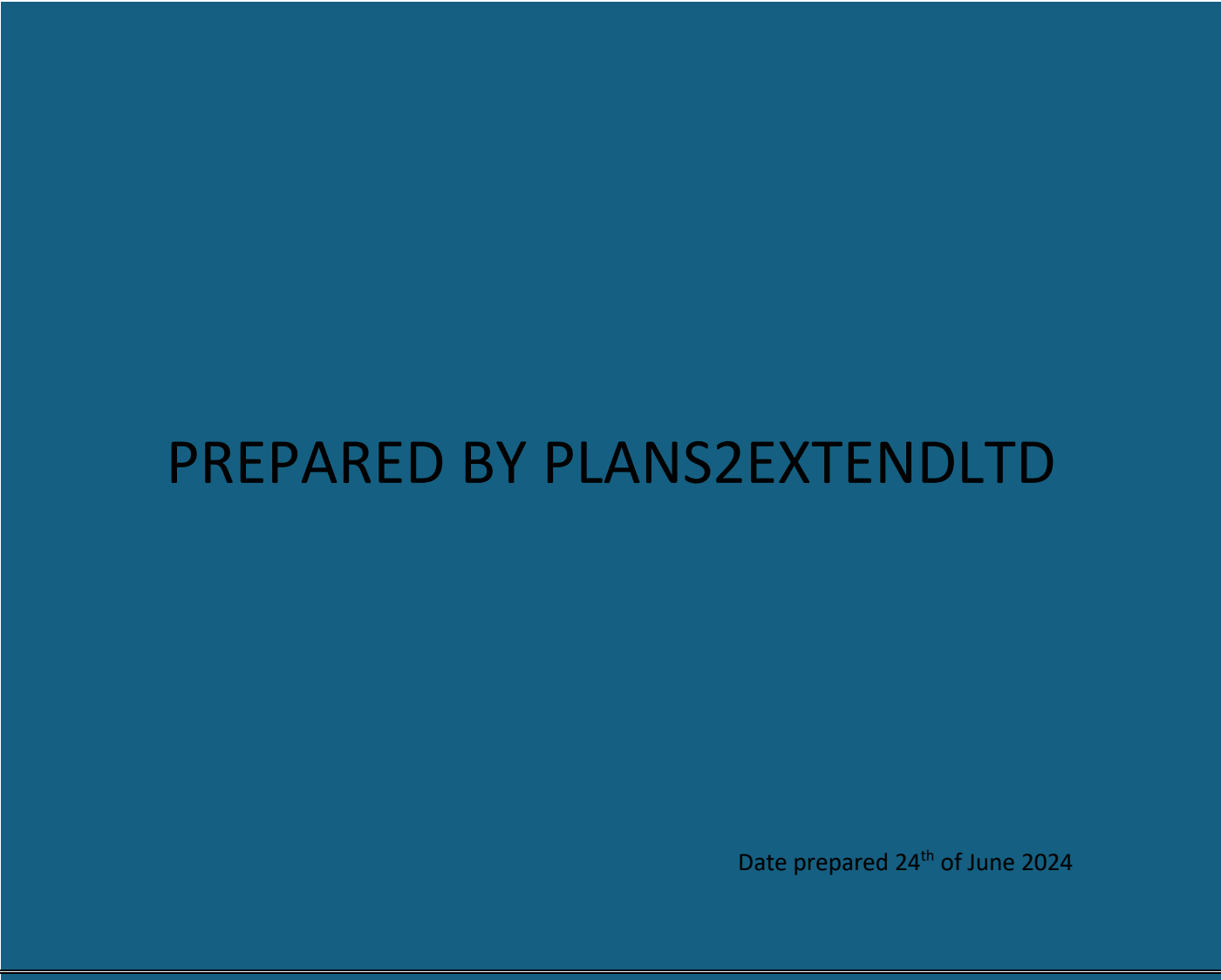




DESIGN AND ACCESS STATEMENT



PREPARED BY PLANS2EXTENDLTD

Date prepared 24th of June 2024

Design and Access Statement for:

