

Design & Access Statement

Prepared in support of a full planning application
to be submitted for the provision of

a new dwelling

at

**161 Mauldeth Road West
Withington
Manchester M20 1BJ**

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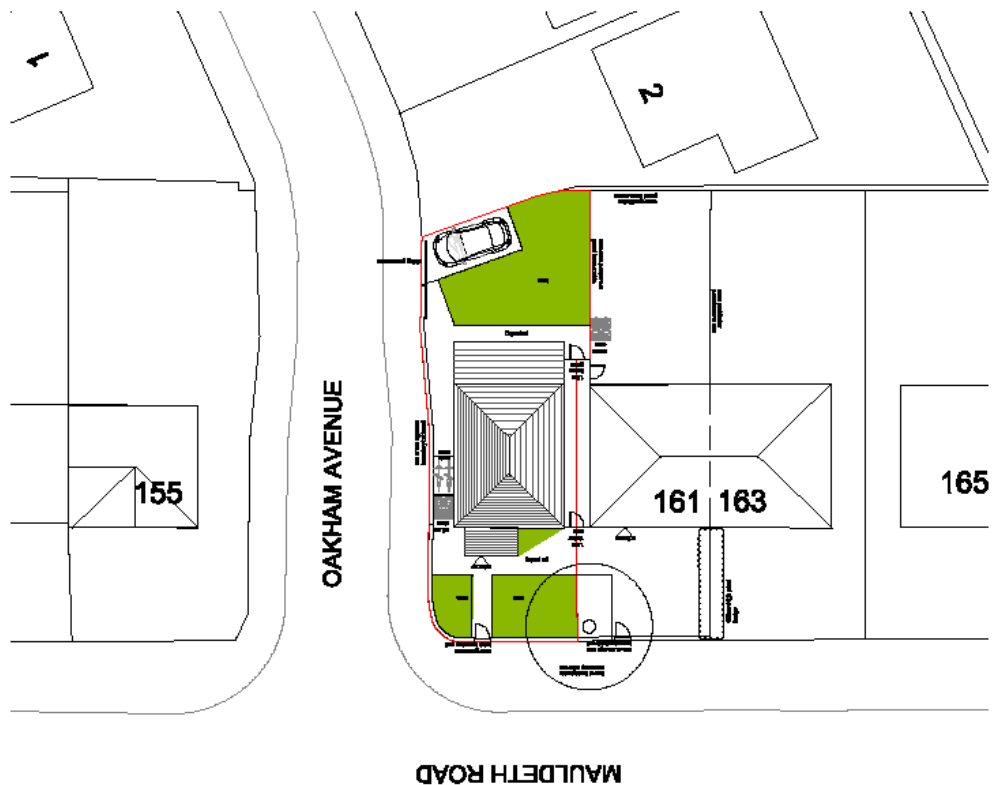
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Introduction

This Statement is to be read in conjunction with the following drawings prepared in support of the full application for planning approval being submitted.

- 19-186 - PL000 OS Location Plan
- 19 186 – PL100 Plans and elevations as existing
- 19 186 - PL200 Plans as Proposed
- 19 186 - PL201 Elevations as Proposed 1
- 19 186 - PL202 Elevations as Proposed 2
- Waste storage strategy



1. Extent of development

Site areas:

- Plot for proposed dwelling – 187.7m²
- Plot remaining for 161 Mauldeth Road West – 162.1m²

Total site area 349.8m²=0.035 ha/0.08 acres

New House - gross internal floor area:

- Ground floor 50.0m²
- First floor 35.3m²

Total Floor area 85.3m²

2. Layout

The site is currently occupied by a two storey semi-detached dwelling, built circa 1920, refurbished at a later date, with a concrete tiled pitched roof, common brick external walling and white upvc framed double glazed windows.

The house lies in a corner garden plot with a large area of land to the side of the dwelling. The front of the dwelling faces Mauldeth Road West, the side of the dwelling faces Oakham Avenue. A mature deciduous tree is located to the front of the existing dwelling.

The existing dwelling has no on site parking.

