Clear Architectural Services
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PROPOSED DWELLING AT LAND ADJACENT 3 LOWTHER CRESCENT, MIDDLETON, MANCHESTER M24 4ES.

DESIGN AND ACCESS STATEMENT NUMBER CM245DAS/PL01a

Introduction
The proposals for the site are to form two new building plots from an existing large building plot containing a single dwelling in a residential area. The existing building will remain and retain an individual plot albeit smaller but of a good size, especially when compared to new larger scale housing developments. The new dwelling will share the land to the side that is considered large enough for two new dwellings.

The proposals will develop a neglected garden area that conveniently already has a dropped kerb access from the highway.

An outline planning application is being submitted to allow further detailed consideration of the scheme.

Note that both the developer and the designer are willing to alter the scheme following comments received from the Local Planning Authority and attend Planning Committee if required to discuss the proposals with the Planning Committee and representatives from the surrounding properties prior to a decision being made. The Developer is also willing to make minor amendments to the design and location if necessary to obtain approval. The Developer and Designer fully expect that they will be consulted and given the opportunity to make changes during the consultation process if this will assist with achieving approval.

The Site
The site is an existing residential site containing a semi-detached property on a large, mainly level site putting both the existing and proposed properties at similar floor levels to the surrounding properties and maintaining an acceptable street scene that isn't overbearing to the neighbouring properties. Care has been taken to ensure that the proposed property footprint and overall height are compact and set at distances that comply with the recommendations in the SPD guidelines for new residential developments. It is not proposed to alter the boundary other than that required in order to divide the plots of land. The existing site access will be shared.

Planning guidelines are being adhered to regarding the distances between buildings and windows serving habitable rooms.

Site Access
The site is accessed via Lowther Crescent, Fairfield Road and Wood Street that is a main thoroughfare through this residential area of Middleton town creating good access to the many well established business and recreational areas nearby. There are quick links to the main roads and motorway networks and easy access to the town centre. The centre is approximately 20 minutes' walk away and there is public transport access within a 5 minute walk.

Care will be taken during the construction stage in respect of use of the existing roads so as not to disrupt any current amenity.

Site History
The site is now domestic and is surrounded by mixed housing of varying ages but predominantly housing typical of relatively modern eras. The construction materials of the surrounding properties vary between stone, brick, render and a mixture of the three. All surrounding properties are of a traditional construction with pitched roofs. The roof covering materials vary between slate, stone and concrete tiles. The main intention is to retain the character of the existing adjacent developments i.e. mainly red brick walls and concrete roof tile finish.

Social Context
The proposals will regenerate a site that requires some attention whilst providing additional domestic accommodation in what is considered to be a sought after area.

Economical Impact
The proposed development would have a positive economical impact upon the neighbourhood. The construction programme will last for approximately 26 weeks and will help keep local labour in employment. The proposals will increase the value of the site for the owners and regenerate an area of the nighbourhood.

Involvement of Community Members
There has not yet been any involvement with the community or public but we feel the community would be pleased to see the renovation of the site. The owner would be willing to review the proposals with the current neighbouring occupiers and will consider feedback.

Evaluation
The proposed development site lies within established housing areas.

Scheme Design
The proposals consist of the following:

- Construction of new domestic properties.
- Hard and soft landscaping of site.
- Creation of off road car parking.
- Reforming boundary treatment as required.

Crime Prevention Measures
The scheme will meet the requirements of Secure-by-Design wherever possible, particularly to the boundary and main entrance points. It is the intention to minimize the potential for any criminal / antisocial opportunity.

Landscaping
We would welcome any comments Planning Services have in respect of this item during the decision making process. We would also request that, if required, this is set as a condition of any Planning Approval so as not to affect our programme.

Land Contamination
It is not anticipated that a land contamination report is required for a scheme of this nature. However, we would request that, if required, this is set as a condition of any Planning Approval so as not to affect our programme. We would welcome any comments Planning Services have in respect of this item during the decision making process.

Flood Risk Assessment
It is not anticipated that a flood risk assessment is required for a scheme of this nature. However, we would request that, if required, this is set as a condition of any Planning Approval so as not to affect our programme. We would welcome any comments Planning Services have in respect of this item during the decision making process. Initial research of the Oldham UDP suggests that the land is not at risk from flooding.

Drainage
The foul and surface water wastes will be connected to the existing mains drains and sewers which will be cleaned, serviced, repaired, maintained and replaced as necessary in order to ensure that they are fully operational to the satisfaction of the Local Authority Building Control Officer.

Environmental
The design will surpass current Building Regulation guidelines and environmental surveys will be carried out if requested by the Local Authority and other national governing bodies.

AERIAL VIEW