Vacant plot of land adjacent to 57 Grimshaw Lane Manchester M40 2AX



Aerial view of development site edged in Yellow



1.0 ARTICLE 9 of the Town & Country Planning (Development Management Procedure) (England) Order 2015 requires a single integrated statement covering design concepts and principles and access issues to be submitted with certain applications for planning permission as detailed below. P P G provides guidance on the requirements for Design and access Statements and guidance on their preparation

2.0 This Supporting Planning Design and Access statement has been prepared by Plans 2 Extend Ltd. It accompanies a planning application for a in new build terraced property on a vacant plot adjacent to 57 Grimshaw Lane Manchester.

3.0 Basic Information

a) Area Type	Urban
b) Local Authority	Manchester
c) Ward	Miles Platting & Newton Heath
d) Constituency	Manchester
e) Region	Northwest
f) Country	England

4.0 LOCATION

4.1 The site location for the application is land adjacent to 57 GRIMSHAW LANE MANCHESTER M 40 2AX.

4.2 The site is located within East Manchester District Centres - Eastlands, Gorton, Newton Heath and Openshaw. There are excellent transport links to major cities of the Northwest and Beyond. The site is also located between two large arterial roads, Rochdale Road, and the A62 Oldham Road. Etihad Football Stadium is a 3-minute walk from the development site. Eastlands is both a district centre and the focus for major national and regional sporting events. It comprises the City of Manchester Stadium, the Manchester Regional Arena, the Regional Tennis Centre, the British Cycling Centre (including the Velodrome and BMX track) and the National Squash Centre. Manchester Co-op Live is the UK's biggest indoor arena, it is within walking distance of the development site, the arena can accommodate 23,500 people. Eastlands is a growing destination with further opportunities for significant employment creation, vital not only to local people but to adding value to the City Region as a whole. Adjacent to the development is a small children's play area. To the rear of the development is a gated alley way that separates it from four similar terraced houses. To the rear of the four terraced houses is a large cluster of additional

terraced properties. Parking within this area is available with a residents parking permit.

5.0 PROJECT:

5.1 THE APPLICANT SEEKS TO PROVIDE:

5.2 To provide a new dwelling for the use as a short term holiday let with furnished accommodation Class C5 on a vacant plot of land adjacent to 57 Grimshaw Lane Manchester M40 2AX.

5.3 Access will be from the side gable from a secured residential black double glazed Upvc door. A similar black door will still be installed to the front elevation to provide access to studio 2 in keeping with the style of the adjoining terraced properties.

6.0 DESIGN PROPOSALS

6.1 The development aims to provide a suitable facility to provide a friendly welcoming environment for visitors and tourists. The new development will be constructed from matching brick to the front elevation and the rear elevation. The roof tiles will match those of the adjacent dwelling number 57 Grimshaw Lane, which has recently had a new tiled roof installed. The front garden wall will match as closely as is possible the brick frontage of the other four houses. The garden will be stocked with appropriate plants to encourage bees and other insects to form habitats. The rear back yard will have a secure timber 1800mm fence panel which will incorporate an inward opening gate. The new development will benefit from the highest standards of the Building Regulations. Upvc black double-glazed windows will be installed with high security locking handles. A black Upvc double glazed door will provide access from the side gable. A black double-glazed door will be installed to the front elevation for access into studio 2, to maintain uniformity with the adjoining terraced dwellings. A dusk till dawn security lighting will add to the security of the property. The property will benefit from energy saving lighting. The new dwelling will incorporate the highest standards of Insulation. The new dwelling will be airtight sealed. Energy saving heating appliances will be installed preferably aluminium radiators. A strong fence line will be provided to the side elevation access to the rear entrance will be via two security gates.

7.0 Parking

7.1 The development does not have any parking facilities. The cluster of properties to the rear of the site have the benefit of a permit for on street parking. There are no restrictions from parking to the front of the development on Grimshaw Lane. Unrestricted parking is also available on Chapter Street which is opposite the development.

