

DESIGN ACCESS AND PLANNING STATEMENT

BY AFR ARCHITECTS

71 Kenyon Lane, Middleton, Manchester, M24 2QS

PLANNING APPLICATION

This application seeks Full Planning Approval to propose 2 new build houses each having three bed along with all the allied living areas and amenities, 1 car park for each house with electric charging points and waste bin areas.



Site Boundary

INTRODUCTION

This report has been produced by AFR STUDIO LTD on behalf of our client Mr. Bilal Ashraf, as supporting document for a Full Planning Application for the development of 2 new build house as semi detached houses at 71 Kenyon Lane ,Middleton, Manchester, M24 2QS. At present the site is in the shape of plot and 2 new double storey houses will be constructed on two floors.

CONTEXT

Site location:

The site is located at 71 KENYON LANE Middleton, Manchester M24 2QS . Kenyon Lane in Middleton is in the North West region of England. It is located 5.45 miles north east from Manchester and 31 miles from Leeds.



SCALE 1:1250

0 25 50 100 200



CONTEXT

Site surroundings:

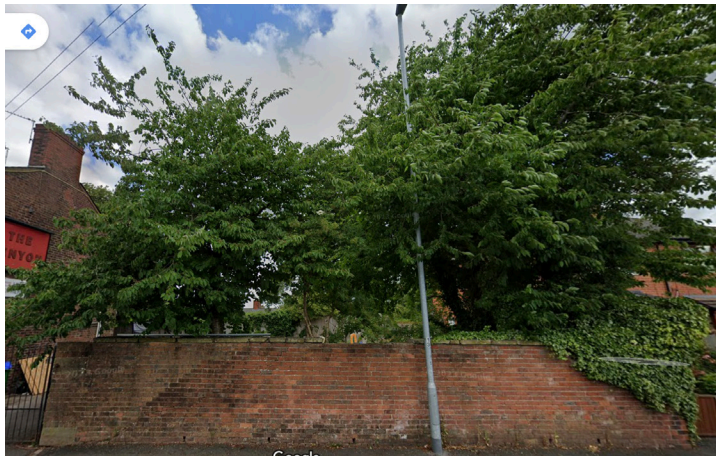
The site is surrounded by mixed activities including: Residential and commercial, educational and retail units. Middleton Technology school is located opposite to the site. The residential units include semi detached housing on one side and commercial shops and a pub on the other. The attached photographs show the context around the site.



