

Design and Access Statement

For

1no Residential Bungalow

at

Land Between 13 & 14 Scholes Walk, Prestwich

On Behalf of

Mr F Moghimi



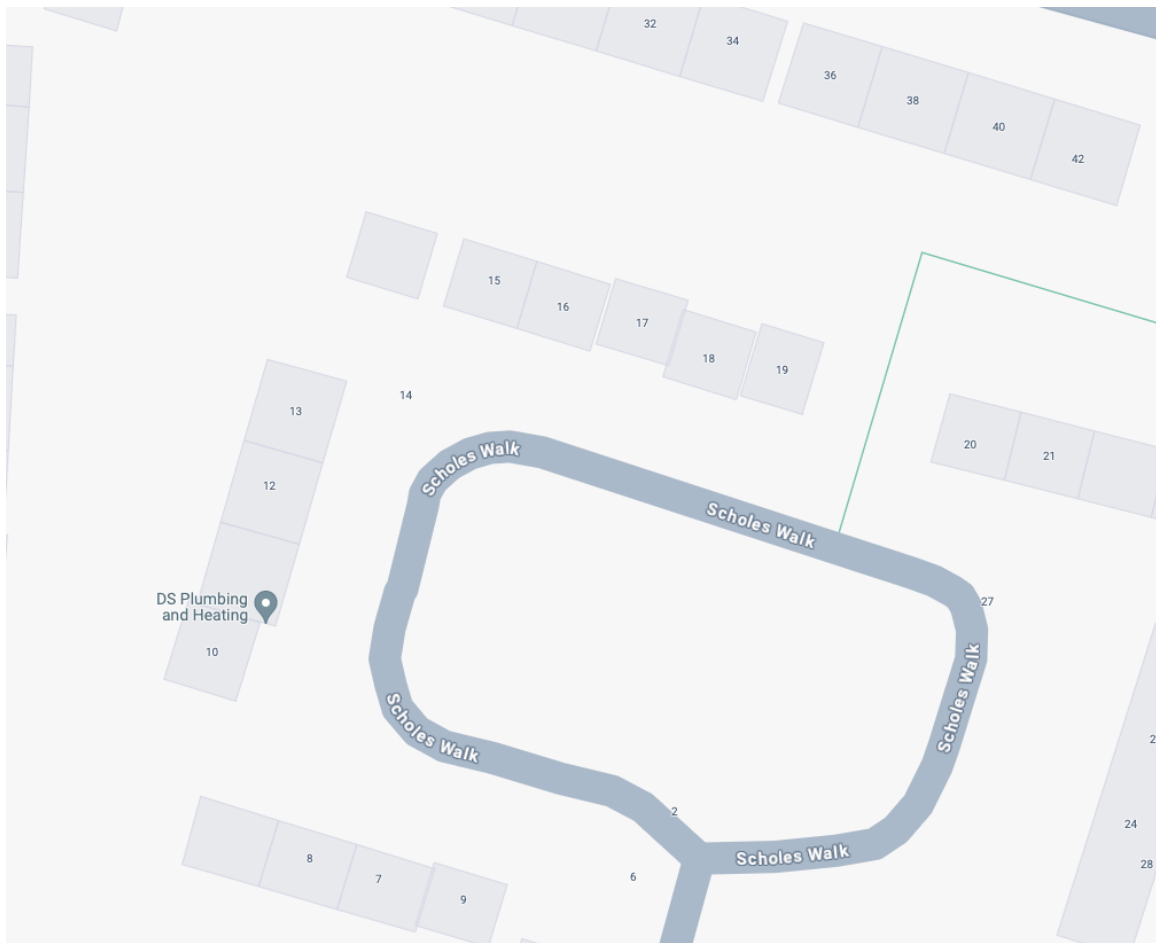
Application Site

The site is located between 2 existing dwellings at 13 and 14 Scholes Walk. The site is a former undeveloped Plot.

The site is nestled in a residential area, consisting of a two storey, brick terraced properties, located in a street frontage access with Scholes Walk which is a crescent.



Ariel photograph of site



Location Plan Extract NTS

Planning History

Upon checking Bury planning dept. history of the site, 5no applications have been made to apply for a number of dwellings. The most recent approved scheme was approved in Jan 2016 for 1no bungalow (planning ref: 59530).

