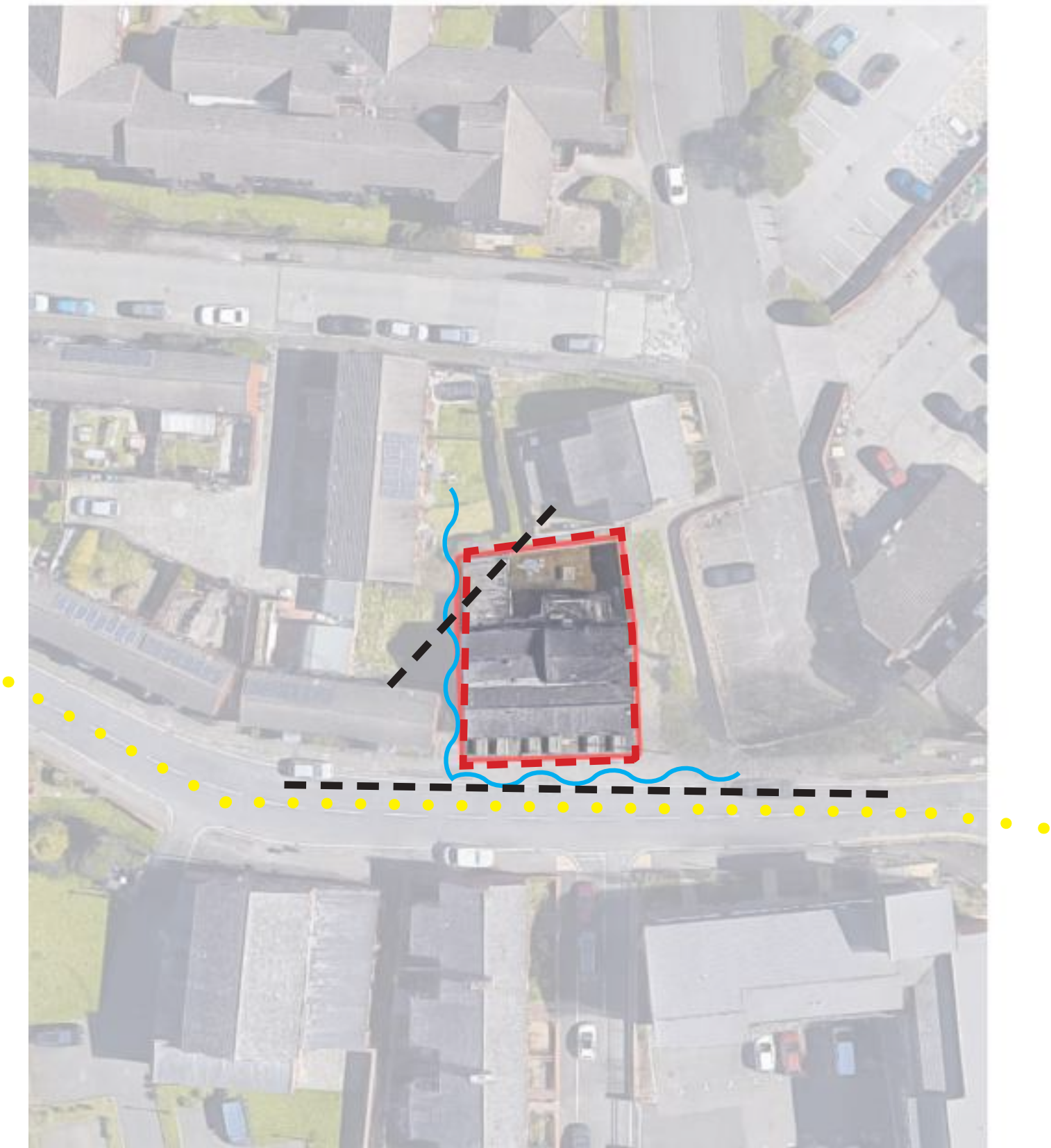




- Key:
- Main access route to site
 - Existing Building lines
 - Boundary Line
 - Focus on heart of the scheme
 - ~ Sensitive response to the site boundaries and immediate context
 - Car parking
 - Defining and celebrating the entrance point



View 1 from Ladybarn Lane



View 2 from Mauldeth Road



The site is located on Ladybarn Lane with benefits of being 5 minutes away from local parks and great links to A34 Kingsway.

