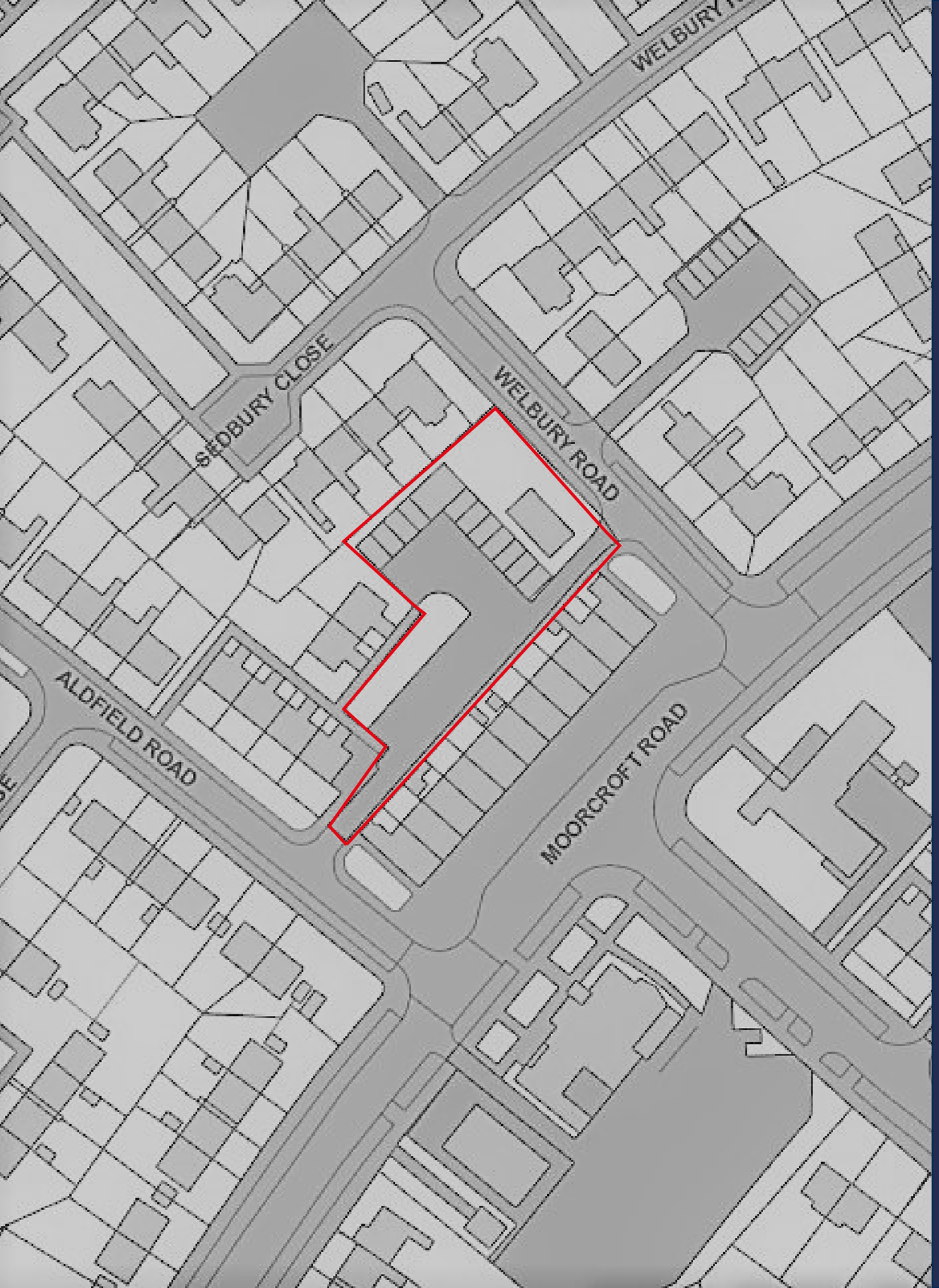
Appendix B Existing Site and Proposed Plans



Land at Welbury Road
Wythenshawe Manchester M23 0JP

Stage 3
Developed Design

P4bA

Revision Schedule

Revision	Comments	Issued By	Date
01.	Issued to planning.	JLW	27/02/23

Design & Access Statement

P4BA

DESIGN & ACCESS STATEMENT

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1.1 / APPLICATION TYPE

Full Planning Application.

1.2 / LOCATION OF PROPOSED DEVELOPMENT

Land at Welbury Road, Wythenshawe, Manchester. M23 0JP

1.3 / CURRENT DEVELOPMENT DESCRIPTION

The site is located within a predominately residential area with some small commercial businesses on Moorcroft Road. The land adjacent to Welbury road is currently used for storage purposes and has a car park which is presumed to be for the commercial tenants on Moorcroft Road. The site has 2 points of access, directly off Welbury Road and Aldfield Road. The surrounding area is characterized predominately by residential dwellings, mainly 2 storey dwellings with materials varying from render to different brick types.

1.4 / PROPOSED DEVELOPMENT DESCRIPTION

This design and access statement has been produced in support of a full planning application for 4 no. 3 bed semi-detached dwellings. A car park has been retained for the tenants living in the commercial/ residential units on Moorcroft Road as well as a dedicated refuse store.

1.5 / STATEMENT PREPARATION DATE

January 2023

1.6 / STATEMENT AMENDMENT DATE

N/A

1.7 / APPLICANT

Moorcroft Properties

1.8 / ARCHITECTURE

P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ.

1.9 / PREVIOUS APPLICATIONS

04/04/2019 - Pre-Application submitted to Manchester City Council.

16/11/2022 - Pre-Application submitted to Manchester City Council.

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout, scale, appearance and landscape of the proposed development is appropriate and in keeping with the context of the area and will enhance the amenity of the site, its surrounds and the local community.
The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled 'Design and Access Statements: How to write, read and use them' (2006).

2.1 / USE & AMOUNT

As per paragraph 1.4 the proposed development consists of 4 no 3 bed semi-detached dwellings. A new car park for the commercial tenants as well as a refuse store. The site is not bound by any unitary development plan policies.

Adjacent buildings vary in size but are generally 2 storey terraced dwellings. The site is not within close proximity to other dwellings, so it has acceptable distances from habitable-to-habitable windows. The footprint of the site is ideal for residential development as the proposal creates above average sized rear gardens and a large front garden for parking. There is low impact upon the amenity of neighbouring land users and visual amenity in general.

2.2 / ACCESS

We have proposed the new dwellings to front on to Welbury Road. 2 parking spaces per dwelling has been allocated to the side and rear of the dwellings. An alternative access to the site can be gained from Aldfield Road which serves the commercial units too.

With the site being within a predominately residential area it is within a highly sustainable location, approx. 1 minute walk to the nearest supermarket which is located on Moorcroft Road. Moorcroft Road also has a Pharmacy, Fish and Chip shop and barber shop.

The site is within walking distance to the bus stop located on Garthorp Road which is a 2 minute walk away. The site is also a 5 minute away to the train station, located on Moorcroft Road.

2.3 / LAYOUT

The dwellings have been designed to provide well-proportioned and spacious rooms for modern living. The layouts of the dwellings provides modern open plan living space on the ground floor with sliding doors into the garden. 2 no. good sized bedrooms have been provided on the first floor, one of which has been provided with an en-suite. A bathroom has also been provided on the first floor.

The additional third bedroom is on the second floor and provides a generous sized double bedroom which features a dormer to increase the bedroom size and creates a nice architectural feature to the frontage of the dwelling. We have made sure the head height complies with the national minimum space standards which is over 1.5m.

The bin stores are located to the rear and side of each dwelling which enables them to be easily collected for pickup.

2.4 / SCALE

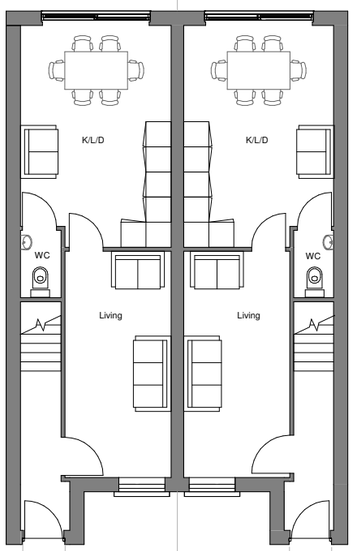
Following the response of the pre application submitted to Manchester we have designed 4 no. 3 bed semi-detached dwellings that incorporates the advice received from the area manager, David Lawless and Connie Phillips. We originally submitted 5no. 4 bed 3 storey townhouses for pre app.

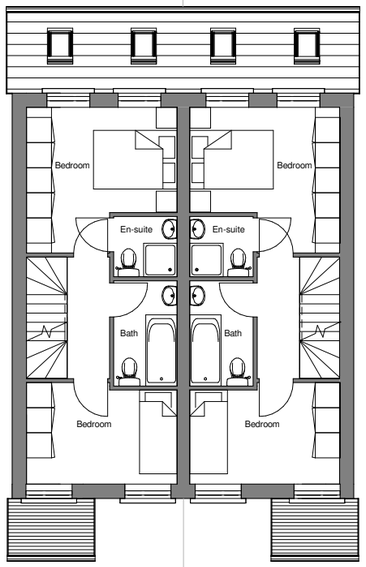
We have designed two pairs of semi-detached dwellings which are 2 storey and incorporate dormers and rooflights, which are in line with the guidance received from the Manchester council.

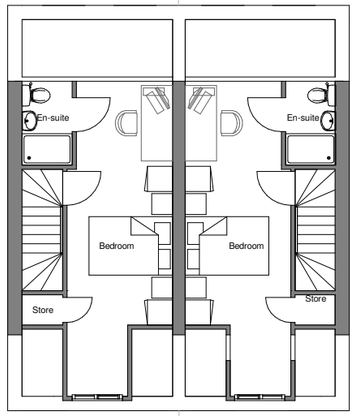
There is no impact from height or scale upon any of the neighbouring dwellings as the immediate adjacent commercial parade is a row of 3 storey terrace buildings and our proposal is to make the scheme relative to that of the local context.

