

Design & Access Statement

Change of use from outbuilding/ancillary living to form separate dwelling numbered 32A with associated parking.

Rear of 32 Montcliffe Crescent, Manchester, M16 8gr

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1.0 Introduction

This design and access statement has been prepared to support a full planning application for the change of use from outbuilding/ancillary to self contained dwelling.

The purpose of this statement is to provide a brief description of the site and its context and introduce the principles of the design.

Pre-application advice has been sought from the local planning officers. the design represents the local context and fits into the local surrounding properties.

The structure and content of the statement have been informed by the Department of Communities and Local Government (DCLG) Circular 01/2006) and Commission for Architecture and the Built Environment's (CABE) "Design and Access Statements: How to write, Read and Use them" 2006. In essence, the document's advice there is a need to:

(i) Provide a review of the site's immediate and wider context in terms of its physical, social and economic characteristics and relevant planning policy and guidance;

(ii) Provide a rationale for the scheme's design based on (i);

(iii) Explain and illustrate the design principles in terms of the development's layout, density, scale, landscape and visual appearance;

(iv) Explain how future users of the site will be able to access the development from the existing transport network and why the main access points to the site and the layout of access routes have been chosen; and

(v) Explain how the development will meet the local authority's planning and urban design objectives.

The 56 houses were built in the mid-1980s, Montcliffe Crescent, has 3 other streets within the Crescent, Broadmeadow Ave (M16 8GS) has 18 houses, Stoneyfield (M16 8GT) has 20 houses, and Field View Walk (M16 8GU) has 10 houses. The houses were built on the former Alexandra Park Athletic Ground.

32 Montcliffe Crescent, is a modern 3 bedroom detached house, with a detached rear outbuilding, its is located within Montcliffe Crescent, which is next to Whalley Range and is located in City and Borough of Manchester, England & Whalley Ranges Conservation Area. Montcliffe Crescent is located about 2 miles from Manchester City Centre.

The outbuilding is a modern 3 bedroom & 1 bathroom property with an open planned living room and kitchen, and off road parking for one vehicle, planning was granted for the ancillary building in June 2018.



Existing Side
Elevation ^

Photos of Site



2.0 Policy Guidance

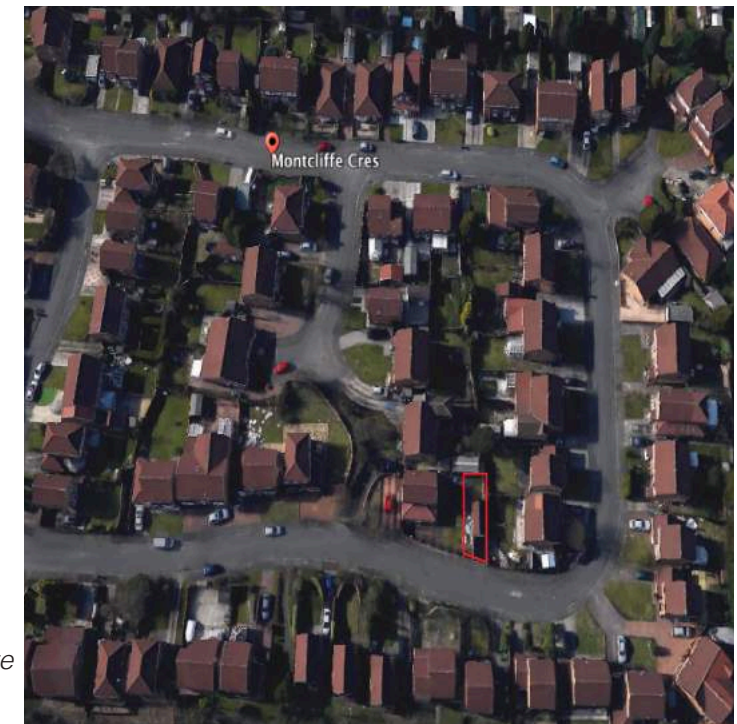
Planning history:

- > Historical application: Erection of new Garage to House: Planning reference number: 85/9498. Submitted on 12/08/1988
- > Erection of a 2-metre high boundary wall with timber infill panels and access gates: Planning reference number: 087382/FH/2008/S1 (approved_ The owner has only built the side extensions and not the rear ground nor part first floor rear extension.
- > Erection of a 2 storey rear extension and two single-storey side extension to form additional living accommodation: Planning reference number: 085675/FH/2008/S1 (approved)
- > Erection of a single storey outbuilding in rear garden following demolition of existing garage: Planning reference number: 1203636/FH/2018 (approved)

