



**Design & Access Statement
(96)001 PL0**

For

**6-8 Daisy Avenue
Manchester
M13 0LY
(15.04.24)**

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Manchester City Properties to produce this report, which aims to provide information on the existing site and proposed development works at 6-8 Daisy Avenue, Manchester, M13 0LY.

The property consists of a detached house and sits on Daisy Avenue, which is off Plymouth Grove (A5184). The road consists of all residential dwellings of similar design and nature with common elevational features and proportions.

The land to the side is assumed that historically, a dwelling did exist but must have been demolished at some point and never redeveloped.

There is no off street parking available on site as existing and has always been the case.

3. Design Proposal

Following pre application advice with a planning officer (Carl Glennon), we have now prepared this submission formally.

Our client is looking to create a new build attached dwelling to recreate what may have been in existence historically on the land at no.6 Daisy Avenue. The proposal looks to create a 3no. bedroom house with similar design features and characteristics of the existing dwelling at no.8 Daisy Avenue.

The proposal also looks to create a large basement as extended accommodation to be used as play room/cinema room. Therefore, light wells have been shown within the attached plans to provide means of escape and natural daylight into the basement accommodation.

There is ample amenity space to the side and rear to accommodate the proposed new dwelling with generous distance from any neighbouring dwellings.



The existing dwelling at no.8 has a box dormer serving the loft space but the applicant would like to retain this as it provides access to the loft bedroom. Therefore, we are unable to connect both roofs together with the new dwelling being created which would have been our preferred option. But we appreciate the loss of bedroom at no.8 would be detrimental hence the design proposal put forward within this submission.

Areas

Total Site GIA 383m² (0.0383)

8 Daisy Avenue Existing dwelling GIA - 157m² (1689 sq.ft)

6 Daisy Avenue Proposed dwelling GIA - 173m² (1862 sq.ft)

4. Bin & Cycle Storage

You will see from the proposal that we have allowed for bin access on each side of the property.

Cycle storage is also indicated to the rear of the property with clear access.

5. Conclusion

We would like the support of the local authority for this application as it would:

- Bring the vacant land back into occupation and create a quality family home in line with government targets.
- Avoid fly tipping on the land which has been an issue in the past.

