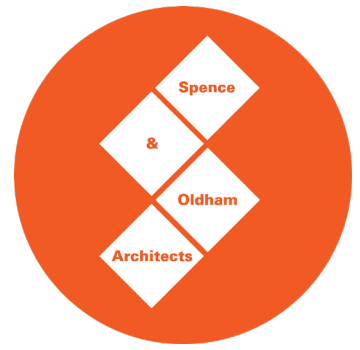




Ref: 0054/02/admin/LA.01

18th January 2023
Planning
Growth and Development
Manchester City Council
Manchester
M60 2LA

Dear Sir / Madam

RE: Design and Access Statement for proposed detached dwelling – Land between 24 and 26 Sedgley Road, Crumpsall, Manchester, M8 5AG

Please see the following Design and Access Statement in connection with the above application.

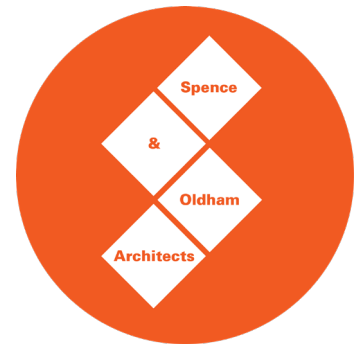
Design and Access Statement

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared to support an application for full planning permission for 1 no. new dwelling on land to Sedgley Road, Manchester, M8 5AG.
- 1.2 The purpose of this statement is to inform, and to support the planning application by providing evidence of how the design complies with local and national planning policy, by discussing the following points:
 - Planning History.
 - Relevant Planning Policy and Guidance.
 - Site and Context.
 - Design Principles.
 - Access, Waste Disposal, Security and Parking.
- 1.3 The Design and Access Statement forms part of an overall Planning Application Document (PAD). The PAD encompasses both statutory and supporting information as set out in the below table.

Planning Application Document		
Documents forming the application	Part 1	Planning application forms
	Part 2	Planning application drawings
Documents supporting the application	Part 3	Waste Proforma
	Part 4	Design and access statement

- 1.4 Pre-application advice was sought by the applicant prior to the development of design and subsequent submission of this planning application. Advice received by the applicant on 08th November stated that the local authority would be likely to support the principle of the development of the site to provide 1 no. new dwelling, however stated that the amenities of neighbouring properties should be well considered.



2.0 Planning History

2.1 The land at Sedgley Road has just one planning application viewable through the Manchester City Council planning portal, as set out below:

- F17769 APPROVED WITH CONDITIONS (1982)
Erection of a block of three pre-cast concrete garages.

3.0 Relevant Planning Policy and Guidance

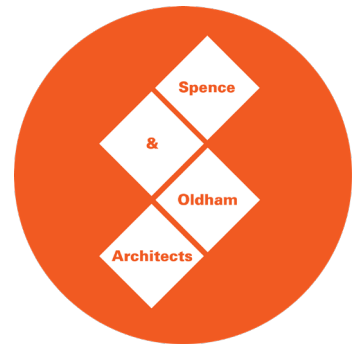
3.1 In developing the proposals, the following National Planning Guidance and local policies have been taken into consideration.

3.2 *National Planning Policy Framework*

- Section 2 - Achieving Sustainable Development
- Section 6 - Delivering a sufficient supply of homes
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places

3.3 *Manchester Local Development Plan: DM1 Development Management and H3 North Manchester*

- DM1: All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -
 - Appropriate siting, layout, scale, form, massing, materials and detail.
 - Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
 - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
 - Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
 - Community safety and crime prevention.
 - Design for health.
 - Adequacy of internal accommodation and external amenity space.
 - Refuse storage and collection.
 - Vehicular access and car parking.



4.0 Site and Context

4.1 *Location*

The application site is located on Sedgley Road, in the neighbourhood of Crumpsall, within the Greater Manchester Combined Authority.



The land for development is a vacant gap site between the two adjacent properties at numbers 24 and 26 Sedgley Road, measuring between 5.6m and 12.5m in width (tapering towards the front), 20m in length and 188m² in area.

