

FLAT CONVERSION WORKS
10 BURFORD AVENUE, WHALLEY RANGE, MANCHESTER

DESIGN & ACCESS STATEMENT



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DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1** This Design & Access Statement has been prepared by Mike Macpherson Architects on behalf of the Applicant to accompany a Planning Application to convert an existing 4 bedroom detached dwelling house located on Burford Avenue in Whalley Range into 2no. flats with an accessible 1-bedroom/2 person flat on the ground floor and a 2-bedroom/3 person flat on the first floor.
- 1.2** This Statement has been prepared in support of the Application and considers the detail design and access issues connected with the project and its location. The Statement gives a description of the existing site context; the site appraisal; Planning Policy and details of the design and access proposals for the conversion and alteration works. A list of all the drawings & information submitted in support of the Planning Application is shown in Appendix 9.2.

2.0 LOCATION & CONTEXT

- 2.1** 10 Burford Avenue is an existing two storey building with cellars which is located on the West side of Burford Avenue with the front elevation facing playing fields located behind St Margarets Primary School (refer to Figs. 1 - 2). The existing property is a 4 bedroom detached dwelling house with cellar storage space at basement level and off street car parking provided to the frontage and a garden to the rear. The house is located outside the Whalley Range Conservation Area which borders College Road one block to the North of the site.



Fig. 1 Location Plan & Street Pattern



Fig. 2 Aerial View of Burford Avenue

2.2 History

Whalley Range was an early suburban development South of Manchester city centre and was pioneered by Samuel Brooks who purchased a large plot of land to develop a predominantly residential suburb to escape the congestion and pollution of the industrial city centre. The property at 10 Burford Avenue was built in approximately 1910 as part of the development of Whalley Range suburb with roads and plots being laid out between Withington Road and Upper Chorlton Road in line with Samuel Brooks vision.

In 1905 the land at Burford Avenue was a cricket ground adjacent to Beech Hurst house with a cricket and football ground located across Burford Avenue behind the Withington Road High School (refer to Fig. 3 for 1905 OS map). In 1915 the land between Burford Road and College Road was built up with new housing along Burford Avenue and Burford Drive (refer to Fig. 4 for 1915 OS map) with the cricket and football ground on the opposite side of Burford Avenue being retained. This area of open space is still retained in recreational use as playing fields to the rear of St Margaret's Primary School.



Fig. 3 1905 map of Whalley Range

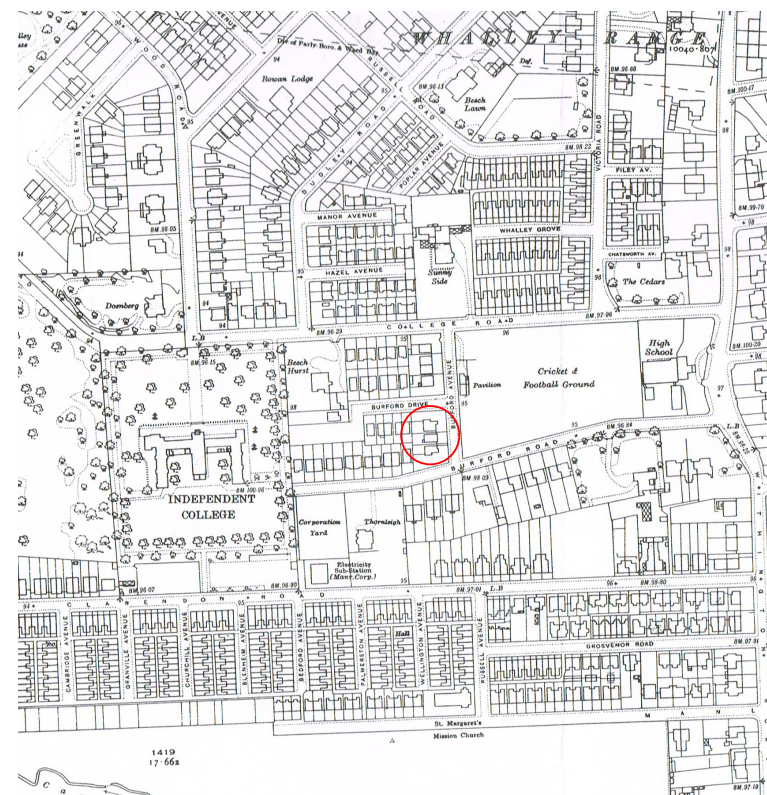


Fig. 4 1915 OS Map of Whalley Range

3.0 EXISTING BUILDING APPRAISAL

3.1 Orientation

The front elevation of the existing detached house facing onto Burford Avenue has an East facing orientation with a Living Room which takes advantage of the morning sun and overlooks the open space of the school playing fields (Refer to Fig. 5). The Kitchen and Dining Room of the existing house look into the rear garden area which benefits from a West facing aspect with afternoon and evening sun in the garden (refer to Fig. 6 for Existing Floor Plans).

