



**Design & Access Statement
(96)001 PL0**

For

**Site @ 7 Chapel Street
Manchester
M19 3QB**

(17.04.23)

1. Introduction

NADA Architects have been appointed by Mr. Keith Burke to produce this report which aims to provide information on the proposed development works to the site at 7 Chapel Street, Manchester, M19 3QB. The proposal is to demolish the existing factory buildings and erect a total of 5no. new build dwellings, including 3 semi-detached houses, 1 detached house and 2 apartment units. The apartment units will be fronting Chapel Street and the housing units will be facing into the site. The site is an established residential area, and the front boundary currently faces Chapel Street.

The site is surrounded by existing residential properties including new build dwellings located directly opposite the site. The proposed dwellings have been matched in height to the surrounding properties located on Chapel Street, Mercer Street and Cardus Street.

The existing buildings on site are currently manufacture and fabricate steel profiles and surface grinders. It is a business operating in excess of 30 years but is now looking to cease trading in the near future.

The overall site area is approximately 19321 sq.ft (1795m²).
The proposed GIA of proposed units 1-4 are 1302 sq.ft (121m²).
The proposed GIA of proposed units 5-7 are 1506 sq.ft (140m²).
The proposed GIA of proposed units 8 & 9 are 2098 sq.ft (195m²).

2. Pre Application Advice

We pursued the pre application advice route to discuss the scheme and proposal with our case officer, Carl Glennon. We put together a feasibility study for his consideration and worked together to work up a scheme where Carl was more comfortable as a preliminary design proposal. The core design elements had been addressed regarding heights and relationship to adjacent properties and then agreed to progress onto the planning submission.

Initially, we looked to produce blocks of apartments. After consultation with Carl and senior officers, it was concluded that apartments blocks would not be suitable for site. It was far more favourable to see dwellings on this particular site.

3. Design Proposal

The proposal is to create 7no. dwellings and 2no. self contained apartments, all over three floors. The development consists of the following:

- 3no. pairs of semi detached houses
- 1no. detached house



- A pair of semi detached apartments with integral parking

The proposed roofs are of gable end design similar to the majority of the surrounding properties.

The design of the dwellings is somewhat similar in nature to the existing dwellings around Chapel Street as they are all mainly facing brickwork with gable end design. We have chosen to propose a similar principle to the front facades for consistency and ensuring the proposal is more coherent with its context.

The materials used are similar to those used again by the neighbouring properties, such as facing brickwork and uPVC windows and doors. We have proposed to include Ashlar render to the front elevations to improve the aesthetic along with soldier course detail above all windows and doors.

The proposal looks to include loft bedroom(s) in all dwellings with windows and skylights.

4. Layout

The proposed site has been designed to be compatible within the site constraints, to provide private access to a rear garden for the houses and parking for 1no. vehicle for each dwelling (including integral parking for the apartments).

Permeable brick paving will be used for the driveway finish.

The rear garden has been designed to create completely private amenity space for the benefit of both dwellings. No overlooking will be a potential concern from a planning perspective. The garden consists of a permeable hard landscaped paved area with new lawn to be laid and low-level planting along the front of each dwelling.

The northern, eastern, and western boundary proposes to retain the existing brick boundary wall with a height of 1800mm. The main frontage of the site proposes to consist of a 1m tall brick retaining wall only for visibility and exposure from the street scene.

5. Access

The design proposes a level approach from the road towards the house at less than 1:40, in compliance with Part M.

Parking the vehicles meet the requirements of Part M, allowing level approach from point of access from the car to the dwelling.



The dwelling threshold into each dwelling will also have a level approach not exceeding 1:20, a surface that is even with a minimum width of 900mm and a door width of minimum of 775mm clear opening.

The internal layout meets requirements for access to the ground floor accommodation, including ground floor WC, without any change in levels.

6. Security

There are no concealed recesses, clear vision of and from the front elevation. Clear observations are achieved from adjacent existing properties on Chapel Street.

All external doors will have security lighting with PIR activation. Chapel Street has street lighting with three lamps in close proximity to the site frontage.

7. Bin Storage

Bin storage is proposed towards the rear of each property as indicated on (03)002 PL0 Proposed GA Site Plan. Access for bins is all within the rear gardens of each house and have independent access out to the main frontage for bin collection days. The apartments also have independent access to bin storage east of unit 9.

8. Conclusion

We would like the support of the local authority for this application as it would:

- create substantial family homes in line with government requirements and targets.
- Improve the street scene of Chapel Street by way of creating attractive new build dwellings.
- helping create a better community by way of introducing further families to the area.
- develop a site that can be better used as new family dwellings rather than run down factory/workshop units.