SITE - EXISTING



Aerial view of site



Street view of site

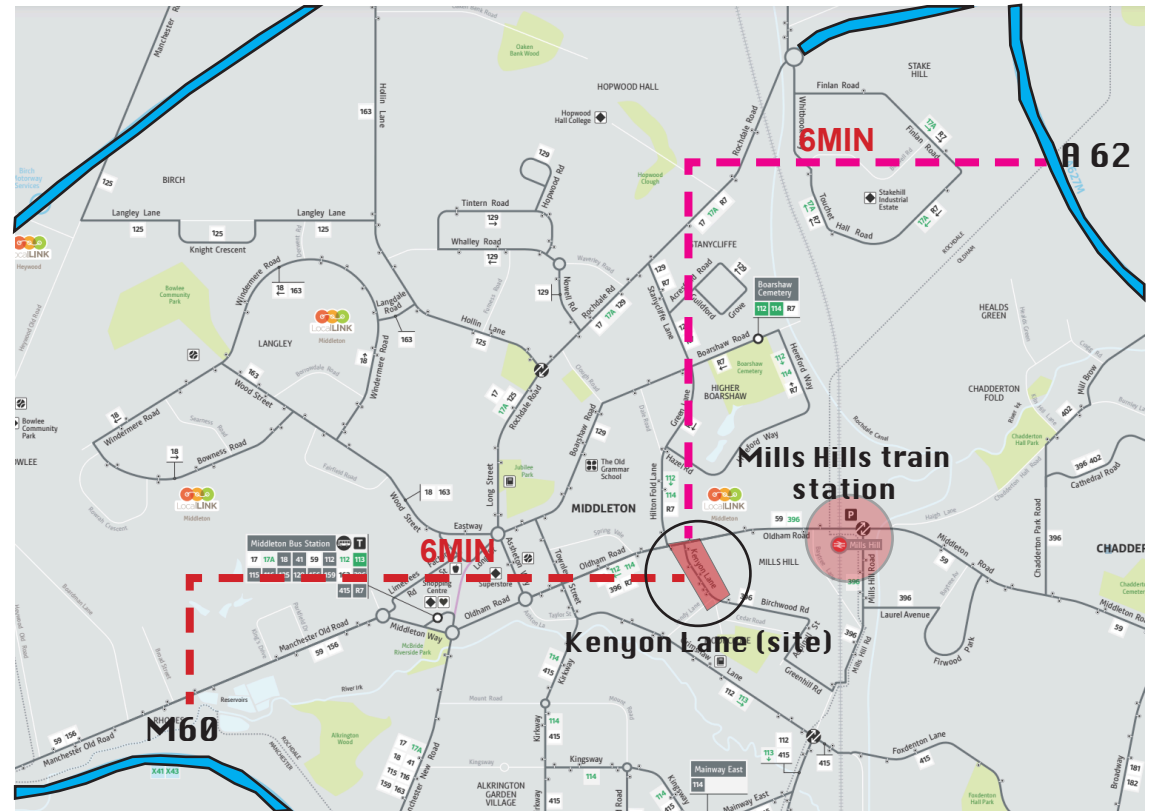
SITE MOVEMENT AND CONNECTIONS

Located on Kenyon Lane there is good access to public transport links with bus routes.

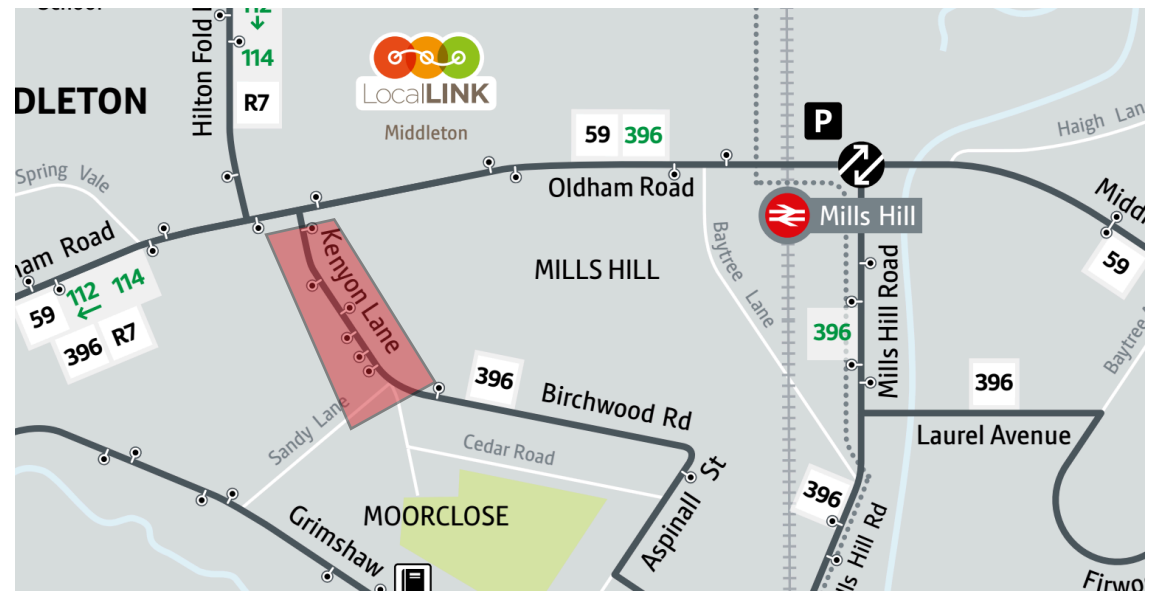
Mills Hill railway station is an 8 min drive from Kenyon Lane. The station is $5\frac{3}{4}$ miles (9 km) north of Manchester Victoria on the Caldervale Line. Mills Hill lies on Middleton's common boundary with Chadderton, and thus serves both communities.

The M60 ring road is a short drive providing links to the M6 providing access to the North and South of the country.

The site is connected to A62 as well. The A62 road in Northern England runs between the cities of Leeds in West Yorkshire and Manchester in Greater Manchester covering a distance of 38.5 miles (62.0 km). It passes through Heckmondwike, Huddersfield, Failsworth and Oldham.