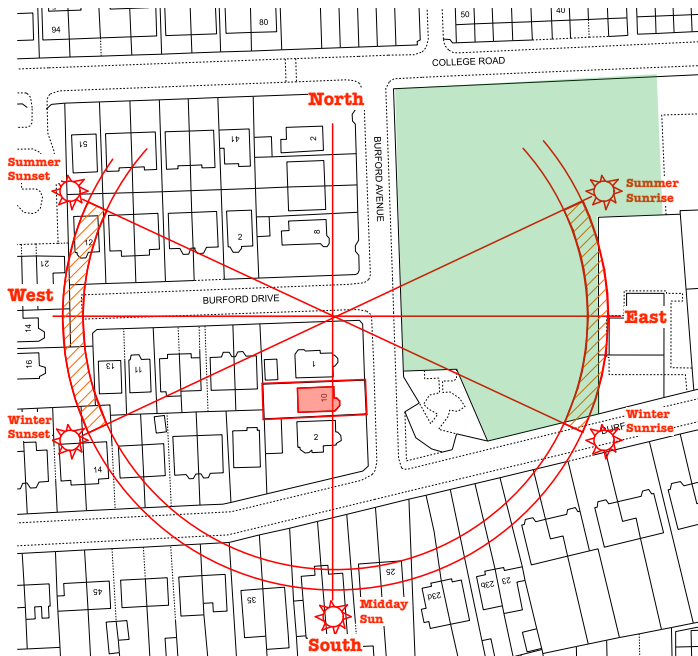


Fig. 5 Site Orientation and open green space

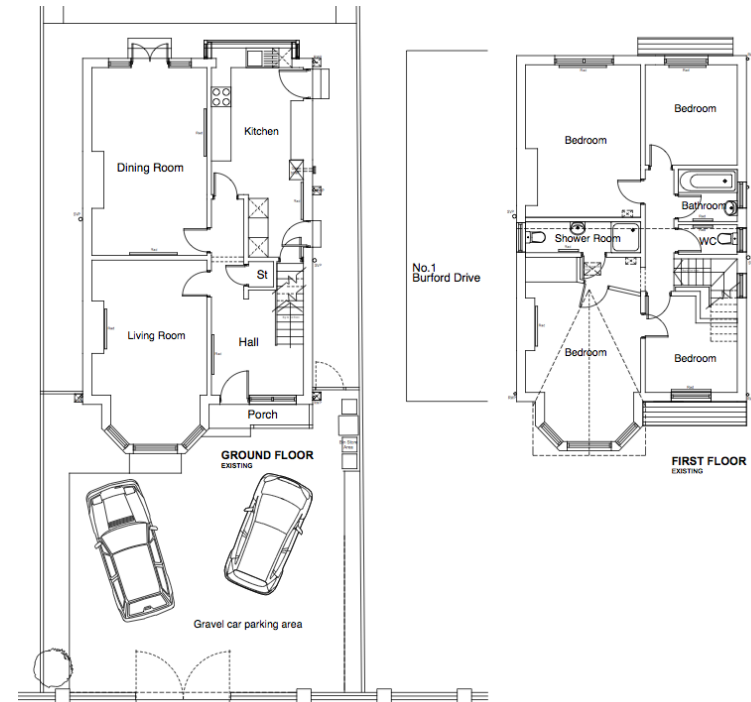


Fig. 6 Existing Ground & First Floor Plans

3.2 Existing Built Form & Materials

The buildings in the immediate vicinity of Burford Avenue are mainly a residential use and domestic in scale with detached and semi-detached houses. The main external wall material used is predominantly red brick, and half timbering is sometimes used either to decorate gables. Most houses are roofed in welsh blue slate, with the roofs generally being a double pitched gabled type with feature gables or dormers. Chimneys are tall brick stacks with chimney pots of various types and sizes (refer to Figs. 7 - 9 for photos of the existing house).