In an urban area that is characterised by a mixture of housing types, predominantly red brick built.

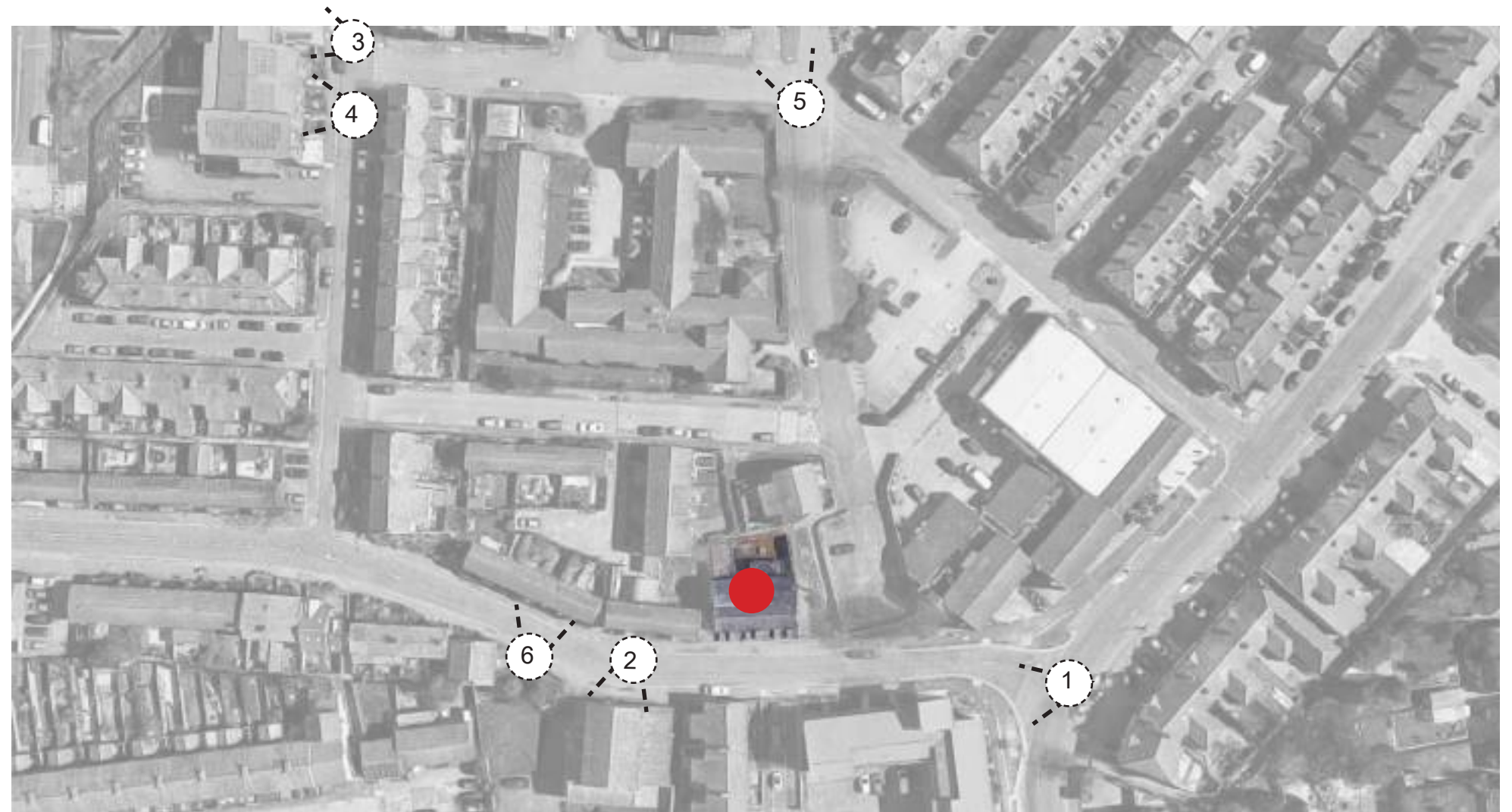
This document outlines the various aspects of the design, explaining how and why the proposals have developed in the way they have.

