296-298 BARLOW MOOR ROAD, 651 MAULDETH ROAD WEST

Design & Access Statement

September 2021

create it studios
Architects & Designers

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1.0 DESIGN & ACCESS

INTRODUCTION

INTRODUCTION

This Design and Access Statement has been prepared by Create It Studio Architects on behalf of our client to support a full planning application for a site located at **296-298 Barlow Moor Rd, Manchester M21 8HA** and the adoining property **651 Mauldeth Road West, Manchester M21 7SA**

Grid Reference: SJ 82174 92888

This proposal seeks to attain full planning consent for the conversion of an existing building into a mixed-use development to include retail use on the ground floor, office use on the first floor and residential use on the loft level. The proposal also includes a first-floor rear extension and the erection of roof dormers to the front and rear of the property.

The proposal aims to provide a high-quality mix-use development that provides retail, commercial and residential use on Barlow Moor Rd.

The existing site is situated within Manchester City Council within Chorlton Park Ward and forms part of the retail/commercial centre on Barlow Moor Rd.

Barlow Moor Rd provides a mixture of retail, commercial and residential use with good local amenity and transport links.

The site does not fall within a conservation area and is in flood zone 1.

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

PLANNING POLICIES

The National Planning Policy Framework (NPPF) provides guidance to Local Planning Authorities by which applications should be assessed and determined.

Manchester Local Plan consists of the following:
- Core Strategy Development Plan
- Unitary Development Plan (UDP)

The following are relevant Core Strategy Policies:
SP1 – Spatial Principles
EC1 - Employment and Economic Growth in Manchester
EC2 - Existing Employment Space
CC2 - Retail
CC3 - Housing
CC7 - Mixed-Use Development
EC9 - South Manchester
H1 - Overall Housing Provision
H6 - South Manchester
C6 - South Manchester District Centres
EN1 - Design Principles and Strategic Character Areas

SUPPLEMENTARY PLANNING DOCUMENTS
DC5 - Flat conversion
DC12 - Commercial uses above shopping frontage

PLANNING HISTORY

The planning history is outlined below over the last 20 years.

091768/FO/2009/S1
Change of use of first floor from offices to a self contained flat
Approved in December 2009 (permitted development)

076088/FU/2005/S1
Change of use from A1 retail to A2 financial and professional services
Approved in July 2005

094746/FU/2010/S1
Change of use from Class A1 ice cream parlour and coffee shop to Class A5 hot food take-away.
Approved in December 2010

PRE-APPLICATION CONSULTATION

On this application, no pre-application consultation has taken place.

SITE CONTEXT

CONTEXT

The existing site is situated within Manchester City Council within Chorlton Park Ward in West Chorlton Cum Hardy.

Manchester town centre is approximately 4.8 miles from the site with excellent local amenities such as a wide variety of shops, public transport, schools and health facilities.

The wider area is largely residential with commercial and retail use. A range of different building types exists in the area including large detached family houses, semi-detached properties, apartments, offices, retail, hot food, supermarkets and schools which make up the fabric of the local vicinity.

The site is located at the junction of Barlow Moor Road and Mauldeth Road West and consists of a corner building and is made up of No. 296 and 298 and forms part of a larger block of commercial properties.

Along Barlow Moor Road and along Mauldeth Road West contain mainly commercial units on the ground floor with either offices or flats on the first-floor level. The majority of the properties have undergone various extensions, remodelling and modifications.

The site has excellent transport links with Mauldeth Road West providing links to Central Manchester to the North and Barlow Moor Road providing links to Old Trafford to the West and Didsbury to the East.

The Barlow Moor Road Metro Link station is located in front of the site giving direct access to Central Manchester and Manchester Airport.

Local amenity exists within walking distance including shops, supermarkets, takeaways, parks, schools etc.

The existing building comprises an accountants office providing financial services at 651 Mauldeth Rd West and a photography studio with offices at No. 296-298 Barlow Moor Road.

The existing building consists of a two-storey traditionally designed masonry brick building with a pitched roof design.

The property is constructed out of red/brown coloured facing brickwork with lighter coloured mortar joints. The commercial units on the ground floor have shop frontage with signage above.

The hip pitched roof is constructed with concrete red tiles and projecting chimney stacks.

The existing site does not have a boundary fence/wall along the front.

The site is also accessible from the rear, which consists of a rear yard. The alleyway to the side provides access to the rear and bin storage area.

USE

The existing use is offices and a photography studio.

The proposed use will be mixed-use including retail on the ground floor, office on the first floor and apartments in the roof loft space.

DESIGN & ACCESS

DESIGN PROPOSAL

This planning application proposes the conversion of an existing building into a mixed-use development to include retail use on the ground floor, office use on the first floor and residential use on the loft level. The proposal also includes a first-floor rear extension and the erection of roof dormers to the front and rear of the property.

The proposal aims to provide a high-quality mix-use development that provides retail, commercial and residential use on Barlow Moor Rd.

The ground floor will consist of 2no. large retail units with shopfronts and access from the front elevation. Each unit will have rear service access for bins and deliveries.

The first floor will consist of a large office area providing financial services and accessed from the existing entrance along Mauldeth Rd West. This floor also contains a small elevated extension to the rear to provide toilet provisions.

The loft level consists of 2no. 1-2 bedroom apartments. Access is from the existing side entrance door. In order to facilitate adequate space within the loft, dormers are proposed along the front and rear of the building. To the rear, the dormer will be a linear L-shaped dormer. Along the front, the dormers are smaller in size with pitched roofs to enhance the character of the existing building.

Bins will be separated into two areas. The rear yard will be used for commercial bin storage and the resident's bins will be adjacent to the resident's entrance door located internally.

SITE LAYOUT

The existing building is a corner plot and forms part of a larger block. The main access is from the front elevation and will remain unaltered.

Access to the rear is via a shared alleyway to the side of the property, which will also remain unaltered.

The proposal does not alter the floor area of the building to the front and aims to retain as much of the existing building as possible.

The proposed development has little or no impact on the site layout.