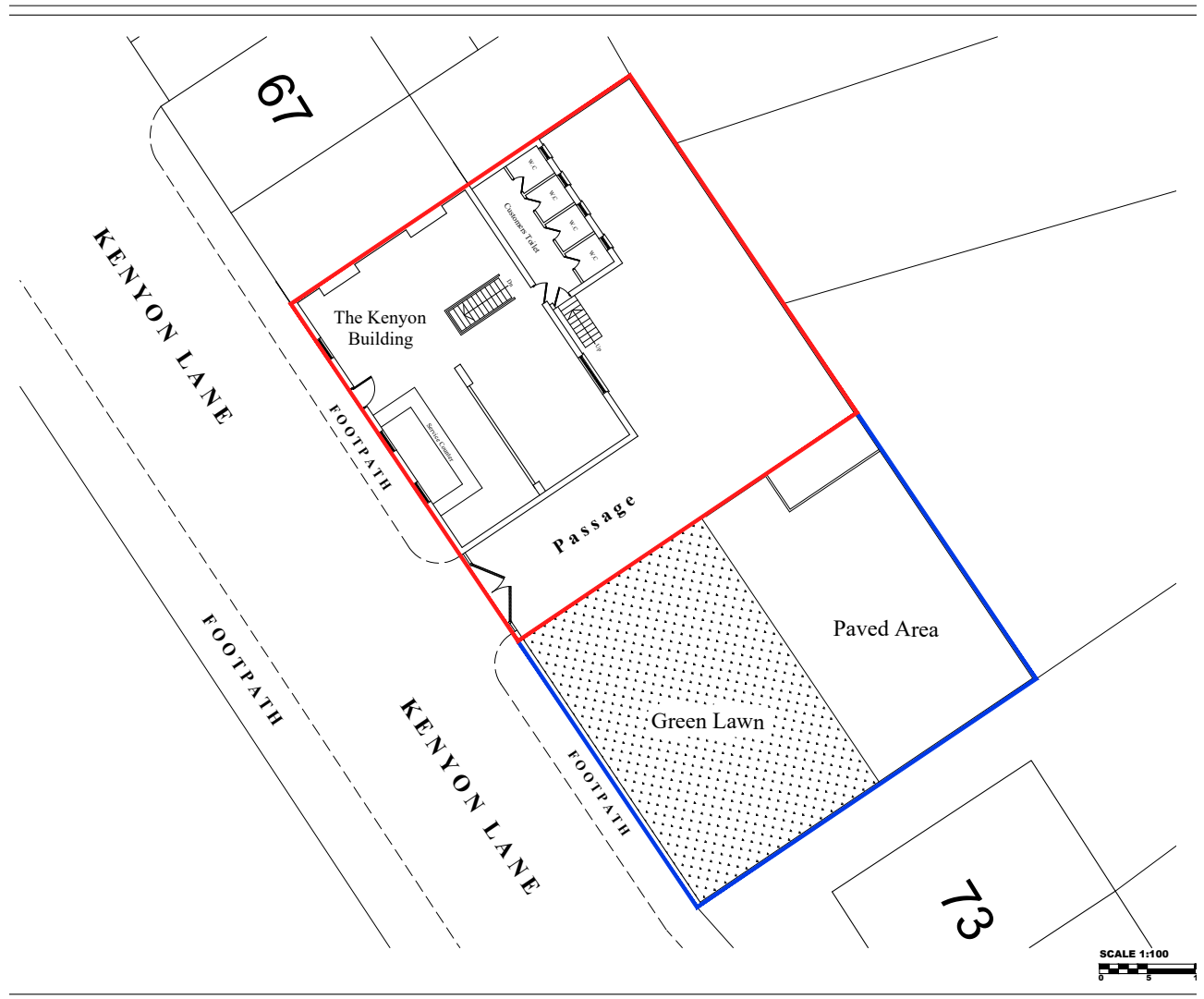
Wider links surrounding the site



Bus Stations and local link transport surrounding the site

EXISTING

The land which is part of existing The Kenyon building is not nationally or locally listed, nor is it located within a conservation area. The property appears to date from the early 20th Century and is not considered to be of heritage merit. It is understood that the building has previously been used as a PUB and comprised a trading hall with allied facilities however this has closed down and the land now vacant and is now an eyesore. The principle of cleaning of the land and redevelopment of the site is therefore appropriate and will allow for efficient use of the site. There are no nearby sensitive designated heritage assets which could be impacted by the proposed scheme in terms of setting.



