

DESIGN AND ACCESS STATEMENT 26, HILLINGDON ROAD WHITEFIELD, M45 7QN.

Produced for and Behalf Daniel Khan By Barry Winterbottom FRICS
Dated March 14th 2022

Planning Ref PP- 111

*Design and Access
Statement.*

Introduction

This Design and Access Statement is submitted on behalf of Daniel Khan to

Bury MB Council in association with a full planning application for 1 New Build Detached 4 bedroom House ,New Summer House ,Boundary fencing and new Permeable Driveway .

relating to 6,Princess Parade ,Manchester M14 7FS

This document sets out an understanding of the site and its context, explaining how the proposals have been designed to fit in with the adjacent properties either side.

The site currently comprises a Small Detached 3 Bedroom House .

The adjoining adjacent property has no boundary wall

WE intend to build a 4 Bedroom Detached House bedroomt ,

The whole Building is over 3 floors and we will provide off street parking One extra vehicles, with covered and secure Rear bin area and incorporating a cycle storage facilities.

This document has been prepared to meet the requirements and guidance given in the National Planning Practice Guidance and the Town & Country Planning (Development Management Procedure) (England) Order 2015.

Planning history No items Found

1) None

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Site Context

The site is positioned on main Hillingdon Road Whitefield In Bury and is with in Driving distance to several local shops.

It's a Rectangular piece of land. ,

Hillingdon Road is predominately a mixture of Detached Houses with semi detached Houses

The land is 3 miles from the centre of Bury

Public Transport

There are several Bus routes Nearby

There is a bus stop within 150m

There are Banks in the town centre and several cash points..

Supermarkets can be found locally

There are no other trees or shrubs near the build area of the site

Primary Schools and secondary schools can be found nearby

Site Analysis

The block plans both existing and proposed shows the adjacent locations of the properties showing the Site, Footpath and Hillingdon Road.

Drawing Ref HR 26 06, 60 to 71 are attached

in the Full Planning application

Site Appearance

26 Hillingdon Road the Frontage of the site and the adjacent existing Properties

Are detached Properties with External walls of Red Brick with Grey Tile roof , Large windows to the frontage with Aluminium and UPVC windows and doors and Upvc rain water gutters and Rain water Fall pipes, with to most adjacent properties Front Parking area Large rear Gardens

Appearance and Scale

The property will match the adjacent Domestic building with regard to materials matching the building built with traditional materials . and will match a number of recently Upgraded and new Properties

8 External walls of Painted Render with Grey Tile roof , window to the frontage with Aluminium and UPVC windows and doors and Upvc rain water gutters and Rain water Fall pipes, Large gabled roof to the main roof area.

It is our intention to that the design will match other properties finishes and this will be subject to a condition of planning the materials will have to be approved prior to starting any Site building works.

The proposal is will be larger than the adjacent property and with a similar character and contained within the original foot print of the site which is large.

The scale is of large property lay out as the original site layouts which were built to early 1970'/80 s standards .with the updated properties finished in Painted render and front glazing features.

Use and Amount

The new re design of the Property will contain both cycle storage and bin areas with additional neo vehicle parking spaces one being for disabled parking and drive way with permeable materials designed to suds.

Waste Storage

To the rear of the property there will be an enclosed bin area that will be used for the wheelie bins, incorporating bins for recycling , waste, paper , waste and plastic and glass bottles etc.

In keeping with current Bury MB Council Bin Collection arrangements and will be placed externally to the rear of the properties on waste collection days as required .

Most of the waste is packaging only with separate domestic Bins

Also to the rear of the bin area store area is a separate area for cycle storage for 2 cycles for the new Property .

Sustainability

The property will be built to Current building regulations Part L and will meet all the insulation standards required of current quality buildings,

Where possible building materials will be responsibly sourced as required

There will be an air tightness test carried out on completion to ensure there are no leaks from the Structure, and the SAP calculations will ensure compliance with energy efficient build and also fitted with a Latest class A rated gas boiler and issued with Excellent good energy Certificate on completion.

The property is located within easy reach of public transport and also there are enough shops and Supermarkets within a short distance.

Basically the development is sustainable on all points .

Cycle Storage

To the rear of the enclosed bin area to the property there will be space for 2 cycles for the apartment.

Vehicle parking

On the site to the Front of the property space parking arrangement have been provided in place that ensures in line with the council highways policy.

Amenity

There is more than enough Amenity for There are no Neighbour overlooking problems with the property design to adjacent properties . is not compromised in any way.

Access and Inclusive Design

Level Access is provided to the existing property to current standards and meets all requirements as do corridor , entrance door widths and Cloak ground floor facilities and there is a level Ramp access to the main entrance door to the rear of the apartment .

However the Propoerty will be built-in line with disability requirements regarding width and visibility etc.

Summary

The scheme over all has been designed to a very high standard and is in keeping with the finishes and design of the adjacent property, has been designed with high levels of insulation thus reducing the CO₂ footprint of the build and reduce long term running cost.

The properties by virtue of matching existing Design will be in keeping with such

With other Modernised Properties on Hillingdon Road