

Design & Access Statement

*Prepared in support of a full planning application
to be submitted for
the extension and refurbishment of*

**42 Ladybarn Road
Fallowfield
Manchester**

for
Ms O Bentley

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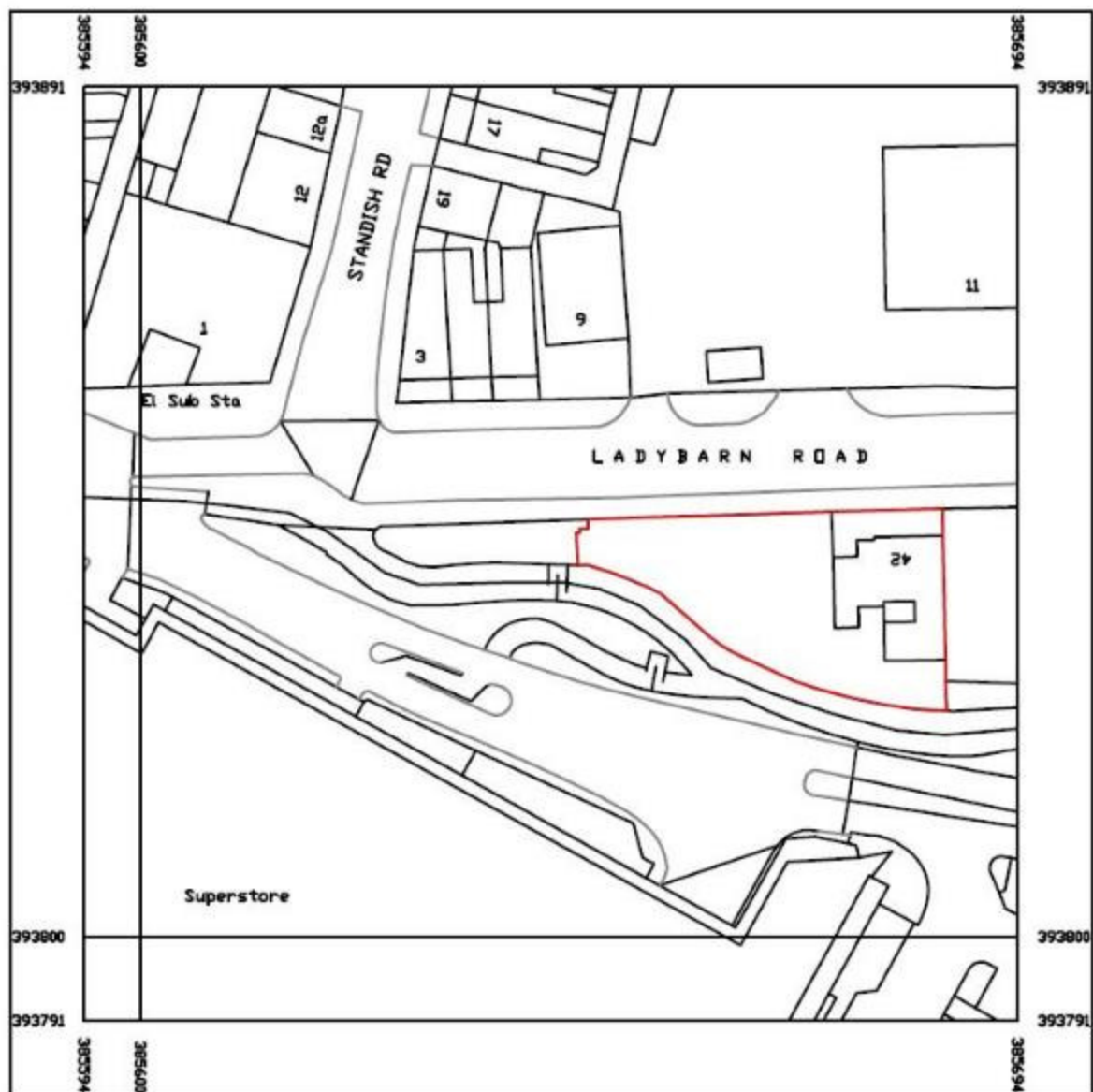
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Introduction

0.1. This statement accompanies and supports the Full Planning Application, submitted on behalf of Ms O. Bentley, for the construction of a new 2 storey extension at the rear of the above premises following part demolition of the existing building, and the change of use of the existing ground floor office area and refurbishment of the existing first floor apartment to create 4no 2B.4P apartments.

