

DESIGN AND ACCESS STATEMENT



PROPOSED RESIDENTIAL DEVELOPMENT ON LAND TO THE REAR OF EARL STREET, PRESTWICH. M25 1GQ

Job No. 14,347

CLIENT: MR MEHDI YAZDANPANAH
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DESIGN AND ACCESS STATEMENT



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1.0 INTRODUCTION

1.1 FOREWORD

This statement has been prepared by Howard and Seddon Architects on behalf of Mr. Mehdi Yazdanpanah, to support a planning application for the proposed residential development of 3 No. dwellings and associated external works on land to the rear of Earl Street, Prestwich. M25 1GQ.

The proposal includes the re-development of the existing former nursery building on site to create three new dwellings. The proposals include the provision for car parking and private amenity space.

This Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLG guidance on information requirement and validation. The document follows the structure of the CABE guidance “Design and Access Statements — How to write, read and use them” in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socioeconomic constraints and opportunities that the development site presents.

The Statement considers the site, its surroundings and summarises the planning policies, which are material to the proposal, together with other guidance and evidence, which have been taken into account. The analysis addresses all material considerations, which we consider to be relevant to the application

1.1 In addition to this report, the application is supported by plans and elevations prepared by Howard and Seddon Architects.

14,374/OS – Location Plan

14,374/39I – Front Elevation

14,374/40I – Rear Elevation

14,374/41I – Side Elevation A

14,347/42I – Side Elevation B

14,374/100B – Proposed Site Plan

14,374/101B– Proposed Basement Floor Plan

14,374/102B – Proposed Ground Floor Plan

14,374/103A – Proposed First Floor Plan



Above is an image showing the approximate location of the application site, highlighted with a red outline.





Above is an image showing the approximate location of the application site.



INTRODUCTION

1.2 APPLICATION

The proposed development involves the renovation of the existing building on site, a former children's nursery, and the demolition of some of its parts. The existing building will be renovated, to create three townhouses.

The images on the side show the proposed front and rear elevations of the converted nursery building.

Car parking, bin storage and private amenity space for the residents is provided within the application site to comply with national and local planning policies.

The proposed development has been carefully considered to present a long term and sustainable opportunity for the application site and its setting.



