

Design & Access Statement

209 Droylsden Road, Manchester M40 1NY



Drawing references: IPS/R/209/M401NY dated 08/09/2023

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1.0 Introduction



Figure 1 : Illustration of site location N.T.S

This Design and Access Statement has been prepared in relation to the Full Planning Application for the proposed change of use of ground first and second floor apartments and new amenity space on rear of the development.

Whilst we note this area to be a conservation and highly sustainable development location, we have approached the scheme with a hybrid strategy thus providing best of both options with maximum flexibility.

1.1 Site and Local Surroundings

The site lies in the Miles Platting & Newton Heath Area where there is an acknowledged need to preserve and enhance the character and appearance of the area.

The site is in a residential Area, and it's not located within a designated protected area such as Greenbelt or AONB.

Vehicular access is from Droylsden Road and back street, Figure 1:

The surrounding area is characterized by mixture of traditional terrace houses. The site benefits from being within an established residential community. It is within easy walking/cycling distance of a range of local services/facilities including, post boxes, post office, convenience stores, main bus routes, schools, parks, leisure facilities. It is therefore evident the site is in a highly sustainable location..



Figure 1 : Vehicular access means to rear of 45 London Rd North

1.2 Proposed Access

The plan marked below illustrates main routes of access / egress for our proposed development, the details of this are found.

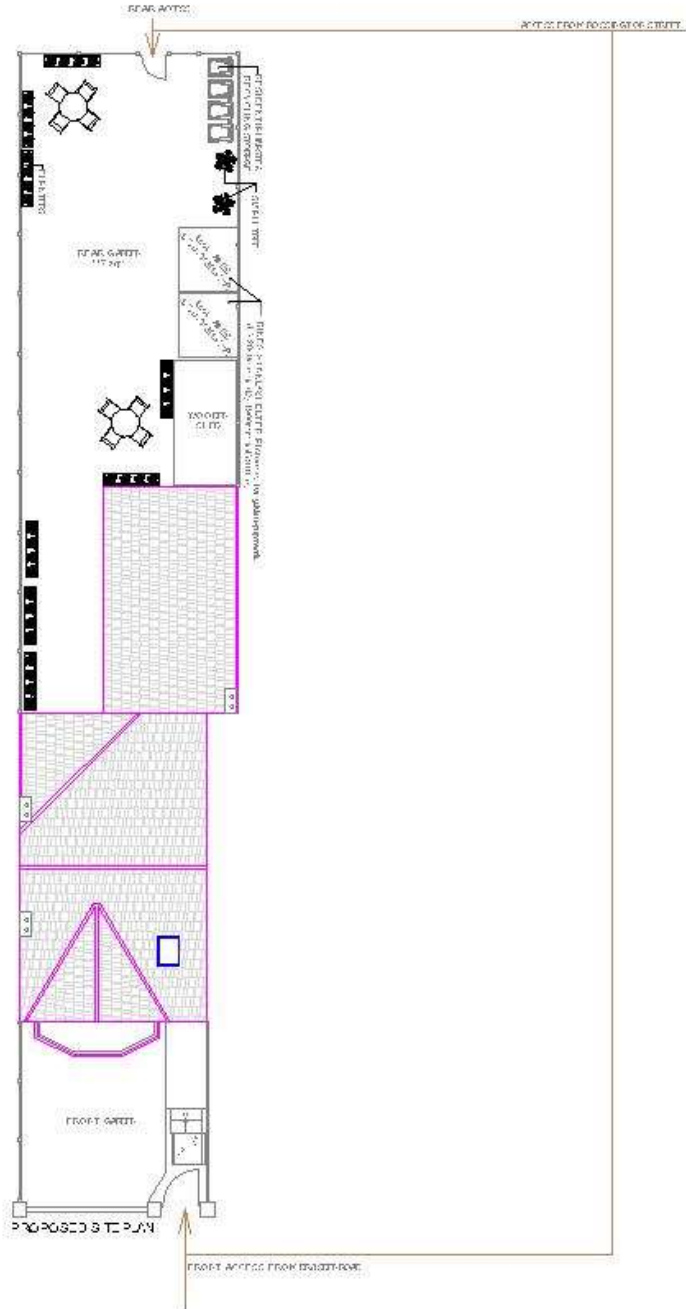


Figure 2: Access / egress routes for residential and commercial spaces

2.0 Statement Proposals

2.1 Bicycle Parking

The entrance via the rear creates a more communal point for all those occupying the dwellings. Cycle storage has been allocated in numbers as per the guidelines set out in the Parking Standards.

2.2 Refuse

Sufficient width on refuse storage has been accommodated to ensure the access of bins generally are viable for occupants, the bins shall be taken to the boundary line for general refuse collection as designated by the council, according to local authority's policies.

2.4 Stair Access

The proposed scheme shows how the existing staircase shall be used for accessing proposed first & second floor apartments.

The internal staircase shall be lit throughout all areas with sensor motions and a contrasting flooring and handrail system installed suitable for general use through the common spaces.

2.5 External Door Entry / Exit

The surrounding buildings along the main frontage all generally in alignment and higher in level with the existing footpath paving, few steps are present to gain the access, this property offers and benefits with a wheelchair lift for disabled access to the ground floor . The main door entrance shall have access controls installed and an intercom system complying with secure by design standards.

2.6 Internal layout

The Ground-floor apartment bedroom and living together are placed to one end of the floor plate, allowing maximum space and daylighting factors to be implemented, The main bathroom and kitchen are situated to one segregated space away from the living accommodation. 2nd Apartment serves one person living with open Bed, living area and kitchen, bathroom situated near to the entrance.

The first-floor accommodate two apartments which are similar to the ground-floor same in terms of room configuration and space with exception to the second-floor having only one apartment which is similar to the ground-floor same in terms of room configuration

2.7 Main Building

The proposed appearance of building is same as existing, no change to be proposed to keep the appearance and street scene to match surroundings.

2.8 Landscaping

Landscaping shall be a mixture of hard and soft landscaping as indicated on the proposed plan, the introduction of new planters and small trees will provide a greener approach to meeting with biodiversity. The general layout of the new rear amenity will also provide shading during the daylight hours and privacy within its set boundary.

2.9 Maintenance Strategy

Generally, all external faces of the buildings are proposed to be accessible with tele pole system for washing of windows up to the second floor. Roof maintenance shall be via a scaffolding system to the sloped roofs, a detailed submission of the temporary works proposals will be issued to the council prior to any works undertaken to these areas.

4.0 Conclusion

4.1 Design principles were based on Local Planning Policies and produced high quality design that respects the existing special character of the building and immediate area and aims to contribute to the local built environment.

4.2 The proposed residential units designed to the current modern living standards and provide positive living environment for its future residents. Furthermore, the proposed development provides accommodation for housing need and demand in the area. As such it will be of value to the on-going regeneration of this part of the town, and we believe it should be encouraged.

4.3 We have considered all relevant planning and design aspects in our proposed scheme and believe that the strategy as outlined is deemed suitable for the development being proposed.