This Design and Access Statement should be read in conjunction with all architectural drawings submitted with the application.

This part of the document is intended to give a brief appraisal of the wider context of the site. Through undertaking a site visit and a photographic survey it has been possible to observe the following characteristics in the area:

The surrounding area has a diverse residential architectural themes, low rise residential context dominated by brick and specific architectural features (i.e. Juliet Balconies, various mix of materials).

The site sits on a flat plot surrounded by a small number of mature trees next to the former pub with small courtyard at the rear of the property.



1 - Mauldeth Road - 3 storeys



2 - Ladybarn Lane - 3.5 storeys



3 - Beverly Road - 2 storeys



4 - Beverly Road - 3 storeys



5 - Green Street - 3 storeys



6 - Ladybarn Lane - 2 storeys



The Brewers Arms

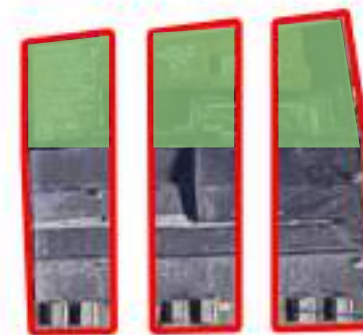
The pub was permanently closed in 2019. The Brewers Arms pub has been suffering from lack of maintenance and has fallen into disrepair.

The decision was made to demolish the exiting building and propose sustainable homes for families. As the existing building is inefficient to re-purpose due to not being maintained and currently is obstructing ground floor sun light from property 147 Ladybarn Lane.