SCALE

The proposal aims to minimize the visual impact by retaining as much of the existing scale and massing of the existing building.

The building will remain a 2-storey building but with the inclusion of roof dormers. The dormers to the front elevation have been purposely made smaller in size and with pitched roofs to help compliment the character of the existing host building.

The first floor rear extension is approx 4sqm and very small in size to provide toilet provisions. Due to its size and location to eh rear of the building, it has negligible impact on the building scale and masing.

The proposed scale, massing and design has been designed to sit well within the site and the local area.

APPEARANCE

Construction features will be limited to a simple palette of materials detailing that reflects materials that match the existing building, through the use of brickwork, roof tiles and double-glazed windows.

Facing brickwork is proposed to be in brown brick with a textured quality. The dormers will be clad with matching roof tiles.

Rainwater goods will be of black box-section type.

LANDSCAPING

The existing building occupies all the site and there are no opportunity for any landscaping on this site.

ACCESS

The properties will comply in all respects with Part M of the Building Regulations and will be approached via a ramped access with a maximum with 1:12 slope to a level platform outside the principal front entrances.

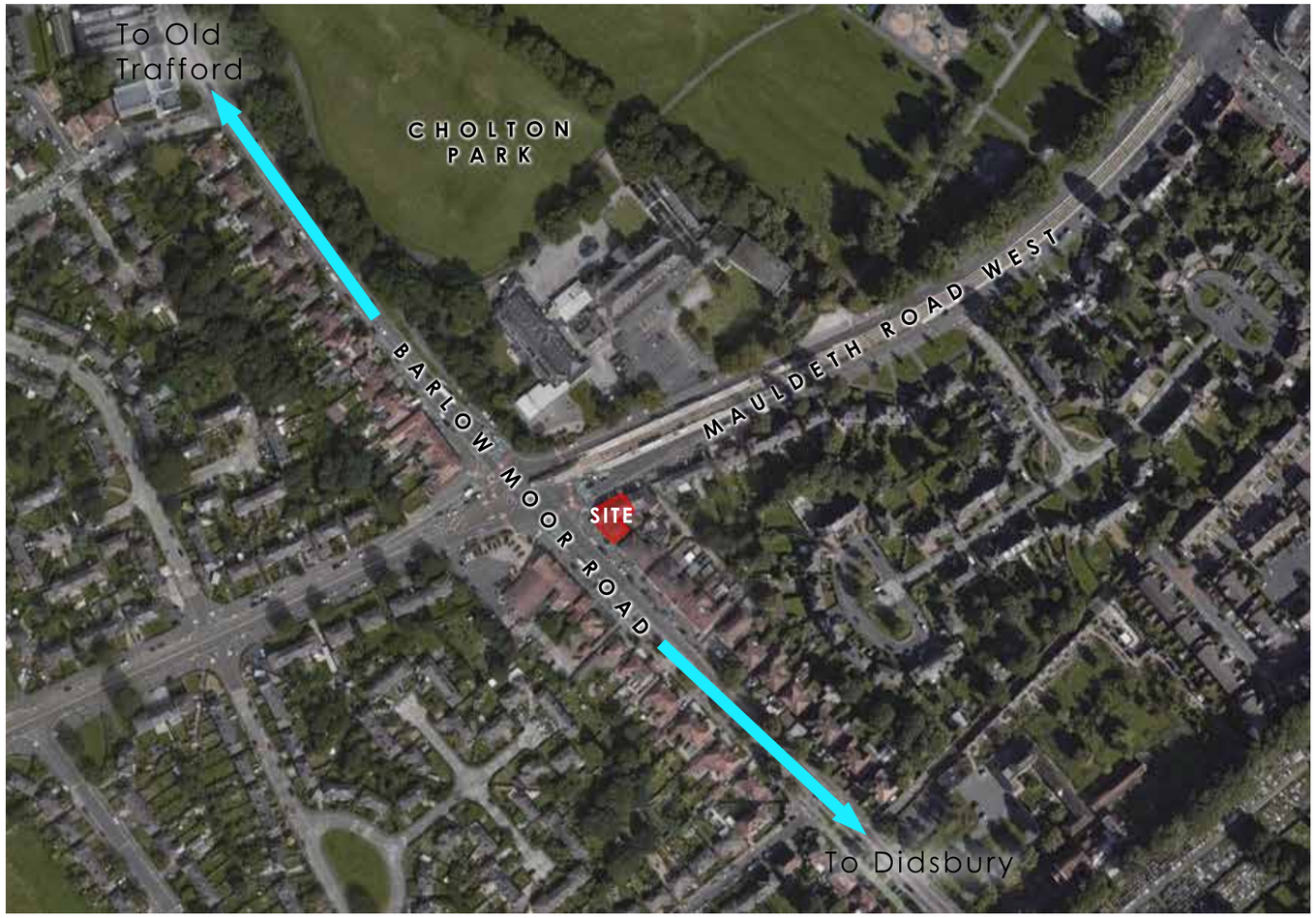
Disabled access will be gained via this entrance, which will be provided with a disabled access compliant threshold, and the door is purposely made wider in keeping with the contemporary design to accommodate ease of access.

The whole of the ground floor will be level and will provide the necessary spaces to comply with Part M.

Access to the remainder of the building will be via a larger than normal width staircase to upper floors which will comply with all requirements for ambulant disabled access.