Fig. 7 Photo of front elevation



Fig. 8 Photo along Burford Avenue



Fig. 9 Photo of rear garden elevation

4.0 PLANNING POLICY

4.1 Local Planning Policy in relation to flat conversions

Manchester City Council Development Control Policy DC5 is relevant in relation to the proposed flat conversion works & is set out below:-

Policy DC5.1 In determining planning applications to convert property to flats, the Council will have regard to:-

- a.** the standard of accommodation for the intended occupiers of the premises;
- b.** effects on adjoining houses as a result of noise from flats passing through party walls and affecting adjoining houses;
- c.** adequacy of car parking, off-street car parking being normally required where practicable, and essential where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created;
- d.** general effects on the character of the neighbourhood, including the extent to which flat conversion schemes are a new or an established feature of the immediate area, avoiding the loss of front gardens and the retention of existing trees and shrubs;
- e.** adequate private outdoor amenity space;
- f.** the desirability of achieving easy access for all, including disabled people (as a minimum, access for disabled people will normally be required in conversions of ground floor accommodation);
- g.** the satisfactory provision of refuse storage and collection facilities.

Policy DC5.2 There will be a general presumption in favour of flat conversions within residential areas, on the upper floors of businesses within commercial areas and in properties on main road frontages, subject to other relevant policies of the Plan. They will be particularly welcome where large, old, difficult to re-use properties are involved, and where proposed schemes provide investment enabling the retention and improvement of housing stock.

4.1 Local Planning Policy in relation to flat conversions (Cont'd)

Policy DC5.3 Notwithstanding policy DC5.2, the Council will normally refuse permission for any developments in this category which:

- a.** do not provide accommodation to the Council's current approved standards;
- b.** are in tightly-packed residential streets where there is no scope for off-street car parking and where there is already an acknowledged problem of on-street congestion;
- c.** involve conversion schemes without adequate private external amenity space;
- d.** are schemes without satisfactory refuse storage and collection facilities.

Policy DC5.4 In determining applications of this kind, the Council will give particularly careful consideration to situations in which the conversion of small terraced properties are proposed; and where a scheme is the first in a street of otherwise single family dwellings, the Council will give weight to the desirability of maintaining the character of the street in that respect.

5.0 DESIGN PROPOSALS

5.1 Client Requirements & Design Brief

The client requirements & design brief for the project were established in discussions with the applicant following a site analysis and initial sketch appraisal and are as follows:-

- Carry out general refurbishment & improvement works to upgrade the existing property;
- Convert the existing dwelling house to provide 2no. flats for rent with floor areas in excess of Nationally Described Space Standards for a 1-bed/2person flat of 50sqm minimum floor area & 2-bed/3person flat of 61sqm minimum floor area (refer to Appendix 9.5 for Table 1 of Nationally Described Space Standards);
- Retain the architectural character and details of the existing building;
- Provide an accessible ground floor flat with new ramped approach & a designated accessible car parking space and also allow for an external area to park & re-charge a mobility scooter;
- Provide a separate entrance for both the proposed ground floor and first floor flats;
- Upgrade the landscaping and external works to the frontage to provide designated parking spaces for both flats, with secure cycle store for 2no. bicycles and new bin store area with quality surface materials;
- Provide acoustic & fire separation internally between the proposed ground and first floor flats;
- Proposals to have minimal elevational changes and be sympathetic to the surrounding buildings.

5.2 Detail Design Proposals

Having considered the client requirements & design brief, a summary of the detail design proposals as shown in Figs. 10 & 11 below and on all the submitted planning application drawings is as follows:-