PROPOSED PLANS

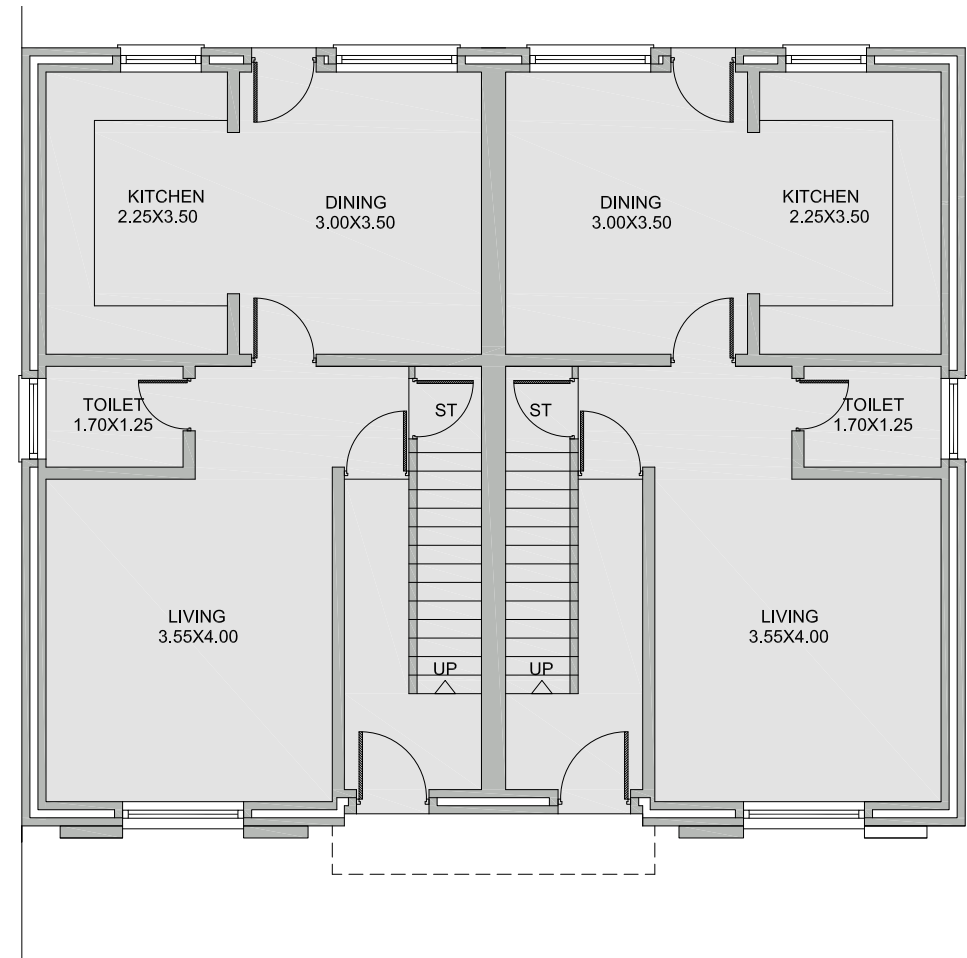
Middleton is a desirable area located to NORTH of Manchester. The development will provide an opportunity for couples and families to reside in a convenient location with all necessary facilities in close proximity.

PLANNING:

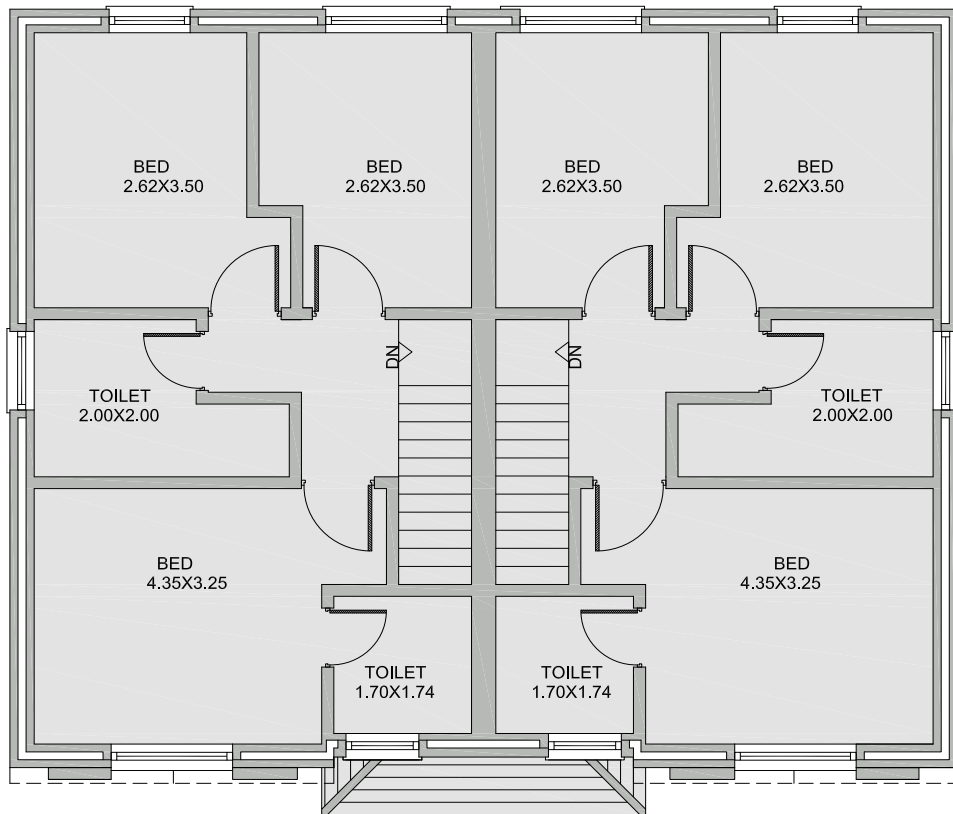
wDesign Concept (NEW BUILD) The proposed works seek to clear the site from all the rubbish, remove the shrubs and cut the unnecessary trees with the consent of the council, and construct a good quality and low energy utilising houses. The proposed new houses will be two storeys in height, inclined with the height of the adjacent houses. The scale of the buildings wholly appropriate for a District central location as this with other houses,

Providing residential building in sustainable locations such as this is increasingly being encouraged by national Government as it looks to meet an under supply of housing.

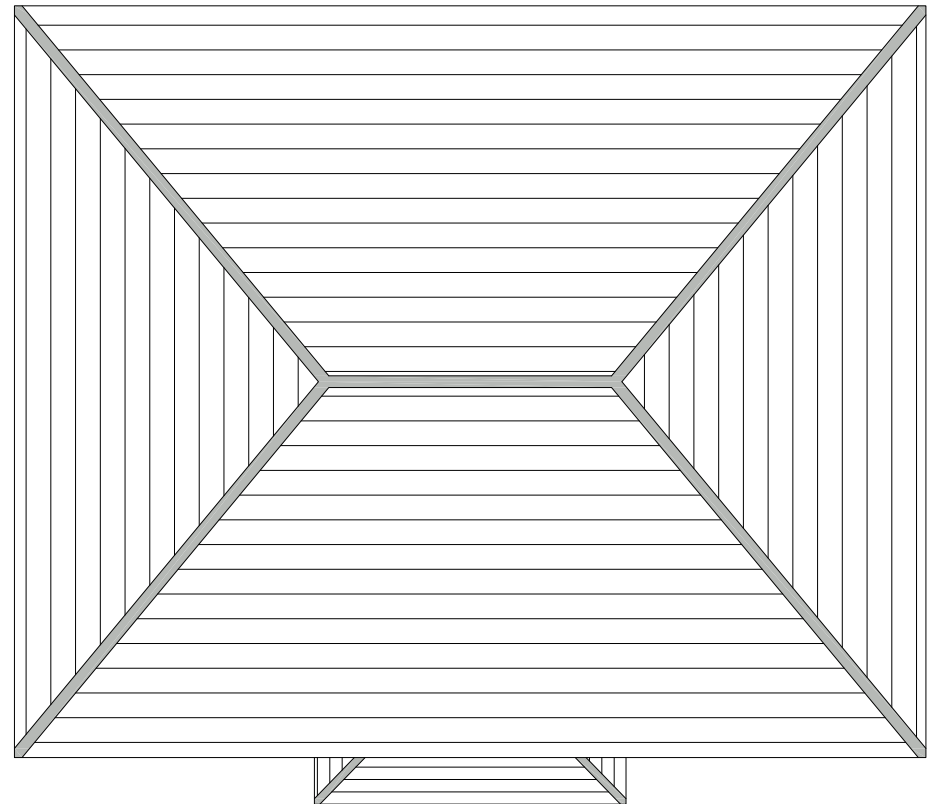
Each house will consist of a car park within the site, Stair hall, living room kitchen and dining with utility area on ground floor and three bedroom with toilets and ensuite. The proposed houses will be generously sized and comprise well-designed living accommodation to reflect modern occupier. Nationally Described Space Standards are met. The houses will benefit from good levels of natural light and outlook. They will comply with all relevant building regulations in terms of energy performance and efficiency.



