

Design and Access Statement



To accompany the application for:
Two new dwellings on the land adjacent to
Flashfields
Prestwich
M25 9XW

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Introduction

This Design and Access has been prepared for our client and supports the application for the proposed dwellings on the site adjacent to Flashfields.

The current situation is that the site has been vacant for a number of years, and has been used for fly tipping, dog walking and a general wasteland. The site has been subject to three previous applications for two houses. These were in the same location on the site as this application. In this current application both houses are of the same size as the houses in the 2015 granted application. The previous applications were in 1988 (application number 88/21547), 2015 (application reference 58622) and the most recent application in 2023 (application number 69381). This is a resubmission of the previous application which has the Ref No. 69381. This resubmission now has smaller houses and takes into account the sewer that runs through the north edge of the site.

To summarise we are proposing to:

- Build two family homes on a site that has been previously granted approval for two family homes.
- Have 2 off road parking bays per house
- General landscaping



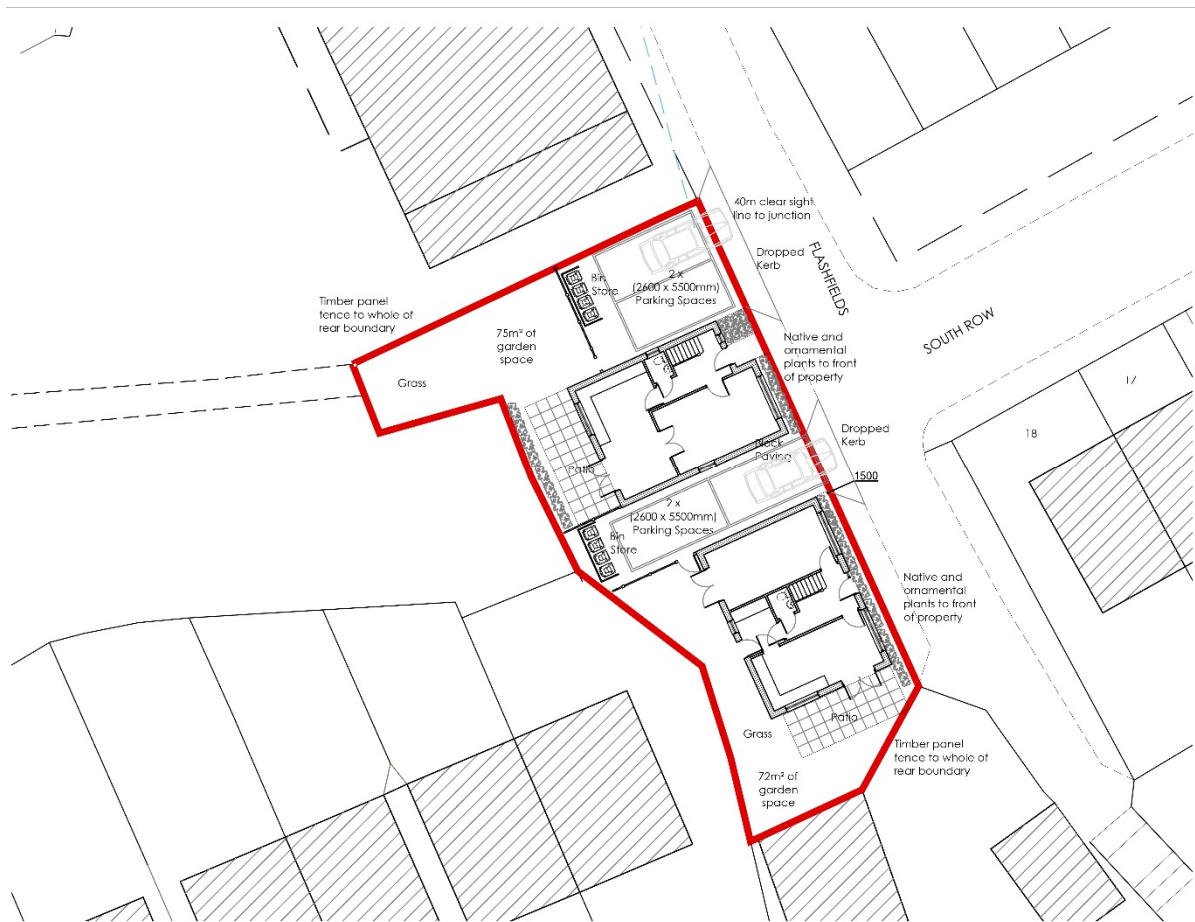
Design and Access Statement

2a. Design Amount

