Design & Access Statement
Land to the rear of 279-283 Manchester Road
Millhouse Green

1. Siting

   The siting of the proposed dwellings closely follows the outline approval. Garages are attached to the main buildings which allows better accommodation to be provided and releases more private garden area to the rear. Both units have a private off-road drive at least 6m in length.

2. Scale of buildings

   The units will be at slightly different levels (300mm approx) to reflect the cross fall across the site and to give a further degree of individuality. New houses in the immediate vicinity are 2.5 to 3.00 stories including properties immediately opposite currently being constructed in stone (see photographs) the elevated former public housing at Royd Avenue is of similar scale to the proposals.

3. Materials

   The front elevations will be in natural stone and other elevations will be in rendered block work. These materials reflect the pallet of materials surrounding the site (see photographs) the windows and doors will be painted/stained timber and simple and attractive in proportion.

4. Access

   Access will be directly off Royd Lane. One drive access exists but requires slight modification. One drive access will be new. Visibility is good in both directions.

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