2.5 / APPEARANCE

The appearance will be different from the existing architectural aesthetic found in the area; however, the proposal does not aim for the appearance of the dwellings to unpleasantly stand out and have no relation to its surroundings. We have proposed a red brick which is common in the area with large black upvc windows which has a modern style to it and has recently been used on the Moorcroft 8 new build town house development just across the road from our proposal. The black upvc window headers and cills will be stone. It is intended that high quality design and materials will ensure that the development will add to the overall quality of the area.







2.7 / RELEVANT PLANNING POLICIES

No UDP policies currently showing on the Manchester City Councils interactive mapping system.

2.7 / DRAINAGE

To be confirmed.

2.8 / AIR QUALITY

As shown on the AQMA (Air Quality Management Area) map, the subject site doesn't fall within the air quality zone. Due to it not being located within the area on not being a "residential development. greater than 10 or more dwellings or development above 0.5 ha (Site Area)" no further investigation regarding the air quality is required.

2.9 / ACOUSTIC

An acoustic impact statement won't be provided to support this application.

3.1 / AFFORDABLE HOUSING STATEMENT

An affordable housing statement won't be provided to support this application as our proposal is for only 4 units and the minimum number of units the NFFP requires is 15 for this statement to be required.

3.2 / ECONOMIC STATEMENT

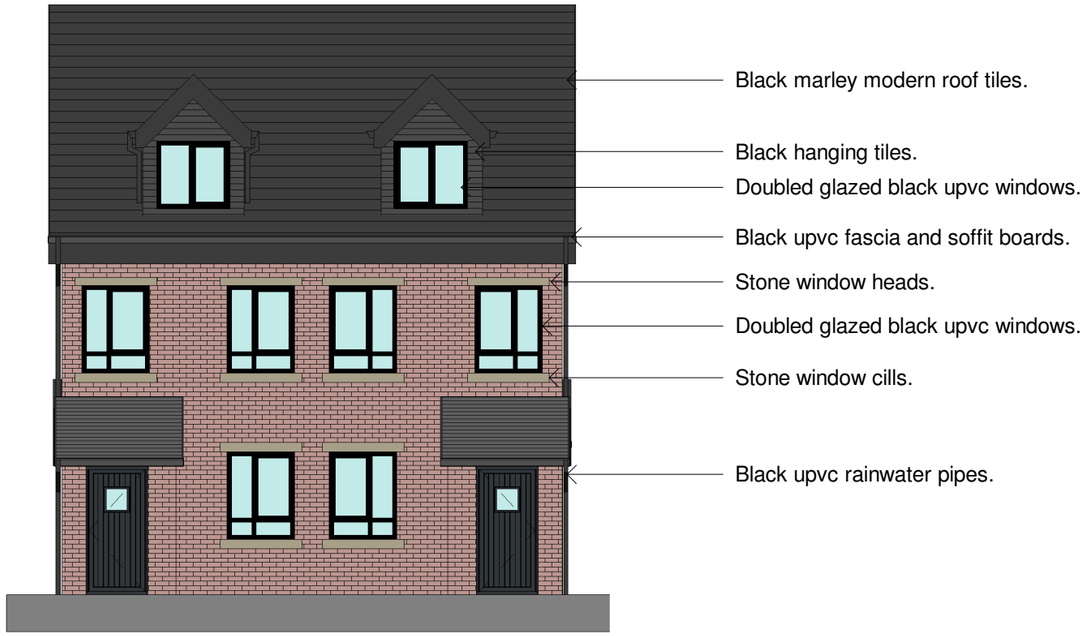
An economic statement won't be provided to support this application as no land or buildings are being lost for employment purposes.

3.3 / ARCHAELOGICAL

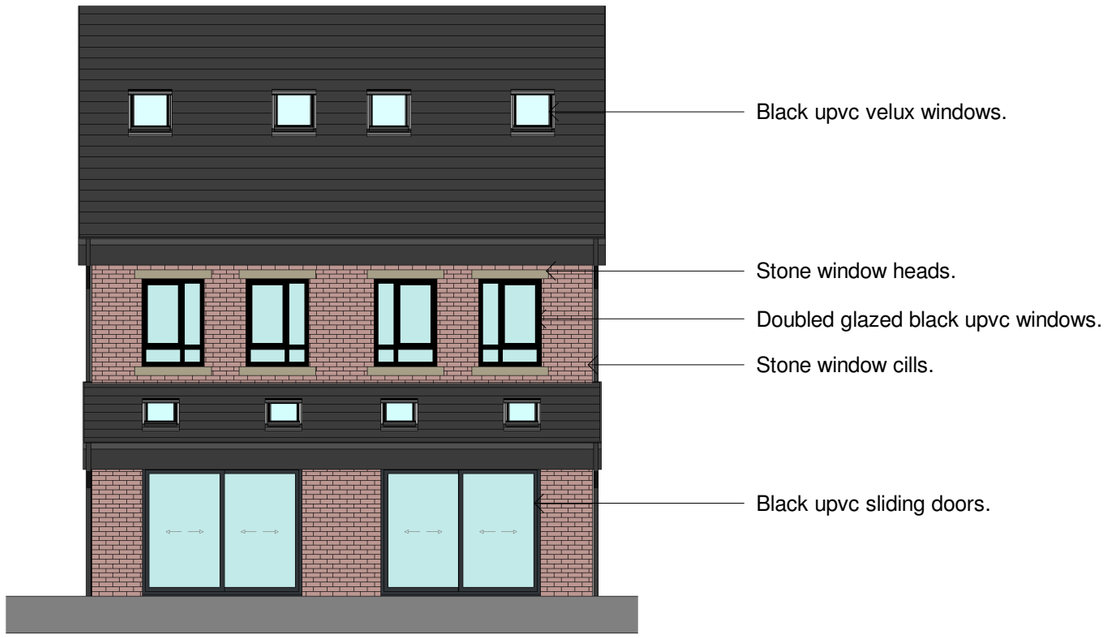
No archaeological study or investigation required.

3.4 / CRIME IMPACT STATEMENT

As the application site is not a major application of "ten or more units" or falls under any of the criteria listed within the validation checklist, a crime impact statement is not required to be provided to support this application.



