



Tang & Associates Ltd

Design and Access Statement

Produced specifically for the proposal at

409 Wilbraham Road
Manchester
M21 0UT

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1.0 Introduction

This document has been prepared by Tang & Associates Ltd on behalf of our client for the erection of a 2-storey detached replacement dwelling with living accommodation in loft with associated landscaping following the demolition of original detached dwelling. at 409 Wilbraham Road, Manchester, M21 0UT, hereafter referred to as “the site”. While reading this document please also review together the proposed drawings submitted as part of the planning application.

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the planning application.

2.0 Context



Figure 1. 9813/001a - The Site Location

The site lies within the Local Planning Authorities of Manchester City Council and is located in close proximity to Chorlton Town Centre and predominantly comprising of residential dwellings with shops, schools, medical services, religious buildings and public houses serving the residents. The site is well connected with the local bus stops which is within a short walking distance.

2.1 Planning History (Digitally Accessible)

Application Ref	Description	Decision / Date
070367/FH/2003/S1	Erection of single storey extensions to front and both sides of property	Approved on 11/02/2004
078191/FH/2006/S1	Erection of a single storey extension to front and both sides to form additional living accommodation	Approved on 09/03/2006
129026/FO/2020	Erection of dwellinghouse following demolition of the existing dwellinghouse, together with the erection of a single storey outbuilding in rear garden	Withdrawn on 27/04/2021
131200/FO/2021	Erection of dwellinghouse following demolition of the existing dwellinghouse, together with the erection of a single storey outbuilding in rear garden	Approved on 21/10/2021

2.2 Existing Condition

Since the submission of the previous planning application submitted in 2021, the approved scheme has only been built to 1/F level. Discrepancies with the approved scheme (131200/FO/2021) were found, therefore, enforcement and planning officers have advised to stop the works and submit a new planning application to regularise the discrepancies.

3.0 The Proposal

The proposal is for the erection of a 2-storey detached replacement dwelling with living accommodation in loft with associated landscaping following the demolition of original detached dwelling.

When reviewing this proposal section, we encourage you to review the set of drawings submitted along with the Design and Access Statement as follows:

- 9813/001A – Location Plan
- 9813/011A – Existing G/F Plan
- 9813/111C – Proposed G/F Plan
- 9813/112D – Proposed 1/F Plan
- 9813/113E – Proposed Loft Plan
- 9813/114E – Proposed Roof Plan
- 9813/121E – Existing & Proposed Elevations
- 9813/122D – Existing & Proposed Wilbraham Road Street-scenes

3.1 Scale and Massing

The scale and massing of the proposed scheme has been carefully considered and discussed to minimise the impact of the proposal on its immediate neighbours. The proposal falls in-line with the existing building footprint in relation to the site boundaries and the rear facing façade. The rear façade, particularly near the neighbouring property, No. 407, has been set back 4 metres from the existing building line to reduce any possible impact of the building orientation which may affect sunlight access and overlooking issues.

3.2 Landscape

The proposal ensures there is generous space for front and rear landscaped areas including grass lawns, easy access driveway, hard landscaping for patios and vehicular parking along with storage for refuse and waste

3.3 Access

Vehicular and pedestrian access to the site will remain to be off from Wilbraham Road through a set of proposed gates on boundary wall. There will also be rear garden access via both sides of the building secured by a set of gates.

3.4 Materials

The proposal will utilise red facing brick, similar to the neighbouring buildings and decorative artificial blonde stone work for the front porch, adding an aesthetically pleasing and quality appearance to the streetscape.

4.0 Conclusion

The design team have carefully prepared the planning application and designed the scheme for the client's individual requirements to provide a sensitive family dwelling which will satisfy all the criteria from this site. It is considered the proposed scheme will sit well within the vicinity of the site and provide an effective living environment.

