



Knightbridge Properties | Milford House No. 29 Ardwick Green North, Manchester, M12 6DL

Contents

1.0 Introduction	3
2.0 Context	4
3.0 Use	4
4.0 Design Proposal	5
5.0 Site Layout	5
6.0 Scale	6
7.0 Appearance	6
8.0 Landscaping	6
9.0 Building Layout	6
10.0 Access	6
11.0 Waste Management Strategy	8

1.0 | Introduction

This Design and Access Statement has been prepared on behalf of Knightbridge Properties to support a full planning application and listed building consent application for a site located at Milford House, 29 Ardwick Green North, Manchester M12 6DL.

This proposal seeks to obtain a full planning consent for the change of use from (E) use class to residential apartments to the first floor and second floor of the existing premise.

We aim to enhance the vacant building and bring it back into use which aligns with current market demand at the same time retains its historical character. The proposal aims to provide high-quality living facilities for young professionals and people working in Central Manchester. The site's prominent location and proximity to the city centre and excellent public transport links make it an ideal location for residential use. Due to the sensitive nature of the building as a Grade II Listed building, every effort has been made to minimise the impact on the historic fabric of the building both internally and externally. Therefore, very little alterations are proposed.

This report is to be read in conjunction with Heritage Statement and all submitted drawings that accompany this planning application.

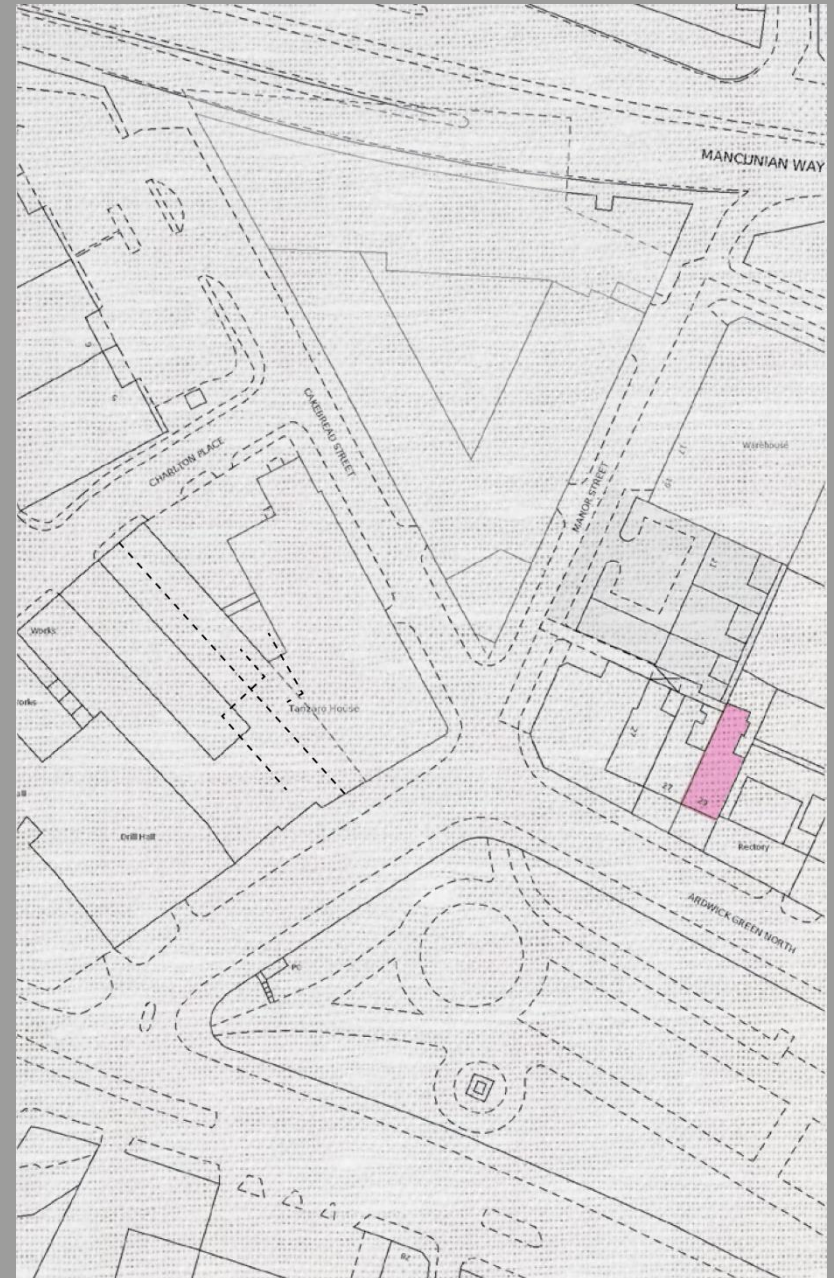


Figure 01 - Site Location

2.0 | Context

The Heritage Statement will discuss in greater depth the character, qualities and relative importance of the buildings which are the subject of these Applications, but briefly as an introduction:

The site is situated within Manchester City Council and within the Ardwick Ward. One mile South East of Manchester City Centre. Manchester Town Hall is approximately 1.4 miles from the site and Manchester Piccadilly Train Station only 0.4m from Milford House. The site enjoys excellent public transport links and local amenity services such as retail shops, public park, local schools, O2 Arena, health facilities, petrol station and leisure facilities within walking distance from the site.

The wider vicinity contains a mixture of residential development in the form of houses and apartment blocks and commercial developments in the form of small offices, industrial units, clinics, education centres and leisure facilities.

Milford House is a Grade II Listed Building and it does not fall within any Conservation Area. The building gained it's Listed status on 3rd October 1974 and the List Entry Number: 1283046.

The building was built circa. 1805-1810, red brick in Flemish bond, with some sandstone dressings, sash windows and pitched slate roof. Double-depth single-fronted plan with back extension. For full details about the historic fabric of the building please refer to the Heritage Statement.

There are no Tree Preservation Orders on the site.

3.0 | Use

The property is currently vacant and has been on the market for letting about two years. Historically it is a town house built together with house around the corner of Manor Street and Ardwick Green North in early 19th Century, which they are Grade II listed. The building has then been converted into office uses. The last known occupant was act4tv, who used the building as their studios where they provided classes and workshops on acting, also an agent used as their office for casting casts.

This proposal seeks to attain full planning consent for the change of use to Mixed-Used: Ground floor for offices E(c), basement for storage, whilst first and second floor for residential apartments.

The proposal aims to provide high-quality accommodation for the professional market working in the city centre.



Figure 02 - Site Location

4.0 | Design Proposal

The proposal will provide 6 No. high-quality self-contained one bed apartments to the upper floors, in the same time upgrade the ground floor internal aesthetic to provide a contemporary office space.

The apartments are laid out to utilise existing windows with service rooms such as bathrooms placed near the centre of the layout where natural light is not available. In order to provide sufficient day light to the habitable rooms proposed, two new windows proposed to the side elevation and one window enlargement to the second floor. To emulate this in a sensitive manner, new windows would match the existing size, material and style to the windows on the floor below that would retain its building character.

Externally, minimal alteration in order to minimise the impact to the existing building fabric. The alterations include the installation of new external stair at the rear yard to provide a compliant staircase to the basement with associated handrails. The rear yard will be used to provide a secure bin store, bicycle store and private amenity space for the occupants. With the right of access to the adjacent business park, installation of a new sliding gate to the rear allows waste collection and secondary access.

Internally, the main structural walls and room layout will remain unaltered. Additional lightweight partitions will be installed in a manner that will allow them to be reversed without damaging the fabric of the historic building.

There will be 3no. apartments on each level.

5.0 | Site Layout

The proposed site layout is identical to the existing layout with no extensions or any other intervention proposed to alter the layout.

We would improve the rear yard by making good and providing a bin store, bicycle store and private amenity space for the occupant. A new sliding gate to the rear allows the waste collection and secondary access via the adjacent business park car park.

