

Design and Access Statement

Project: Proposed Single-Storey Detached Garage, Masonry Boundary Walls, and Associated Landscaping Works.

Site Address: 34 Falls Green Ave, Manchester, M40 2BL.

Application Type: Householder Planning Permission.

1. Introduction & Vision

- 1.1. This statement supports a householder application for 34 Falls Green Ave. My goal is to upgrade the property's functionality and security while significantly improving its "kerb appeal." The project replaces tired timber fencing with permanent masonry and introduces a modern, sustainable driveway and garage. The design has been carefully considered to ensure it feels like a natural extension of the original house, rather than an afterthought.

2. Site Context and Evaluation

- 2.1. The application site comprises a residential dwelling situated within a well-established street scene in the M40 postcode. Currently, the site boundaries are defined by timber close-board fencing in a state of deterioration. The inaccessible front amenity space, which offers limited functional utility for modern vehicular requirements.

3. Design Principles and Materiality

- 3.1. Architectural Cohesion: The primary design objective is to ensure all new built forms are subservient to, and consistent with, the principal dwelling.
- 3.2. Material Palette: To maintain the character of the area, all new masonry (garage and boundary walls) will utilize facing bricks and mortar profiles that provide an exact match to the host building.
- 3.3. Scale and Massing: The proposed garage is a single-storey detached outbuilding. A low-profile flat roof design has been selected to minimize the vertical massing, ensuring no adverse impact on the daylight or sunlight levels currently enjoyed by adjacent properties at No. 32 Falls Green Ave.

4. Access, Highways, and Sustainability

- 4.1. Sustainable Drainage (SuDS): In accordance with Approved Document H, the new driveway will be constructed using a permeable sub-base and porous surfacing. This ensures that 100% of surface water is managed on-site, mitigating pressure on the local Manchester sewer network.
- 4.2. Vehicular Access: A new vehicle crossover (dropped kerb) is proposed to facilitate safe ingress and egress. This work is to be executed by a Local Authority-approved contractor in compliance with Section 184 of the Highways Act.
- 4.3. EV Infrastructure: To align with Approved Document S and Manchester's "Zero Carbon" initiatives, a 7kW Mode 3 electric vehicle charging point will be installed on the front elevation.

5. Impact On The Neighbourhood

I've designed this with my neighbours in mind:

- 5.1. No Loss of Light: By keeping the garage single-storey with a flat roof, I am ensuring that no shadows are cast over neighbouring windows or gardens.
- 5.2. Site Layout: The garden is being refurbished with high-quality artificial grass. This keeps the area looking green and tidy year-round without the need for noisy mowers or chemical fertilisers.
- 5.3. Security: Moving from timber to masonry boundaries provides a much more secure environment for the property and the surrounding area.

6. Conclusion

The proposed development at 34 Falls Green Ave represents a high-quality, sensitive upgrade to the existing site. By utilizing matching materials and respecting existing scales and boundaries, the proposal delivers a functional and sustainable improvement to the property without compromising the character of the wider street scene.