

DESIGN AND ACCESS STATEMENT:

This statement has been prepared to accompany a planning application at: Land between 20 and 22 Farcroft Avenue, Radcliffe, M26 2XJ.

Section 1 – Existing Use:

The site houses a row of eleven prefabricated garages which are currently rented out to local residents. There is also an element of off-street uncovered parking within the site.

Section 2 – Location:

The site is located on Farcroft Avenue between numbers 20 and 22 with the Manchester to Bury tram line forming the rear boundary. The avenue is relatively narrow and can be difficult to negotiate onto and off any driveways by residents who have created off street parking to the front of their properties. The area is residential with the nearest commercial site being Eton Business Park approximately 100 metres away on Bury Road/Eton Hill Road.

Section 3 – Scale of development and proposed use:

The proposal is for a row of seven new prefabricated garages sited towards the front of the site with security gates to the entrances/exits. A 2 metre high fence will be installed within the site along the boundary fence to number 22. The boundary to number 20 is a brick wall forming a side extension and to keep clear access for maintenance purposes no fence is proposed to this boundary. These garages will be available for rent to local residents who want off street parking without the need to replace their front gardens with hard standing.

Section 4 – Vehicle access:

As at present there will be two entrance/exits. These will have 2 metre high manual security gates installed five metres into the site providing adequate space to manoeuvre off the highway before opening the gates and also to provide adequate vision splays when exiting the site. Individual keys will be provided to renters. There is space within the site to allow for turning and exiting the site in a forward gear.

Section 5 – Landscaping:

There will be some removal of the grassed area to the front of the site where the proposed garages are to be sited. Immediately behind the existing boundary wall to the pavement a strip of grass of approximately two metres to the back of the garages will be left to provide an element of greenery to the boundary with the pavement. The existing 500mm high brick wall to the pavement is to be retained.