



**ladybarn**

## 05 Introduction

- 06 Location & Accessibility
- 07 Existing local green spaces
- 08 Site Location + Analysis
- 09 Site Overview
- 10 Characterisation site
- 11 Site opportunities

## 13 Design response

- 14 Proposed CGI - Front + Rear
- 16 Proposed site plans
- 17 Proposed Elevations
- 18 Proposed House Plans
- 19 Proposed Section
- 20 Contextual Elevations
- 22 Materials and Precedents
- 23 Boundray Treatment
- 24 Existing + Proposed Street Scene
- 25 Flood Risk Management
- 26 Site Waste + Cycle Store
- 27 Demolition Plan
- 28 Conclusion





# A new vision for ladybarn

This document is proposing a new residential development in the area of Lady Barn. The proposal seeks to provide 3 no. family homes in a sustainable location on brownfield land. Throughout this report we will explore the fundamental ideas that will make Ladybarn Lane an exceptional place to live and we will discuss design possibilities supporting our stance.

This Design and Access Statement has been prepared by CODA Architecture in support of a proposed development located at Ladybarn Ln, Manchester. The site is currently occupied by a former Brewers Arms pub, situated within a residential area adjacent to Ladybarn's high street.

There is an opportunity to introduce 3 new dwellings on a redundant brownfield site.

The proposed development seeks to demolish existing unoccupied pub and proposes to erect 3 new dwelling houses more sympathetic to the area.

The purpose of this document is to set out the design principles, concept and strategy behind the proposal, it includes an appraisal to the characterisation of the surrounding area as well as looking at key opportunities and constraints to the site.

# LOCATION & ACCESSIBILITY

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

BY: CODA STUDIOS



# EXISTING LOCAL GREEN SPACES

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

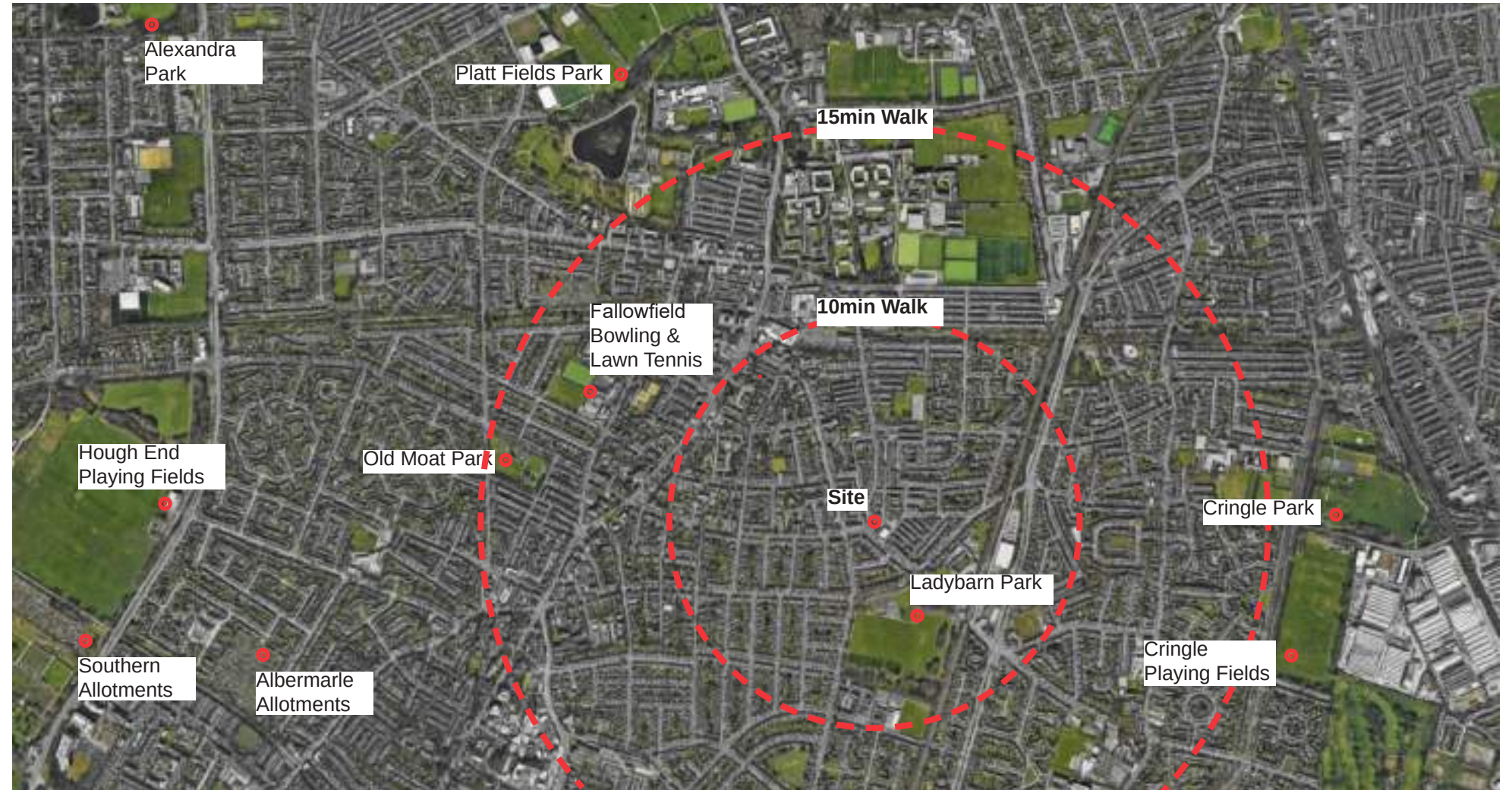
BY: CODA STUDIOS

There are a number of green spaces in close proximity to the site. Most of the parks are accessible by short walking distances and are open to the public.

From nature reserves and allotments to athletics club. This site is in the middle of these attractive amenities.



Ladybarn Park



Platt Fields Park



Old Moat Park



Albermarle Allotments