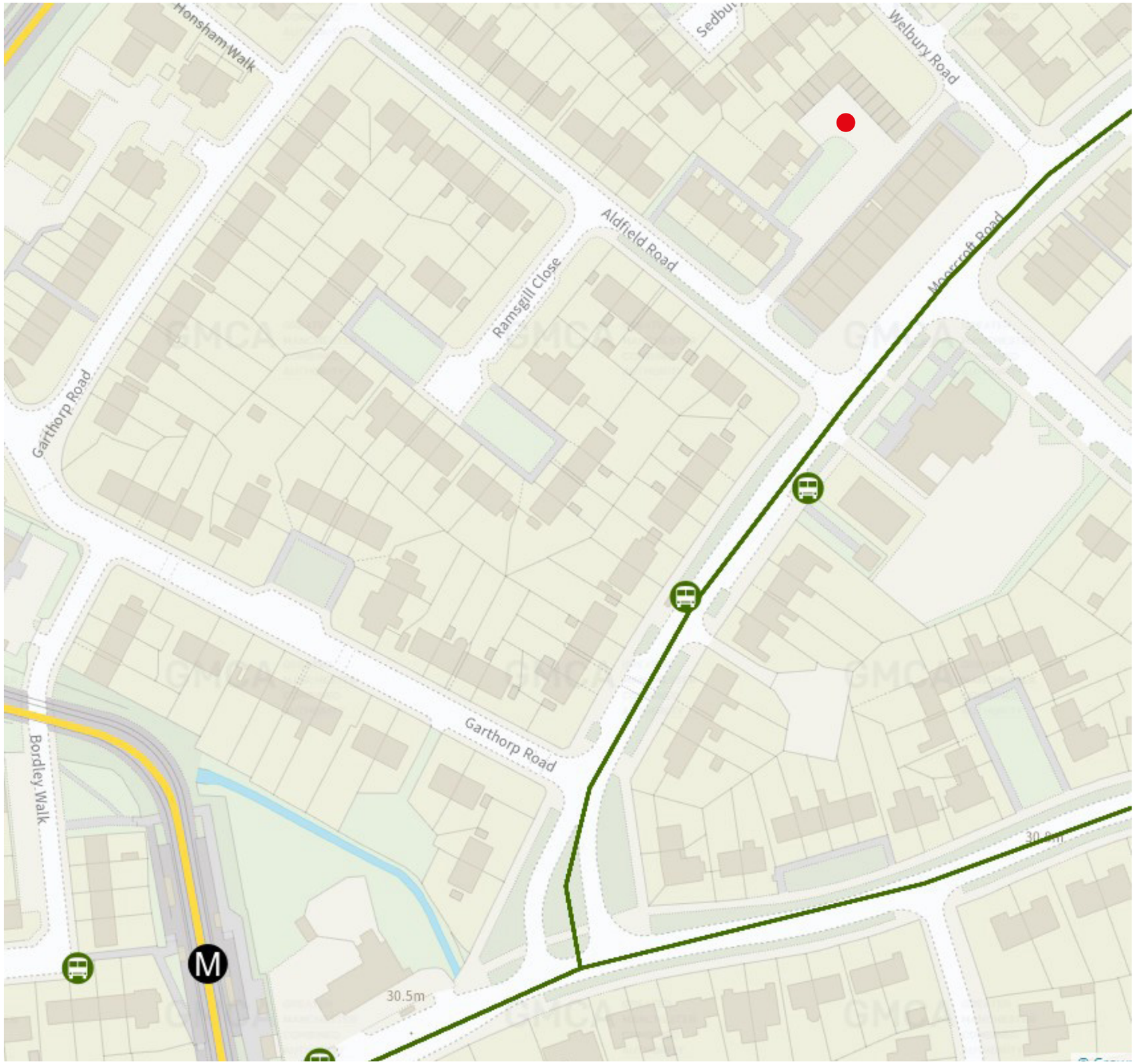
Front Elevation



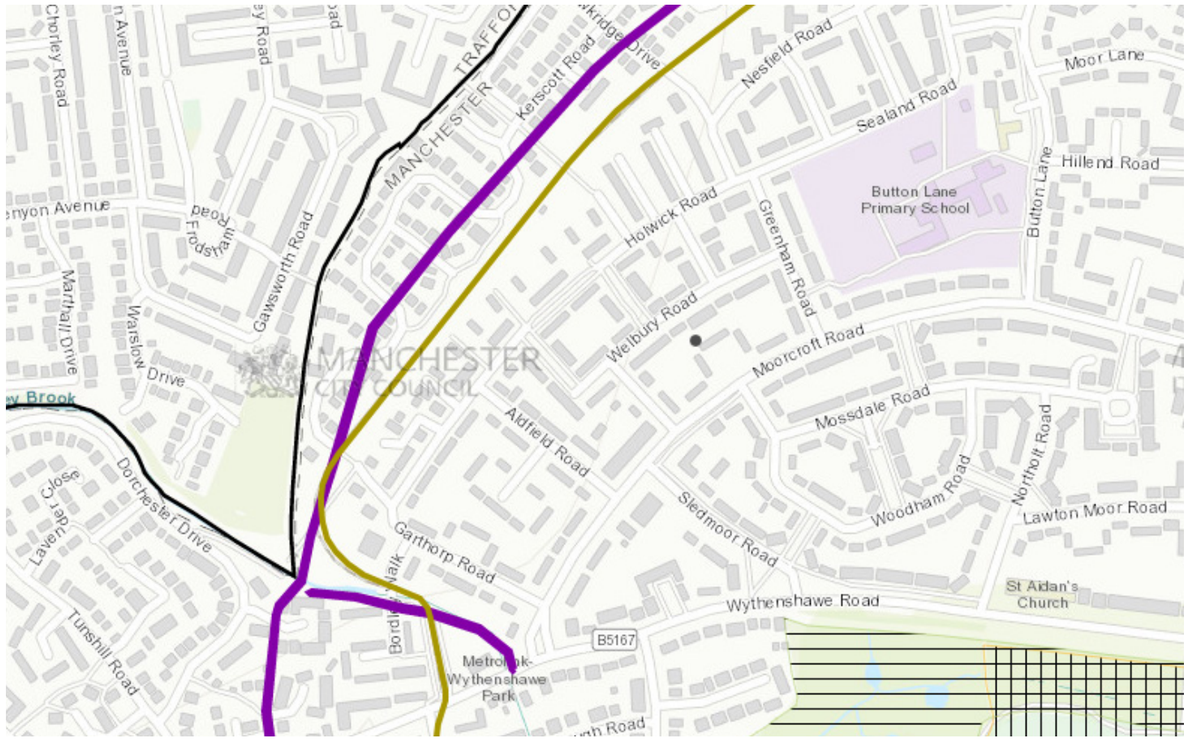
Rear Elevation

Transport Network Map

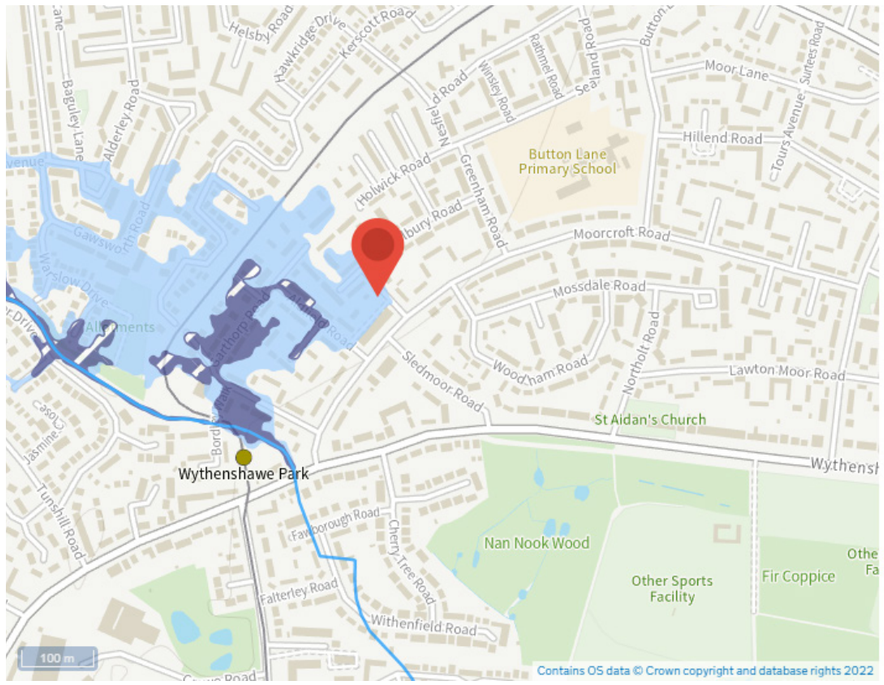
Transport Key	
	Bus Stop
	Metrolink Stop
	Car Parks
	Train Station
	Site Location



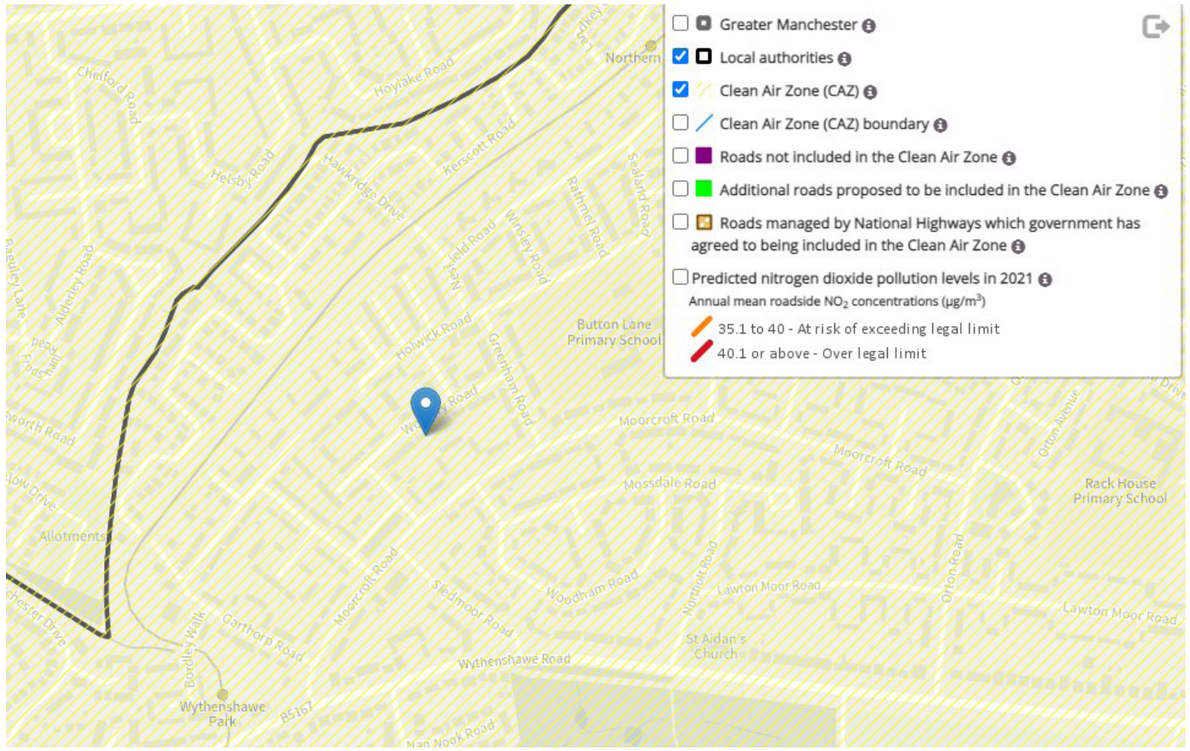
Land Use Map (Unitary Development Plan)