GROUND FLOOR



GROUND FLOOR

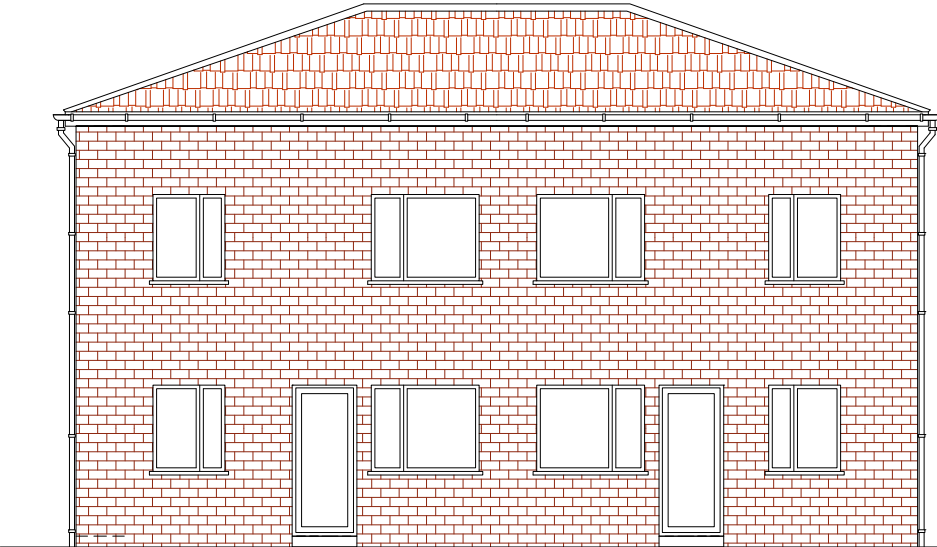


ROOF PLAN

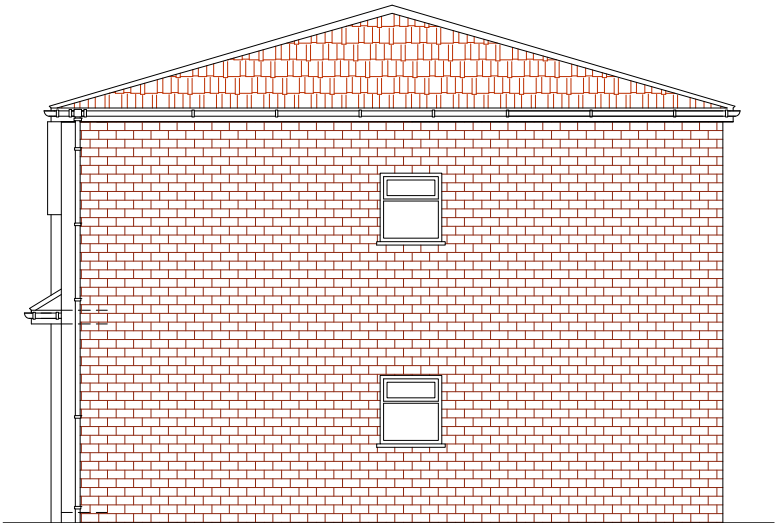
PROPOSED ELEVATIONS



FRONT ELEVATION

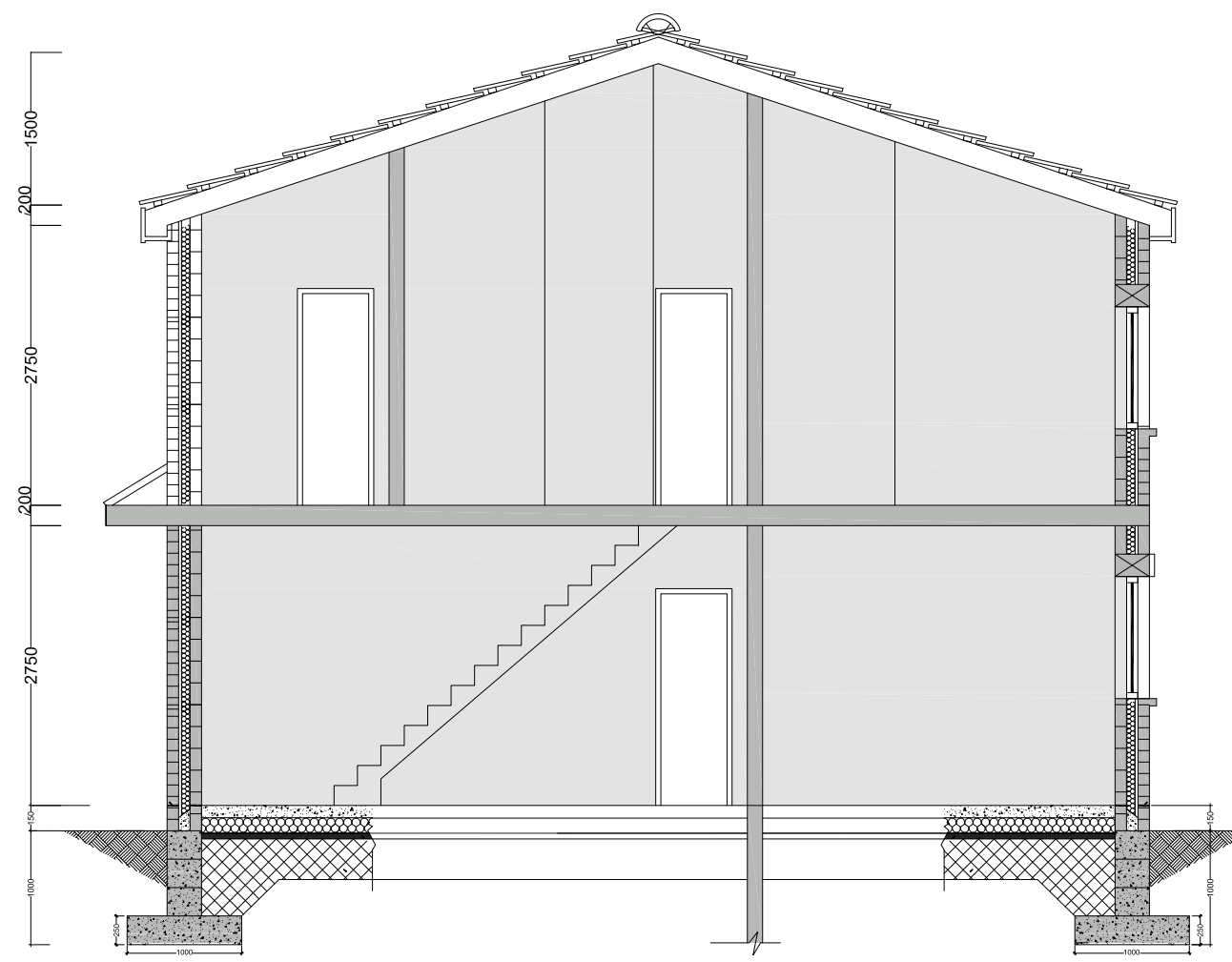


REAR ELEVATION



RIGHT SIDE ELEVATION

PROPOSED SECTION



SECTION

REFUSE

For each house 4 140 litre bins will be provided. they include general waste, paper waste, glass and plastic waste and garden waste. For disposal Council will be contacted and bin will be stored within the compound in a fenced area. The occupant will be responsible for collection and returning and cleaning of the bins.

SUMMARY

We believe that the application would be approved as the site is in a reasonable location which has all the local amenities and public links and adds to the existing row of semi detached housing. The design of the houses is keeping with its surroundings and will have no adverse effects on neighbouring buildings.