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DESIGN & ACCESS STATEMENT

Applicant: ATP c/o Field Fisher LLP

Project: Proposed construction of new dwelling to suit the needs of a disabled individual and his family.

Address: 21 Pinfold Lane, Whitefield, Manchester, M45 7NY

1 Introduction

- 1.1 This Design and Access Statement is submitted by Wyvern Partnership LLP in support of an application for the proposed construction of a new dwelling to suit the needs of a disabled individual and his family at 21 Pinfold Lane, Whitefield, Manchester, M45 7NY.
- 1.2 The proposed development is in an existing residential environment that has safe and convenient access and is accessible to local facilities.
- 1.3 This Statement takes into account local planning policies and the guidance produced by CABI on Design and Access Statements. It will show that the proposal is appropriate to its context and that the scheme will be of benefit to the area. It will also demonstrate that access to and within the site is safe and easy for all users.

2 The Site and its Surroundings

- 2.1 The site is 19.3m wide and 46.2m long with an area of approximately 885sq. m and is located on the south side of Whitefield town centre, on Pinfold Lane. The site currently accommodates a two storey detached property. Pinfold Lane is off Bury New Road (A56), which provides a principal traffic route between Bury and Manchester City Centre. The site is situated in an established residential area and is close to local facilities such as schools and to bus routes. It is therefore in a sustainable location.

3 Proposed Development

- 3.1 The proposal comprises the demolition of the existing property and construction of a replacement dwelling that will suit the needs of a disabled individual and his family. There are 5 bedrooms in the existing property and the overall total number of bedrooms in the proposed dwelling (including carer's accommodation) is 7, giving a net gain of 2 bedrooms.
- 3.2 The proposal is to create a 3 storey (room in roof), 7 bedroom detached dwelling, providing 436 sq m of accommodation. Consultations have been carried out with the client's family and reports by specialist medical staff have also been considered. All experts have had their input on the design and space requirements for this property, ensuring that it meets all the criteria to satisfy the accommodation needs of a severely disabled individual and his family.
- 3.3 The proposed dwelling is positioned on a similar footprint to the existing dwelling. The rear of the new property looks over Higher Lane Primary School playing fields. There will be no loss of privacy to any of the neighbouring properties in the immediate vicinity.
- 3.4 The layout of the property has been designed following the input of the client's family. ATP occasionally requires a wheelchair for mobility purposes. This is likely to be more permanent in later life. His proposed private accommodation is at first floor level and all floors are accessible via a through floor carriage lift. The property has been designed to provide full wheelchair access throughout allowing full integration with his family.
- 3.5 The external finishes of the proposed replacement dwelling will be compatible with the local vernacular. Careful consideration will be given to the roof tile selection and associated detailing to ensure that it is suitable for its location. Currently the proposals are for red facing brickwork with artstone detailing, grey roof and ridge tiles, grey PVCu windows, grey PVCu fascias and soffits and black rainwater goods, all to the Local Authority's approval. This gives cohesion to the overall design whilst not appearing out of place with adjacent properties.
- 3.6 The proposed dwelling will benefit from permeable block paving to the front elevation and similar but simple hardstanding to the rear to give access for a wheelchair user. There will be level access throughout the site and the development will fully meet and exceed the requirements of Part M of the Building Regulations.

4 Planning Policy Framework

- 4.1 The proposed development will comply with the provisions of PPS1 Delivering Sustainable Development and PPS3 Housing, both of which seek to promote sustainable development, including the re-use of land, more effective use of land and good design.

5 CABE Considerations

- 5.1 The CABE guidance on Design and Access Statements provides a checklist of matters to be considered in such statements. The compliance of the proposed development to the guidance is set out below.

Use

- 5.2 The principle of residential development and the acceptability of the overall form of the development have been established by the fact that the site is currently used for residential purposes. The surrounding area is residential and the use of the site for this purpose is compatible with existing development.

Amount

- 5.3 The application proposal is for one replacement dwelling and would not result in an increase of residential units.

Layout

- 5.4 The proposed new dwelling will fully integrate with adjacent residential properties and enhance the neighbourhood.

Scale

- 5.5 The footprint of the proposed development is appropriate in scale and massing and is compatible with existing development in the area. The proposed ground to ridge height is 8.730m with a ground to eaves height of 4.950m.

Landscaping

- 5.6 The landscaping for the development will be simple but permeable hardstanding to the front elevation to form level access into the property for a wheelchair user. A raised patio will be formed to the rear to improve accessibility which will be supplemented with a lawned area.

Appearance

- 5.7 The proposed development will be appropriate in scale in the context of its surroundings. The replacement dwelling will continue to co-ordinate with existing residential development in the area.

Access

- 5.8 Access to and within the site will be modified as per the application drawings. The existing driveway will be widened, retaining its entrance onto Pinfold Lane. Safe and level access will continue to be provided throughout within the site, which is in a sustainable location close to local facilities and services.

- 5.9 Adequate car parking for the new dwelling will be provided in excess of the Council's standards. There will be sufficient space for the off road parking of at least six vehicles within the site if required.

6 Conclusions

- 6.1 The principle of residential development on the site has been established by the previous use of the property and by the use of adjacent properties. The proposed alterations will provide and enhance the street frontage and provide a suitable family home for a disabled individual and his family. The new dwelling will be provided within an accessible and safe residential environment, in full accordance with relevant planning policies.