Flood Risk Map

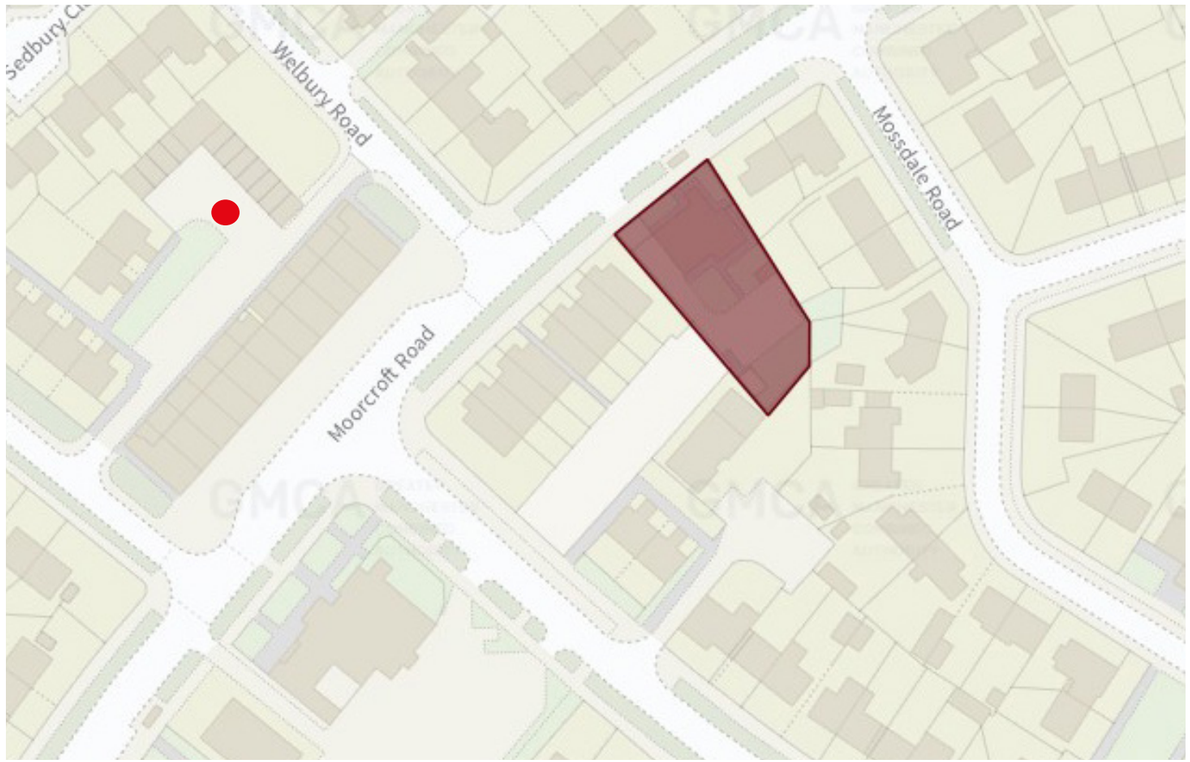


Air Quality Management Area Map

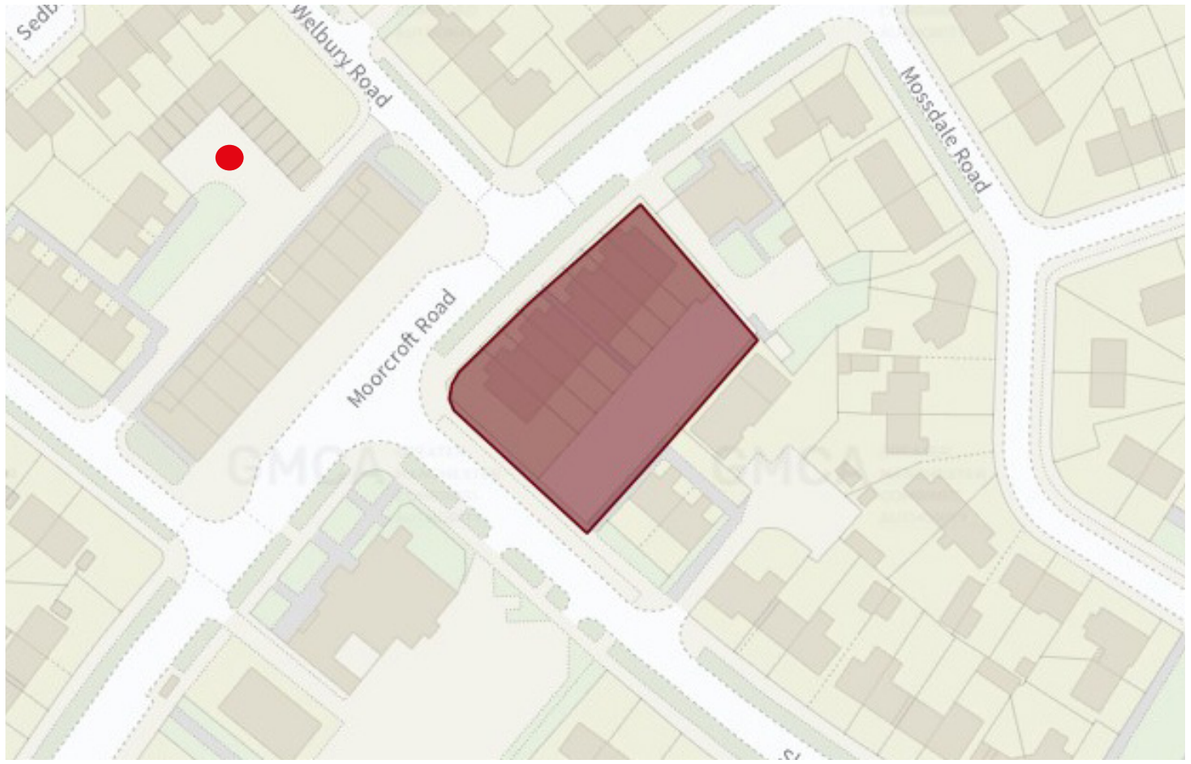


Aerial View of Site

Existing supply of housing sites (2015)



Existing supply of housing sites (2020)



Existing Site Photos

FACING EXISTING STORAGE UNITS

VIEW FACING ALDFIELD ROAD

FACING FRONT OF WELBURY ROAD

FACING REAR OF ALDFIELD ROAD

Existing Site Photos

FACING REAR OF COMMERCIAL PARADE

FACING SIDE OF COMMERCIAL PARADE

3D ARIEL VIEW OF SITE

3D ARIEL VIEW OF SITE

Site Location

P4bA

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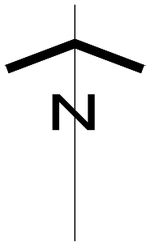
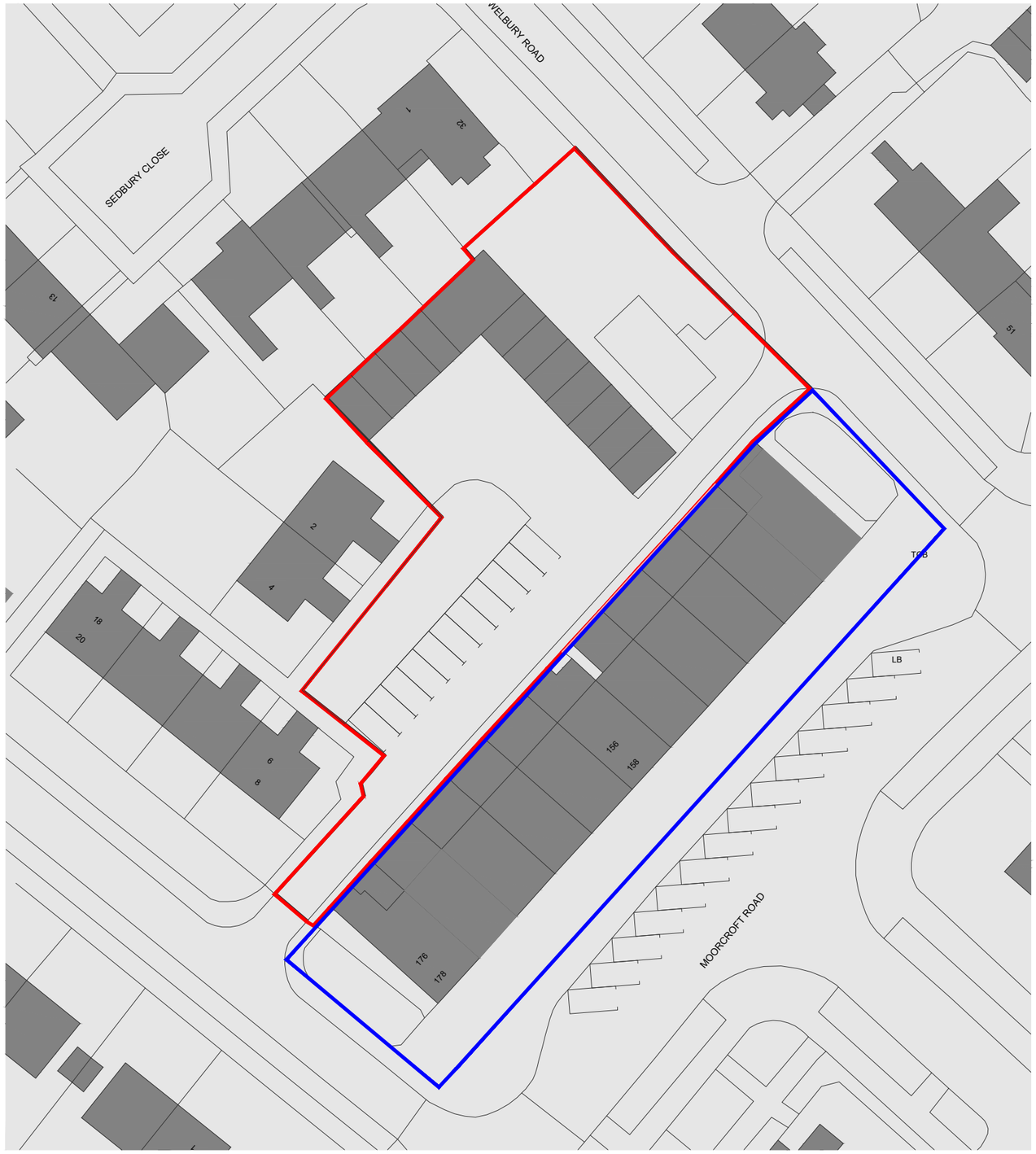
Design Key

	Site Boundary Line
	Adjacent Owned Land



Location Plan (Scale - 1:1250)

0m 10 20 30 40 50 60m



Site Plan (Scale - 1:500)

