

Planning and Design & Access Statement

57 Leegate Road, Heaton Moor Stockport.

2023.12.22

Contents

- 1.0 Introduction
- 2.0 Site Location & Description
- 3.0 Planning & Development History
- 4.0 Design Statement

1.0 Introduction

This statement has been prepared on behalf of Mr. Charlie McGonagle to support a full planning submission for the demolition of existing dwelling, and replacement with a detached dwelling. The proposed development address is 57 Leegate Road, Heaton Moor. SK4 4AX. The Design and Access document demonstrates the design process and how the physical characteristics of the submitted scheme are a response to the physical and socioeconomic constraints and opportunities that the development site presents.

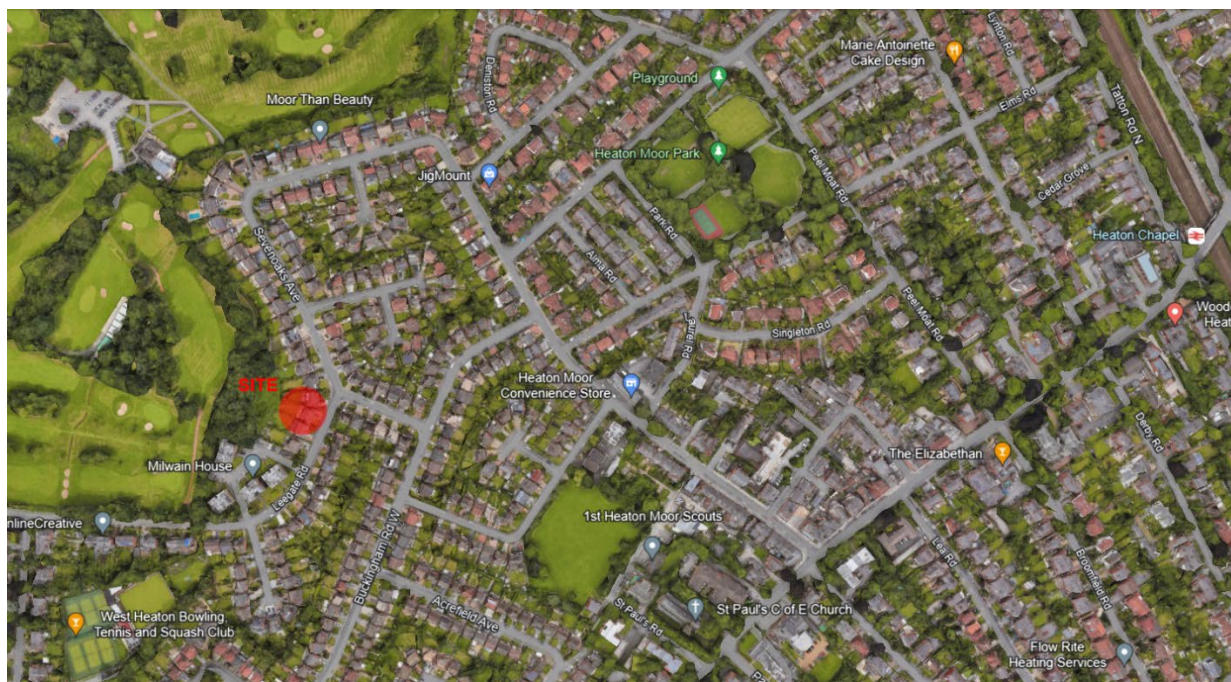
This Design and Access Statement describes the existing site context, planning context and design proposals, supported by the architectural drawing submission and accompanied by the following reports as part of a Full Plans Application:

- Heritage Statement
- Ecological Statement & Protected Species Survey
- Energy Statement
- Drainage Strategy
- Demolition Statement

2.0 Site Location & Description

The site and red line boundary is located in a well-established residential neighbourhood in Heaton Moor, approximately 500m from the centre of Heaton Moor. Stockport town Centre is 2.6m southeast of the site and accessible via the A6/Stockport Road. Heaton Chaple train station is circa. 0.7miles to the east with access to Stockport and Manchester Piccadilly Stations, with connections to the wider national rail network. Several bus stops are in a short walking distance from the application site. Manchester airport circa. 8 miles away. The proposed site is in a sustainable location, with good access to the city centre and surrounding areas on foot, by bicycle, car or utilising public transport.

The site is currently occupied by a single detached dwelling with a footprint of circa. 1220m² and within a development area of 0.52ha. Access via Leegate Road to the East and bounded to the West by Heaton Moor Golf Course, the site sits outside of the conservation area, however in between both the Mauldeth Road and Heaton Moor Conservation areas. There are no other listed buildings or other heritage assets on the site or neighbouring. The site is within Flood Zone 1 and therefore a Flood Risk Assessment is not be required.



Aerial Mapping View

3.0 Planning & Development History

The site was granted planning approval on the 5th January 2023 for ‘Part single, part two storey side and rear extension with shading canopy following demolition of the existing garage. New front porch. Roof extension. New dormer extension on the rear elevation roof.’ (DC/085614).

Works relating to the above approval have commenced on site, in which time it has become apparent that the existing ground bearing slab has subsided quite significantly. The subsidence in the existing slab has in turn resulted in the existing external walls sitting out of plumb, to the extent that they require rebuilding.

As a result, the approval for which this new application seeks is for demolition of the entire existing dwelling and erection of a new dwelling that matches the external elevations approved under the previous approval (DC/085614).



Proposed Elevations Granted under the previous approval (DC/085614).