2.0 EXISTING SITE

SITE LOCATION & CONTEXT



District Aerial Plan

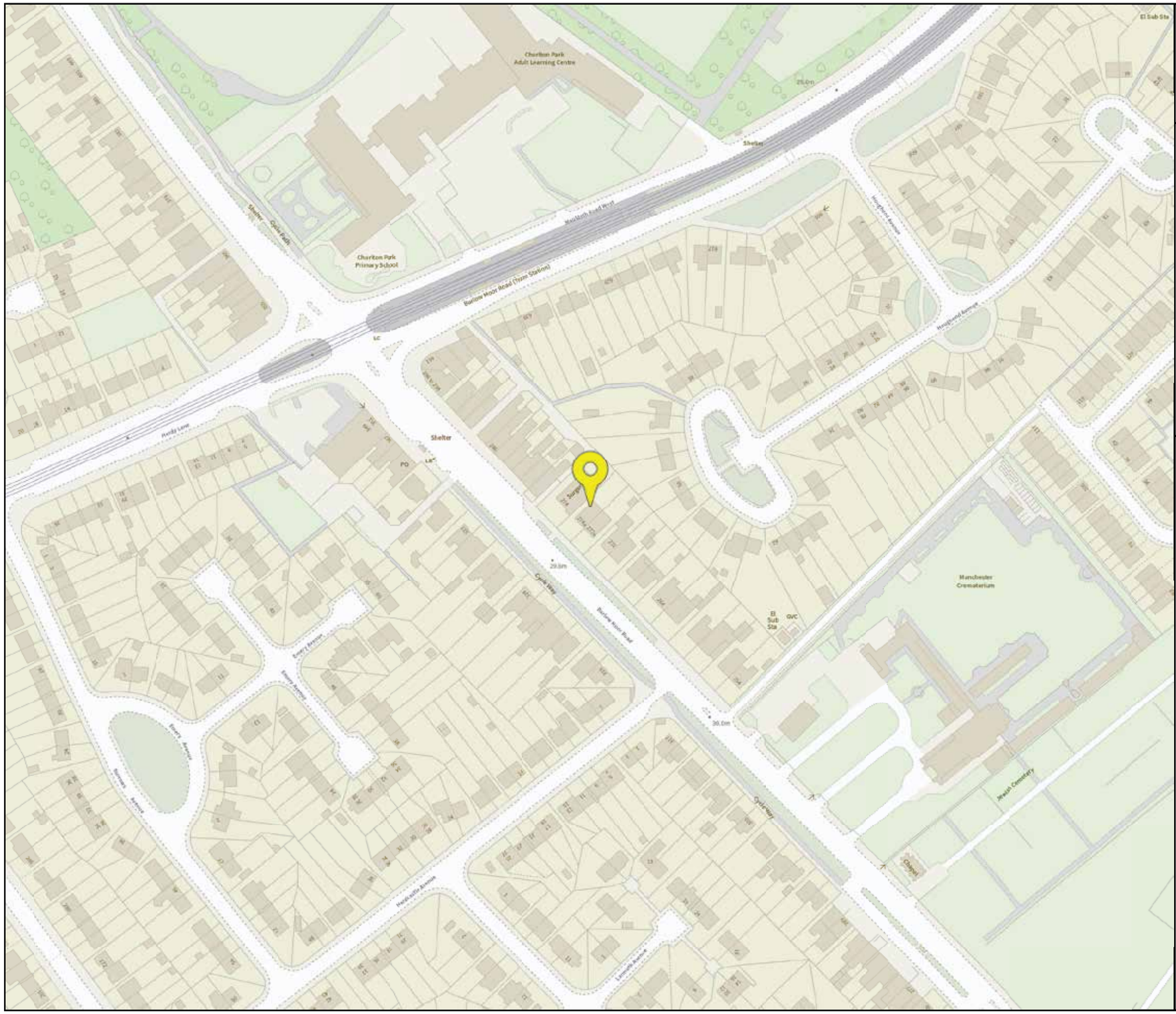
Aerial Plan

Mauldeth Road View

Cross Mauldeth Road & Barlow Moor Road View

Barlow Moor Road View

FLOOD RISK SITE PLAN



Environment Agency

Flood map for planning

Your reference
sge

Location (easting/northing)
382248/392818

Scale
1:2500

Created
24 Aug 2021 12:39

Selected point

Flood zone 3