0m 10 20 30m

01. Existing Site & Location Plan

17027

0m 10 20 30m

1:500 @A3

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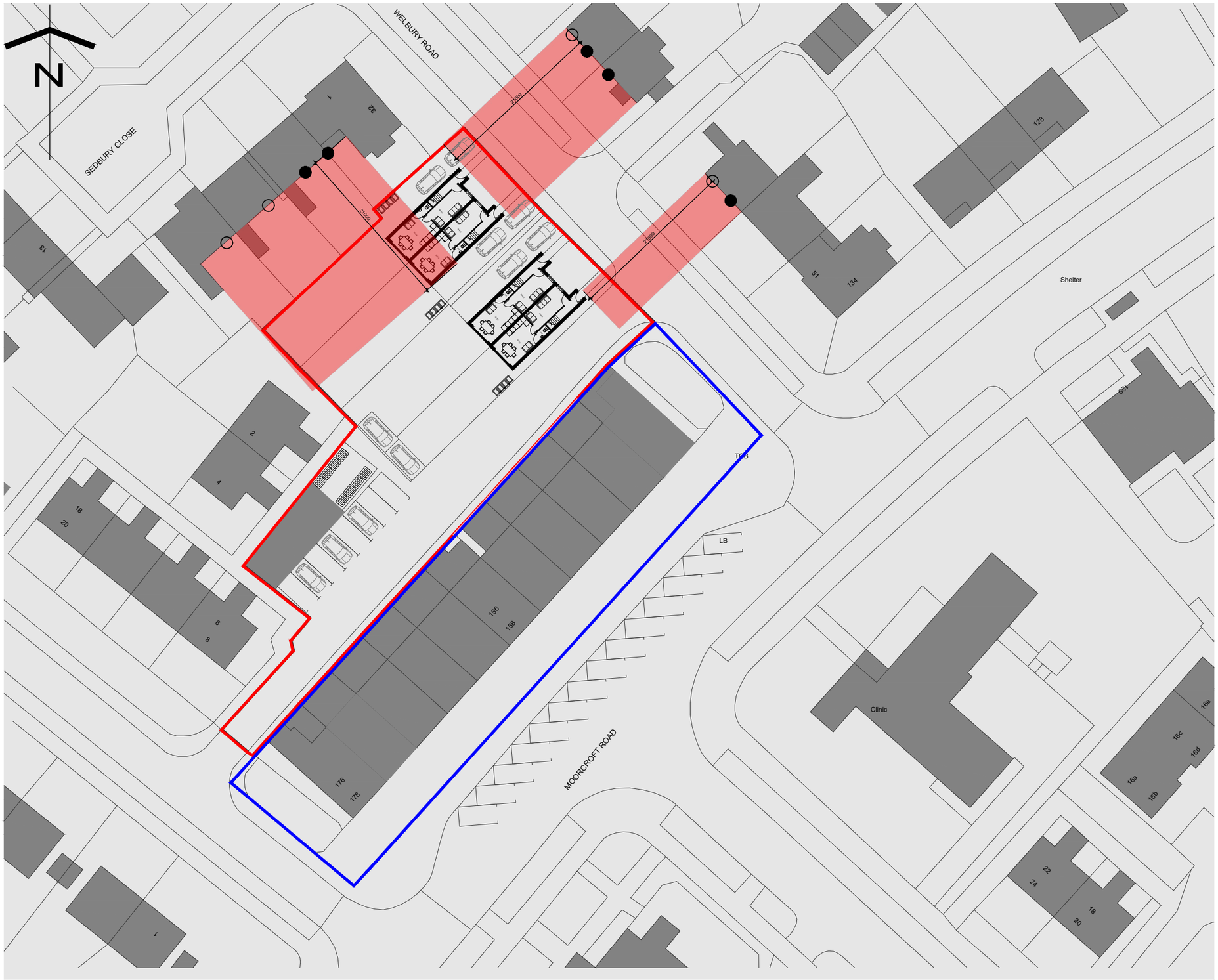
Site Constraints



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Schedule of Accommodation

	3 Bedroom Dwelling
Total	4No. @ 96m2

Design Key

	Site Boundary Line
	Adjacent Owned Land
●	Existing Habitable Window
○	Existing Non-Hab Window

02.
17027

Site Contraints Ground Floor Plan

0m 10 20 30m

1:500 @A3

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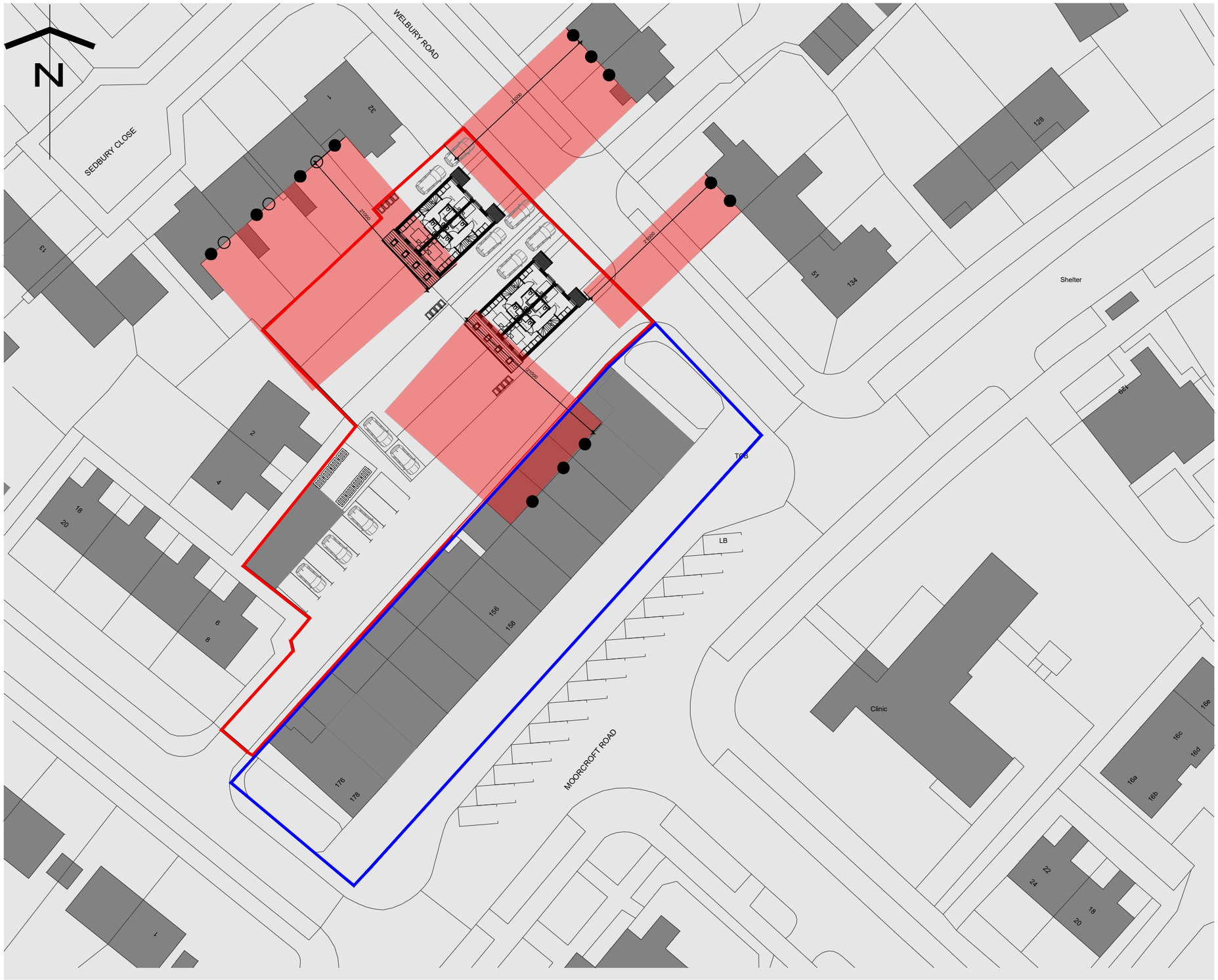

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Schedule of Accommodation

	3 Bedroom Dwelling
Total	4No. @ 96m2

Design Key

	Site Boundary Line
	Adjacent Owned Land
●	Existing Habitable Window
○	Existing Non-Hab Window

03.
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Site Constraints First Floor Plan

0m 10 20 30m

1:500 @A3

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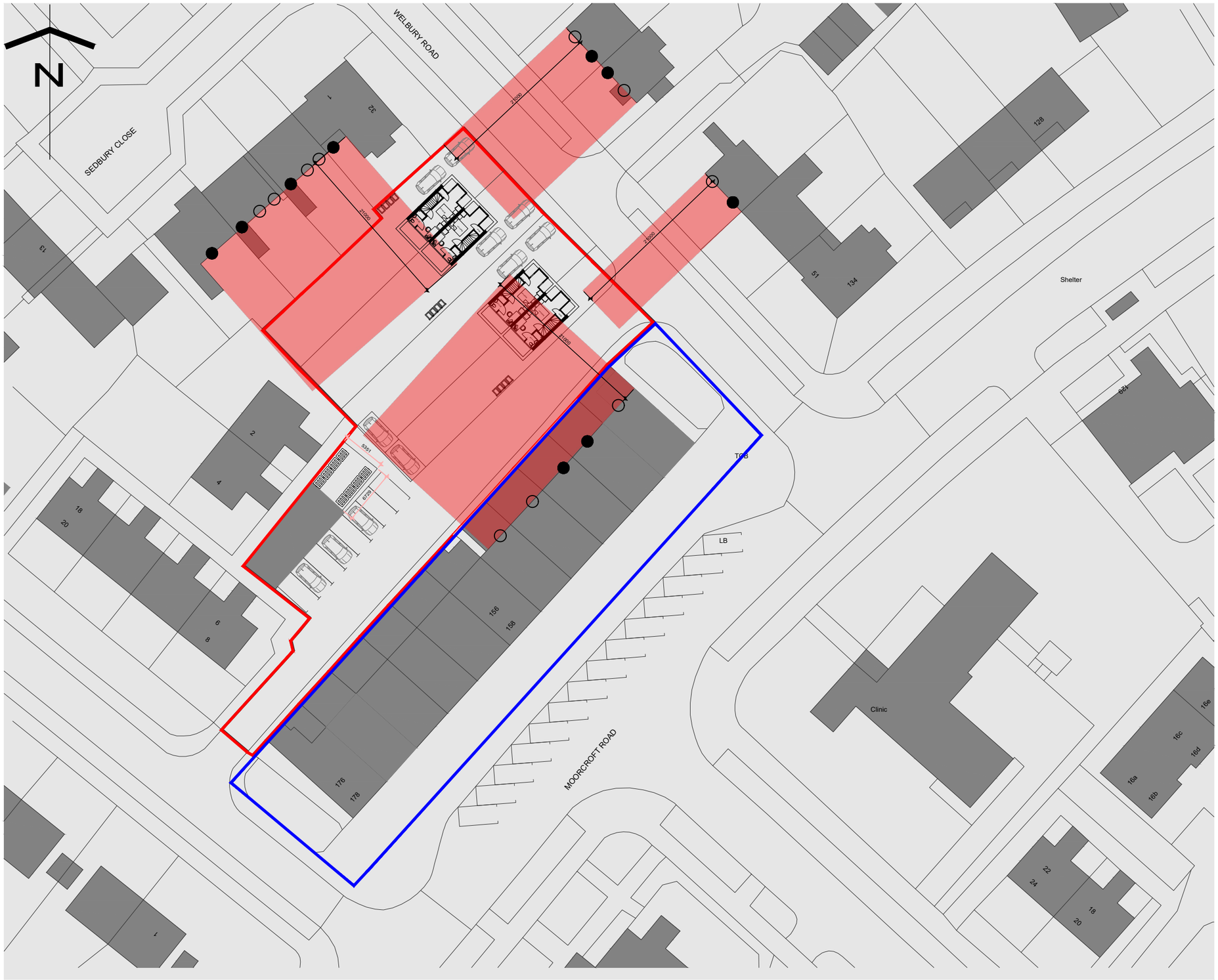