- Retain the existing building facade and approach to the main elevation facing onto Burford Avenue;
- Proposed 1-bed/2person ground floor flat (58.5sqm floor area) to be a Category 2 Accessible and Adaptable Dwelling in accordance with Section 2 of Approved Document M:Volume 1 with a new ramped approach to a separate side entrance;
- Ensure that the clear access to the bedroom in the ground floor flat complies with Diagram 2.4 of Approved Document M:Volume 1 & provide new ground floor bathroom in accordance with Diagram 2.7 of App Doc M:Volume 1 (refer to Appendix 9.3 & 9.4 for details);
- Proposed 2-bed/3person first floor flat (74.5sqm floor area) to use the existing front door and porch as a separate residential entrance with hallway and stairs up to the first floor;
- Provide a new kitchen/dining area to the first floor flat with the cill height of the existing window opening on the front elevation raised slightly to accommodate the proposed new kitchen units;
- Provide new acoustic & fire separation between the ground and first floor flats at ceiling level to underside of first floor and upgrade the thermal insulation to meet current requirements of Approved Document L of the Building Regulations;
- Externally an upgraded car parking area is to be provided at the front of the property with 2No. designated car parking spaces provided with 1No. space being an accessible parking space for the ground floor flat;
- A secure steel cycle store is to be provided with space for 2No. bicycles and external space for a mobility scooter to be parked and re-charged;
- The rear garden area is to be provided with a new raised timber deck area linked to the accessible ground floor flat with level access direct via new sliding doors from the ground floor Living Room area and a ramp down to garden level;
- A new refuse storage area with 1.2m high timber fencing is to be provided with 4No. separate general & recyclable waste wheeled containers for each flat Refer to Refuse Waste Management Strategy P338/RWMS);
- New electric vehicle charging points are to be provided for both of the new car parking spaces;
- New external lighting is to be provided to illuminate the pedestrian routes from the front garden area and gable elevations to the flat entrance doors and cycle store area;
- The existing dropped kerb on Burford Avenue is to be extended to give improved access for the 2no. parking spaces.

The design proposals for the flat conversion works detailed above will improve & upgrade the property whilst keeping external alterations to a minimum (refer to Figs. 12 & 13) in order to maintain the character of the existing property and continuity of the streetscape along Burford Avenue.

