DESIGN AND ACCESS STATEMENT

Proposed New 4no Semi-Detached Houses in a 3-Storey Building on Vacant Site at Waterloo Road, Cheetham M8 9AL
For Shah Property Ltd

GENERAL

Site History and Background

This site of approximately 900sq m has once been part of the grounds of a cricket club and has been long term vacant
An application 129373 was submitted in 2021 and then withdrawn
Application 133644 was withdrawn 18/07/2022
Application 134492 was refused 22/04/2024
There is no other known relevant planning history for this site

Environs

The site is halfway along Waterloo Road on the eastern side between Elizabeth Street and Cheetham Hill Road/ Bury Old Road junction on the corner of Abercarn Close and is bounded on all sides with residential properties
The open site can be could accessed at the rear from a side road from Abercarn Close that has adequate turning circle for waste collection vehicles

Security by Design

The building will be designed to comply with Security by Design standards with a planning condition to suit with level access to the building

The Scheme

The scheme is to construct two semi-detached 3-storey buildings to form 4no five-bed residences of high standard with Code 4 sustainability requirements with elevational embellishments and finishes to be agreed

Car Parking

A new car parking spaces have been designed with 1no space per dwelling with spaces to the side and rear for additional cycle storage space per dwelling all accessed from 4no new vehicular crossings

Waste Management

Standard Waste Management bins to be provided as per attached estimated volumes template for the application
The bins for collection will be positioned adjacent to the vehicular entrance

Environmental Statement

The property has been designed in accordance with the Technical Housing Standard – Naturally Described Housing Standard DCLG March 2015, Building Regulations 2015 and SAPS energy conservation assessments
The construction will follow current industry standard at all stages of the construction incorporating the recommended provisions that are specified by new Building Regulations modified all the necessary requirements that have been stipulated in the SAPS calculations to maximise the thermal insulation of the whole and minimise energy losses throughout the life of the properties
Access for the disabled will be designed into the construction to comply with Document M of the current building regulation including ramped wheelchair usage and door widths

Dwelling Space Standards

Each house has been designed to comply with the new dwelling space standards 4.1 – 4.10 setting out the minimum gross internal floor areas and external space being designed for the use of 7no people of gross area of 135sq m with four bedrooms
Spatially the design includes each 16sq m lounge, living room/kitchen 14sq m, first floor 2 person bedrooms 14sq m and 16sq m, second floor 1 person bedroom 8sq m and 2 person bedroom of 11sq m person bedroom, storage areas min 3sq m, along the roof slope area
Accessible toilet areas are available on all floors. Entrance doors are 838mm wide with internal doors 760mm wide

Conclusion

We are of the opinion that these proposals will enhance the area to the surrounding properties of the environment and increase the number of residential properties to the benefit of all parties concerned