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Schedule of Accommodation

	3 Bedroom Dwelling
Total	4No. @ 96m2

Design Key

	Site Boundary Line
	Adjacent Owned Land
●	Existing Habitable Window
○	Existing Non-Hab Window

04.
17027

Site Constraints Second Floor Plan

0m 10 20 30m

1:500 @A3

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Proposed Site Plan

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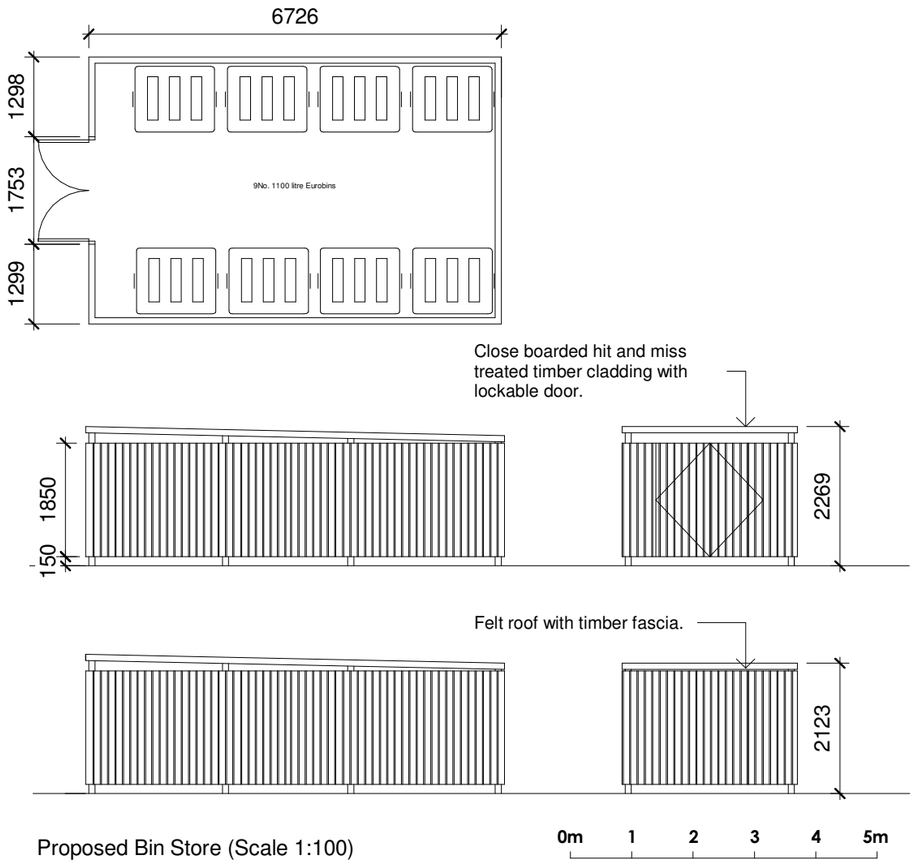
Schedule of Accommodation

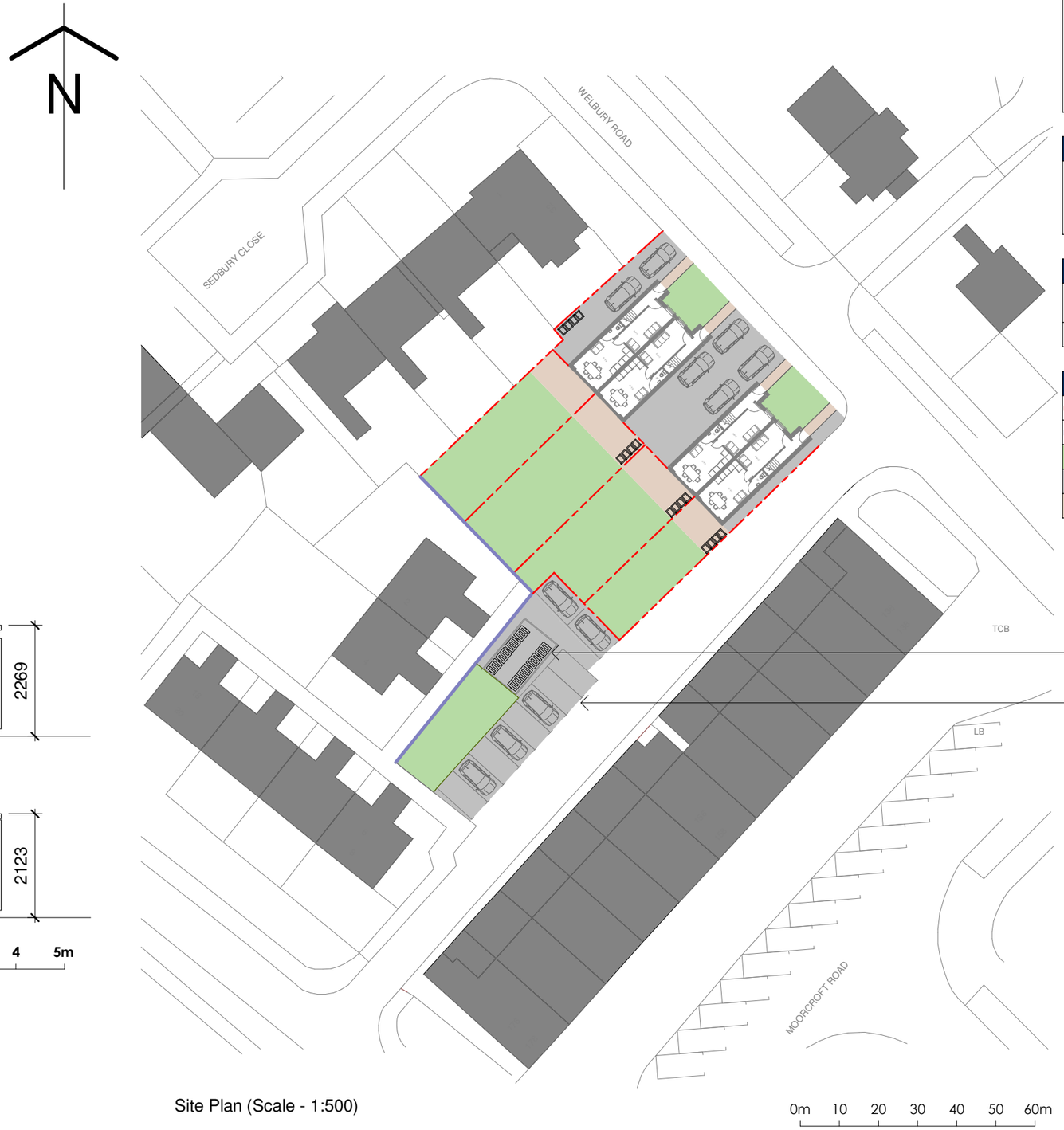
	3 Bedroom Dwelling
Total	4No. @ 96m2

Design Key

	2m Close Boarded Timber Fence
	Retained Boundary
	Grass
	Tarmac
	Paving



Proposed Bin Store (Scale 1:100)



Site Plan (Scale - 1:500)