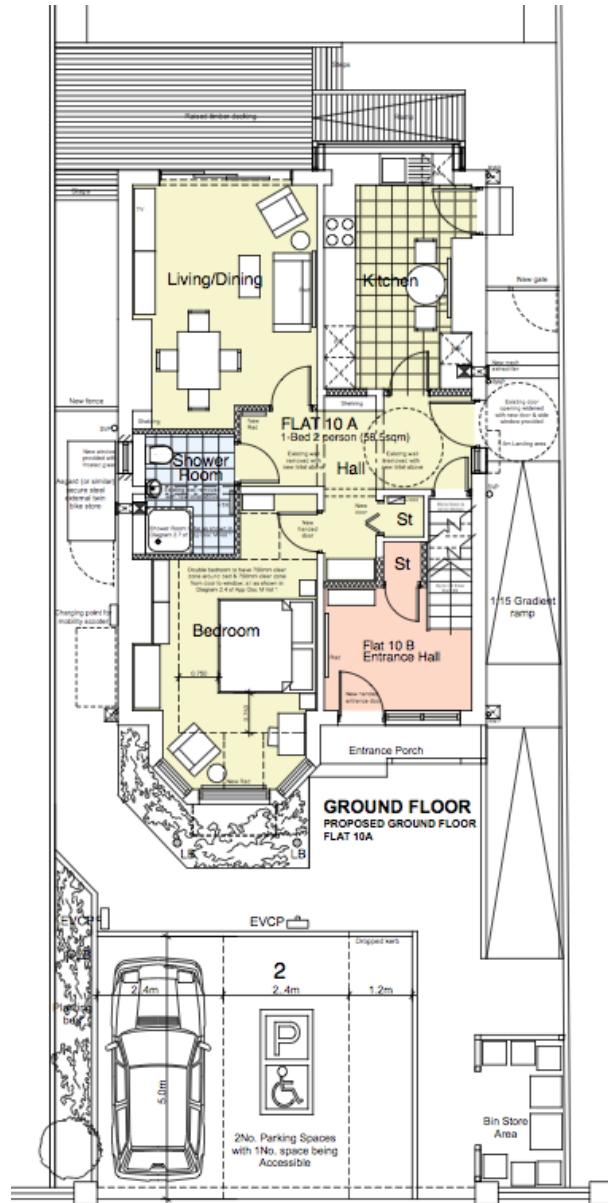


Fig. 10 Proposed Ground Floor Plan

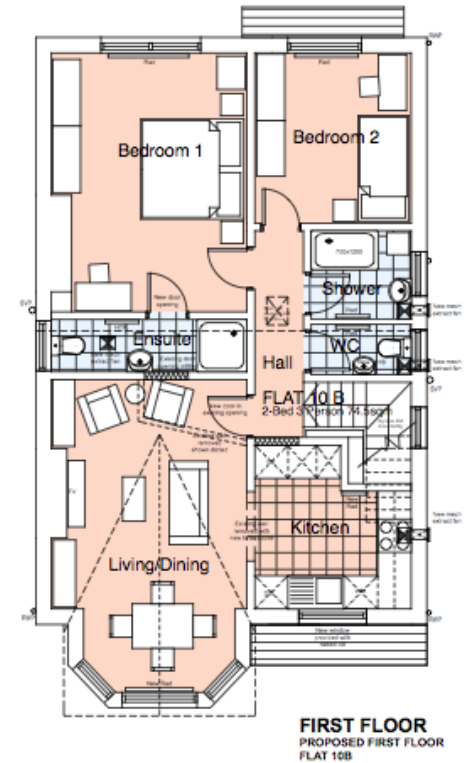


Fig. 11 Proposed First Floor Plan

ACCOMMODATION SCHEDULE

Existing single dwelling house to be converted

into 2No. proposed flats as follows:

PROPOSED GROUND FLOOR - FLAT 10A

1 Bedroom/2 Person Accessible Flat (58.5sqm floor area)

PROPOSED FIRST FLOOR - FLAT 10B

2 Bedroom/3 Person Flat (74.5sqm floor area)



Fig. 12 Front Elevation to Burford Avenue



Fig. 13 Proposed Rear Elevation

6.0 ACCESS PROPOSALS

6.1 Accessible Ground Floor Flat

The existing ground floor level is raised approx. 500mm above the adjacent ground level and the design proposals are to upgrade access to the proposed ground floor flat so that it complies with Approved Document M - Volume 1 and is a Category 2 Accessible & Adaptable Dwelling with a new ramped approach, new entrance hall, new bathroom and bedroom area on the ground floor (Refer to Fig. 10 for the Proposed Ground Floor Layout). A new 1.2m wide external ramp with 1:15 gradient is to be provided to allow step free access to ground floor flat via a new entrance door and side window provided to replace the existing side door. The ground floor entrance door for the flat will have a minimum opening width of 775mm and the new the entrance hall size will comply with the requirements of App Doc M Vol. 1 A new ground floor bathroom for the flat is to be provided off the new entrance hall in accordance with Diagram 2.7 of App Doc M Vol. 1 (refer to Appendix 9.4) and the front bedroom is to be large enough to accommodate clear space zones around the double bed in accordance with Diagram 2.4 of App Doc M Vol. 1 (refer to Appendix 9.3)

A designated accessible parking space is also to be provided close to the front entrance door with a 1.2m wide safety zone and dropped kerb for a safe pedestrian route; all in accordance with paragraph 2.12b of Approved Document M1 Volume 1 of the Building Regulations. The proposed works to the ground floor flat will give reasonable provision for people to gain access to & use the dwelling with new ground floor facilities in accordance Approved Document M1 Volume 1.

7.0 FLOOD RISK ASSESSMENT

7.1 As shown in Fig. 14 below, the 10 Burford Avenue postcode (M16 8HE) is located in Flood Zone 1 as designated by the Environment Agency, which is an area with a low probability of flooding. There is no requirement to produce a specific Flood Risk Assessment Report for the proposed conversion works.