8.0 Street Scene

8.1 There is a limited number of residential properties on Grimshaw Lane

9.0 WASTE

9.1 All waste will be collected in the waste bins provided by the local authority.

10.0 Site Location

T10.1 The property is set within the Newton Heath and Miles Platting Ward. The application is for a new build terraced property, which will provide six rooms for short term lets for guest and tourist. The new build terraced property shall be constructed on an existing vacant plot. The property is set amongst similar style terraced properties situated on the same road. The existing vacant plot of land is to be the location of the new application. The area comprises of a medium size density of residential property within the M 40 2AX area.

11.1 THE SITE

11.2 The previous building and the existing terraced properties on the row do not have any special features of architectural merit the properties were built in 1905. The existing vacant land is reasonably flat. The vacant plot of land will have a children's play area to the side elevation

12.0 Scale

12.1 The overall principle of the development is to provide a new terraced dwelling with six rooms for the purpose of a short term holiday let. Please refer to proposed plans for all details of the new dwelling

12.2 The size bulk and mass of the scheme does not affect the existing street scene and all materials will be sympathetic to new and existing buildings.

13.0 UTILITIES

The new drains and water supply shall be integrated into the existing supplies. The property will be served by extending the existing supply of gas water and electricity from the existing source of the vacated land.

14.0 LANDSCAPING

14.1 This is detailed in the Planning Statement

15.0 DESIGN

15.1 The design draws upon the inspiration of the surrounding area. The external finish will be closely matching those of new and existing buildings in the surrounding area. The design will afford the new dwelling with a sense of openness with access to the external environment without compromising security. The new plans will provide natural surveillance of the local street scene. The new property will overlook the local park which will be facing the gable and rear elevation of the proposed application. The new design will also promote a sense of involvement from the local community by providing a point of interest locally.

16.0 ACCESS

16.1 Access to the proposed planning application site can be from any one direction on Grimshaw Lane. The size of the proposed planning application will limit the number of site vehicles. Provisions will be made for delivery vehicles to off load at the applicant's property. Access to the proposed development can be from any direction on Grimshaw Lane.

17.0 DOMESTIC WASTE

17.1 Provisions will be made available to the rear elevation for storage of all domestic bins provided by the local authority.

18.0 Justification for Proposal

18.1 The applicant has reviewed the needs of the area based on the housing types above, he is of the opinion that purpose-built short term holiday accommodation will provide a greater solution to the visitors and tourism needs of the local community. Professional opinion has also been sought on the need for accommodation within the M40 2AX area. A supporting letter from Brentford Letting is being included in the bundle of supporting documents.

18.2 UDP Part 1 Policy T3.9 gives priority to pedestrians, disabled people, and cyclists above the needs of the car, and this must be taken into consideration in the location and design we are including Travel Plans where appropriate to encourage and support walking, cycling and public transport use. Priority is still given to the non-car user. The applicant will provide an enclosed cycle shed to accommodate and encourage cyclist.

18.3 The applicant has provided details of bus and train services these are set out as follows

19.0 BUS ROUTES FROM MANCHESTER TO GRIMSHAW LANE

19.1 Miles Platting and Newton Heath are serviced by healthy and reliable forms of transport. A regular fast bus service is available to and from Manchester with bus stops located on Grimshaw Lane. Train services also operate within the area the details of which are set out below.

- a) The nearest stations to Grimshaw Lane
- b) The nearest stations to Grimshaw Lane are:
- c) Grimshaw Ln, Newton Heath is 436 meters away, 6 min walk.
- d) Ten Acres Ln, Newton Heath is 550 meters away, 7 min walk.
- e) Riverpark Rd, Miles Platting is 649 meters away, 9 min walk.
- f) St, Newton Heath is 658 meters away, 9 min walk.
- g) Philips Pk, Miles Platting is 953 meters away, 13 min walk.

Submitted by J Marsden on behalf of Plans 2 Extend Ltd

24/06/2024