

DESIGN AND ACCESS STATEMENT

PREPARED BY:

Plans To Build It Ltd.

FOR:

Mr. Michael O’Sullivan – District Homes CIC.

348 Droylsden Road, Newton Heath, Manchester. M40 1GF.

Design and Access Statement

1.	Type of Application. Full planning permission
2.	Location of proposed development. 348 Droylsden Road, Newton Heath, Manchester. M40 1GF.
3.	Description of proposed development. Proposed attached 4 bedroom new build property.
4.	Date of preparation. 20.11.20
5.	Date of any amendments. N/A
6.	Applicant. Mr. Michael O'Sullivan Unit 450, Chambers Business Centre Chapel Road Hollinwood Oldham OL8 4QQ Mob: 07930584988
7.	Agent. Justin Keleghan Plans To Build It Ltd 21 Campbell Road, Swinton, Manchester. M27 5QG Tel: 0161 728 5730 Mob: 07741175755 Email: justin@planstobuildit.com Internet: www.planstobuildit.com

8.	Assessing the context of the site. The existing context of the site is residential, as is the proposed. The existing dwelling will be retained . The existing land is owned and managed by Mr. O’Sullivan. No consultation has taken place between community members of professionals. It is felt that the development will enhance the immediate surroundings.
9.	Design principles and concepts applied to the proposal: The overall design is to reflect the character of the surrounding area. The development has been designed to be robust and adaptable over time. This has been achieved by providing sufficient internal and external. The development has been set back from the highway. The set back also helps towards crime prevention and in-line with the street-scene. The path will provide adequate access from the road/path to the entrance of the property. There is access to the site from the front. The scale of development is complementary with neighbouring properties. The appearance of the development will be in-keeping with the surrounding properties in terms of colour and texture of materials. We feel that the development proposal maintains a positive relationship with its surroundings and is appropriate to the context and character of the area.
10.	Philosophy and approach to creating an accessible development: The development provides for an accessible environment that can be used by all regardless of age, gender or disability. There are no obstructions
11.	Key access issues of the design including the nature and impact of any constraints: All access routes are to be level, clearly distinguished, well lit and defined using texture and colour. All floor surfaces are to be firm, durable and slip resistant. All glazing is to be clearly defined with manifestation contrasting visually with the background seen through the glass in all lighting conditions. Car parking is to be provided on the front drive which is as near to the principal entrance as possible. Gradients within the approach are to be as gentle as possible. The contractor is to refer to the detailed guidance on surface finishes, visual, audible and tactile signs as well as the characteristics in BS 8300. All access arrangements are to

	comply with the requirements of Approved Document M of the building regulations.
12.	Vehicular and Transport links: Prospective users will be able to travel and access the development site from the existing transport network. Access for the emergency services can be gained from the front of the property on Droylesden Road.
13.	Commitment to maintaining a relevant Design and Access Statement: The Access Statement will be maintained and updated as work on the development progresses through the various stages, such as Building Control. It will be given to the end user of the development. It will provide them with a record of decisions that had an impact on accessibility and may need to be taken into account in the management of the development.
14.	Design Standards and Guidance followed to prepare the Design and Access Statement: The Building Regulations 2000 Approved Document M 2004 Edition; BS8300:2001. Draft SPD on Access for All Design Guide for Residential Development.