



DESIGN AND ACCESS STATEMENT

APPLICATION REF

PP-13409051

Site:

60A Wood Road, Whalley Range, Manchester. M16 8BL

Introduction:

This statement has been provided to accompany an application to demolish the existing building and erect 4 number detached dwellings on the site.

Existing Site:

On the site is a 3 storey 1980's brick building, housing a number of one and two bedroom flats. The site is accessed via a private drive from Wood Rd, it is enclosed with wooden fencing, brick and stone walling at various heights. There are trees and shrubs on the site offering some screening.

Proposal:

The proposal is to demolish the existing building and erect 4 number detached dwellings. This proposal was reached after looking at the existing building, it's use and the effects on surrounding properties, the aesthetics of the plot and how that sits with surrounding properties.

The existing building is considered an anomaly in terms of it's scale and appearance and does not contribute positively to the Conservation Area.

The site has been explored for greater numbers of properties as a commercial development to provide 2 bedroom terraces or even replacement flats, however it was deemed that the suitability of the site would be best suited to larger family homes that can enjoy the semi-private location.

The houses comprise of 2 house types x 2 of each and are orientated so that each has a unique outlook, garden proportion, and importantly works around the parameters of the existing trees around the site.

Justification:

The current use of the building is causing considerable disturbance to the surrounding properties, the police are called to the property on a regular basis to deal with the occupants, there is a constant problem with fly tipping on the property, the grounds are not kept in an orderly manner, the property is falling into disrepair as it is not economical to keep using it in this manner. A strategy to deal with these problems brought forth this proposal, which will create a pleasant environment for living for the occupants and the surrounding properties. The site will be more manageable for its' occupants, will add families to the community and will help bring the area into a more enjoyable place to be.

Access:

Under this proposal the current access from Wood Rd would not be altered, this is an established private drive that serves the existing property. Parking outside each property is proposed and there would be no requirement for parking to take place on Wood Rd. Refuse collection would be no different to the existing scenario as the collection points are a similar distance away from Wood Road at the entry into the site.

Boundary Treatments:

All existing boundaries are to be kept, these range from 2.4m high brick walls, 1.2m high stone walling and 1.8m high feather edge fencing, a certain amount of repointing and painting maintenance will be required to bring them up to standard. Within and adjacent to the plot boundary saplings will be planted to compliment the leafy vista of the area and compensate for the removal of damaged trees as per the tree survey.

Conclusion:

The proposal is primarily to change the way in which this plot is used and how that use affects the community as a whole. The plot is currently under funded and causing a nuisance for the neighbours and the community. This proposal will alter that, bring more families to the community while adding to the aesthetics of the area and in doing this will not add additional strain on the services/utilities, as the numbers of dwellings are reduced from 7 apartments to 4 houses.