



Planning, Design & Access Statement

New Detached Plantroom
for
One Manchester
Erneley Close, Longsight, Manchester, M12 5RB

1.00 Planning, Design & Access Statement

This statement is submitted in support of the full planning application for a new detached plantroom at Erneley Close, Longsight.

This Planning, Design & Access Statement will demonstrate how the proposed development remains wholly appropriate to the application site and its location.

1.01 Location

The application site is situated on Erneley Close, on the junction of Bickerdike Avenue, adjacent to the existing block of flats.



The local area consists of a mix of residential properties of various size, age and character.

1.02 Current Use

The site is currently vacant and lies adjacent to an existing block of 4-storey flats.

1.03 Development Objectives

The applicant's intention is to provide improved living standards to the residents of the adjacent flats by ensuring that running hot water is always available.

The current insufficient facilities do not allow for this, which means residents are often left without access to hot water.

2.00 Design

2.01 Amount

The proposal includes a single storey plantroom approximately 4.5 deep, 3.6m wide and 2.9m high.

It shall house a new water storage tank, booster stores, etc which will supply the flats with hot running water on demand.

2.02 Layout

Other locations were considered during the initial planning of the proposal, including inside the existing block of flats. Following these considerations it was deemed that internal alterations are not suitable for the works and equipment which are required.

A number of external locations around the adjacent flats were then considered and the proposed layout and location of the proposed development are deemed the most suitable in terms of access, amenity, retention of existing parking and other facilities and the use of existing utility location.

2.03 Scale

The scale of the development is very small in comparison to the adjacent and surrounding buildings.

2.04 Landscaping

A small grassed area will be used to form the plantroom, but otherwise, the existing planting, trees and remaining grassed area will be maintained and unaltered as part of the development.

2.05 Appearance

The proposed plantroom will be constructed using smooth grey brickwork with light grey mortar and a flat roof to match the adjacent flats.



The new doors, fascias, gutters and downpipes will be dark grey.

3.00 Access

Access to the plantroom will be made via the existing gate to the North of the site.

No additional parking is required due to the development.

4.00 Conclusion

It is believed that the proposed development would be compatible with the surrounding area in terms of scale, appearance and character and would have no significant impact on the application site or the surrounding area.

In conclusion, it has been demonstrated that the proposals are wholly appropriate to the site and its location and we would respectfully request that the Local Planning Authority allows this application.



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