There are currently residential buildings on all sides of the proposed site and a convenience store to the north. The size, mass and proportions have been carefully considered to compliment the street scene and neighbouring properties. The footprint is both in line with neighbouring properties and of a similar size to be classed as appropriate for its location.



Current site plan



Proposed site plan

Where new build properties infill vacant plots along the street scene, a different approach has been used with regards to the style and materials.

The houses on the opposite side of the road, are typically 1930's council stock houses, and comprise of red brick. The proposed site which is adjacent to Flashfields is in a low elevation compared to surrounding areas. South Row slopes up as it moves away from Flashfields. The new houses along Rainsough Brow are comprised of three stories in a modern orange brick, that again slopes up as it moves away from Flashfields. The houses to the south and south-west of the site are in an elevated position, accessed from Halliwell Road and are typically 1960's in style, with some being of buff brick and others having rendered elevations.

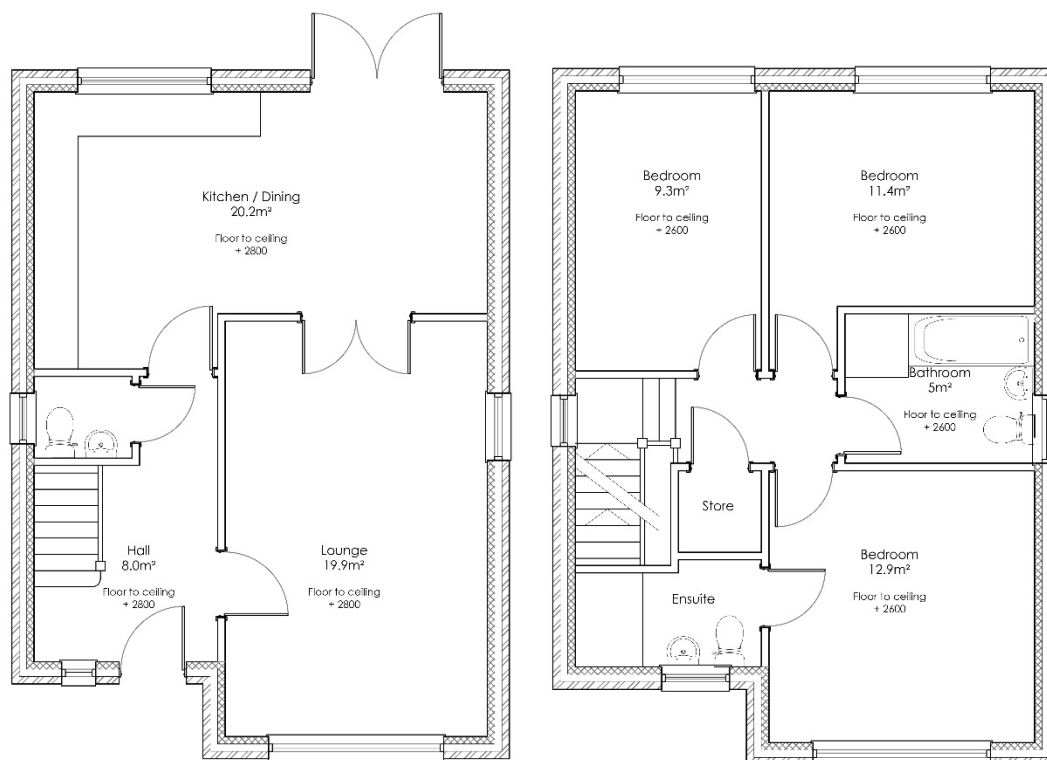
Layout

The houses have been carefully considered and revised several times in line with site analysis and discussions with the future owner. Both houses follow the proportions and designs of the earlier application. The houses have been designed to take into account a number of design principles, which includes:

- Appearance, scale and proportions to site and neighbouring properties
- Privacy, both the occupiers and their neighbours
- Space
- Views along Flashfields
- Security
- Access

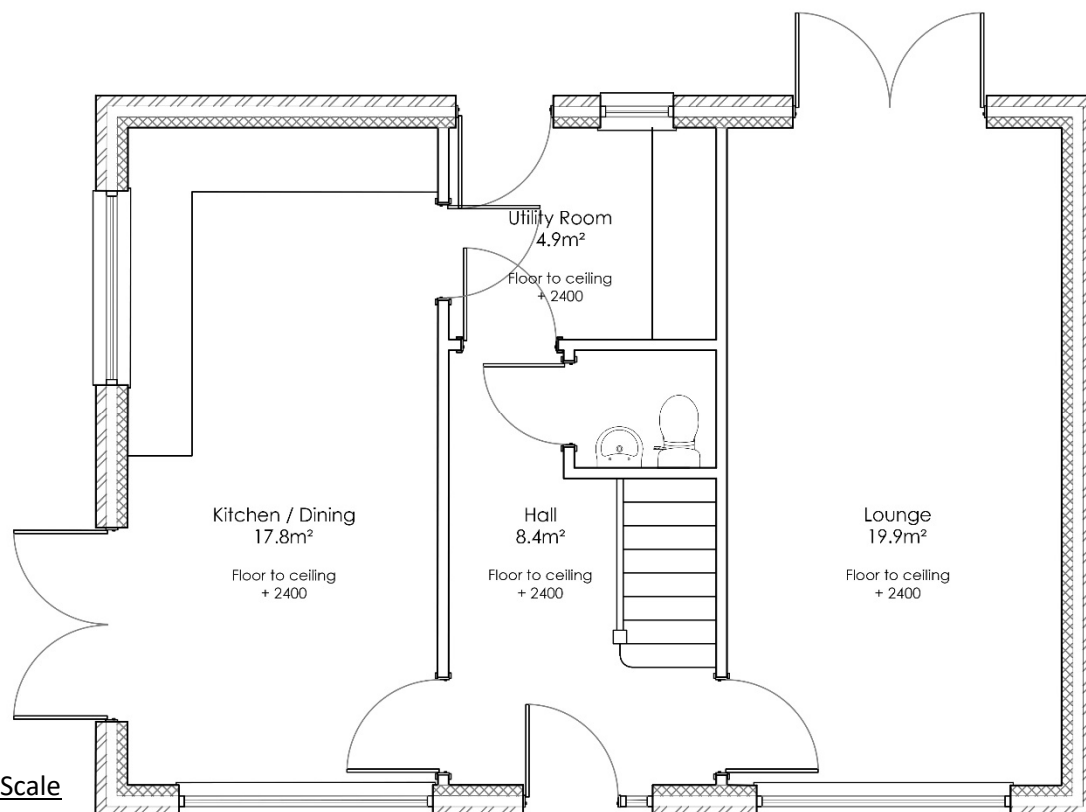
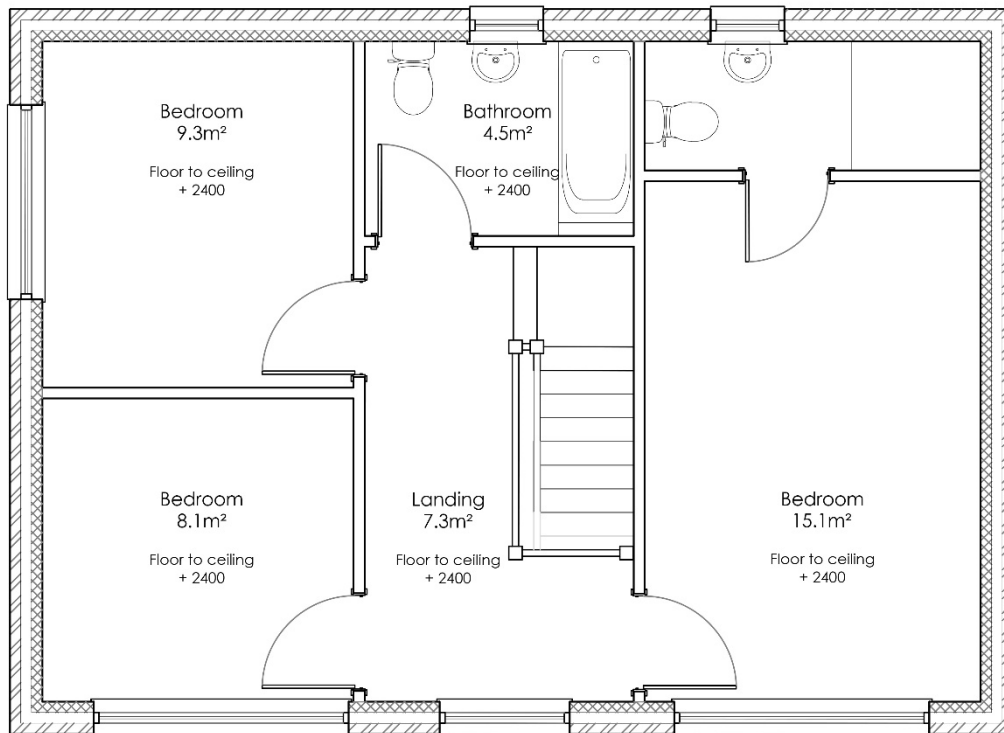
House Type 1

