DESIGN AND ACCESS STATEMENT

Proposed Detached Office Building Following Demolition of Existing Garage

Site Address:
189 Mauldeth Road
Manchester
M19 1BA

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the demolition of an existing detached garage and the construction of a replacement detached office building within the rear of the site at 189 Mauldeth Road, Manchester.

The proposed development has been designed to provide modern office accommodation to support the existing commercial use whilst respecting the character of the surrounding area and making efficient use of previously developed land.

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2. Site Context

The application site lies to the rear of 189 Mauldeth Road and currently contains an existing detached garage.

The site is situated within an established urban area characterised by a mix of commercial, community and residential development. The property benefits from existing vehicular and pedestrian access and is well served by the surrounding highway network.

The proposal is confined entirely within the existing site boundary and does not extend beyond the established curtilage.

3. Design Principles

The design has been guided by the following principles:

- Replacement of an existing building with a modern and functional office.
- Efficient use of previously developed land.
- High-quality architectural appearance.

- Respect for neighbouring properties.
- Simple construction with durable materials.
- Appropriate scale and massing.

The proposed building has been designed to sit comfortably within the site without appearing dominant or visually intrusive.

4. Layout

The office has been positioned broadly within the footprint of the existing garage to minimise changes to the established layout of the site.

Internally the building comprises:

- Office accommodation
- Storage
- WC facilities

The layout provides efficient working accommodation whilst maintaining adequate circulation and servicing space.

5. Scale

The proposed office building has a modest footprint of approximately **26m²** and is single storey in height.

Its scale has been carefully considered to ensure it remains subordinate within the site and does not adversely affect surrounding development.

The overall height is comparable to that of a traditional detached garage or ancillary building.

6. Appearance

The proposed building adopts a simple contemporary appearance using materials that complement the existing buildings on the site.

The elevations incorporate:

- Brick external walls
- Pitched roof
- Modern windows and entrance door

- High-quality external finishes

The building has been designed to provide a functional commercial office whilst maintaining an attractive appearance.

7. Landscaping

The proposal does not involve significant changes to the existing landscaping.

Existing site boundaries will be retained wherever possible.

The development occupies land already containing an existing detached garage and therefore results in minimal alteration to the overall appearance of the site.

8. Access

Vehicular Access

No alterations are proposed to the existing vehicular access arrangements.

The development will continue to utilise the existing access serving the site.

No additional highway works are required.

Pedestrian Access

Pedestrian access remains unchanged through the existing site entrance.

The office building is located within the site and can be safely accessed from existing circulation routes.

Inclusive Access

The building has been designed to provide straightforward and convenient access for all users.

Level access will be provided where practical, ensuring compliance with current Building Regulations at the construction stage.

9. Sustainability

The proposal represents the redevelopment of previously developed land through the replacement of an outdated garage with a modern office building.

The development contributes to sustainable development by:

- making efficient use of existing land;
- supporting an established commercial use;
- reducing the need for additional land take;
- utilising existing infrastructure and services; and
- connecting to the existing mains drainage network.

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10. Biodiversity

The proposal replaces an existing detached garage situated on previously developed land.

No priority habitats, mature trees, hedgerows or other significant ecological features will be removed.

The proposal is considered exempt from the mandatory Biodiversity Net Gain requirements under the relevant de minimis provisions.

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11. Impact on the Surrounding Area

The proposal has been carefully designed to ensure there are no unacceptable impacts upon neighbouring occupiers.

The building is modest in scale and positioned within an established part of the site already occupied by a detached structure.

The proposal is not expected to give rise to:

- unacceptable overlooking;
- loss of privacy;
- significant overshadowing;
- excessive noise;
- highway safety concerns; or
- visual harm.

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12. Conclusion

The proposed development provides a well-designed replacement office building that enhances the functionality of the site whilst respecting its surroundings.

The proposal:

- replaces an existing garage with a modern office building;
- supports the continued commercial operation of the site;
- makes efficient use of previously developed land;
- preserves neighbouring amenity;
- maintains existing access arrangements;
- provides appropriate drainage connections; and
- represents sustainable development consistent with national and local planning policy.

It is therefore respectfully requested that planning permission be granted.