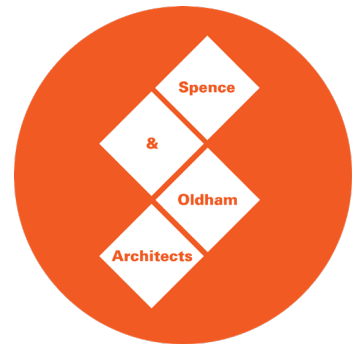
4.2 *Site Characteristics*

The site was observed at the time of survey as being vacant with a single storey precast concrete panel structure to the rear of the site containing 3 no. garages.

The structure is visibly in a state of dilapidation and heavily overgrown with vegetation. There is no evidence of their current use as car parking by the land owner or by other households on Sedgley Road. The structure is not considered to be of architectural merit to the existing streetscape to Sedgley Road.

The site is generally flat with a gradual rise in elevation from front to rear of approximately 0.5 – 1 metre. Surfacing materials vary from patches of red brick block paving to gravel and vegetation.

The site is bound to both sides and the rear by a mix of boundary treatments including timber panel fencing (damaged), concrete panel fencing, vegetation and the perimeter walls of the single storey structure which act as a boundary to the rear of the site. To the front a 1.5m high 3m long red brick



boundary wall separates the site from Sedgley Road, with an approximately 2m wide opening providing vehicle and pedestrian access to the site.

The site currently displays a lot of overgrown vegetation with one small tree on the boundary with 24 Sedgley Road which is to be removed.

4.3 Site Photographs



Street front along Sedgley Road



Existing site access



View of site from Sedgley Road



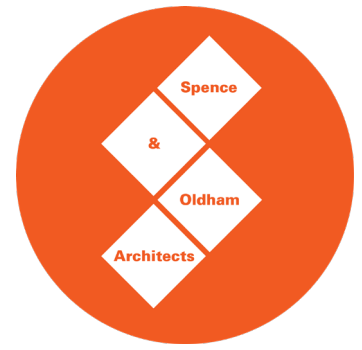
Existing dilapidated garage block



View towards boundary with number 24



View towards boundary with number 26



4.4 Character of the Surrounding Area

The site is located in the built-up residential neighbourhood of Crumpsall in Manchester. The immediate surroundings are characterised by a medium - high density of 2-to-4-bedroom low-rise family homes displaying a range of different architectural periods, sizes and styles.

Sedgley Road is made up almost entirely of semi-detached properties in two distinct styles / periods. To the east end of the street Victorian style semi-detached houses of 3 – 4 bedrooms line both sides of the street and at the west end these change to 1950's / 60's style 3-bedroom semi-detached houses. The application site is mid-way down the street and is located between number 24, a Victorian style property, and 26 a more modern 1950's / 60's style property.

To the rear of the site numbers 62 and 64 Moss Bank, a pair of Victorian-style red brick semi-detached houses, reflect the size and style of the older semi-detached houses on Sedgley Road.

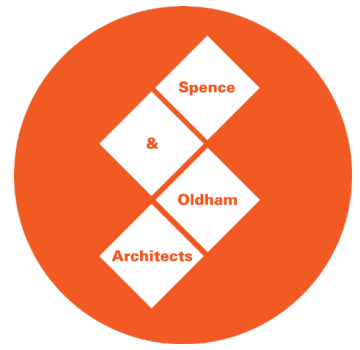
4.5 Access, Movement and Local Facilities

The proposed site is located just 2.5 miles from Manchester City Centre and is well connected to private and public transport links and local facilities.

Public transport links include bus stops located less than 250 metres away on Ash Tree Road and Crescent Road, and Crumpsall Metrolink stop which is a 10-minute walk away, providing connections to Bury to the north and Manchester city centre (via Victoria Station) to the south.

Facilities within 500m of the site include: Crumpsall Park, the Jolly Medical Centre, Crumpsall Hospital, a Superstore, two primary schools and a secondary school.





5.0 Design Principles

5.1 *Introduction*

The application proposal is for 1 no. new detached dwelling to the site, located between numbers 24 and 26 Sedgley Road, Crumpsall, M8 5AG.

The design has been developed in line with the following principles:

- The proposal is for 1 no. new build detached dwelling to be constructed on the site.
- The proposal is to have 3 bedrooms with 2 doubles and 1 single over three storeys including a habitable loft space.
- The proposal will match existing properties to Sedgley Road in terms of constructions materials, size and massing.
- The proposal will require the demolition of the existing garage on the site.