Following the demolition of nos 157 and 159 Mauldeth Road West to create a new housing development along Oakham Ave. residual land was added to the original boundary of 161 Mauldeth Road West, bordered by a 2m high brick

wall to Oakham Ave., and a similar height timber panel fence encloses the rear boundary

The proposed dwelling occupies the land between 161 Mauldeth Road West and Oakham Avenue

The front elevation and first floor rear elevation of the proposed dwelling is aligned with the adjacent dwellings along Mauldeth Road West, with matching eaves height and hipped roof profile.

The proposed dwelling is set out 1.5m from the side elevation of 161 Mauldeth Road West is 1.1-1.5m from the eastern boundary, sufficient to allow for access to the rear to a private enclosed garden area and where cycle storage will be provided. Enclosed refuse storage provision is located at the front of the dwelling.

The site has a very slight cross fall from front to back, lawns and planting are proposed to the front and rear, with access for parking provided from Oakham Avenue

The detached house is laid out over two storeys, a modest kitchen, wc and storage/ utility space are set to the front of the premises with living accommodation at the rear of the ground floor level, 3 bedrooms and a family bathroom are located at first floor level.

3. Scale of the proposal

The proposed building is similar in height and footprint to the adjacent residential property. The external appearance takes reference from the hipped roof form and brickwork elevations of the houses along Mauldeth Road West. The proposal is positioned on the site to maintain the streetscene along Mauldeth Road West

4. Landscaping

The landscaping around the dwelling will feature a paved driveway, with perimeter paving around the dwellings and turfed lawns and shrubs/planting beds to the perimeter.

5. Aesthetic treatment

The proposed dwelling is of traditional appearance, utilising facing brickwork, upvc double glazed windows and doors, black upvc fascias soffits and bargeboards and rainwater goods, concrete tiled pitched roofs.

6. Access proposal

The dwelling has pedestrian access to the level threshold front door via a new gated opening in the boundary wall to the front, and a new vehicular access is created in the existing boundary wall to Oakham Avenue towards the rear of the site. The property has adequate driveway/car parking area for a car and cycle storage provision created to the side of the house.

The site is located within an area well served by public transport, on arterial bus routes into the City to the north, and along the east west routes to Chorlton and Fallowfield. The Withington tram station is within 10 minutes walk.

7. Context

- **Visual Impact Assessment**

The level topography and trees along Mauldeth Road West give limited visibility of the proposed dwelling from the east and west. The dwelling occupies a plot with existing brick walling to back of pavement providing a high level of privacy. There are no issues with regard to loss of privacy or policy on overlooking distances.

- **Evaluation**

Social - As the proposal is for a single new dwelling the social impact is negligible.

Economic - As the proposal is for a single new dwelling the economic impact is negligible.

- **Design**

The design of the proposal, as described above, seeks to maintain the character of residential premises in the area.

The size, height, massing and location of the dwelling on the site is consistent with adjacent buildings, as is the choice of external materials.

- **Conclusion**

In conclusion the applicant is striving to produce a quality building that fits comfortably within the environment and that complements the surrounding architecture. The applicants brief is to create a new home with quality finishes throughout, with a long life span, that meet, as a minimum the current

Land to the side of 161 Mauldeth Road West, Withington, Manchester

building legislation requirements for quality of construction and insulation, that represent a worthwhile investment.

The development utilises a limited percentage of the available site, and as such there is no issue regarding overdevelopment.

The proposal responds well to its context, utilizing the existing aspect and creating new views within the design whilst seeking to maintain privacy for the occupants and the neighbouring residents.

We are confident that this proposal will meet with the approval of the LA Planning Authority and subject to that approval will enhance the character of the area.

Appendix A – Site Photographs



View to site from Mauldeth Road West



View of 157 Mauldeth Road West/ Oakham Ave junction, site on tight right

Land to the side of 161 Mauldeth Road West, Withington, Manchester



161 Mauldeth Road West front/side view



161 Mauldeth Road West side/rear view

Land to the side of 161 Mauldeth Road West, Withington, Manchester



View from site to rear



View from site to front (Mauldeth Road West)

Land to the side of 161 Mauldeth Road West, Withington, Manchester



View to west along Mauldeth Road West from site



View of site from Oakham Ave towards Mauldeth Road West