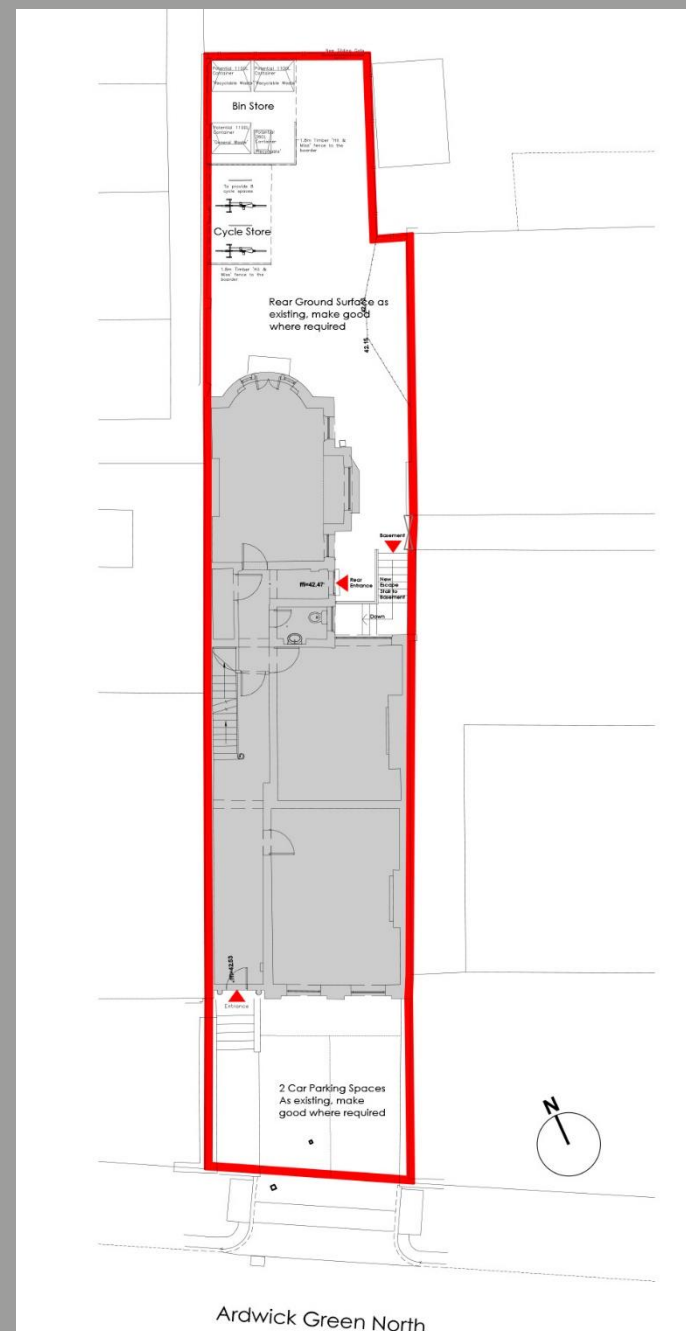


Figure 03 – Proposed Site Plan

6.0 | Scale

The scale of the existing building is unaffected by this proposal.

We are not proposing to increase the footprint or height of the existing building in any way.

7.0 | Appearance

The appearance of the existing building is unaffected by this proposal apart from the additional windows to the side elevations proposed.

8.0 | Landscaping

The front yard of the existing building is unaffected by this proposal. The rear yard hard standing would be maintained apart from the new staircase to the basement near the rear access door as shown on the proposed site plan.

Bin storage and cycle storage will be provided to the rear of the building with easy access. The boundary wall to the front will remain unaltered and existing timber fence would making good and introduce a new 2m high timber sliding gate to the rear yard.

9.0 | Building Layout

Ground would remain as office. First floor and second floor will accommodate 3no. flats.

The entrance to the building will remain unaltered. The ground floor and upper floor access is from the front main entrance. The basement level will gain access from existing internal stair and a new stair from the rear of the building.

Apart from the new proposed stair to the rear, the general layout of the building in terms of access, circulation and internal walls have been retained as existing. Additional internal partitions will be built to sub-divide internal spaces as required.

As the majority of the existing fabric of the building is retained both internally and externally, this has meant that the building is largely unaltered externally with most windows and doors located in the original locations.