Flood zone 3: areas benefitting from flood defences

Flood zone 2

Flood zone 1

Flood defence

Main river

Flood storage area

0 20 40 60m

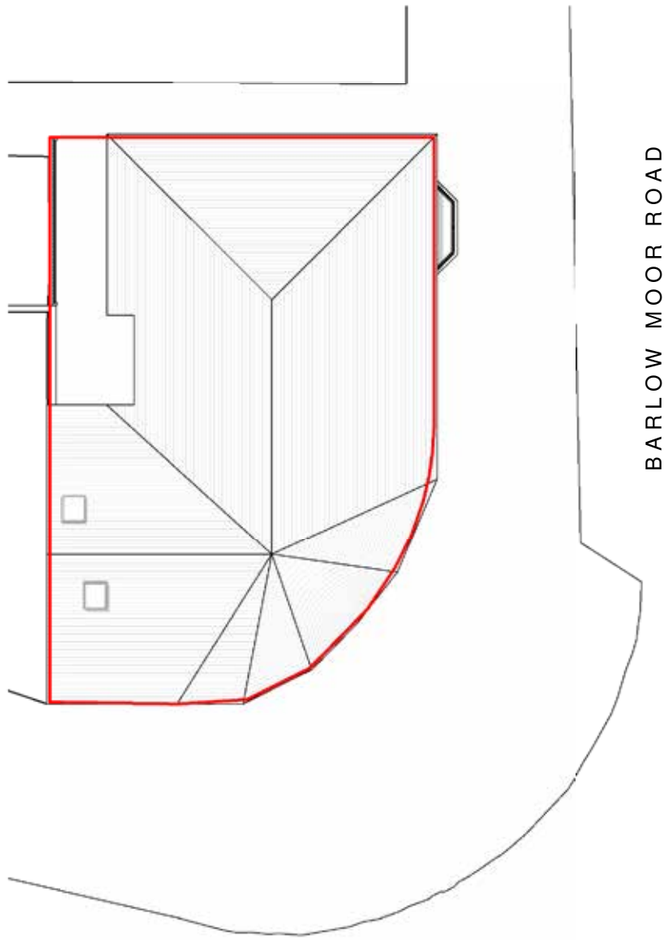
Page 2 of 2

EXISTING LOCATION & SITE PLAN

LOCATION PLAN 1:1250

LEGEND

Site Boundary



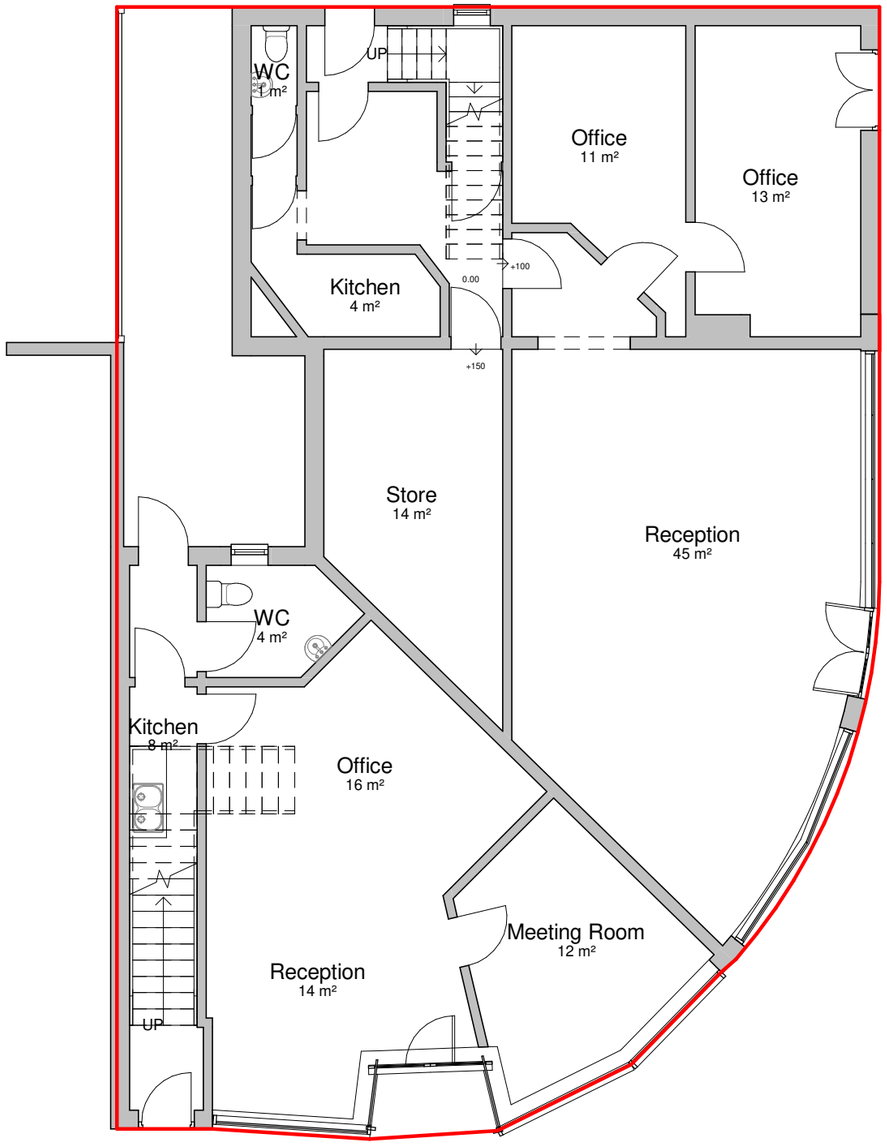
EXISTING SITE PLAN 1:1200

EXISTING GROUND & FIRST FLOOR PLAN

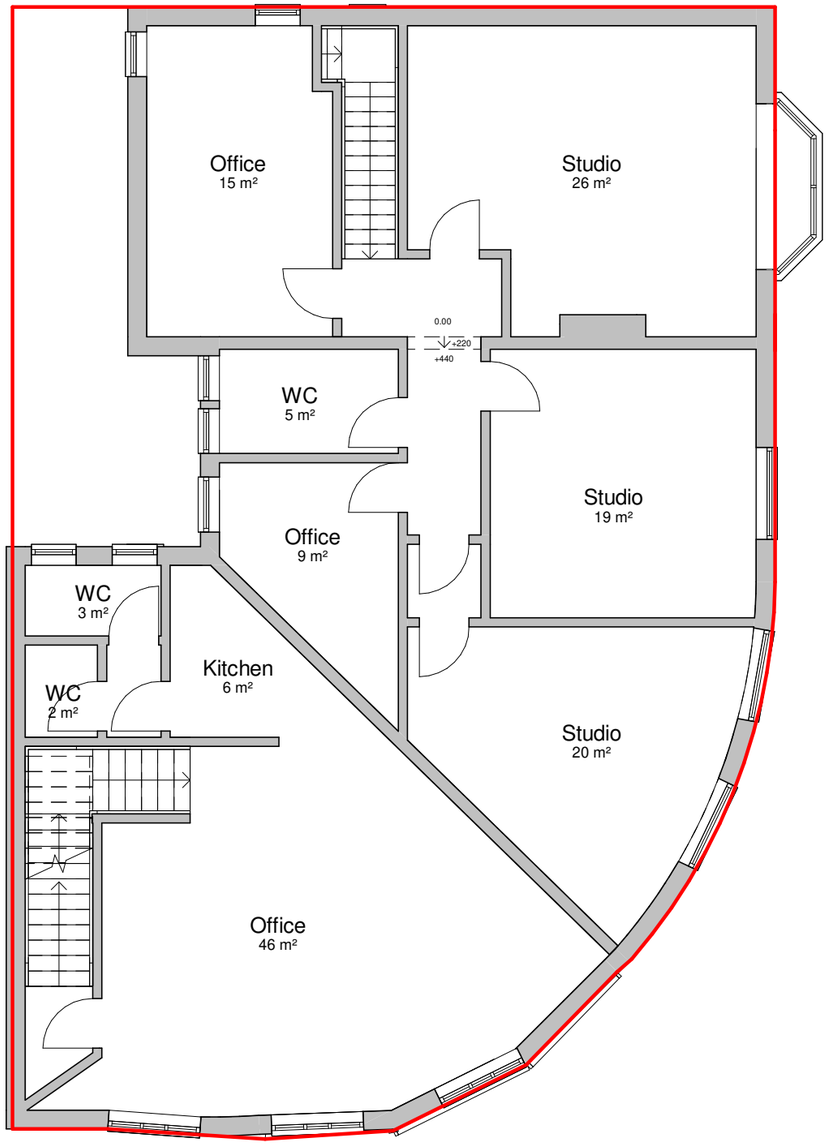
1:100

LEGEND

Site Boundary