Front elevation as proposed



Rear elevation as proposed

2.0 CONTEXT

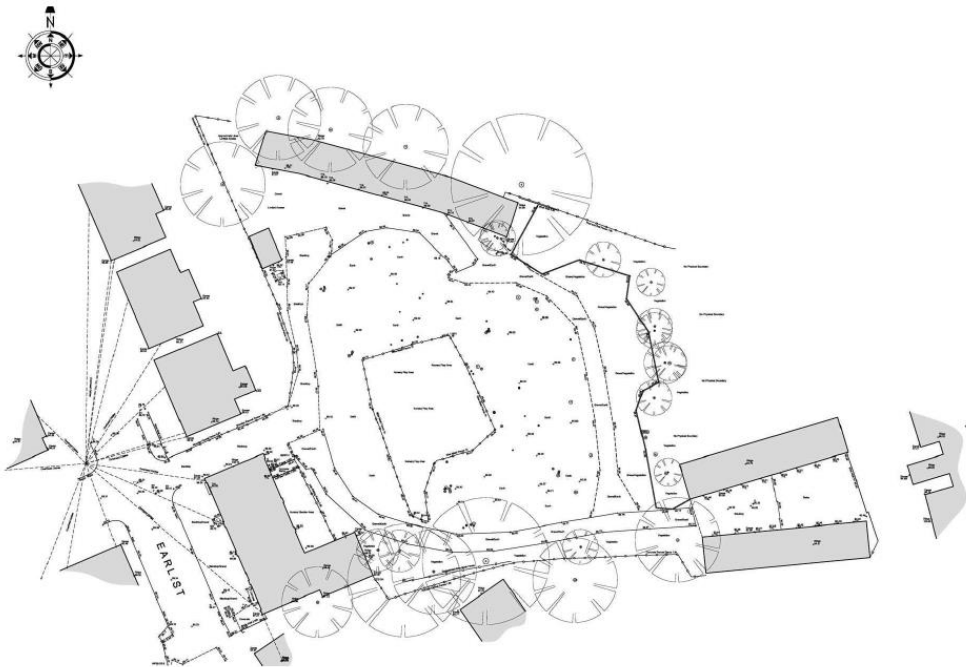
2.1 SITE LOCATION & DESCRIPTION

The application site is situated to the east of Earl Street and is approximately 1.5 miles to the north east of Prestwich. The application site is predominantly covered by scrub vegetation with the former nursery play area located in the middle of the site. Garage clusters, partially demolished, are located towards the north boundary and a two storey brick built building, previously used as a children's nursery is located along the southwest boundary of the site fronting Earl Street. The metro link line runs along the north boundary of the site with residential dwellings adjacent to the western and southern boundaries of the application site.

CONTEXT

An existing access road located to the west of the site adjacent to the former children's nursery connects the application site with Earl Street. The access road enters the site from Earl Street and then heads north before coming to a dead end. A gravel track heads east to an area of hard standing and garages. The area on the rear of the application site is a tree restocking area.

The application site is located in a predominantly residential area. Prestwich is located less than 1.0m to the southwest of the application site, with Heaton Park a short walk to the east. Further, afield, Manchester city centre is located less than 5.0miles south of the application site.



Above is an image showing the existing site plan (left) & the proposed site plan (right).



3.0 DESIGN CONSIDERATION

3.1 DESIGN OBJECTIVE

The design vision responds to current conditions and future housing needs, with the overall aim of providing a high quality environment for people to live. There are a number of key design objectives, which inform the schemes design:

- To retain & enhance views adjacent to the site.
- To deliver a high quality “place” which is sustainable, safe and attractive;
- To deliver a family dwellings in a sustainable location.

3.2 USE

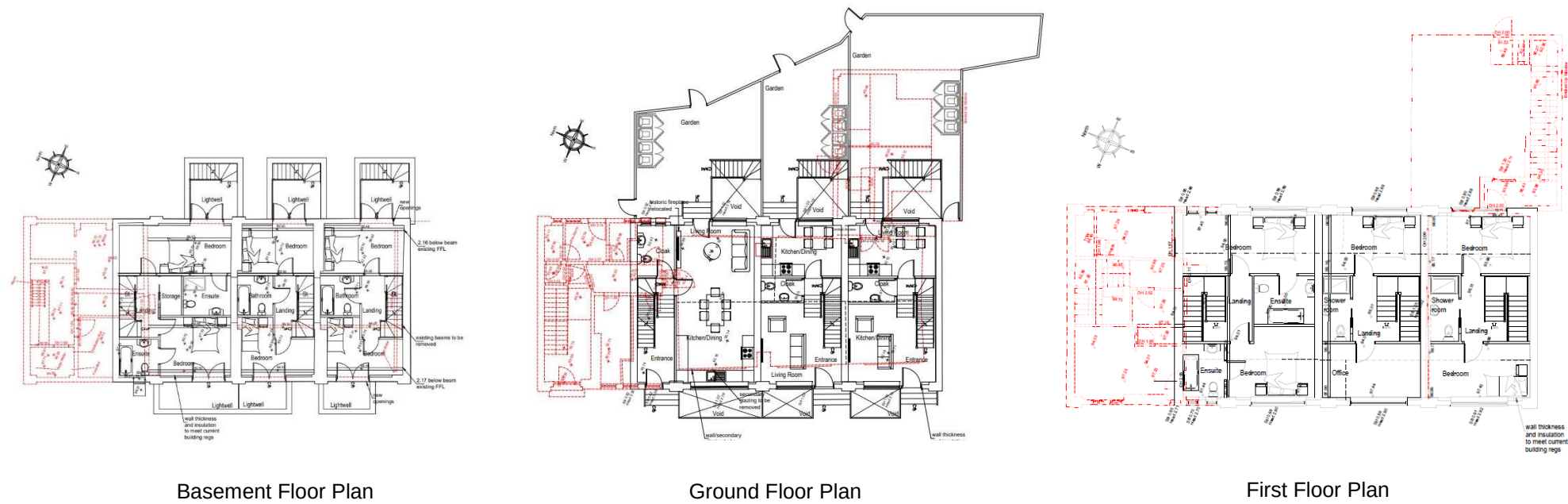
The proposed development will convert the existing former children’s nursery buildings fronting Earl Street to create three dwellings, making good use of an existing but now disused building.