05.
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Proposed Site Plan

As indicated @ A3

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Proposed Building

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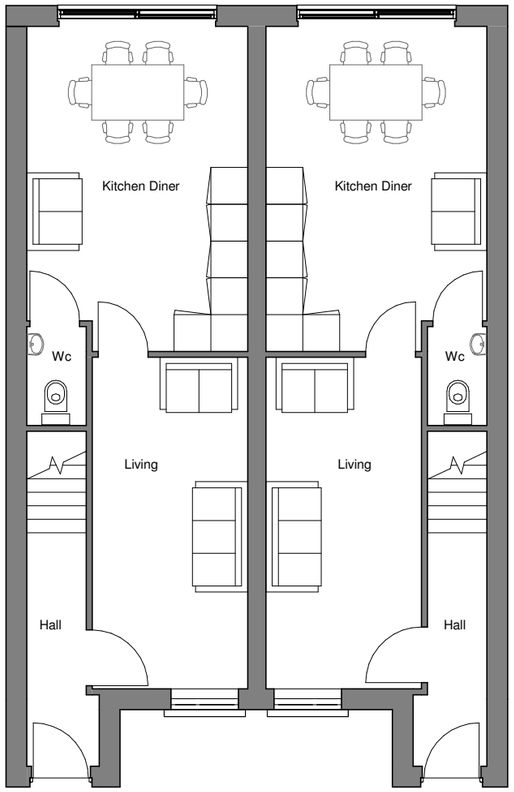
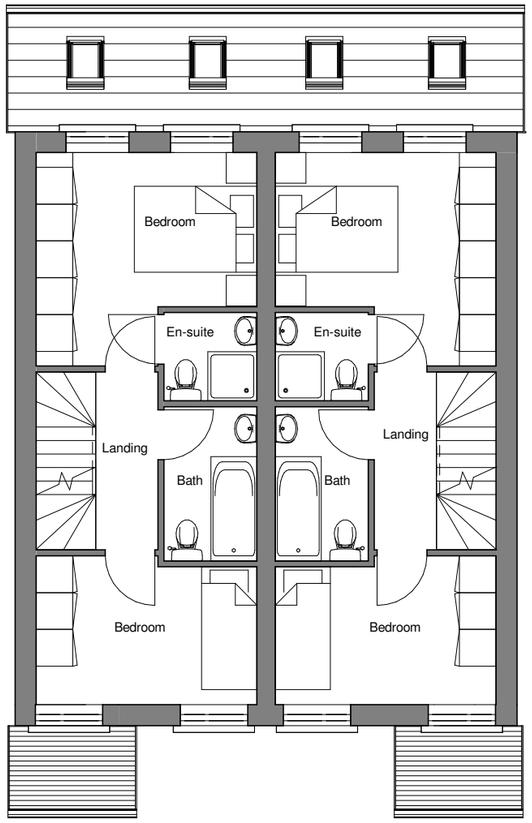
Schedule of Accommodation

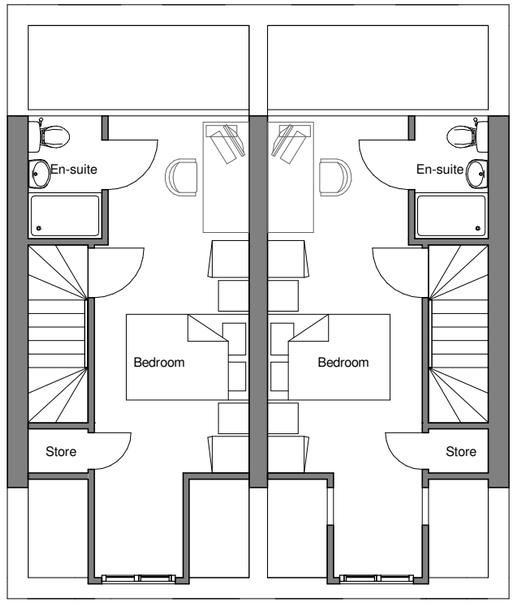
	3 Bedroom Dwelling
Total	4No. @ 96m2



Ground Floor Plan



First Floor Plan



Second Floor Plan

06.
17027

Proposed Floor Plans

0m 1 2 3 4 5m

As indicated @ A3

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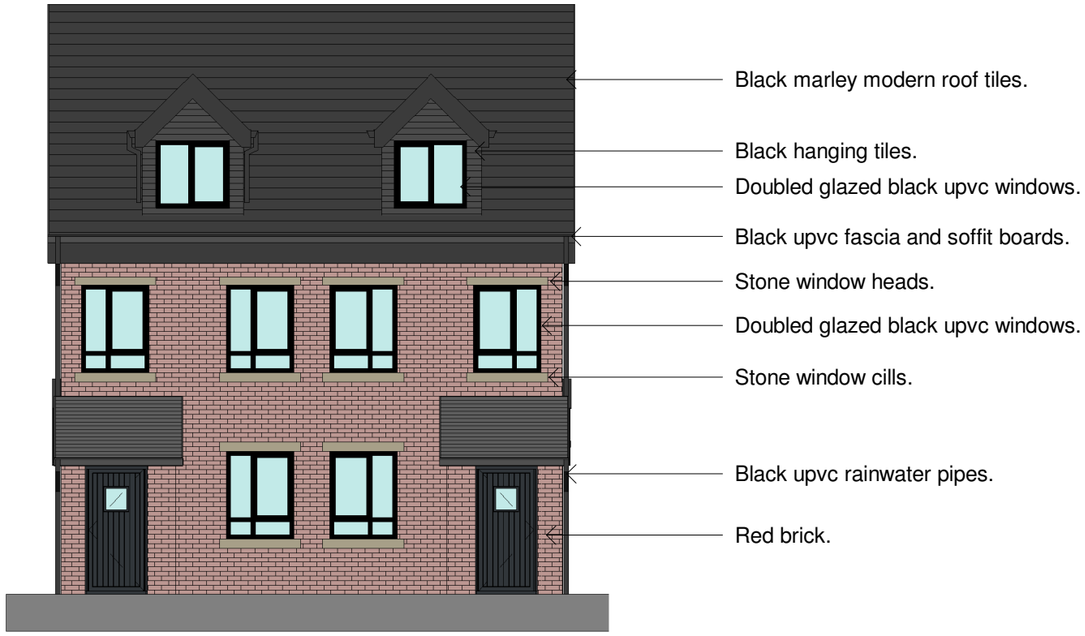
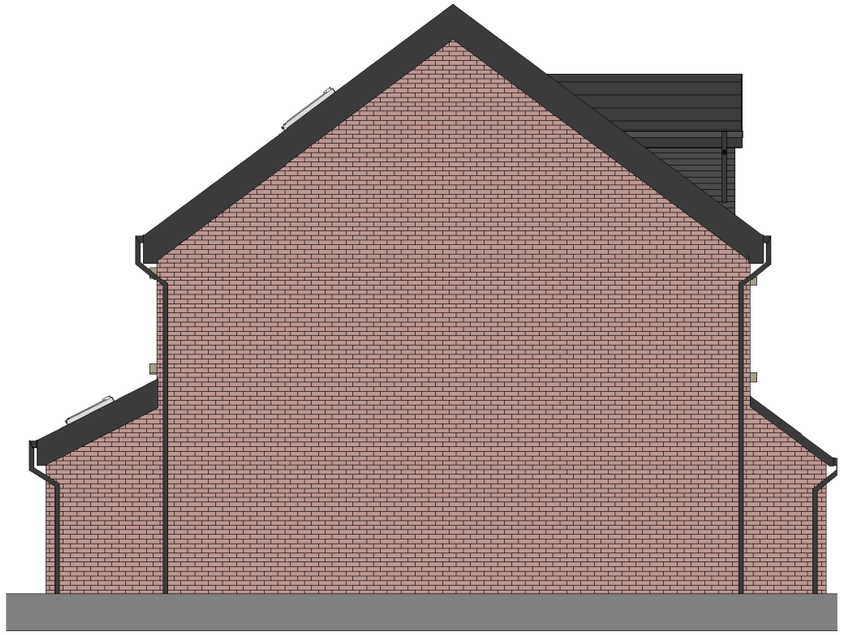
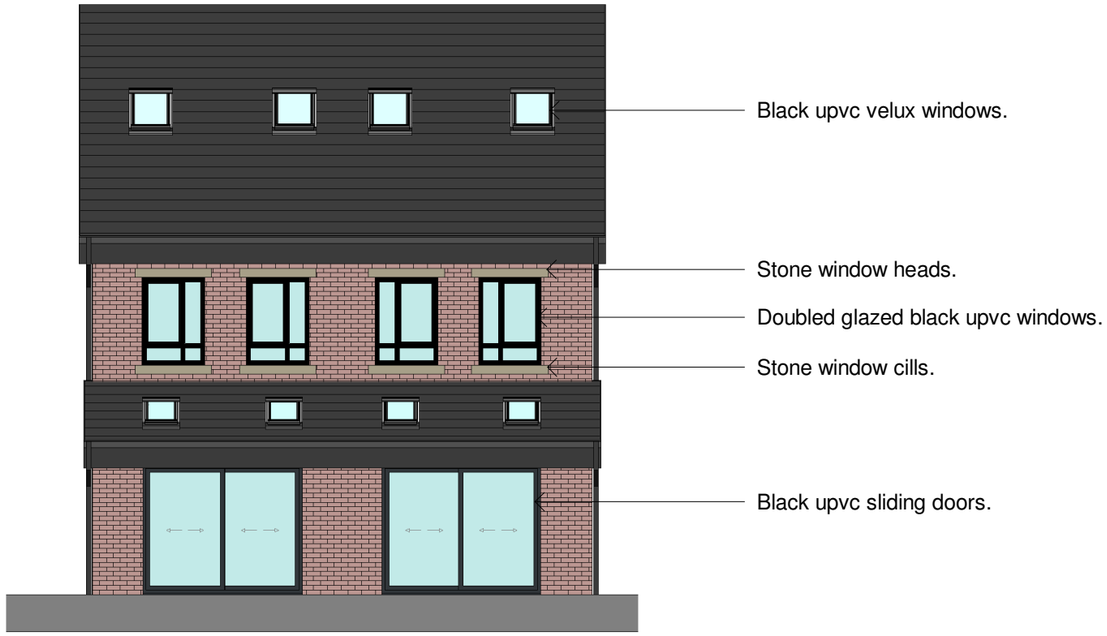
Schedule of Accommodation	
	3 Bedroom Dwelling
Total	4No. @ 96m2