PLANNING SITE SCHEME



PROPOSE NEW DWELLINGS

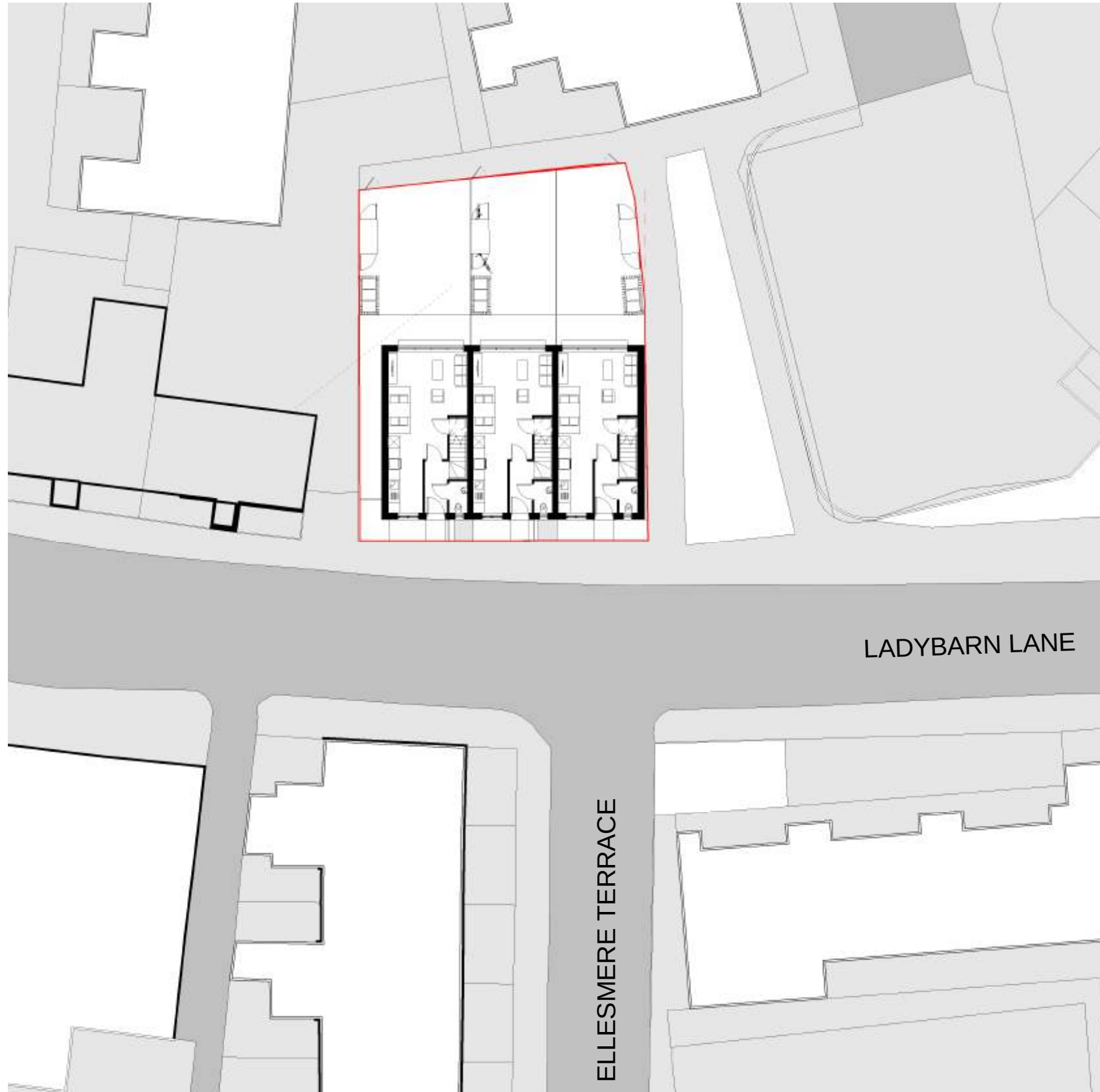
This section is intended to identify key opportunities and constraints that have informed the proposed development of the site:

Opportunities

- Positively enhancing the public realm with attractive site boundary treatment and incorporate hard and soft landscaping.
- The proposed development reduces the overall footprint on the existing property but the inclusion of four new dwellings increase the footprint area over the site.
- Opportunity to reuse an existing land that will have a positive impact on sustainability.
- Provide sufficient garden space
- Attractive site location, close to major transport routes and link to the city centre with the A34 Kingsway close by.

Constraints

- Following existing building line.
- Privacy distances
- 45 degree obstruction free from neighbouring property's ground floor window.



This section is intended to identify key opportunities and constraints that have been advised from the Pre-Application consultation:

The new site proposal shows erection of 3 no. semi-detached 3 bedroom dwellings, replacing the current pub on site.

