Alexandra Rd South. No habitable rooms on the second floor of the house face the rear garden of no.135. The house is set away from the north and south boundaries to create suitable space down the side of the house.

The scale and massing of the proposed house is in keeping with the surrounding properties in the area, being two/three stories in height. The three storey element of the house relates to the same sized three story massing of the adjacent flats at no.54, while the setting back of the house to behind the building line ensures it has a more subtle street presence. From there the house drops down to two stories in height on the south side, while at the same time projecting slightly to the front, giving the form an overall harmonious appearance. The lower two story form accommodates a south facing roof terrace to the master bedroom, orientated towards the amenity of the adjacent trees and away from the neighbours, with a 2m high opaque glass screen to the west of the terrace preventing overlooking towards no.135. The façade is articulated at the rear by the projection of the small single storey conservatory, enhancing the 3d form as it steps down from three stories, to two, then to one. The conservatory is situated to the north side of the house, allowing the rear garden access to the south west solar orientation.

Ample glazed apertures to the front and rear facades and a glazed rear conservatory allow high levels of light into the interior spaces and good views are afforded out into the front and rear garden amenity areas. Windows are located on the side elevations to the first and second floors where necessary to provide light and ventilation to these secondary rooms, and are opaque glazed to the north elevation to prevent overlooking. The main entrance on the front elevation nestles naturally at the sheltered coming together of the two brick forms, allowing the external brick wall to expressively flow inside to form one wall to the top of the triple height entrance space.

The proposed dwelling is designed to sit comfortably within the surrounding area and utilises a restrained pallet of materials, with the house being made from red brick with upvc framed windows and glazed sliding doors.

Landscaping

The existing landscaping on the site is limited to grass, a group of several small trees and a section of hedge. A tree survey has been obtained and advice has been taken from an Arboriculturalist regarding the condition and value of the existing vegetation and the potential impact of the proposed scheme on the existing trees, landscape and biodiversity, and an Arboricultural Impact

Assessment has been produced. See attached Tree Survey and Arboricultural Impact Assessment reports.

In order to facilitate the new house on the site, the small trees within the site have needed to be removed. An ecology report has been obtained from the Ecologist to review the site and surrounding area and advise on the impact of the proposals and how the landscaping should be developed in line with planning requirements, see attached Ecological Appraisal. The small trees proposed to be removed have been deemed not to be of high value by the Arboriculturalist.

A new landscape scheme has been provided on the attached 'Proposed Landscape Plan' (P.02LD.P002). This landscape scheme achieves and betters the required 10% Biodiversity Net Gain, see attached BNG Small Sites Metric report and Biodiversity Impact Assessment.

New lawned areas are provided to ensure good amenity space, and planting of an appropriate scale has been introduced. In addition to the garden areas at ground level, a large second floor terrace provides additional amenity space for the residents. The areas of hard landscaping have been kept to what is reasonably required for a patio area amenity and parking area/driveway. These areas of hard standing will be permeable to allow for rainwater to drain through and/or drain to the side and soak away into the garden.

New timber boundary fencing, including new timber entrance gates in the same location as the existing gates, are to be installed around the site to provide privacy and security. The new timber entrance gates will be 'permeable', via a 'hit and miss' arrangement, to create a less solid barrier and to allow limited views through.

Access

Vehicular and pedestrian access to the site will be from the same location as existing, but via new timber gates. The house will provide parking spaces for a minimum of two vehicles within the site.

The external patio to the rear and area immediately outside the front door will be level with the internal ground floor space, with these external areas ramped down to the surrounding ground level so as to be wheelchair user friendly in accordance with Part M Building regulations. Entrance to the house will achieve level access.