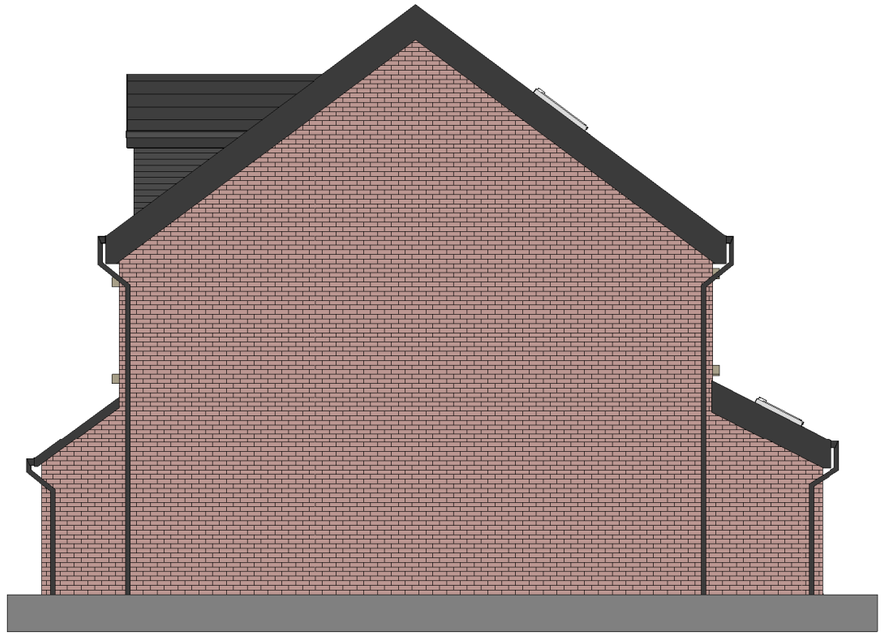
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

07.
17027

Proposed Elevations

0m 1 2 3 4 5m

As indicated @ A3

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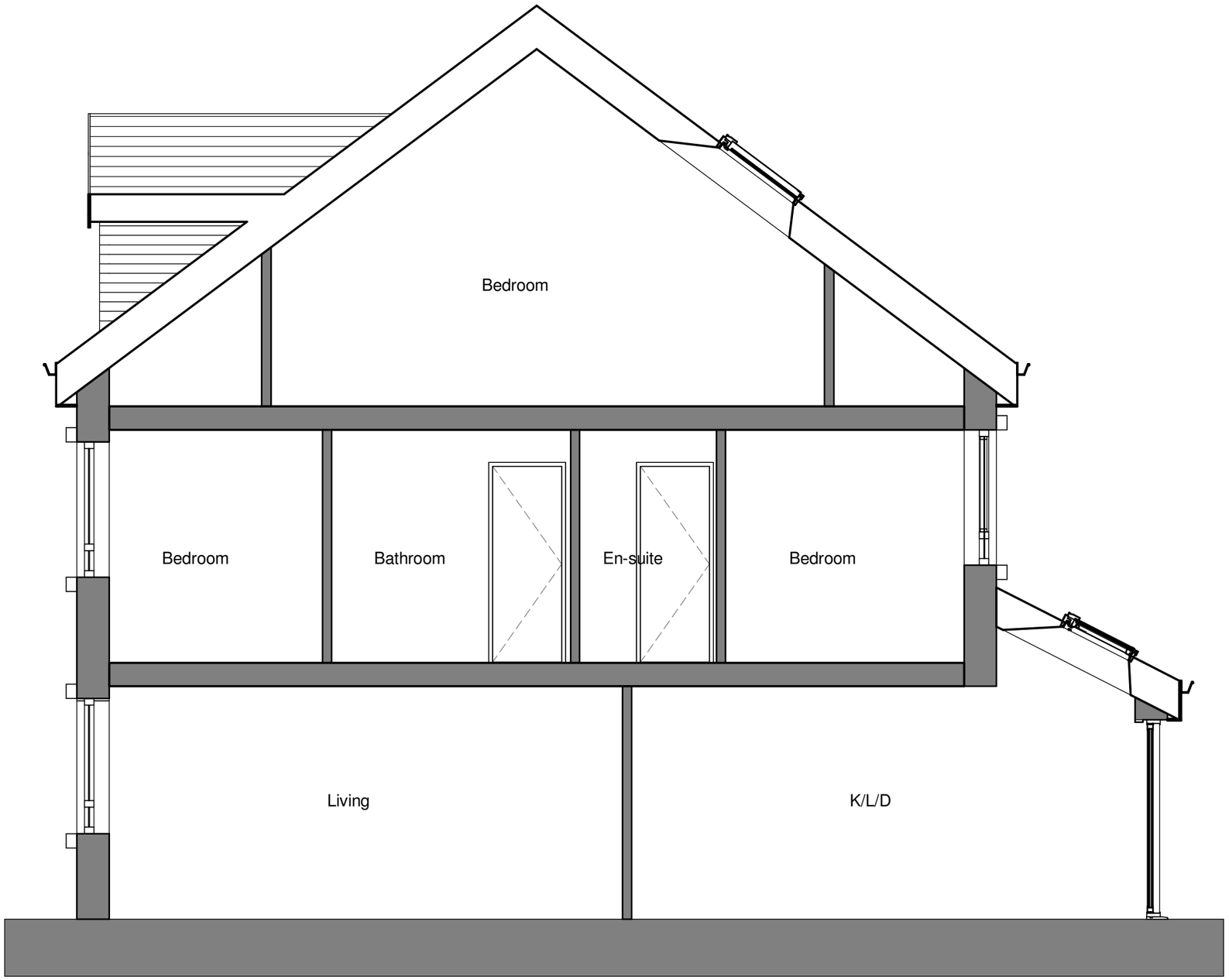

08.
17027

Section A-A

0m 1 3 3m

As indicated @ A3

New Build Development

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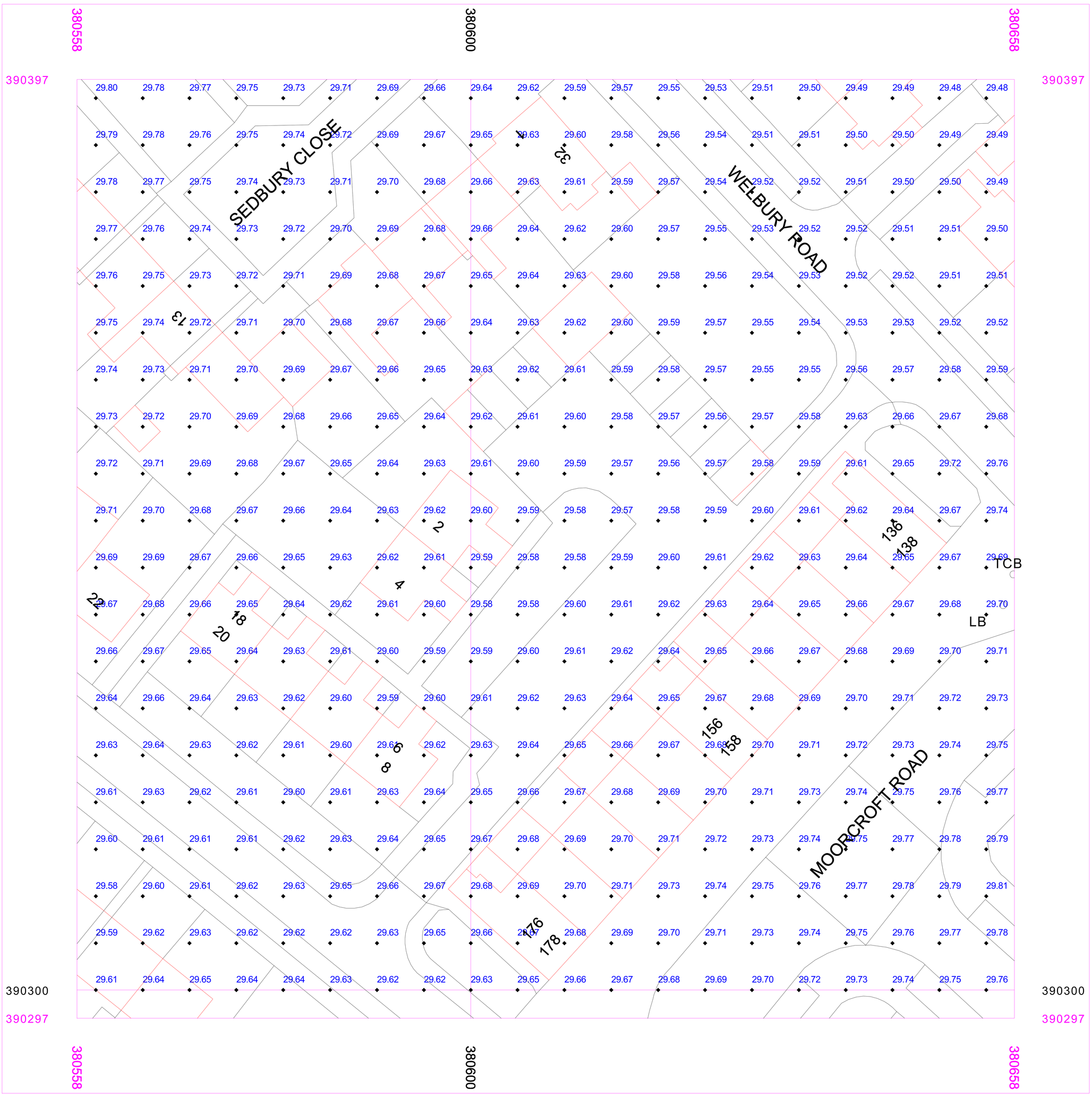

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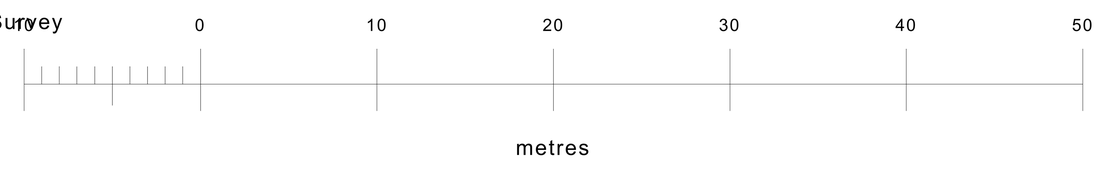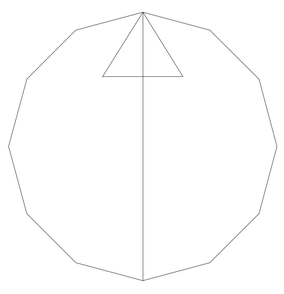
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