Car parking is provided within the development and private amenity space is provided for the residents to comply with national and local planning policies.

The area on the rear of the application site is mostly a tree restocking area, and therefore, 2no. car parks have been provided next to the existing building, while 4no. car parking on the north of the application site, on the existing hard-standing area. The partially demolished existing units on the north of the site, are proposed to be demolished and bollards are proposed along the same boundary, as shown in the site plan, as vehicle incursion measure for the Metrolink line.

DESIGN CONSIDERATION

3.3 AMOUNT & SCALE



DESIGN CONSIDERATION

3.4 LAYOUT

The proposed layout has largely been dictated by existing building, therefore the design respects the existing surrounding buildings. The proposed layout and design would ensure the development would integrate into the layout of the adjacent buildings and the local community perfectly. Distances to principal windows have been designed to comply with local planning policies and guidelines as illustrated in the image on the next page.

The proposed conversion of the former nursery building incorporates plans to create a basement level to provide two bedrooms and a bathroom for each dwelling. Lightwells are proposed to provide natural light and ventilation to the bedrooms at the basement level. Kitchen/dining area, living room and cloakroom are provided on the ground floor. On the first floor, one dwelling provides two bedrooms, with two en-suite and storage; the dwelling in the middle provide one bedroom, one office room and a shower room; the last dwelling provide two bedrooms and one shower room. The three dwellings have access to the rear garden to provide amenity space.



DESIGN CONSIDERATION

3.5 ACCESS COMPONENT

The application site is well accessed from the road. Major transport routes can be accessed quickly from Earl Street. The A56 is less than 1.0 mile to the south west of the application site and the M60 / M62 is located approximately 1.0 mile to the north of the application site providing good access to the national motorway network and surrounding towns, villages and local amenities.

The application site is well served by public transport, cycle and walking routes. Several bus stops are located within approximately 350.0m of the application site. The nearest bus stops are located to the south of the site on Whittaker Lane, providing services to Eccles and Prestwich Hospital. To the east of the site is a bus stop situated on the A56 providing bus routes north to Bury and south to Piccadilly Gardens in the centre of Manchester.

Heaton Park tram stop is approximately 350 yards to the east of the application site and provides regular trams to and from Bury, Manchester and the wider metro link network.

Bus and trams provide excellent public transport links to the national railway stations in and around Manchester city centre, from here trains can be caught to various national railway stations including, Liverpool, Birmingham, Leeds and London.