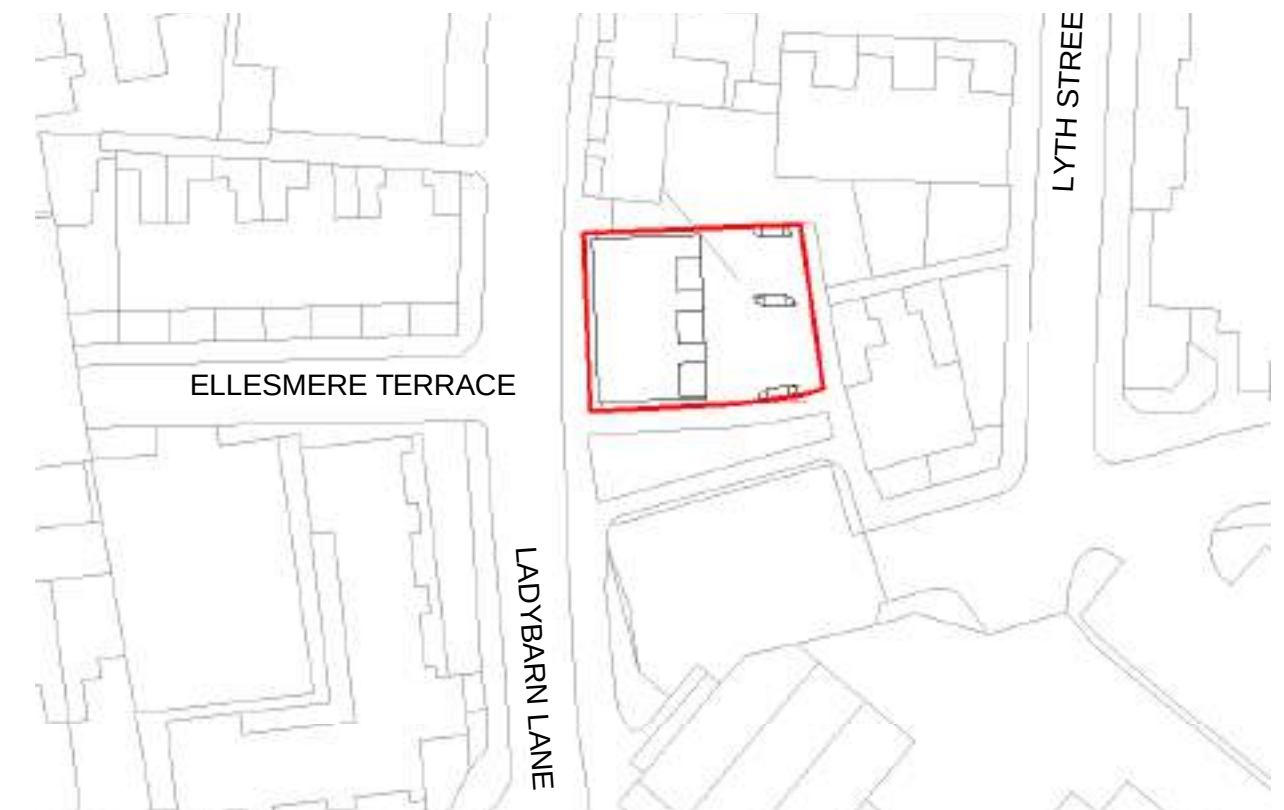
Clear obstruction of neighbouring 45 degree line from mid-point of nearest habitable room window, allowing for natural light to flow through all residential homes around the site.

A safe storage of refuse/bin store has been allocated to the front of the site with, allowing easier kerbside collection from Ladybarn Lane, a bin collection point.

Clear distance of 27m across private gardens between dwellings, ensuring no harm to the amenity of neighbouring properties through close overlooking and meeting privacy guidance by the council.

Risk flood management strategy in place, the proposed development should not therefore be precluded on the grounds of flood risk.

A traffic management report was requested to provide support for street parking.

