

Design and Access Statement for Works at 11 Walter Street, Prestwich

The Design Team

McNulty Architects have been asked to prepare the design and resultant planning application for works at 11 Walter Street, Prestwich.

McNulty Architects are a multi award winning practice recognised for their design of contemporary homes and extensions within an historical context.

Background and Location

The site is currently a vacant site situated on a residential street made up of late Victorian terrace houses on Walter Street.

Design Principles

Amount

The development is for a set of two semi detached dwellings set out over ground, first and a second floor that is built into the eaves.

Layout

The ground floor allows for an open plan kitchen, dining area and living area. The first floor is restricted to accommodating two bedrooms, and a family bathroom. This is to allow for sufficient wardrobe and circulation space.

The third bedroom is situated on the second floor, together with an additional bathroom.

Scale

The buildings are designed to align with the adjacent building lines along Walter Street. The ridge and eaves line align with the adjacent houses. A streetscene drawing is submitted as part of this application for reference.

The front elevation is designed to align with the other houses on the street so the streetscene is maintained.

Landscaping

The gardens are a mixture of lawn, terrace and soft planting in order to maximise the areas of greenery.

The boundary treatment is to be a slated timber fence to separate the dwellings and side elevation. A small brick boundary wall is to be erected to the front boundary to match the other properties on the street.

Lockable timber gates are provided to each property.

Appearance

The dwellings are designed to recognise the material treatment of the adjacent houses. Consequently, Cheshire brick is used for the facing brickwork, together with slate for the roof, and timber windows and front door.

Access and Parking

Street parking is widely available on Walter Street, with no off street parking available to the houses along Walter Street and the surrounding streets. An image is contained below to illustrate.

In order to maintain the streetscene and align the front elevation of the houses, the properties will not be afforded off street parking.

Tram links are available close by at Prestwich tram stop with buses available on Bury New Road.

Cycle storage is provided for two bicycles for each property.

Image to illustrate the existing street scene and parking arrangements