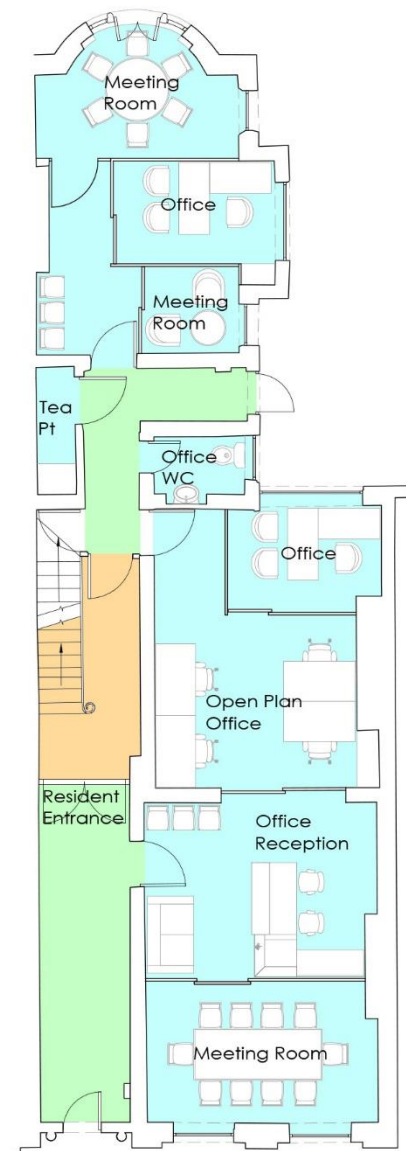
10.0 | Access

Disabled access is restricted on this site due to the sensitive nature of the Listed Building that prevents it from being altered externally. All existing entrances to the building require step access and therefore level access cannot be provided for wheelchair users. Furthermore, lift access, internally can be provided as it will cause serious harm to the Listed Building.

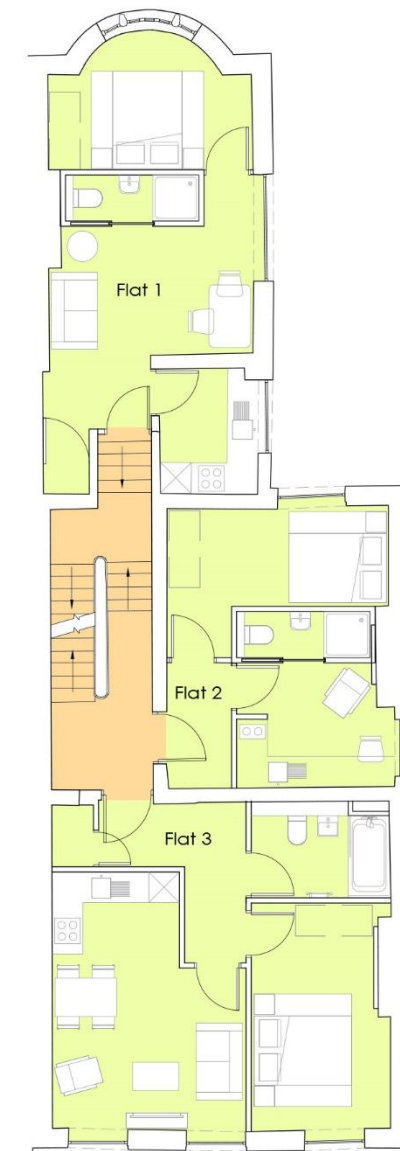
The development site is located to the prominent location and proximity to excellent public transport which is considered a sustainable residential location with all amenities within walking distance. The proposed development does not provide a designated parking spaces for the residents of the apartments but all public transport is within easy walking distance.

Legend

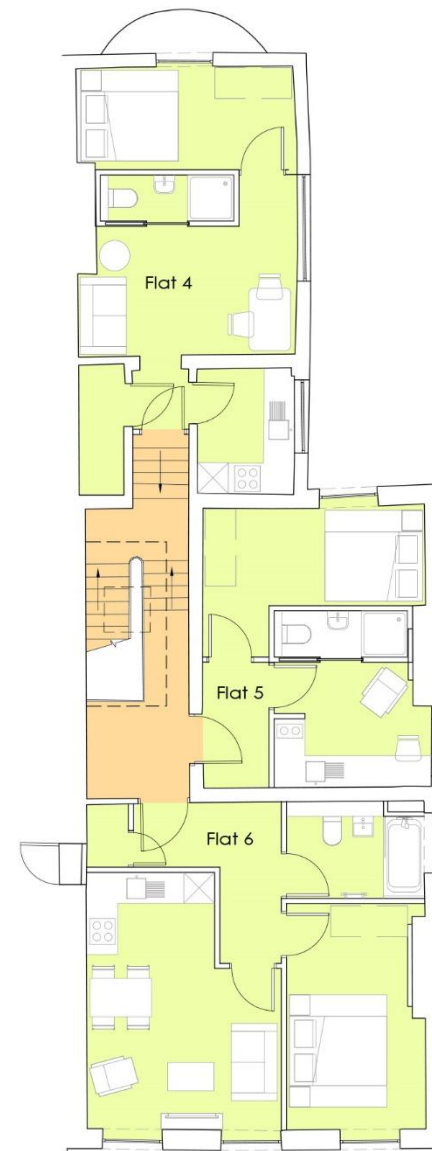
- Office
- One Bed Apartment
- Common Circulation
- Residents Circulation