Aerial Image
of Full Site >



Aerial Image of site
>



3.0 Usage

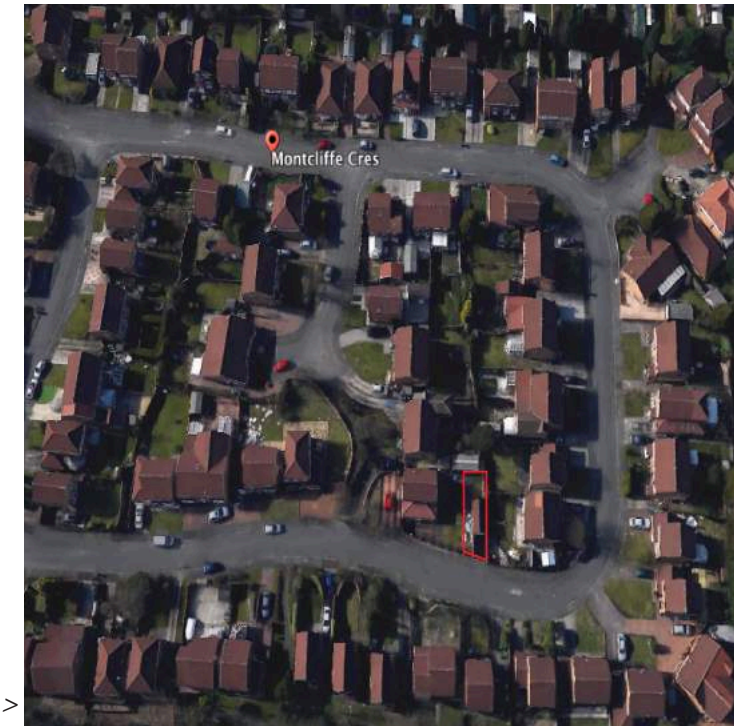
The proposal will change of use of from a single storey outbuilding to dwelling with with 1 bathroom, 3 bedrooms and a open planned kitchen and living room.

4.0 Amount

The floor area of the dwelling is consistent with the surrounding properties on Montcliffe Crescent.

Floorplans

>



5.0 Site Layout

The building has been built on the site of the existing rear detached garage and has been surrounded by a brick boundry wall.

There are no parking restrictions in the area and the amount of on-street parking is not as issue on the street although there is space for 1 car off road.

They have also been set an adequate distance away from the other proper-ties to ensure a sense of separation and space is maintained. The distance of the dwelling to the rear of 30 Montcliffe Crescent is: 9.005 metres

The following pages will show the examples of properties in the area

The following pages show the example of properties in the local street;



No 8 Broadmeadow Ave



No 69 Montcliffe Crescent



No 7 & 9 Broadmeadow Ave



No 45 Montcliffe Crescent



No 5 Broadmeadow Ave



No 71 Montcliffe Crescent

6.0 Previous applications/ Case Studies

No 45 Montcliffe Crescent

Planning Application Reference number: 095681/
FH/2011/S1

Conversion of detached garage to ancillary living accommodation involving elevation alterations.

NOTES:

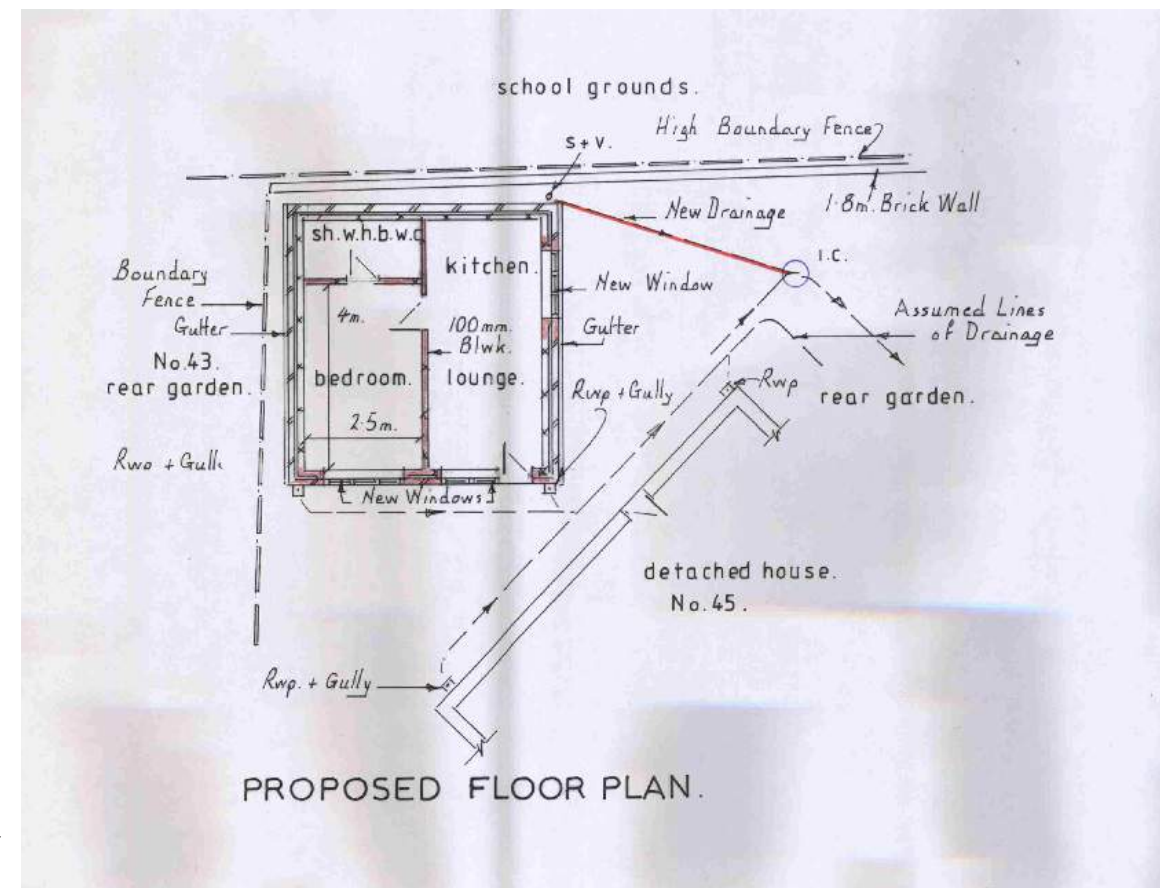
A previous single car garage was demolished and built into a double car garage (Planning Application Reference number: 087977/
FH/2008/S1)

The new double garage is now used as ancillary living by the owner of the property.

Drawings accessed from Manchester Planning Portal: http://pa.manchester.gov.uk/online-applications/files/E6F03355AC7E6DB6975A2C5DEE8B3683/pdf/087977_FH_2008_S1--52848.pdf