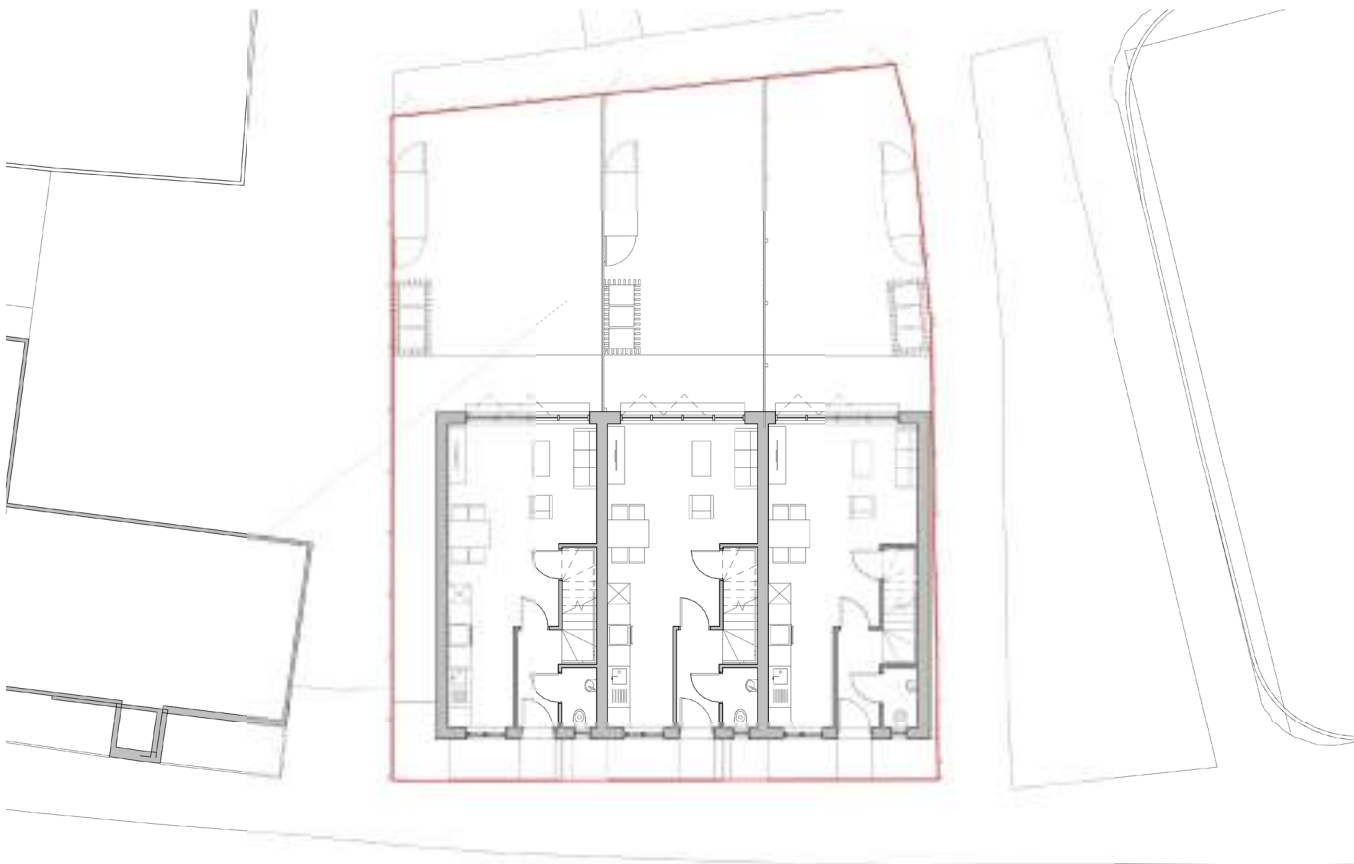


PROPOSED VIEW - FRONT

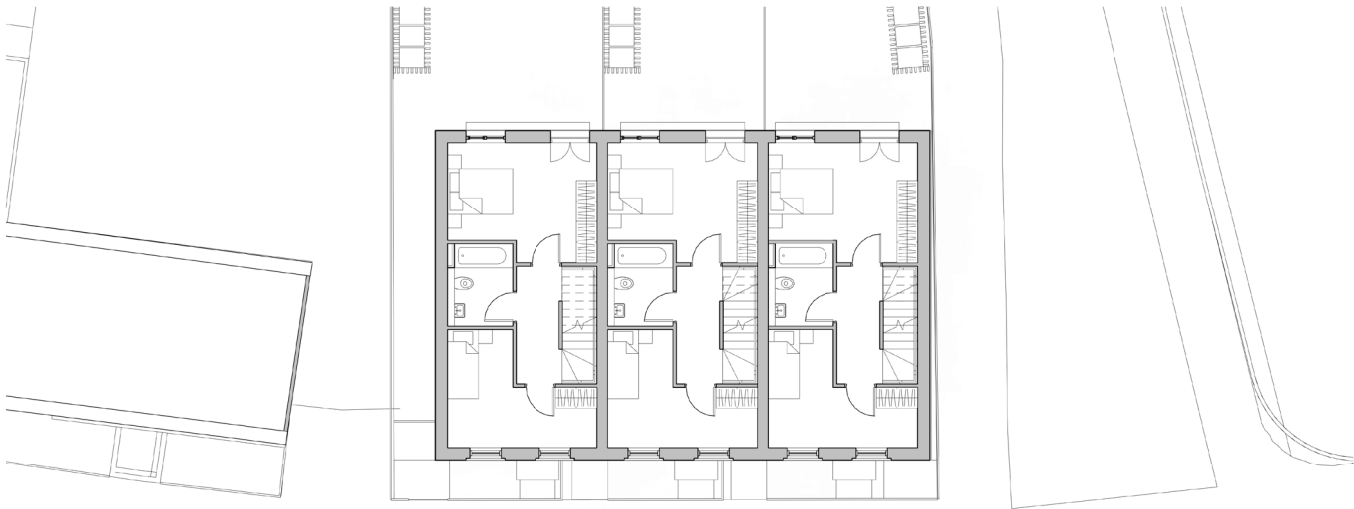
SITE: 149-151 Ladybarn Ln, Manchester M14 6RQ

BY: CODA STUDIOS