House Type 1 benefits from a large entrance hall on the ground floor, with a WC to the north with the kitchen-diner beyond. To the right of the entrance is a large lounge. On the first floor there is a large master bedroom to the left of the stairs, a family bathroom to the east and two further bedrooms to the north.



House Type 2

House Type 2 benefits from a large entrance hall, with a ground floor toilet to the north, followed by a Utility room beyond. To the right is a large family lounge, and to the left is a large kitchen-diner. On the first floor there are two bedrooms to the left, with a larger bedroom with ensuite to the right. There is a large family bathroom just at the top of the stairs.



Scale

The overall scale of the new houses will be totally in keeping with the surrounding properties. The roofline is of similar height to adjacent properties. The majority of neighbouring houses are two storey but set in an elevated position, meaning that the proposed houses will compliment the existing houses. There are also three storey townhouses in close proximity to the site.

Landscaping

Block paviour surfacing will be providing two car parking spaces (5750mm x 2750mm) adjacent to each house, with a small path. Each house will have two car parking spaces and room for refuse storage to the rear of the parking spaces. The rear of the houses will be landscaped as gardens.

Appearance

The houses will be faced in brickwork and house type 1 will be part rendered. The doors and windows will be PVC double glazed. Soffits, gutters and rainwater pipes will be PVC. See drawings 2242_72_05 – Flashfields – Proposed Elevations – HT1 and 2242_72_09 – Flashfields – Proposed Elevations – HT2 for full description and design.

Access

The properties will be in an established residential area and is accessed by pedestrians, cycles and vehicular traffic from Rainsough Brow which offers good access to Manchester and Bury. The motorway is close by and there is also public transport links to all the borough.

The development complies with “Planning policy guidance note 13-Transportation” and is accessible by range of transport facilities. The front doorway will have a level arrangement and offer layout to maximize the available space whilst providing inclusive access.

Conclusion

In conclusion it is considered that the proposal will make good use of a currently unused site to provide modern high density housing which will offer desirable living accommodation. The finished building will not overlook neighbouring properties and will not detract from the level of amenity enjoyed by the neighbours. The development complies with regional and national planning policies, and the changes will be of benefit to the neighbourhood.