5.2 *Use*

The proposed new building is for Class C3 residential use.

5.3 *Accommodation*

It is proposed to provide a dwelling with a footprint of 57m² with a gross internal area of 110m², providing the following accommodation over three storeys:

Ground Floor: Entrance Hall, WC, Kitchen, Open Plan Dining / Living Room, Utility and Storage space.

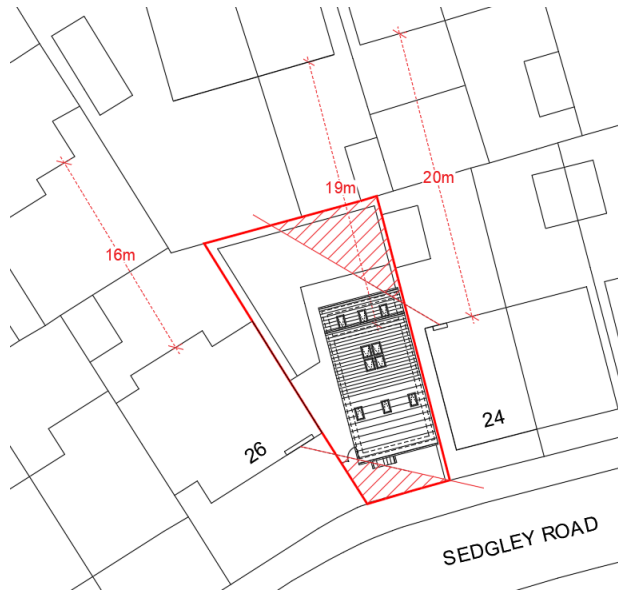
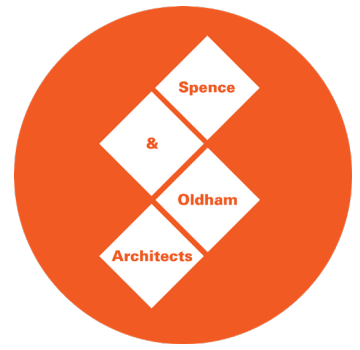
First Floor: Landing, 1 no. Double bedroom, 1 no. single bedroom, house bathroom.

Second Floor (habitable roof space): 1 no. double bedroom, en-suite, eaves storage.

All spaces as designed are to comply with the “Technical housing standards – nationally described space standard” (Department for Communities and Local Government, March 2015) as a minimum.

5.4 *Scale and Massing*

The scale and positioning of the proposed detached dwelling on the site have been carefully considered in order to minimise any impact on neighbour’s amenities and to create a new dwelling which complements the existing streetscape by infilling a currently unkept and irregular gap site.



The above diagram shows how the '45-degree rule' and consideration of street front building lines and distances to the rear of properties on Moss Bank have impacted on the siting of the building on the plot.

- Two-storey sections of the dwelling do not cross the 45-degree lines from the nearest neighbour's habitable windows and so do not encroach on rights to light or privacy.
- The dwelling does not sit forward of existing building line, nor within 19m of the rear façade of the dwellings on Moss Bank, measured window to window at first floor. 19 metres is based on the existing distances between properties on Sedgley Road and Moss Bank which are as close as 16m to some dwellings.

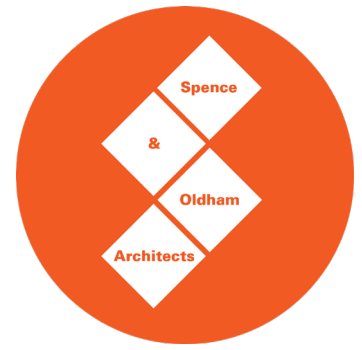
The above restrictions mean that the dwelling is optimally located to the East side of the site, orientated and aligned with the Victorian style semi-detached dwelling at number 24.

5.5 Layout

Externally the site layout consists of 1 no. detached dwelling, sited as per the above considerations, measuring 5.4m wide by 10.5m deep in footprint. To the side of the dwelling 1.2m is left clear to the boundary with number 26 to allow gated access between the front and rear of the house. To the front a small front garden is created consisting of paving and vegetated / lawned area. To the side there is space for storage of waste bins and to the rear a sizeable lawned garden with patio is proposed providing the property with ample outdoor amenity space.