Ground Floor Plan



First Floor Plan



Second Floor Plan



Figure 04 – Proposed Floor Plans

11/11/2017

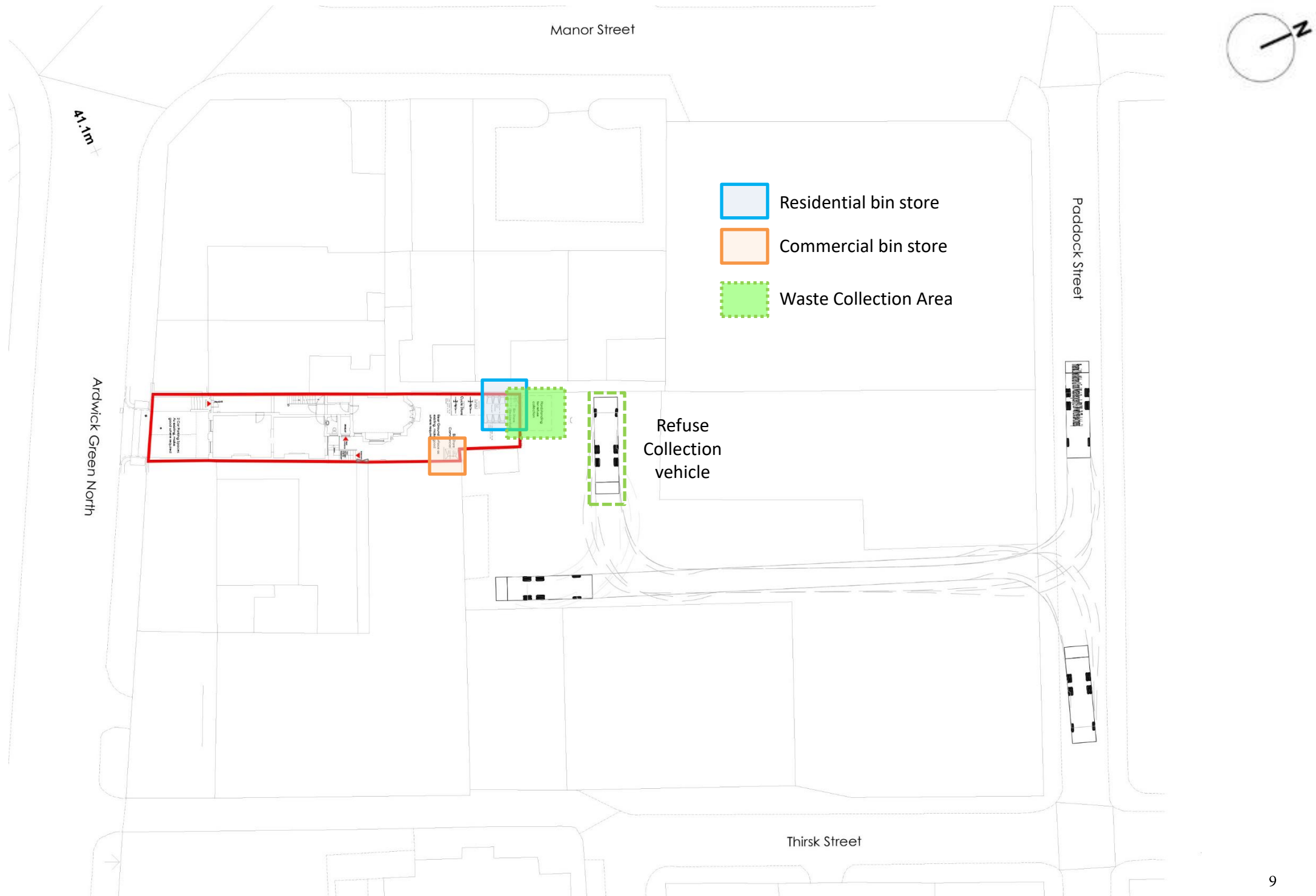


Figure 06 – Waste Management Strategy Plan