

Jack Edwards Court, Didsbury

10 12 2021



Proposed external alterations and single storey rear extension
to

No.5 and 7 Lapwing Lane, and No.s 1-6 Pandora Street

for

Mosscares St. Vincent's Housing Group

Design and Access Statement

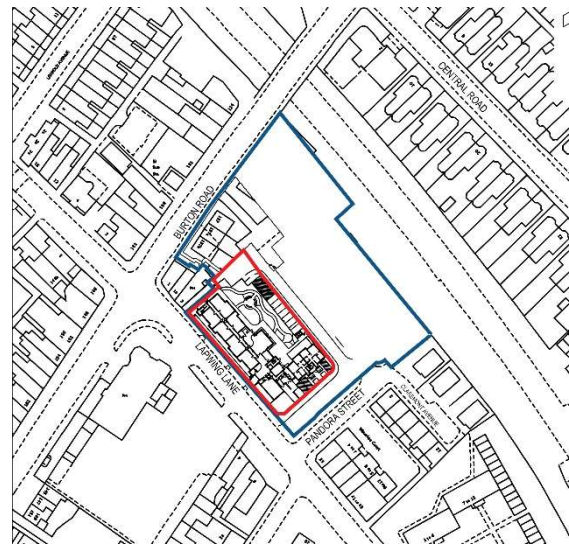


The Application Site

The application site is No. 5-7 Lapwing Lane, also known as Jack Edwards Court, and No.'s 1-6 Pandora St, in Didsbury.

Whilst being separate addresses, the properties read as one building and fall under the same ownership. However No. 5 Lapwing Lane is a C2 Sheltered housing scheme, No.7 Lapwing Lane is the Manager's accommodation for the sheltered housing scheme and No.s 1-6 Pandora Street are socially rented C3 apartments.

Mosscafe St.Vincent's Housing Group, the applicant and owners of the above properties, also own quite a lot of the land surrounding the above properties but these do not form part of this application.



Location Plan



Aerial view of site, taken from Google Maps.

Design and Access Statement

Use

This application is for full planning permission, submitted on behalf of Mosscares St Vincent's Housing Group.

There is no change of use proposed as part of this application.

Amount

The application is for the following works:

- A small single storey extension to the rear of the property, to improve the existing communal lounge.
- Replacement windows to all facades, and new stone cills to street facing elevations.
- Remodelled entrances to all three buildings.
- Increased parking provision, providing a total of 14 No. spaces.



Layout

The buildings are located on the corner of Lapwing Lane and Pandora St in West Didsbury.

Jack Edwards Court (No.7) and the Manager's accommodation (No.5) both front and are accessed off Lapwing Lane. Flats 1-6 Pandora St, front and are accessed off Pandora St. All three entrances are to be reclad and remodelled as detailed later in this statement.

There are no alterations proposed to the external layout, other than a slight widening of the entrance footpath to Jack Edwards Court. The existing boundary wall will either be replaced or rebuilt with brick to match the existing building, and new buff reconstituted stone coping stone and metal railings.

A single storey rear extension is proposed to Jack Edwards Court. This is part of a wider scope of works to improve the internal arrangement of the communal space within the sheltered accommodation, including providing a more open and welcoming entrance foyer, a larger manager's office and a more usable communal kitchen and lounge. Level access will also be provided from the communal lounge into the garden.

The proposed works also include for additional parking to Pandora St and Moordale St, with the introduction of some electric charging points.



Scale

There are no changes to the scale of the buildings. The existing entrances are all single storey and will remain single storey, albeit with flat roofs rather than pitched roofs.

Appearance

The existing buildings are red brick with concrete tiled roof and white Upvc windows with brick headers and concrete cills.

In order to improve the general appearance of the building, it is proposed to replace the existing windows with anthracite Upvc windows and replace the concrete cills with buff reconstituted stone cills. The entrances will be fitted with new glass entrance doors and the facing brick is to be clad in a contrasting material to make a feature and focal point. A flat roof and new signage are also proposed to the entrances to provide a more contemporary appearance.

Landscaping

Planting will be provided behind the front boundary wall and railings to provide a greener street scene.

There is also a very pleasant communal garden to the rear of the property, for the residents of Jack Edwards Court which is to be retained and, where affected by the proposed additional car parking and rear extension, will be improved to provide level paths, feature planting and new seating areas.

Access

The site has a very sustainable location being in close proximity to a range of amenities and services. However parking is required for both staff and residents. A mobility scooter store is also proposed to the rear garden.

Currently there is no level access into the building from the rear garden. Therefore this application proposes to include level access.

Summary

This application looks to improve the overall appearance of the No.s 5 and 7 Lapwing Lane and No.s 1-6 Pandora St, alongside a programme of internal refurbishment to make the properties a more desirable place to live for the existing residents, and an appealing place to live for future residents.