Planning – Results for Application Search

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[Erection of 1 no. bungalow \(resubmission\)](#)

Land between 13 & 14 Scholes Walk, Prestwich, Manchester, M25 0AZ

Ref. No: 59530 | Received: Wed 02 Dec 2015 | Validated: Wed 02 Dec 2015 | Status: Decided

[Erection of 1 no. bungalow](#)

Land Between 13 & 14 Scholes Walk, Prestwich, Manchester, M25 0AZ

Ref. No: 59086 | Received: Tue 11 Aug 2015 | Validated: Fri 21 Aug 2015 | Status: Unknown

[RESIDENTIAL DEVELOPMENT - 2 SEMI-DETACHED DWELLINGS](#)

LAND BETWEEN 13 & 14 SCHOLES WALK PRESTWICH

Ref. No: 43791 | Received: Mon 13 Dec 2004 | Validated: Mon 13 Dec 2004 | Status: Decided

[OUTLINE - RESIDENTIAL DEVELOPMENT](#)

LAND ADJACENT 13 & 14 SCHOLES WALK PRESTWICH

Ref. No: 92/27435 | Received: Mon 29 Jun 1992 | Validated: Mon 29 Jun 1992 | Status: Decided

[OUTLINE NEW RESIDENTIAL - TWO DWELLINGS](#)

LAND ADJACENT 13 & 14 SCHOLES WALK PRESTWICH

Ref. No: 91/26211 | Received: Wed 10 Jul 1991 | Validated: Wed 10 Jul 1991 | Status: Unknown

Use

The proposed use of the plot converts the site area from a piece of overgrown land into the site for 1 No 3-bedroomed bungalow.

As a result, the visual aspect of the area will be up-graded and it will cease to be a place which is overgrown and unsightly. There are remnants of rubbish and fly tipping. The proposal will remove this issue with the site

The proposal will ensure the boundary between the site and No 13 Scholes Walk will be properly fenced and maintained. The site will be less likely to be used as an access point over the fences into the neighbours' gardens, affording more security for the neighbourhood.

Amount of Development

The proposal is for one additional dwelling onto Scholes Walk, which already contains around 36 dwellings. As the area is wholly residential, it will not change the nature of the neighbourhood.

Layout

The design and siting of the bungalow, together with its layout, has been located on the plot in to ensure that main windows do not overlook closely adjoining properties. Given that most of the existing and proposed fences are 2m in height and the property is a bungalow, one could say that adjoining properties are not overlooked.

In order to minimise any possible implications to the neighbours, construction will be carried out to the satisfaction of the local authority building control inspectors and will be sound tested to ensure sound leakage is reduced to a minimum.

Scale

The scale and extent of the development can be seen from the drawings. Important dimensions showing the distance of the dwelling from neighbouring window elevations are clearly shown.

Landscaping

The landscaping will be typically domestic with flagged paving to path and patio areas, lawns and flower beds to the final owner/occupier's choice.

Appearance

The single dwelling has been designed of traditional materials and should not look out of place in the neighbourhood. Choice of main external materials will be to the approval of the local authority and are shown on the proposals.

Access

Access to the site is up an existing (presumably adopted) footpath which already serves Nos 13 and 14 Scholes Walk, to ambulant disabled standards.

Within the site there will be no steps, with the paving being laid to reasonable falls. There is no vehicular access to the site. The scheme requires an additional parking space to be created on the adjacent green where several spaces have already been created to serve the existing houses. We presume that this will be carried out by the Local Authority at the developer's expense, and will be conditioned accordingly

Traffic

Given the previous approval, it is anticipated that this 'resubmission' will not create an issues regarding access and highways

However, as you will note, the property is located with public transport easily accessible, together with internal bike storage, thus reducing the need for private cars.

Places For Everyone

Policy JP-S2: Carbon and Energy

Please refer to separate energy statement

The proposed development will comply and achieve compliance with Building Regulations Part L 2022

Policy JP-H3: Type, Size and Design of New Housing

As part of the development and to comply with building regulations 2022, the dwelling will be built to the accessible and adaptable standard in Part M4(2) of Building Regulations

The building currently measures 107sqM. The development is designed for 3bed 5 person.

The national space standards request a minimum of 86 sqM for a single storey 5 person development.

The proposal exceeds the min standard by 21sqM

Policy JP-H4: Density of New Housing

Number of Dwellings per Hectare = Number of Dwellings / Site Area

1/0.04 - 25 dwelling per hectare

Policy JP-C2: Digital Connectivity

Upon checking suppliers, the development does not allow has full fibre to premises connections, at this stage. However, ducting and installation to the local wired network will be installed to future proof for gigabit installation

Conclusion

It is clear that the site suits residential due to its location

The design is respectful to the surrounds properties

The proposal will enhance security to the area and site

The building exceeds national space standards

The building will achieve and exceed current building regulations standards

