

Proposed Conversion of Single Residence to 2 Self-Contained Flats at 3 Crosfield Grove, Gorton, M18 7ES

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Ref: R-0664**



Prepared by:
Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

1.00 Introduction

This proposal relates to the redevelopment of 3 Crosfield Grove, Gorton. The current building comprises a 3 bedroomed house with living accommodation on the ground floor, 3 No bedrooms to the first floor and family bathroom.

The Client's intention is to remodel the building to form 2 No apartments at ground and first floor level. The first-floor apartment will be duplex unit with bedroom accommodation formed within the roof void.

There is a small enclosed garden area to the rear. To the front of the house is a small garden frontage.

Accompanying/Supporting Information

The scheme is illustrated on the following drawings:

R-0664-01 – Existing

R-0664-02B - Proposals for Conversion to 2 No Flats

R-0664-SLP - Site Location Plan

Supporting Information

Design and Access Statement dated 17th February 2022

2.00 The Existing Site / Building

The Existing Site

The existing site is located close to Hyde Road in Gorton, and immediately south of Gorton Evangelical Church. It is a residential area with a local Superstore close by to the north and Sunny Brow Park to the south within easy walking distance.

The majority of properties are traditional two storey red brick Victorian terraces within the immediate vicinity. Hyde Road forms an arterial link in to Manchester City Centre and there is a parade of vibrant shops on the south side of Hyde Road. It is close to major transport links, for both bus and rail. The site is flat.

Access to Crosfield Grove is one way where it meets Hyde Road. On entering the one way system and travelling south the road becomes two way and there is un restricted street parking.

To the rear of the site on the east side there is a gated rear passageway which leads to Peacock grove on the east and Crosfield Grove on the west.

Pedestrian access to the site is currently gained via a single entrance (off Crosfield Grove). There is a pedestrian access from the rear yard to the east as described above.

The Existing Building

The existing building comprises a traditional two storey Victorian end terrace with two storey outrigger to the rear. It is constructed from traditional load bearing brick construction with pitched slated roofs to the main building and traditional slate roof to the outrigger.

The front elevation is formed with a single storey bay at ground level with hipped roof over. The brickwork comprises traditional Accrington brick and openings formed with stone lintels which have been painted. Added to this there are decorative brick string courses at first floor lintel location and above this is a decorative brick frieze formed with arched indents.

The gable wall is formed with common brickwork but there are feature brick quoins where this meets the front wall.

The rear elevation and outrigger are similarly formed with common brickwork with arched brick lintels to the upper storey. At ground level is a projecting bay window which has a glazed roof.

Internally the existing building comprises the following:

Ground Floor – hallway, living room, dining room, kitchen

First Floor – bedrooms 1, 2 & 3, bathroom

3.00 Layout and Design

3.01 Previously Approved Application

Application No.: 130584/LP/2021

Description: Certificate of Proposed Lawful Development for the erection of a single storey rear extension and rear dormer extension

Location: 3 Crosfield Grove, Manchester, M18 7ES

3.02 The Proposal

This proposal allows for conversion of the building into two apartments as follows:

Ground Floor Level (Flat 1) – The existing accommodation has been reformed to provide a 1 bedroomed self-contained flat with open living, kitchen and dining to the front of the building and double bedroom with bathroom to the rear. All served off a ground floor protected corridor. Access to the flat is from the ground floor hall.

First / Second Floor Level (Flat 2) – The existing accommodation has been reformed to provide a 2 bedroomed self-contained flat with open living, kitchen and dining to the front of the building, single bedroom with bathroom to the rear. At second floor level the double bedroom is formed within dormer roof construction. All served off a first floor protected corridor. Access to the flat is gained from the first floor landing.

4.00 Scale and Appearance

The scale and the appearance of this proposal retains the existing architecture with its attractive period features. Other than minor repairs (i.e. patch re-pointing) and redecoration the character and appearance remains the same.

Front Elevation – The elevation remains the same with no changes to window style or appearance. Woodwork will be redecorated and there will be a new front door.

Rear Elevation (east) – The intention is to replace the existing ground floor window with a new door as indicated allowing access to the rear garden. Added to this the former rooflight will be reinstated.

Outrigger (south) – The existing ground floor door opening will be modified to form a window.

Outrigger (east) – A single storey outrigger has been formed (under Permitted Development) with brickwork and monopitched roof.

5.00 Landscaping

The small enclosed garden to the front is retained. The small enclosed garden to the rear is retained.

The rear garden will be used for primary bin storage for both flats.

6.00 Access

Vehicular Access. There is no within curtilage car parking. All parking is on street.

Pedestrian Access. This is gained off Crosfield Grove.