

Land at end of Dalton Avenue, Fallowfield

Demolition Statement

16 May 2023

tadw | architects

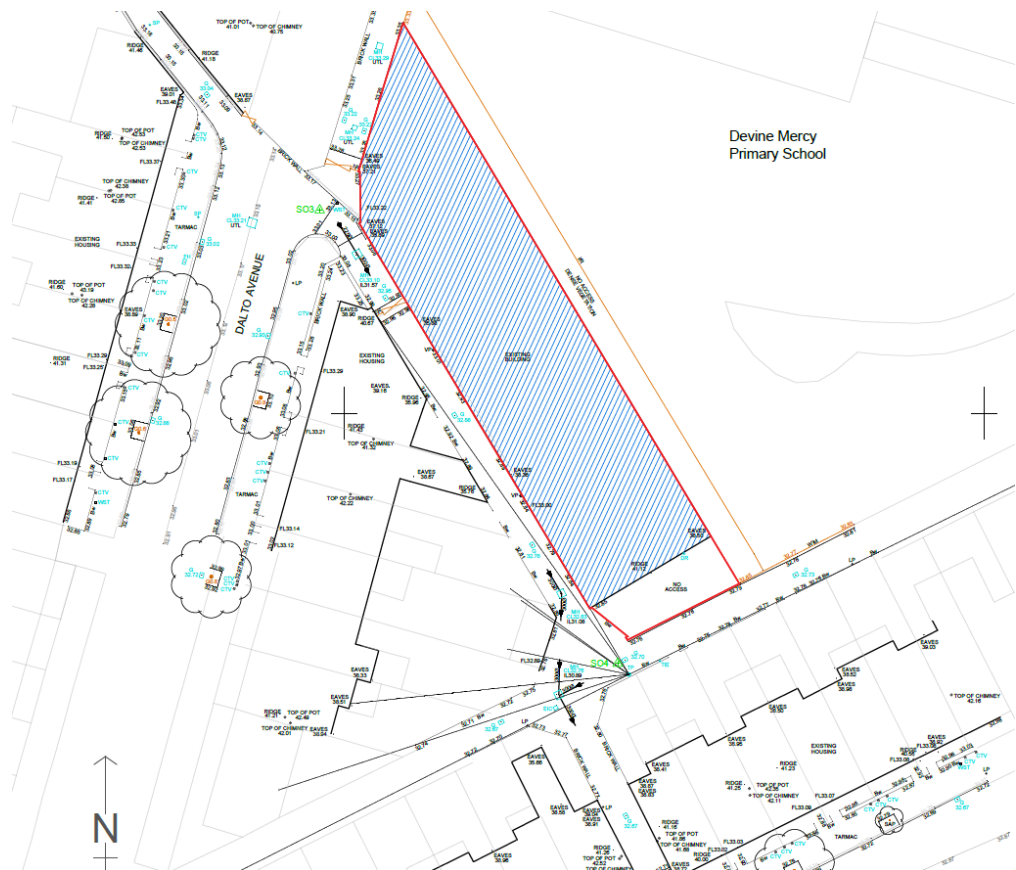
1.00 The planning application relates to the demolition of an existing building and erection of eight supported living apartments on a disused light industrial site.

1.01 The application site is situated at the end of Dalton Avenue.

1.02 The site contains two existing buildings on the site occupy almost the full footprint of the development area. They are brick built warehouse type commercial units dating from the late 19th / early 20th century.

1.03 The surrounding area is predominantly residential, generally Victorian terraced housing but with areas of more contemporary stock to the north east. A Roman Catholic primary school is located immediately to the north east.

*Existing site plan
(Area hatched blue
represents existing
building to be
demolished)*



1.04 For a scaled site plan indicating structures to be demolished, refer to Drawing 02 P6 – Existing and Proposed Site Plan.



*Aerial view of
existing building
facing north*

1.05 A method statement for the proposed demolition works will need to be provided by a specialist demolition contractor.

1.06 A demolition management plan will need to be provided by a specialist demolition contractor.

1.07 The demolition of the existing building does not affect any Designated Heritage Assets or Non Designated Heritage Assets, and the site is not located in a conservation area.

1.08 The existing building does not hold any significant architectural merit.