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

0 1 2 3 4m

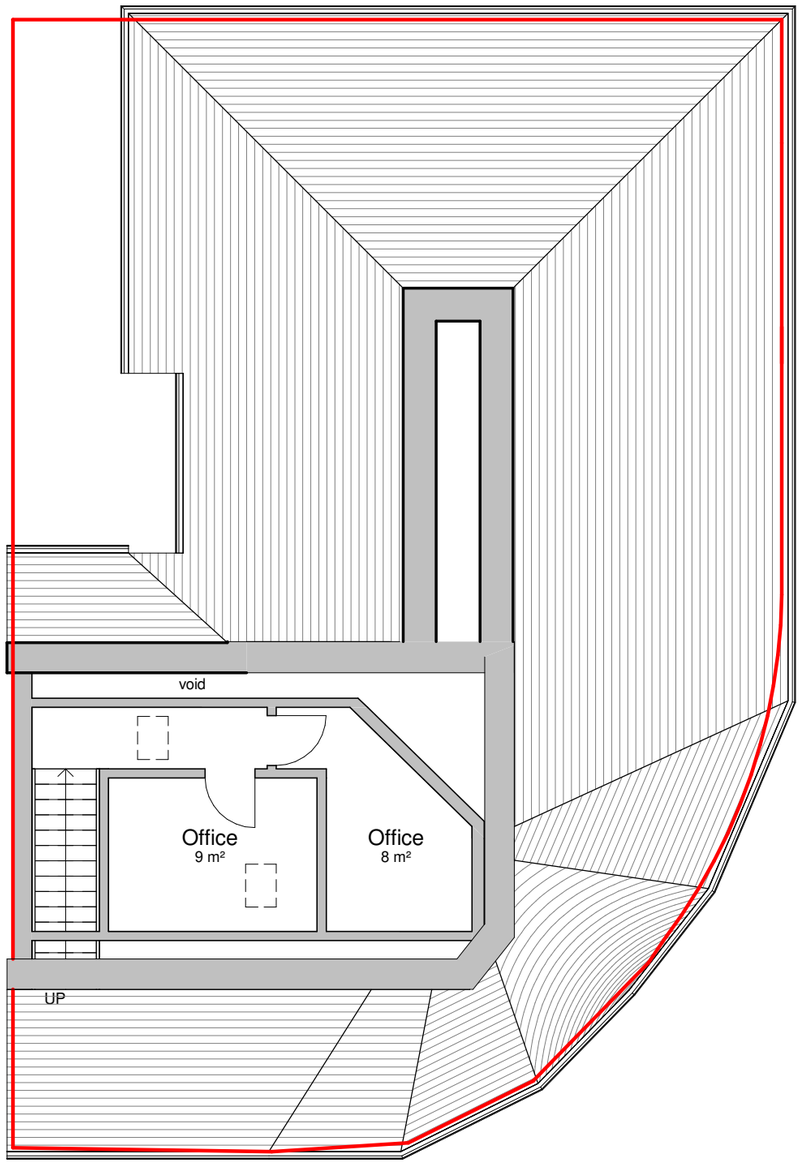
1:100

EXISTING LOFT FLOOR PLAN

1:100

LEGEND

Site Boundary



0 1 2 3 4m

1:100

EXISTING NORTH & EAST ELEVATIONS

1:100

EXISTING NORTH ELEVATION

EXISTING EAST ELEVATION

EXISTING SOUTH & WEST ELEVATIONS

1:100

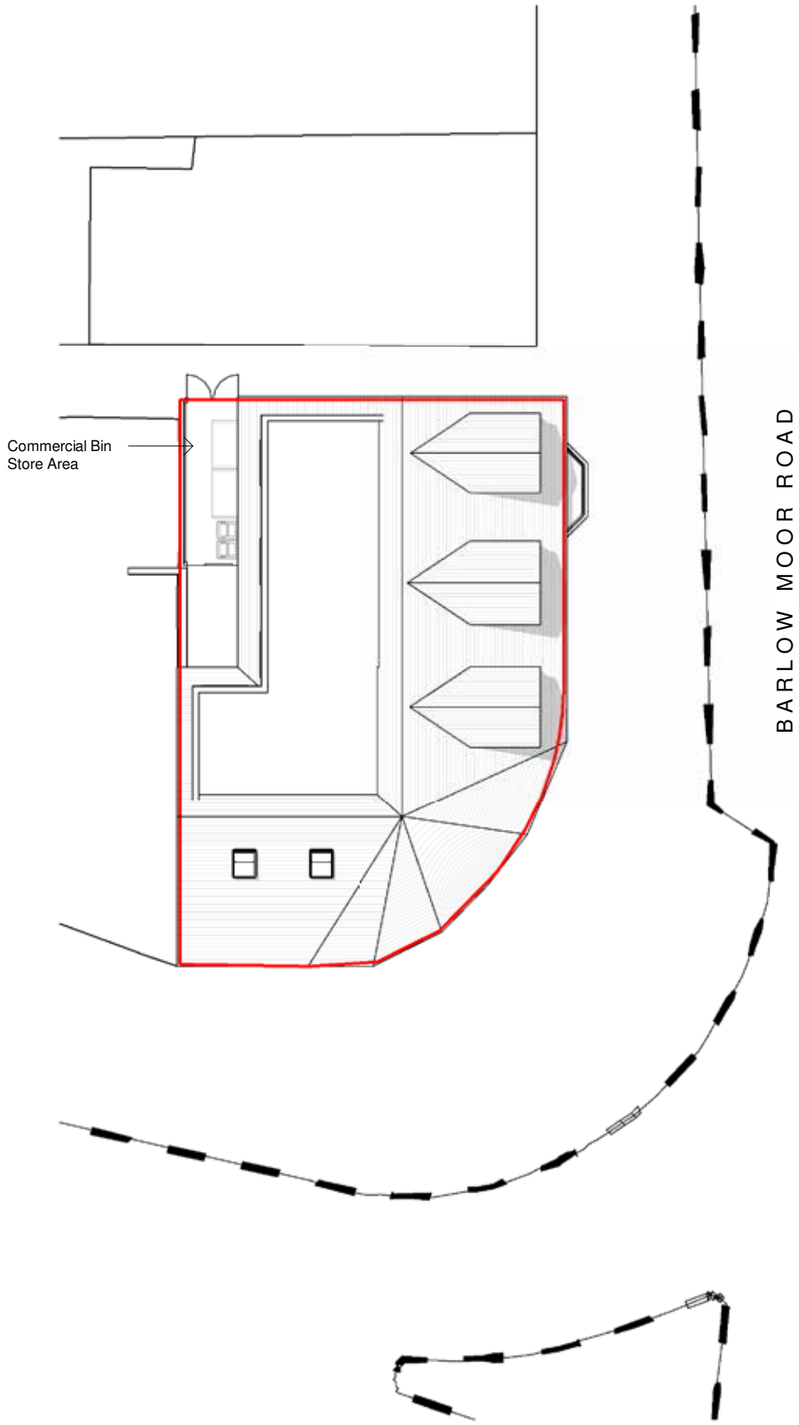
EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

