



DESIGN AND ACCESS STATEMENT

Project:
**Erection of detached dwelling and
change of use of land to residential
curtilage**

Address:
Land between 21 and 23 Mode Hill Lane

Client:
Mr. Ali Raza Hassani

Date: May 2021

Project reference: PP107

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1.0 Introduction

The proposed development is a detached development and a resubmission of previously approved application on Mode Hill Lane, Whitefield, Manchester.

2.0 Site analysis

The proposal is on Mode Hill Lane, Whitefield, Manchester and along recently built residential development.



Fig 2.1 Location Plan (extracted from google map)



Fig 2.2 Existing Site Photo (extracted from google street view)

3.0 Existing Surrounding

The site is predominantly residential, It was previously used as agricultural land, plant nursery with associated buildings and part of a pair semi-detached houses, which were present on the site from 1956 to 1971. Recently the site was used as compound and storage space for the construction work for adjoining properties. This parcel of land which was unregistered with Land Registry is identified by the developers SPI Homes to the front of the site and will provide the additional space for a new detached dwelling house. It is also only 5 miles from Manchester city centre, short drive to junction 17 M60 ring road, Besses o'th Barn Metrolink station, with local shops, 2 schools.

4.0 Proposed Development

The proposed development is similar in architectural detail to residential dwelling recently constructed along the street scene. The development will include for a parking space to the front of the dwelling and benefits from existing dropped kerb access for vehicular access.