The development will be served by car parking for 6no cars via a gated access from Ladybarn Road, separate secure cycle parking and external amenity space



_Site Plan with boundary marked in red



_Satellite image with boundary marked in red

This report is to be read in conjunction with the following drawings prepared in support of the full application:

- 18 160 PL000 OS Location Plan
- 18 160 EX01 Floor Plans as existing
- 18 160 EX02 Elevations as existing
- 18 160 EX03 Site plan as existing
- 18 160 PL100 Site plan as proposed
- 18 160 PL101 Floor Plans as proposed
- 18 160 PL102 Elevations as proposed

1. Extent of development

- 0.1. The application site is located on Ladybarn Road in Fallowfield. The existing premises are currently occupied by office accommodation at ground floor level with a residential dwelling at first floor level. The adjacent service yard is currently used as storage for roofing materials.
- 0.2. The site is bounded by Ladybarn Road to the north, a cycle pathway to the south, set down lower, with a retaining wall to the boundary, and to the east there is a neighbouring business (a timber supplier) – 40 Ladybarn Road



View from Ladybarn Road (Looking East)



View from Ladybarn Road (Looking West)



Frontage to Ladybarn Road



Side elevation to service yard

- 0.3. The existing office accommodation at ground floor level will be stripped out and refurbished as part of the extended scheme.
- 0.4. The existing first floor apartment will be retained and modified to create a larger apartment as part of the wider proposal
- 0.5. The proposed extension to the rear of the site will create 2 new apartments, a 2 bed apartment at ground floor level, with independent access from the side elevation, and a first floor 2 bed apartment with access from the existing entrance door on Ladybarn Road. The new extension will require the demolition of the existing single storey rear outrigger extensions and detached garage.
- 0.6. The area to the side and rear of the new extension will provide amenity space and parking currently covered by concrete hardstanding, bounded by a brick wall to Ladybarn Road and fencing elsewhere. Refuse storage and cycle storage facilities are provided to the side of the premises as indicated on the site plan as proposed.

Existing Ground Floor	-gross internal floor area:	77.0m ²
Garage		26.4m ²
Existing First Floor	- gross internal area:	64.6m ²
Total existing gross internal area =		168.0m²
Proposed Ground Floor	- gross internal floor area:	151.2m ²
Proposed First Floor	- gross internal floor area:	151.8m ²
Total proposed gross internal area =		303.0m²

The entrance to the first floor apartments are on the front elevation of the building and face North. There is no encroachment forward of the existing building line along Ladybarn Road.

and garage. The remodeling of the roof will create a uniform pitched roof to the premises in a style consistent with the main roof.

Amenity space to the side and rear provides parking, cycle and refuse storage and private amenity with separate amenity space to the rear ground floor apartment.

The proposed site has a relatively flat topography.

3. Scale of the proposal

The proposed extension has a massing and height that is consistent with the existing building on the site, with no change to the front elevation to Ladybarn Road. The rear extension is in proportion and no higher than the main building. The materials used for the external envelope, brickwork, roofing, windows, rainwater goods, will be similar to those used on the existing property.

4. Landscaping

The rear private amenity space to the ground floor apartment will have a paved surface. The car parking area will have a tarmacadam surface.

The existing boundary treatments will remain, brick walling to the Ladybarn Road, and concrete post/panelled fencing to the rear boundary.