4.0 Design Statement

Relevant Policy Guidance

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Take directly from Section 12 of the National Planning Policy Framework relating ‘achieving well design and beautiful places’ the policy seeks designs that:

- function well and add to the overall quality of the area
- are visually attractive as a result of good architecture
- are sympathetic to local character and history while not preventing or discouraging appropriate innovation or change.

The proposals being brought forward in this application seek to ensure they align with the Design of Residential Development SPD, with particular reference to Section 7 Design Considerations:

7.21 Any development must reinforce the positive aspects of the locality in accordance with policies DCD1.1 and CDH1.1:

7.27 Contemporary designs may be used, where appropriate, in historically/architecturally sensitive areas.

7.28 In areas with little or no character, the Council particularly welcomes innovative contemporary designs that create or improve the character of the site and surrounding area.

As noted earlier, the Mauldeth Road conservation area and Heaton Moor golf course sit to the west of the site. However, dense screening is provided by established trees at the rear of the property which forms a visual barrier between the houses and the golf course. The proposals would therefore have very little impact upon the conservation area. In addition, the trees are located outside the site boundary and within the conservation area and are therefore protected. Please refer to the accompanying Heritage Statement for further details.



View towards Heaton Moor Golf Course and the Mauldeth Road Conservation area

Relevant Planning Approvals

- 1.** DC/085537 | Conversion of the existing cellar. Roof extension involving raising of the ridge height, rear dormer with juliette balcony and 5no. front facing rooflights | 16 Sevenoaks Avenue Heaton Moor Stockport SK4 4AW

Approved Thu 25 Aug 2022

- 2.** DC/082707 | Single storey extension to front including porch, and single storey side extension to rear of garage. New pitched roof over front and side single storey elements with rooflights to side elevation | 20 Sevenoaks Avenue Heaton Moor Stockport SK4 4AW

Approved Tue 16 Nov 2021

- 3.** DC/086108 | Two storey side and rear extension with roof conversion of an existing detached house. | 50 Sevenoaks Avenue Heaton Moor Stockport SK4 4AU

Approved Wed 01 Mar 2023

- 4.** DC/074314 | Proposed alterations to existing roofs and new rear dormer | 7 Sevenoaks Avenue Heaton Moor Stockport SK4 4AP

Approved Fri 27 Sep 2019

Existing Dwelling Photographs



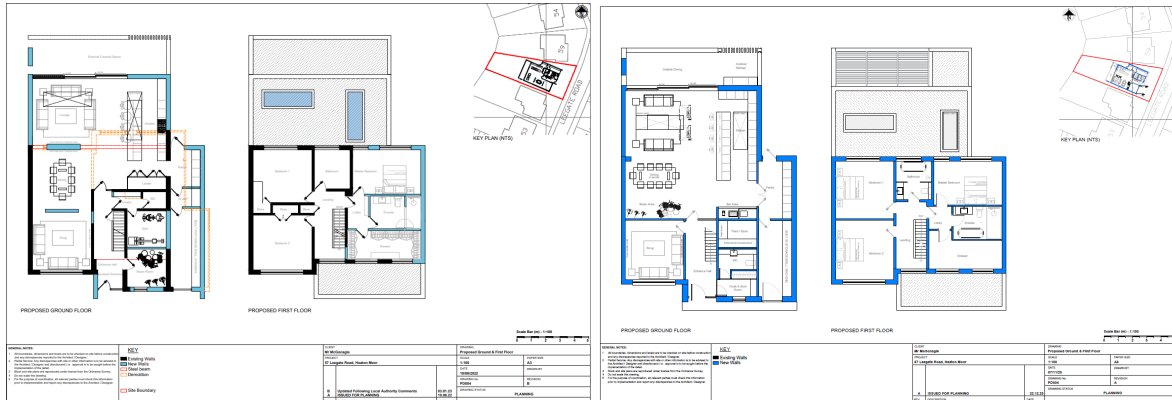
Existing Front Elevation to Leegate Road



Existing Rear Elevation to Heaton Moor Golf Course

Design Proposals

As previously noted, the submitted proposals will share the same plan and elevation proposals as the previous 5th January 2023 approval (DC/085614). The black walls indicated on the approved plans have been affected by the subsidence of the existing ground floor slab, which in turn affects the walls above. The most suitable solution is the demolition of these elements and the construction of a new dwelling.



Proposed Plans approved under householder application (DC/085614).

Submitted Plans

The proposed elevations will also match the previous approval in façade articulation and material application, with the addition of photovoltaics to the front elevation roof, that support the revised energy statement.



Proposed Elevations approved under householder application (DC/085614).

Submitted Elevations

The proposed new build would benefit from changes in Part L regulations, reducing carbon and ensuring energy efficiency over the entire lifespan of a building. This will be achieved in several ways, such as maximising airtightness, optimising insulation and

eliminating thermal bridging. Refer to the submitted energy statement for further details.

Access

The proposal maintains the existing access arrangements from Leegate Road with the existing driveway for parking remaining unaltered. The access into and around to the property is flat and provides no obstacle to level access to the building. The ground floor is constructed on one level and the open plan nature of the layout provided excellent access to all areas.



Summary

This statement has been prepared on behalf of Mr. Charlie McGonagle to support a full planning application submission for the demolition of existing dwelling, and replacement with a detached dwelling. The proposed development address is 57 Leegate Road, Heaton Moor. SK4 4AX.

The design proposals submitted for consideration look to follow the principles of the approved householder application (DC/085614). The original features of the existing dwelling are retained complimenting the character and aesthetic of the surrounding area, with the more contemporary conditions being to the rear. The adherence to the changes in Part L will ensuring the a highly sustainable modern family home is brought forward. Existing levels of green space, trees, foliage and shrubbery are to be enhances in order to preserve and maintain the areas character and levels of amenity currently available.