Fig 4.1 Proposed Location Plan

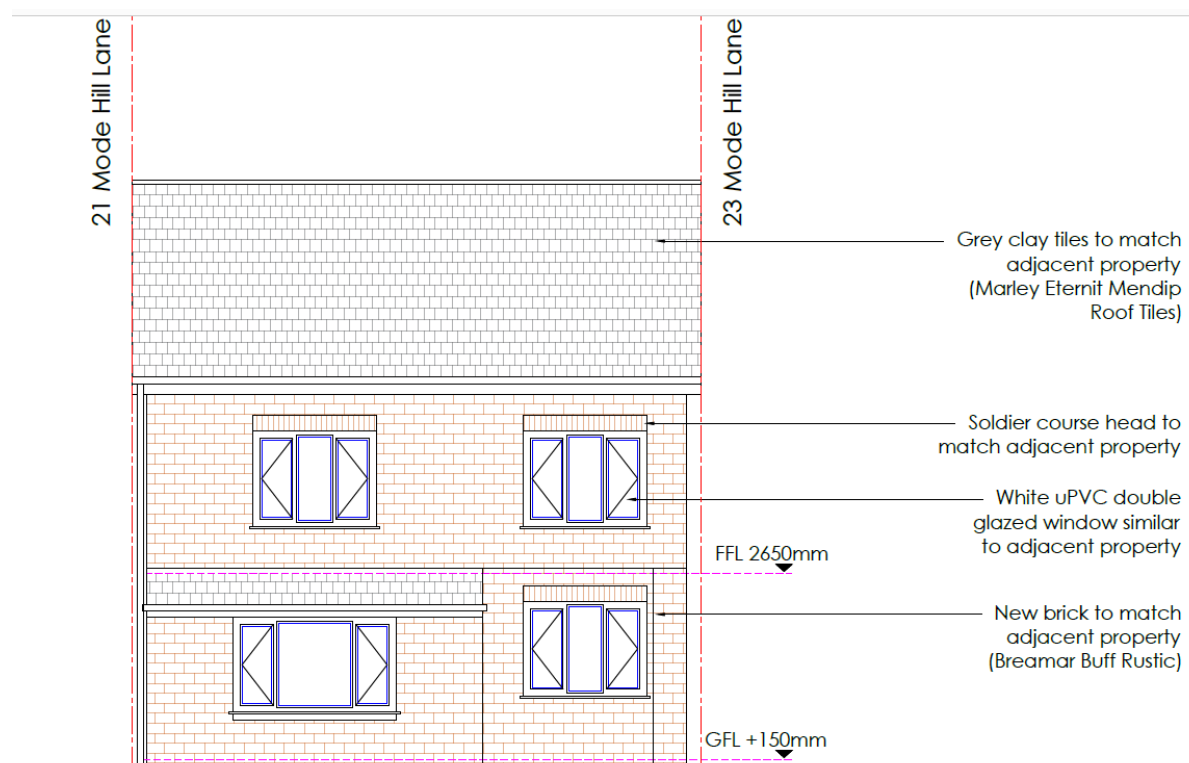


Fig 4.2 Proposed front Elevation

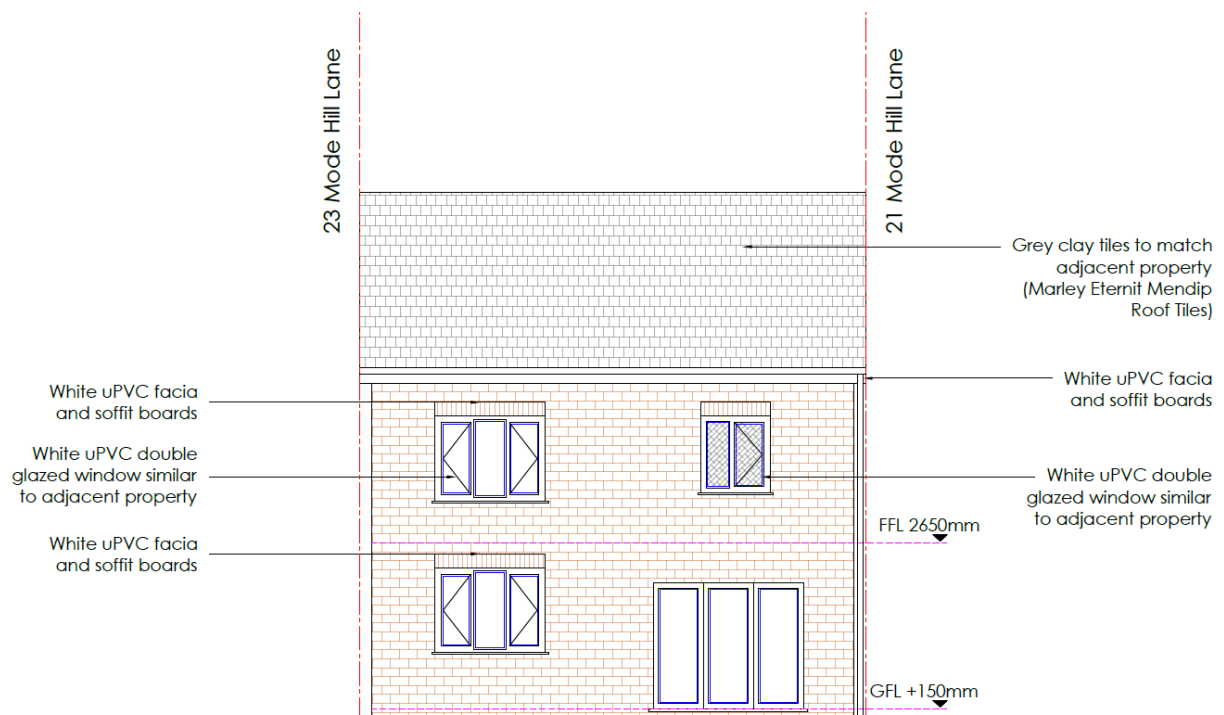


Fig. 4.3 Rear Elevation

4.4 Scale

The proposed development will reflect newly built adjacent houses in terms of architectural design, height and size.

4.5 Use and Layout

The site is located within residential area and benefits from 2 primary schools and Besses o'th Barn Metrolink station and local shops.

The Proposed 3 bedrooms has designed so that overlooking to neighbouring properties has been eliminated by fenestration. The property is complemented by a good size garden at the rear.