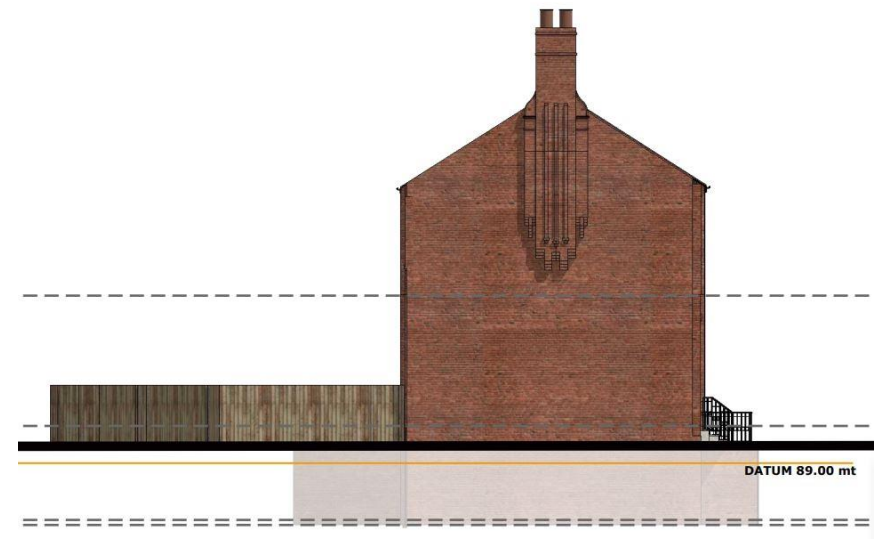
The proposed application will utilise the existing access point onto Earl Street. Access to the dwellings is provided on the front elevation, from Earl Street. A rear access, to the garden area, is also proposed for each dwelling.

The proposed development will provide 6 No. car parking spaces. Each new dwelling has allocated car parking spaces. 2No. car parking have been provided next to the existing building and 4no. car parking have been provided on the north of the application site, avoiding the tree re-stocking area and utilising the existing hard standing.

DESIGN CONSIDERATION

3.6 APPEARANCE AND MATERIALS

The proposal will largely retain the appearance of the existing building. The north portion of the building, as indicated on the plan, will be demolished, together with the single-storey garage on the south/rear elevation. The existing chimney in the front elevation, lost in the demolition, is proposed to be replicated on the side elevation. The new openings on the front and rear elevations are proposed to match the existing ones and to meet the u values required. The railings are proposed to be metal in black colour and the garden fence in timber.



Side elevation as proposed



4.0 EXISTING PHOTOGRAPHS



4.1 EXISTING PHOTOGRAPHS



4.2 EXISTING PHOTOGRAPHS



5.0 CONCLUSION

This statement has been prepared by Howard and Seddon Architects on behalf of Mr. Mehdi Yazdanpanah, to support a planning application for the proposed residential development of 3 No. dwellings and associated external works on land to the rear of Earl Street, Prestwich. M25 1GQ.

The proposed development involves the renovation and demolition of some part of the existing buildings on site, a former a children's nursery. This existing building will be renovated to create 3no. dwellings. The proposed development will utilise the existing access into the site from Earl Street.

Car parking, bin storage and private amenity space for the residents is provided within the application site to comply with national and local planning policies.

The proposed development has been carefully considered to present a long term and sustainable opportunity for the application site and its setting.

The layout and accompanying information demonstrates that the proposed development can be accommodated within the site, in accordance with local and national planning policy achieving a high standard of design.

The proposed development will be constructed to modern standards providing good levels of insulation to reduce the amount of heat loss. The proposal has been designed to make the best use of the natural light available to aid heating and cooling of the proposals through insulated glazing and to provide natural light within the dwellings.

There would be no adverse consequences for the residential amenities of neighbouring dwellings, from either overshadowing or loss of privacy.

The proposed development is 'high quality', is architecturally charismatic, aesthetically pleasing and has been designed to meet the requirements of modern living as well as being sympathetic with the immediate area, and respect the appearance and significance of the existing building.

The application site is located in a sustainable location with very good public transport links close to the site.

It is considered that the proposed development will provide a bespoke residential development, making good use of a disused site in an established residential area, which will contribute towards the council's housing supply target. The development has been designed to respond to the scale and massing of the site context and the design of adjacent buildings to produce a well-designed residential development.

Overall, the proposal is shown to comply with local and national planning policy guidance and will provide a high quality residential development in a sustainable location; therefore, we believe that this development presents an overwhelming case to grant planning permission.