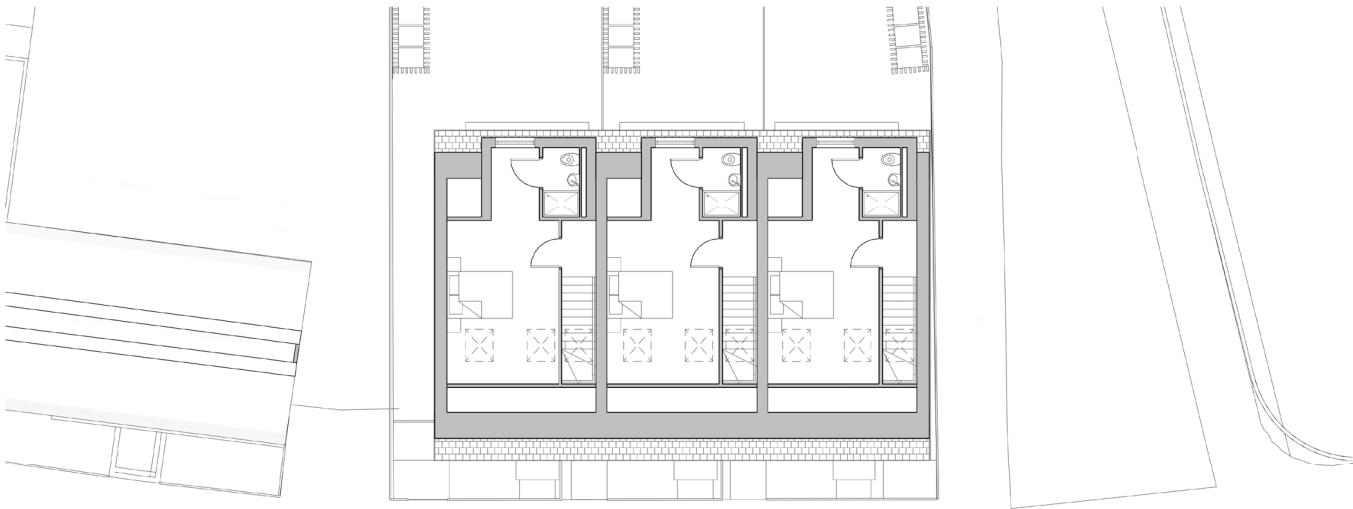




00 - PROPOSED GROUND FLOOR
Scale: 1:100



01 - PROPOSED FIRST FLOOR
Scale: 1:100



02 - PROPOSED SECOND FLOOR
Scale: 1:100
Graphical Scale 1:100