5. Aesthetic treatment

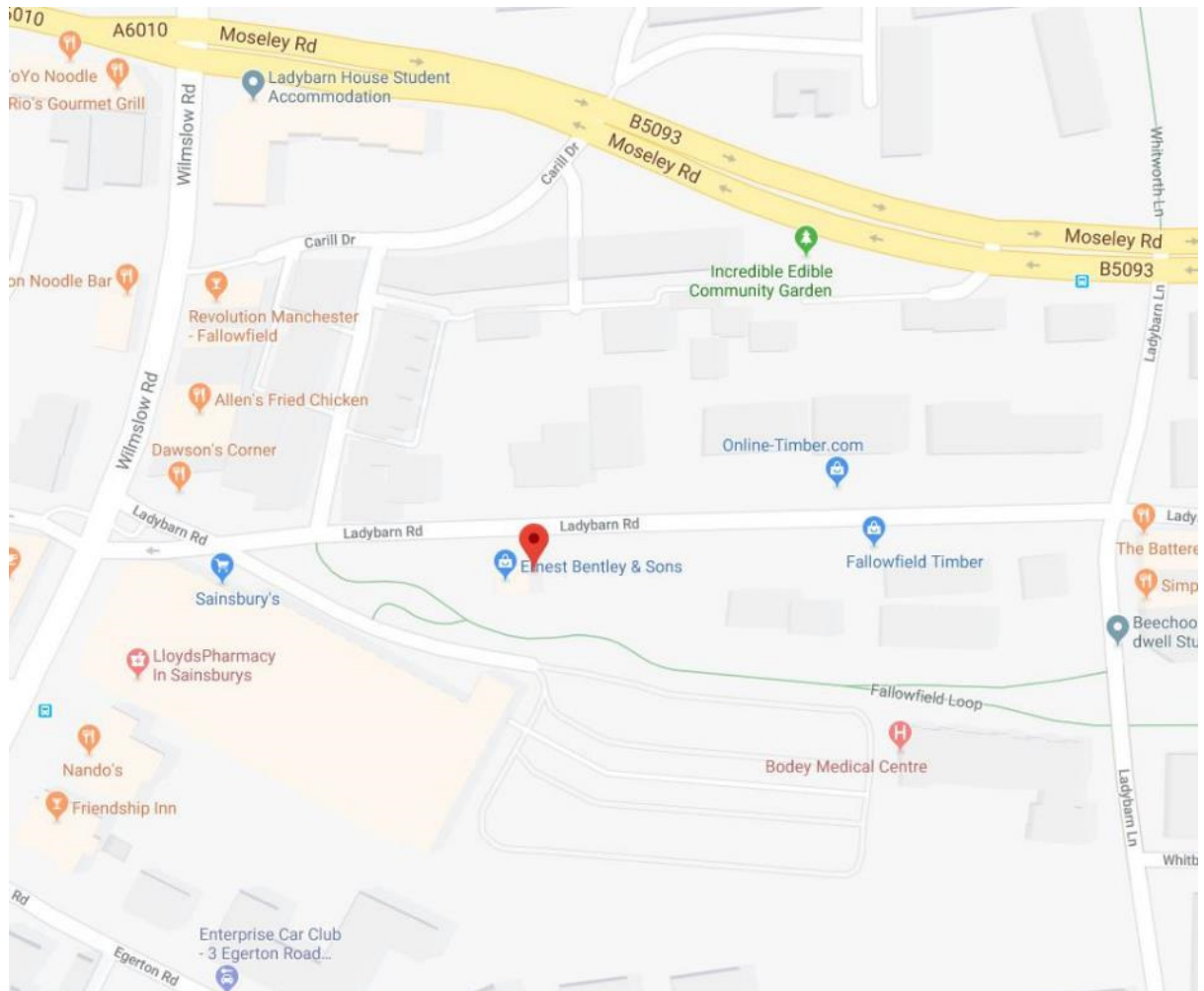
The proposed extension is of traditional appearance matching the existing property, utilising facing/common brickwork, upvc double glazed windows and doors, timber fascias/soffits and bargeboards and rainwater goods, concrete tiled pitched roof.

6. Access proposal

The ground floor apartments will have separate individual access on the side elevation. The first floor apartments will use the existing entrance door located on Ladybarn Road. The property has adequate amenity space to the side and rear for refuse storage /disposal. There is adequate access for vehicles to park, and leave the site in a forwards direction via the gated access

7. Context

Site Context Plan



The site is located on Ladybarn Road, a cul de sac secondary road in Fallowfield. There are numerous commercial premises close by. There is also strong residential population, in a mix of apartments, HMOs and traditional dwellings.

The southern edge of the site is adjacent to the Fallowfield loop, a pedestrian/cycleway running from Chorlton to Debdale.

Excellent public transportation is available on Wilmslow Road, linking the area northwards to Manchester and south to Didsbury and Cheadle, and Moseley Road linking the area to Chorlton in the west and Burnage/Longsight to the east.

Visual Impact Assessment

The topography and lack of trees give high visibility of the site from Ladybarn Road. However, visibility of the side elevation is limited due to tall perimeter walling to neighbouring land.

Evaluation

Social - As the proposal is for a modest two storey extension the social impact is negligible.

Economic - As the proposal is for a modest two storey extension the economic impact is negligible.

Design

The proposals, as described above, are for a two storey extension to the rear of existing premises. The size, height, massing and location of the extension on the site are consistent with adjacent buildings, as is the choice of external materials.

8. Conclusion

In conclusion the applicant is striving to modify and extend an existing building in a manner that fits comfortably within its environment and that complements the surrounding architecture. The applicants' brief is to largely retain the existing building, which has good quality facing brickwork detailing and extend to the rear to create apartments at ground floor and at first floor level that have a long life span, that meet, as a minimum the current building legislation requirements for quality of construction and insulation, which represent a worthwhile investment, and can be implemented without imposition on the neighbouring buildings.

In terms of footprint and massing the proposal is not a significant increase on the existing building footprint. The proposal responds well to its context, utilizing the existing aspect whilst seeking to maintain privacy for the occupants and the neighbouring residents. We are confident that this proposal will meet with the approval of the LA Planning Authority.