Within the building footprint living accommodation is provided with an open plan kitchen / dining / living space at ground floor level, with a WC sized to meet Document M4(1) for visitable dwellings. At first floor and second floor level two double bedrooms, one with en-suite, a single bedroom and a house bathroom are provided, creating a three bedroom house with 5 bed spaces.

The overall gross internal floor area (110m²) and bedroom sizes exceed the "Technical housing standards – nationally described space standard" (Department for Communities and Local Government, March



2015), whilst the layout has been carefully designed to comply with the latest building regulations.

5.6 *External Appearance*

Materials used externally are predominantly red brick to external walls, dark grey clay roof tiles and uPVC framed windows and external doors in order to visually match those to other houses along Sedgley Road.

The new dwelling will match the massing of the neighbouring property at 24 Sedgley Road, with a gable end pitched roof and matching eaves / ridge height. The property is set back from the building line by 1 metre to prevent any 'terracing effect' with the semi-detached dwellings.

Boundary treatments are to be renewed and regularised around the site, with 2m high close-board timber panel fences with concrete posts proposed to the sides and rear of the site, and a red brick garden wall with box hedge and / or metal wall mounted railings to the front, measuring no more than 1m in height.

6.0 **Access, Waste Disposal, Parking and Security**

6.1 *Access*

The curtilage of the proposed dwelling will be accessed directly from Sedgley Road with no new vehicular or pedestrian access routes proposed. Access to the dwelling will be via the front door facing the public highway, with rear access provided via a 1.2m wide gated gap to the side of the property and a set of bi-folding patio doors to the rear.

To meet Part M4(1) compliance for visitable dwellings, access to the front door will be provided via grading of external block paving to provide a level threshold. The ground floor will be on one level throughout with door openings sized for wheelchair access and a single ground floor WC provided at the required size.

6.2 *Waste Disposal*

Waste bins will be stored to the side of the property, behind the timber fence and gate which control rear access. Bins may be taken with ease to and from the street for kerbside collection.

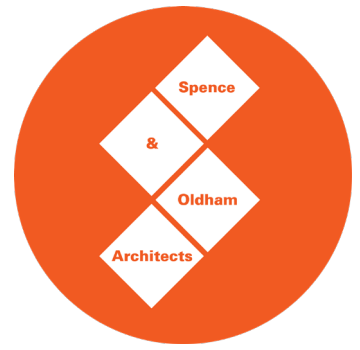
6.3 *Parking*

The proposal seeks to demolish 3 no. garages however the existing structure is not currently in use as garages due to visibly evident dilapidation.

The existing dropped kerb in front of the vehicular access is to be reinstated as a full kerb in order to provide 1 no. additional on-street parking space for the dwelling.

Off-street parking has been considered as impractical for the site as the provision of a 5m deep driveway to the front would require the dwelling to be pushed back on the site to a level that would create issues of overlooking to the properties at the rear on Moss Bank.

There is space to the rear garden for shed / cycle storage to be provided within the security of the garden.



6.4 Security

The side and rear of the property are to be separated from the street and public areas by a 2m high timber close boarded fence supported between concrete posts, making these areas secure from potential intruders.

The front garden remains open to the street, taking advantage of and contributing to existing natural surveillance.

The proposal increases security to Sedgley Road by occupying an existing unsecured gap site.

7.0 **Conclusion**

7.1 It has been demonstrated that the proposed development accords with the relevant policies of both the NPPF and the Local Strategy Plan. To summarise the main points are as follows:

- The proposal will provide 1 no. new family dwelling on an infill plot to the neighbourhood of Crumpsall, that complies with local and national policies on sustainability and design.
- The design of the proposal has been shown to have little to no impact on the amenities of neighbouring properties and will enhance the existing street scene by infilling an existing unsightly gap site.
- The design of the proposed dwelling is in keeping with the neighbouring dwellings in terms of materials, scale and massing.
- Access to the site utilises existing routes and provides on street vehicle parking and cycle parking.
- The proposed site is located with excellent access to amenities and public transport.

This Design and Access Statement supports the planning application demonstrating the level of design consideration which has been applied to the proposal and describing how it complies with planning policy at a national and local level.

Yours Sincerely,

Gregory Oldham *BA(Hons) MArch*

For and on behalf of Spence & Oldham Architects Ltd