

Nash Building Consultants Limited

DESIGN AND ACCESS STATEMENT FOR:-

PROPOSED REPLACEMENT DWELLING AT 2, KESTREL CLOSE AND EXTENSION TO EXISTING
DWELLING AT 4, KESTREL CLOSE, WHITEFIELD M45 6SB

Type of Application

Full Planning Application

Location of Application Site

2 and 4, Kestrel Close, Whitefield M45 6SB

Statement Issue Date

1st November 2023

Date of Issue of Amendments

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Applicant Details

Mr. M. Murphy

Agent Details

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Site Description

The application site is located on Kestrel Close, Whitefield M45 6SB, off Bury Old Road (A665), and consists of two terrace two-storey dwelling houses of contemporary design, typical of the era they were likely erected (assumed 1970's/1980's). The dwellings form half of what is a terrace of 4 total dwelling houses, each with individual off road parking provision and garden spaces within their respective curtilages. The site is located close to the amenities on Bury Old Road, with access to public transport, and major road networks, including the M60.

It is understood the site is adjacent to the Poppythorn Conservation Area (see separate Heritage Statement).

Description of Proposed Scheme

To replace the end terrace dwelling at 2 Kestrel Close, with a detached dwelling and extend the retained dwelling at 4 Kestrel Close by incorporating part of Nos. 2's existing superstructure. Both the replacement dwelling and retained dwelling would benefit from

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separate off road parking provision and private garden spaces within their respective curtilages.

Design Principles and Concepts Applied to the Proposal

To create a replacement detached dwelling and retained terrace that would be sympathetic with the existing street scene, have neutral impact on the adjacent Conservation Area, improved levels of accommodation, accessibility and energy efficiency.

Conclusion

As stated within the Heritage Statement that accompanies the application details, the proposal would be outside the Conservation Area and due to it's location in relation to the heritage asset it would have a neutral effect on it's significance. It would not conflict with UDP policies EN2, EN2/1 or EN2/2, or the aims of the Framework and the character and appearance of the Poppythorn Conservation Area would be preserved.

Both replacement and retained dwellings would offer their occupants improved levels of accessibility, accommodation and energy efficiency.