



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

For

**342 Slade Lane  
Manchester  
M19 2BX**

**(17.01.23)**

## **1. Introduction**

NADA Architects have been appointed by Mr Javed Shah to produce this report, which aims to provide information on the proposed development works to the site at 342 Slade Lane, Manchester, M19 2BX. The proposal is to demolish the existing garage workshop and erect a total of 5no. new build dwellings. Three of the new dwellings will be fronting Slade Lane and the remaining two dwellings will be facing Monica Grove. The site is an established residential area and the front boundary currently faces Slade Lane.

The proposed family dwellings sit amongst a variety of traditional semi-detached three storey dwellings and terraced dwellings.

There are also a cluster of commercial shop units with flats accommodation above along Slade Lane in the vicinity of the site. These commercial units are taller in height than all other properties in adjacent streets and along Slade Lane/ Monica Grove.

The existing garage/ workshop is currently vacant but it has been used as its current use for a number of years.

The overall site area is approximately 7534 sq.ft (700m<sup>2</sup>).

The proposed GIA of proposed units 1-2 are 1044 sq.ft (97m<sup>2</sup>).

The proposed GIA of proposed units 3 is 1194 sq.ft (111m<sup>2</sup>).

The proposed GIA of proposed units 4-5 are 1130 sq.ft (105m<sup>2</sup>).

## **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 in line with the previous planning approval for the site from back in August 2011. That approval has now lapsed and was never built. But we continued the principle of development of creating new build dwellings. The previous scheme was approved for a total of 6no. dwellings in a similar arrangement. We have reduced the number of dwellings proposed to total of five units due to new regulations and the applicant wanting better proportioned dwellings. The layout was accepted by Carl in principle but of course was subject to detailed design and LA assessment during a full planning application. In summary, it was supported to develop the site as new build dwellings, hence this submission.

## **2. Design Proposal**

The proposal is to create 2no. blocks of new build dwellings consisting of a row of 3no. terraces and a pair of semi detached houses all over three floors



including a loft space. The proposed roofs are of gable end design similar to majority of the adjoining properties.

The design of the dwellings is very similar in design and nature of the existing dwellings along Slade Lane & Monica Grove where they are all mainly facing brickwork and front feature bay windows. We have chosen to propose a similar principle to the front facades for consistency and the design is more coherent with its context.

The materials used are similar to those used again by the neighbouring properties, such as facing brickwork, plain grey roof tiles and uPVC window and doors. We have proposed to include buff stone cills to improve the aesthetic along with soldier course detail above all windows and doors.

The proposal looks to include a loft bedroom in all dwellings with front and rear pitched roof dormer windows. This is similar to the previously lapsed planning application which was approved in August 2011.

### **3. Layout**

The proposed site has been designed to be compatible within the site constraints, to provide separate private access to a rear garden area and parking for 1no. vehicle for each dwelling.

The 3no. dwellings facing Slade Lane are also set back from the boundary edge by 5500mm which maintains a similar building line of adjoining dwellings along Slade Lane. This also allows for sensibly proportioned rear gardens serving each new dwelling.

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 with low level planting along the rear boundary.

The northern boundary that is in line with the rear garden of unit 3 proposes to benefit from 1700mm tall lap timber fence panels with 1m retaining brick wall below. The main frontages of the properties are all proposed to consist of a 1m tall brick retaining wall only for visibility and exposure from the street scene.

The pair of semis (units 4-5) facing Monica Grove are slightly larger plots with driveway access along side the properties. This would be beneficial for off street parking and was achievable with the width of the plots available to us.



#### **4. 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.

#### **5. Security**

There are no concealed recesses, clear vision of and from the front elevation. Clear observations are achieved from adjacent existing properties, from Slade Lane & Monica Grove.

All external doors will have security lighting with PIR activation. Slade Lane & Monica Grove both have street lighting with three lamps in close proximity to the site frontage.

#### **6. Bin Storage**

Bin storage is proposed towards the rear of each property as indicated on (03)001 PL0 Proposed GA Site Plan. Access for bins is all within the rear gardens of each dwelling and have independent access out to the main frontage for bin collection days.

#### **7. 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 Slade Lane & Monica Grove 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 a run down garage/workshop.