3.0 PROPOSED DESIGN

PROPOSED SITE PLAN & 3D VIEW

1:200



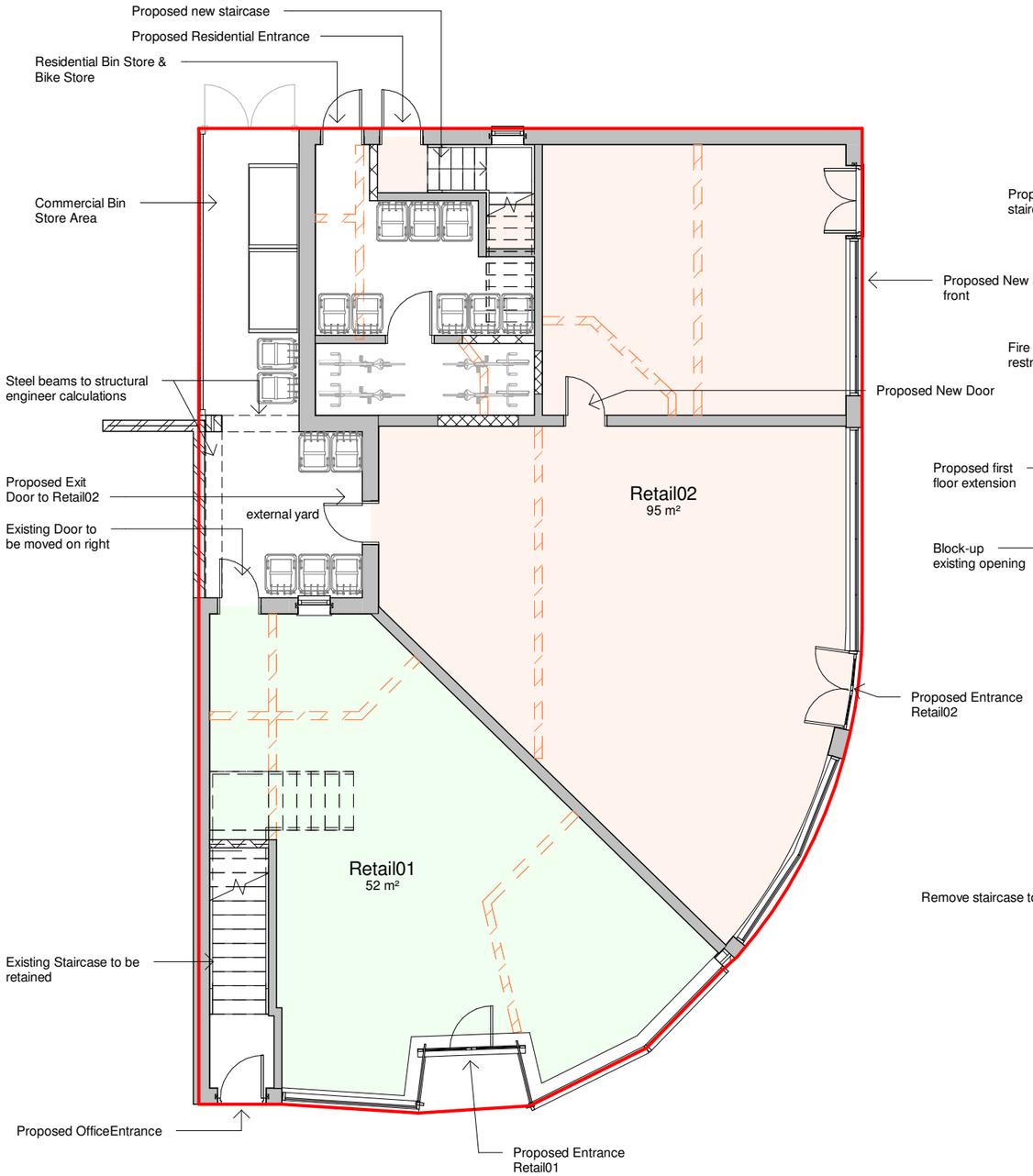
PROPOSED SITE PLAN

PROPOSED FRONT VIEW

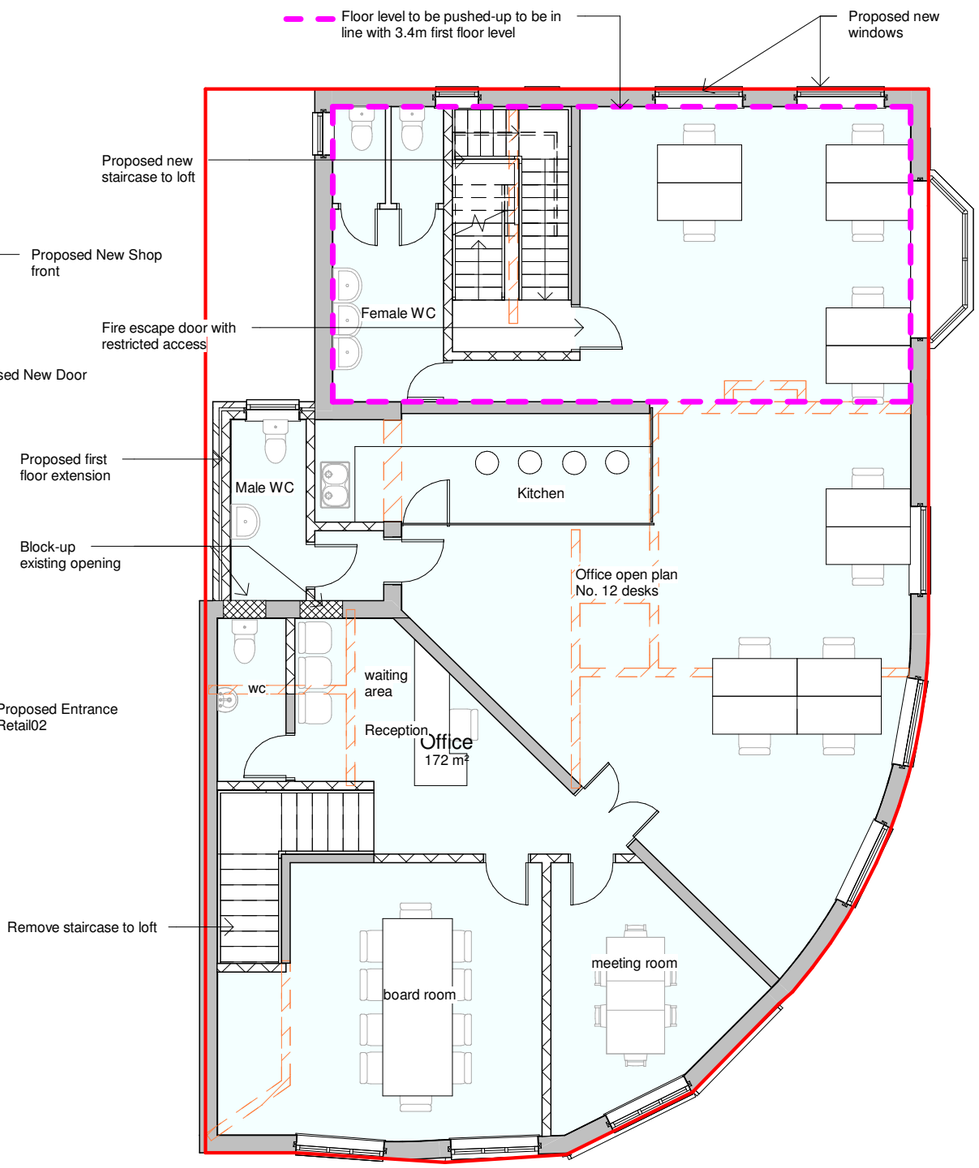
PROPOSED REAR VIEW

PROPOSED GROUND & FIRST FLOOR PLAN

1:100



PROPOSED GROUND FLOOR PLAN



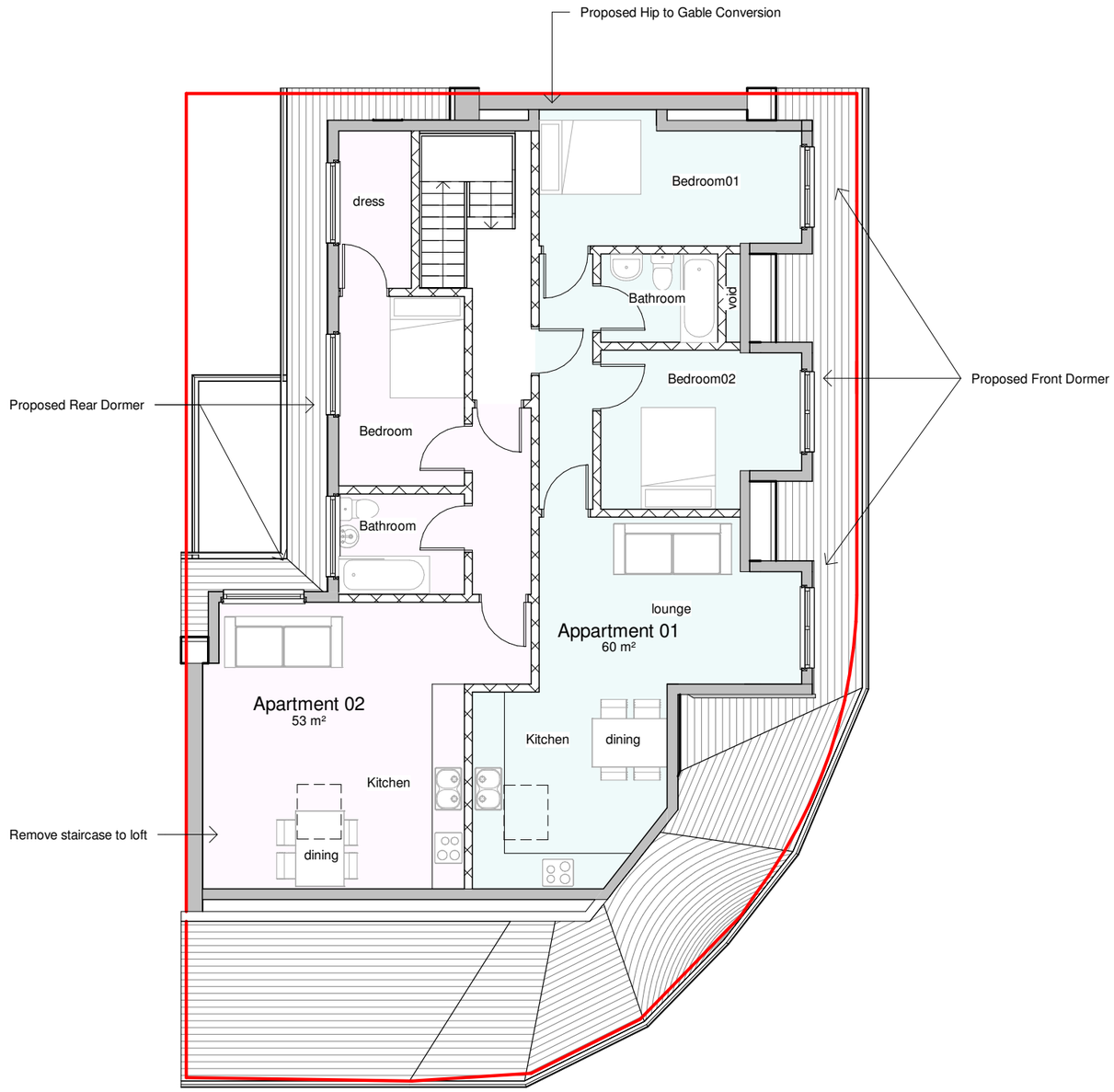
