

DESIGN & ACCESS STATEMENT

Erection of three storey detached dwellinghouse (Class C3) following demolition of existing garage

At

Land Adjacent To 200 Blackley New
Road, Manchester, M9 8FQ

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Introduction

This statement has been prepared to support an application for the erection of a detached dwelling within the grounds of an existing property at 200 Blackley New Road. It should be read in conjunction with the drawings submitted to Manchester City Council as part of the planning application.

Currently the site sits vacant at the side of 200 Blackley New Road and looks out of character with over grown trees and shrubs

Context

The site is in the Crumpsall area with good transport links in all directions. The immediate area is characterised by predominantly with semi-detached dwellings of a traditional style.

Site

The plot is a rectangular and is of similar land area to the neighbouring property.. However, the proposal does not affect neighbouring properties.

Although the landscape will be protected during the construction phase any damage would be repaired immediately with rolled turf and mature planting for an immediate impact.

All existing trees have been removed and there are proposed to provide additional planting as per the previous application.

Size

The site is approximately 207.9 sqm and the 4-bed proposed dwelling will have a gross internal floor area of 51.25 sqm

Design

The design is simple in shape and form with traditional materials with the front facade well-articulated. The design which has been used for the proposal is that of the existing properties in the area.

The introduction of some art stone to the windows will add to the variety and interest of the palette of materials. The roof will be of concrete slates or modern grey tiles with Black UPVC fascias and soffits. The windows will be new Black UPVC with a feature stained hardwood entrance door all to achieve a high quality modern finish.

Internally the ground floor will consist of a reception and an open plan kitchen / lounge area with a WC leading off the ground floor hallway. 3 bedrooms will be provided on the first floor and a family bathroom. The second floor will consist of a master bedroom with an attached En-suite. All windows comply with council guidelines on overlooking distances.

Sustainability

The house will be built to very high standards using best building standards & materials for the external fabric. This will achieve very low U Values resulting in minimal heat loss saving energy for the occupier. Where possible rainwater will be harvested & grey water recycled.

The boiler system will be a highly efficient A rated condensing type and the applicants are also considering the use of solar panels due to the perfect southern aspect to the rear.

Refuse

The dwelling will have a dedicated space for the following bins:

Black general waste 140 ltrs

Blue 180 ltrs

Brown 180 ltrs

Green 240 ltrs

They will be screened away from public view and be wheeled out to the pavement on their respective collection days.

Cycle storage

There will be a secured cycle area to the rear of the property to accommodate 2 bicycles as shown on the plan.

Drainage

The foul drainage will be connected to the main sewer located within the boundary line. The area of hard surface has been kept to a minimum and where possible soft landscaping and

SUDS compliant paving will be used. Surface water will be collected and taken to a soak away to the rear of the garden.

Disable Access / DFA2

There will be level access for wheelchair users at ground level & all internal doors will have a clear opening of 850mm.

Summary

The new dwelling has been designed sympathetically in form, mass and layout to minimise its impact upon the host property. The property will sit in character with the existing property and will not create any overshadowing.

The location is ideal for a family home with great transport links and all amenities nearby. It is a sustainable development on a Greenfield site.

We believe that we have demonstrated that the proposals are in compliance with the council's planning guidelines and request the application be approved with appropriate conditions where necessary.