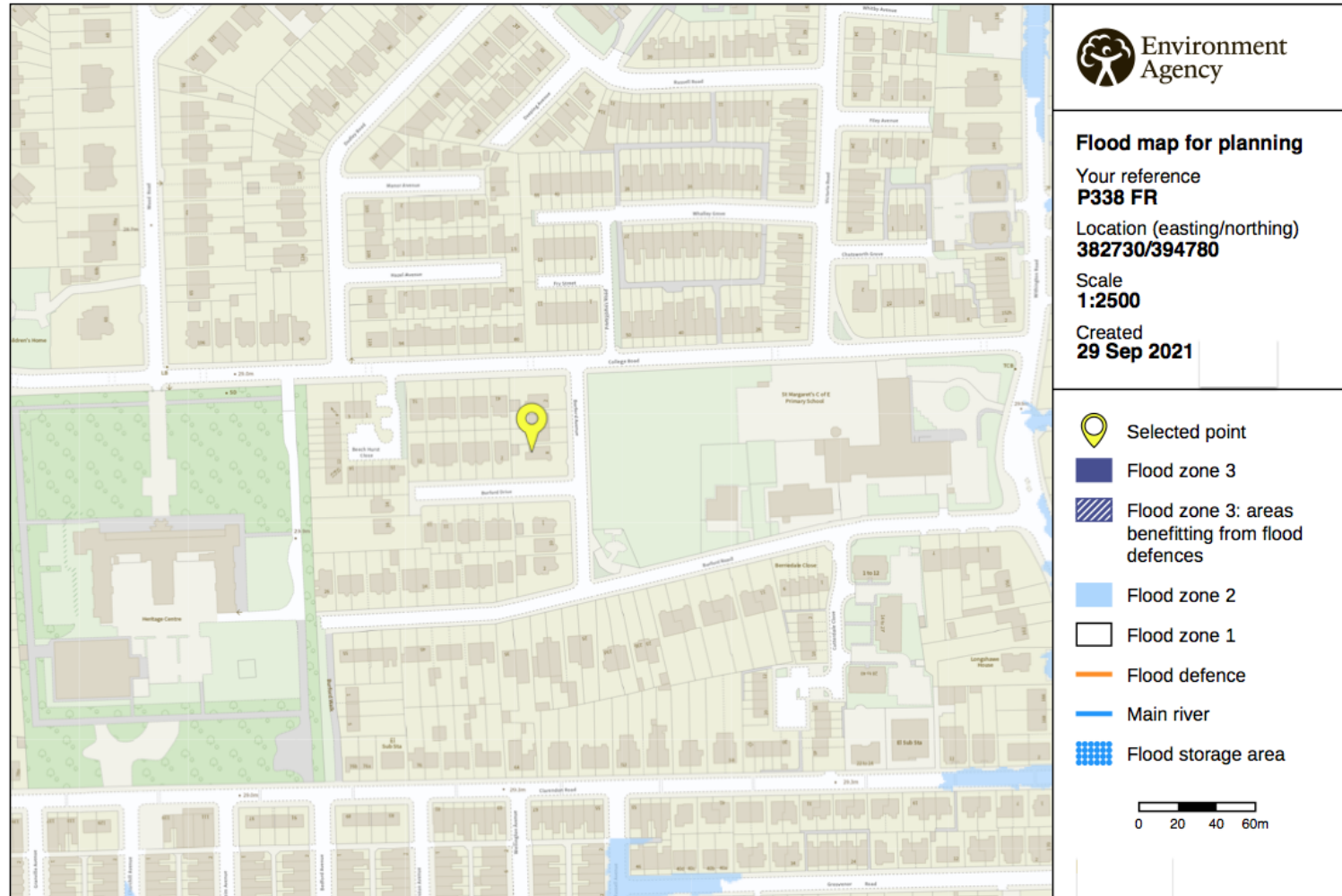


Fig. 14 Environment Agency Flood Risk Map for M16 8HE (Flood Zone 1 - Low Risk of Flooding)

8.0 DESIGN & ACCESS SUMMARY

- 8.1** The proposed flat conversion and refurbishment works are sympathetic both to the existing building and its context. The principal front elevation facing onto Burford Avenue will remain largely unaltered and there will be minimal alterations to the rear elevation with new sliding doors provided to give access to a new raised deck area in the rear garden.
- The size of the proposed ground floor flat (58.5sqm) is 8.5sqm larger than the minimum requirement for a 1-bed/2 person flat and the proposed first floor flat (74.5sqm) is 13.5sqm larger than the minimum requirement for a 2-bed/3 person flat.
- The proposed ground floor flat is to be a Category 2 Accessible & Adaptable Dwelling with a new ramped approach, new entrance hall, new bathroom and bedroom area on the ground floor; all in accordance with Approved Document M Volume 1 of the Building Regulations.
- The conversion of the detached dwelling has very limited impact on adjacent properties and the front garden area is to be upgraded and improved with 2no. dedicated parking spaces provided with cycle store and bin store & improved hard & soft landscaping and lighting.
- The Design and Access Statement demonstrates that the proposed flat conversion and refurbishment works are the result of a carefully considered approach to design which responds to the architectural character of the existing building; satisfies the clients requirements and adheres to the principles of good design & improved access.