Elevation of
No 45 >



Floorplans of No 45
>

Case Studys

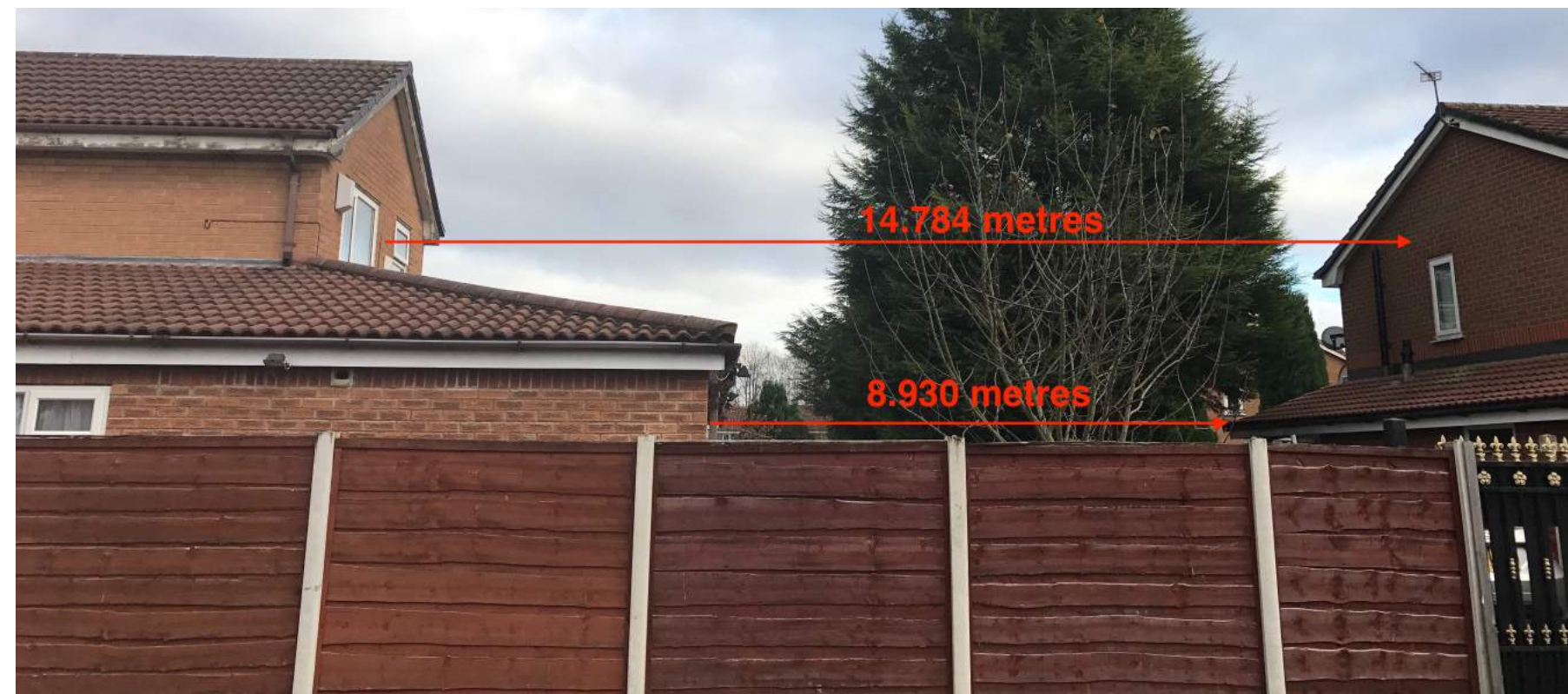
The following case studies show the distance between the properties of Montcliffe Crescent:

14 Montcliffe Crescent rear to the side of 12 Montcliffe Crescent distance:

14.784 metres

14 Montcliffe Crescent ground floor rear kitchen extension to 12 Montcliffe Crescent side extension distance:

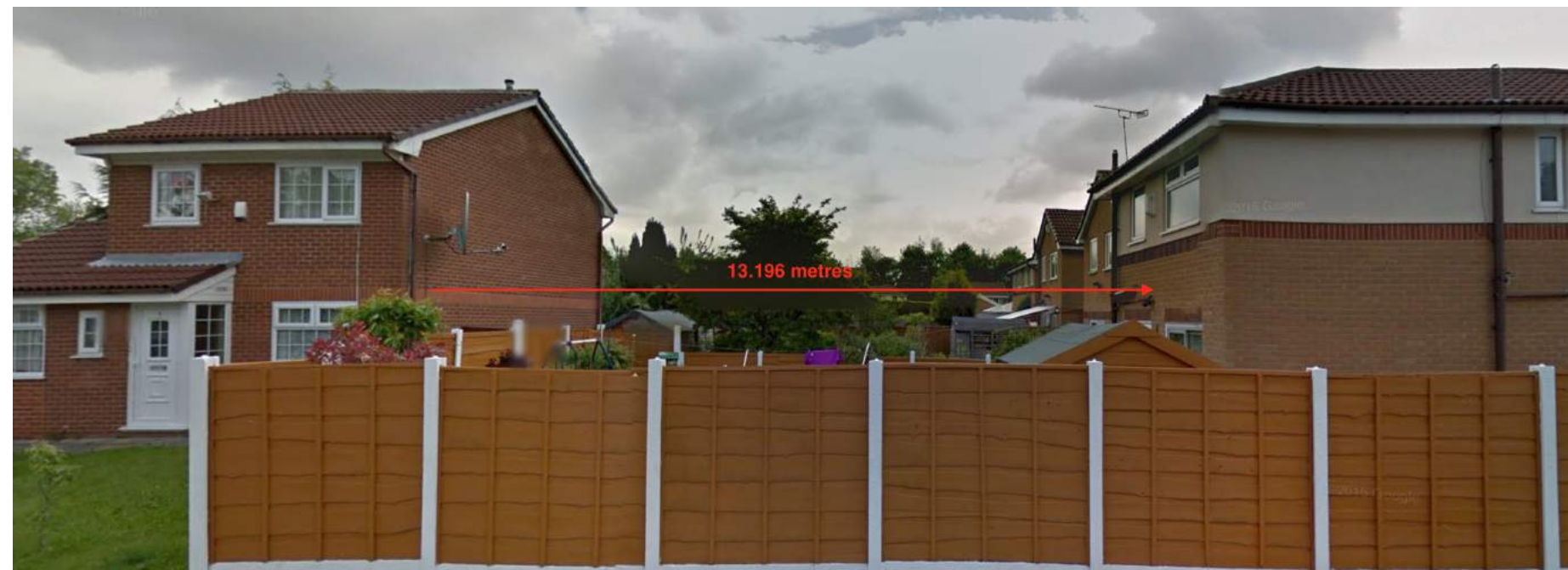
8.930 metres



Case Studys

6 Montcliffe Crescent side to the rear of 1 Broadmeadow Avenue distance:

13.196 metres



Case Studys

8 Montcliffe Crescent side to the rear of 1 Stoneyfield Close
distance:

12.138 metres



7.0 General Arrangement

The construction of the single storey annexe has filled un-used garage in the area and completed the street scene.

8.0 Scale

The size and mass of the single storey outbuilding is similar to that of the surrounding properties. The building line of Montcliffe Crescent has been followed.

9.0 Materials

Bricks - Facing Bricks to Match Existing Bricks of 32 Montcliffe Crescent

Roof Tiles - Coloured Concrete, Interlocking roof tiles to Match Existing Bricks of 32 Montcliffe Crescent

Windows - UPVC Windows to Match Existing Bricks of 32 Montcliffe Crescent

Doors - UPVC Door to Match Existing Bricks of 32 Montcliffe Crescent

Driveway Tiles - Concrete tiles to Match Existing Bricks of 32 Montcliffe Crescent

10.0 Privacy

The arrangement of the windows in the proposal is within guidelines for privacy distances.

Security

Access will be via the main road, through a private entrance gate

A full coded security alarm will be provided in addition to outside lighting, along with a variety of secured by design features.

11.0 Access

Access to the site will be via Montcliffe Crescent.

The dwelling has level access threshold and an accessible WC.

Sustainability

The house is located within an excellent area for many sustainable modes of travel. It is within walking distances of major bus routes on Wilbraham Road, Withington Road, Alexandra Road South, Manley Road, and Barlow Moor Road, serving a variety of local and regional destinations. Additional Metrolink services are within a 15-minute walk at Chorlton, offering quick links to a wealth and local stations. Regional connections are available at Piccadilly and Victoria stations accessed via bus and Metrolink

Its close proximity to a wealth of local recreational and business amenities also mean that pedestrian and cycling would also be a highly attractive option to the proposed occupants.

Many local schools are located within a short walk and these include St Margaret's Primary, William Hulme Grammar School, St Bede's College, Aim learning Centre, Manley Park Primary School etc.

12.0 Housing Development Statement

Control of development

Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities.

Developments will frequently require planning permission or Conservation Area Consent, and sometimes both. Even some minor works such as alteration to boundary walls may require the prior approval of the City Council.

Demolition of most buildings as well as construction in conservation areas, requires specific permission. Advice should be sought at an early stage, from the South Area Team.

Owners of property in the area are encouraged to retain the original character and detail of their houses or premises.

When submitting an application for a new building, designers should look at the wider area rather than just the site. It is important to see how the proposal fits into its context. In this regard, the elevations, form and massing of adjacent buildings should be included in a submission for a new building.

13.0 Summary

In light of recent developments to properties within the street Montcliffe Crescent and within close proximity of the site, we feel that to change the outbuilding/ancillary to a self contained dwelling of the same design as properties in the street will be more fitting to the surrounding area, as well as enabling Mr Ahmed to accommodate his daughter and grandchildren, we therefore ask that the Planning Authority view this application for the self contained dwelling in a positive and favourable way.

14.0 Personal Statement

The Owner of the property would like to change of use from outbuilding to self contained dwelling for his daughter and her family. Currently his daughter is renting an apartment but because of insufficient funds, she is unable to buy a property of her own. A property in Montcliffe Crescent is very much sought after especially with local amenities such as schools, colleges. The Owners grandchildren attend the local School, William Hulmes Grammar School, with living in Montcliffe Crescent they will be able to carry on attending until the age of 18.

Thank you for taking the time to read the design and access statement for No 32a Montcliffe Crescent.

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