PROPOSED FIRST FLOOR PLAN

LEGEND

- Site Boundary
- Apartment1-1Bed
- Apartment2-2B
- Office
- Retail01
- Retail02

PROPOSED LOFT FLOOR PLAN

1:100



LEGEND

Site Boundary

Apartment1-1Bed

Apartment2-2B

Office

Retail01

Retail02

PROPOSED NORTH & EAST ELEVATIONS

1:100

PROPOSED NORTH ELEVATION

PROPOSED EAST ELEVATION

PROPOSED SOUTH & WEST ELEVATIONS

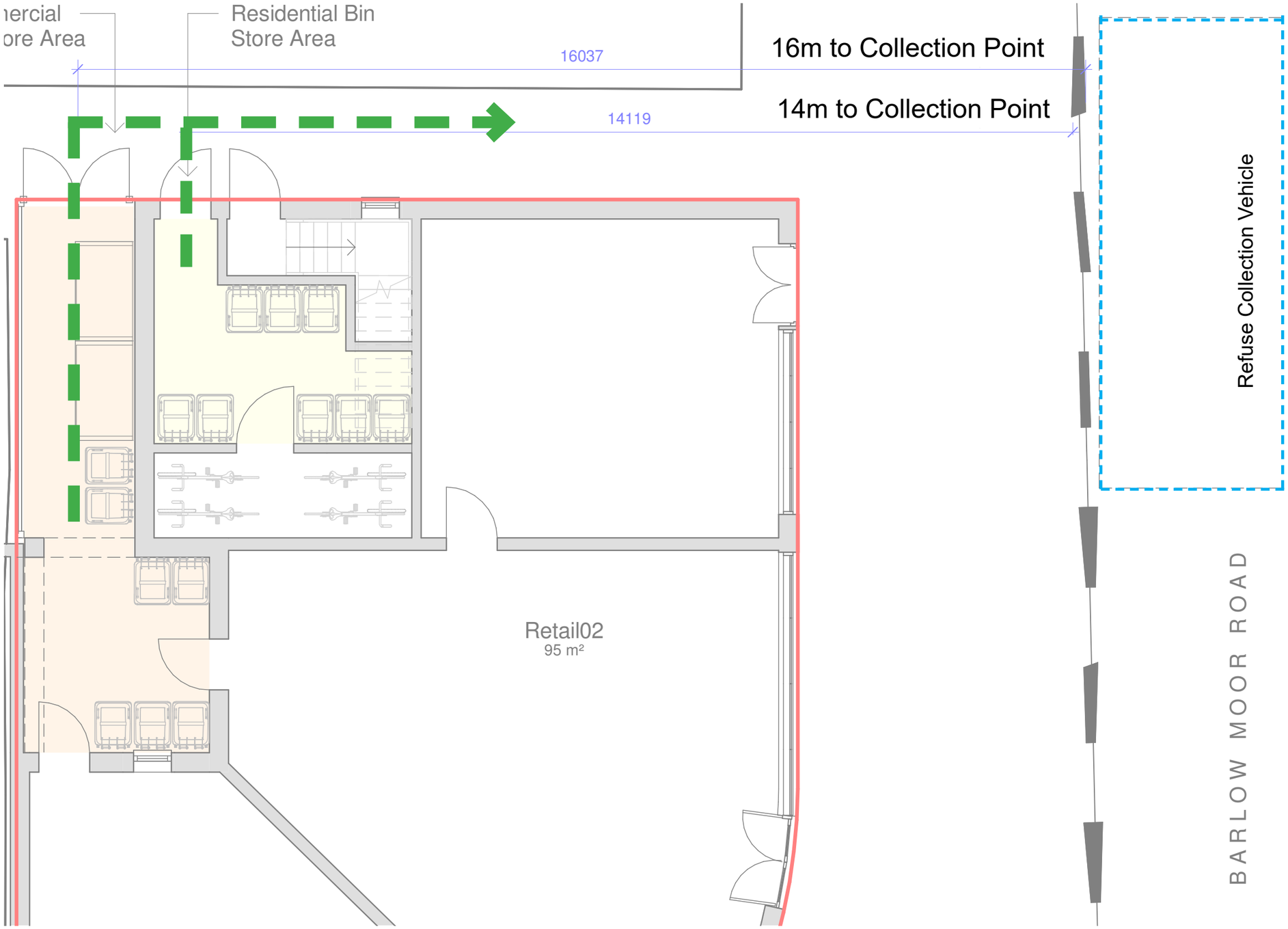
1:100

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

4.0 WASTE MANAGEMENT

WASTE MANAGEMENT STRATEGY



Architecture | Planning | Visualisation Graphics | Branding | Websites

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