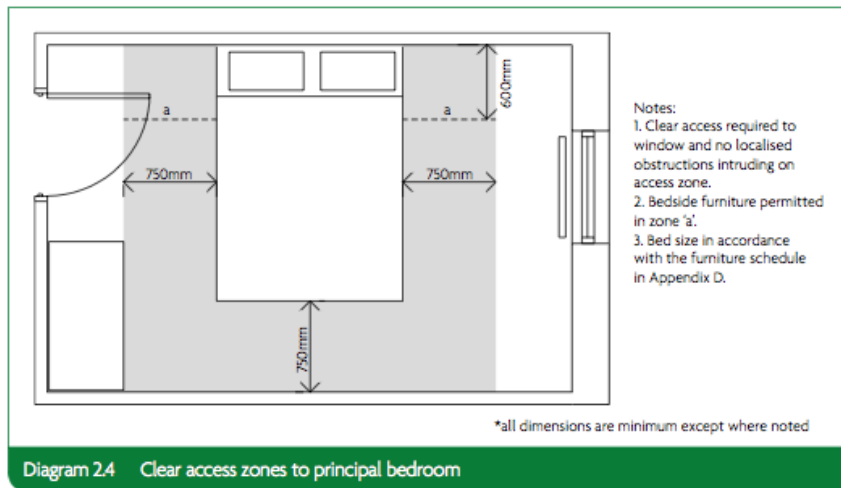
9.0 APPENDICES

9.1 Appendix 1 - List of Illustrations

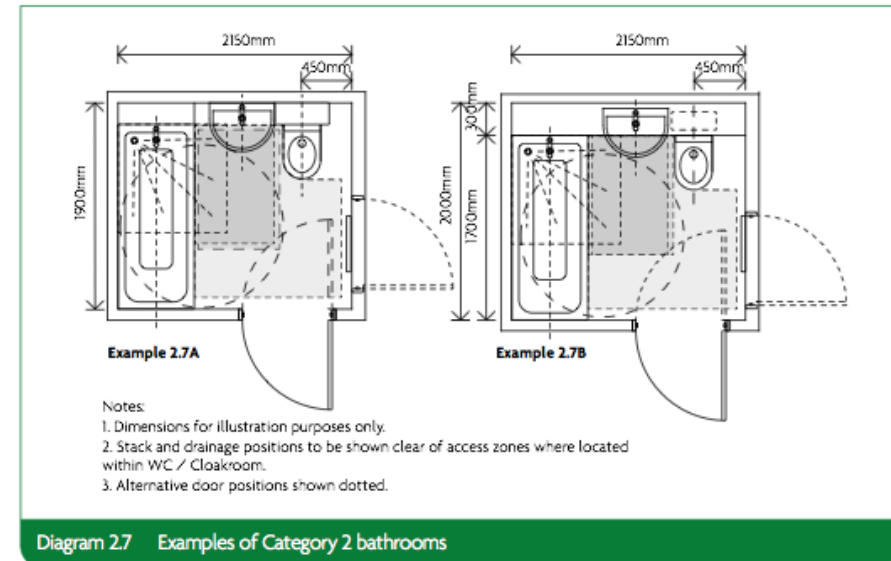
- Fig 1 - Location Plan & Street Pattern
- Fig 2 - Aerial View of Burford Avenue
- Fig 3 - 1905 Map of Whalley Range
- Fig 4 - 1841 Map of Whalley Range
- Fig 5 - Site Orientation and open space
- Fig 6 - Existing ground and first floor plans
- Fig 7 - Photograph of front elevation
- Fig 8 - Photograph along Burford Avenue
- Fig 9 - Photograph of rear garden elevation
- Fig 10 - Proposed Ground Floor Plan
- Fig 11 - Proposed First Floor Plan
- Fig 12 - Proposed Front elevation to Burford Avenue
- Fig 13 - Proposed Rear Elevation
- Fig 14 - Flood Risk Area Map

9.2 Appendix 2 - List of Planning Drawings/Information submitted by Mike Macpherson Architects

- | | |
|-------------|---|
| P338 / SP1 | Existing Photographs |
| P338 / 01 | Site Location Plan |
| P338 / 02 | Site Layout |
| P338 / 03 | Existing Floor Plans |
| P338 / 04 | Existing Elevations |
| P338 / 05 | Proposed Site layout and External Works |
| P338 / 06 | Proposed Floor Plans |
| P338 / 07 | Proposed Elevations |
| P338 / DAS | Design and Access Statement |
| P338 / RWMS | Refuse & Waste Management Strategy |



9.3 AD M Vol 1 Diagram 2.4 Bedroom clear access zones



9.4 AD M Vol 1 Diagram 2.7 Category 2 Bathroom

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

9.5 Table 1 of the Nationally Described Space Standards