



Tang & Associates Ltd

Design and Access Statement



Produced specifically for the proposal at

Grosvenor Arms
2 Eldridge Drive
Manchester
M40 2DF

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Contents

1.0	Introduction	1
1.1	Purpose of the Report	1
2.0	Context.....	1
2.1	Site Context.....	2
3.0	The proposal	2
3.1	Design Strategy.....	2
3.2	Scale and Massing.....	2
3.3	Appearance	2
3.4	Access.....	3
3.5	Security	3
3.6	Materials.....	3
3.7	Waste Management	4
4.0	Conclusion	4

1.0 Introduction

This Design and Access has been prepared by Tang & Associates Ltd on behalf of our client in support of a Full Planning Application for the conversion of existing ground floor pub and first floor apartment to create one HMO residential block at Grosvenor Arms, 2 Eldridge Drive, Manchester M40 2DF hereafter referred to as “the site”.

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the Full Planning Application.

2.0 Context

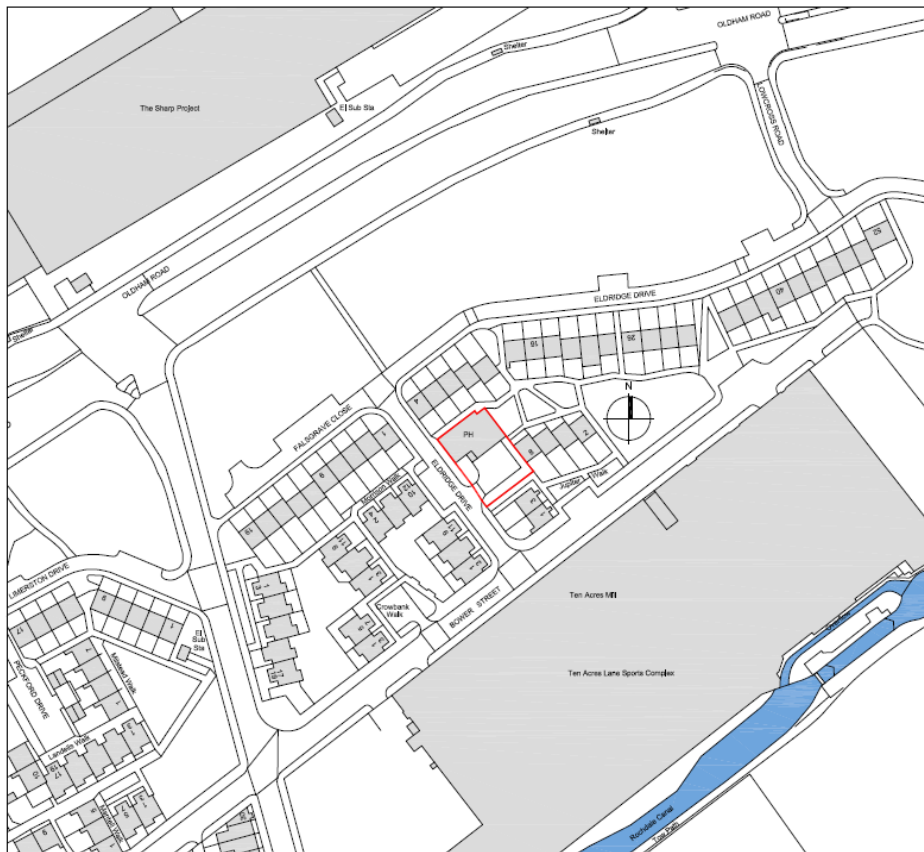


Figure 1. 9726/001a - The Site Location

2.1 Site Context

The site is located in Monsall area of Northeast Manchester in a mixed residential and commercial area. The site location is well connected by public transportation with tram and bus stations very close to the site, as well as being in close proximity of the A62 connecting Manchester City Centre and Oldham. In addition, it also benefits from supermarkets, post office and other services within walking distance of the site which improves residents' convenience.

3.0 The proposal

The proposal is for the conversion of the existing ground floor pub and first floor apartment to create one HMO cluster consisting of 13 rooms and a shared communal area.

The proposal schedule is designed for the needs of the proposed end user Revolving Door Housing Trust.

3.1 Design Strategy

The following is a list of design strategies that were used in the design of the proposal submitted for the planning application:

- The internal layout of the scheme attempts to maximise the amount of useable space.
- Design of HMO cluster with en-suite bedroom and communal room.
- Design for security.
- Easy access to refuse store for residents and refuse collection services.
- Access to natural light for all dwelling rooms.
- Parking provided for the residents.

3.2 Scale and Massing

Consideration has been made to keep the scale massing as it is. The proposed layout will have no impact on the building's height and prominence.

3.3 Appearance

The external appearance will remain the same with only minimal changes. Where new windows and doors are proposed these will match the existing window and door appearance and colour. Additionally, where new bricks and opening are required, these will also match the existing colour and appearance.

3.4 Access

Residential parking and vehicle access is at the south side of the building and will be accessed from Eldridge Drive.

The main entrance for the ground floor residents is located on the south side of the building near resident parking. The main entrance will be a single-leaf and secure entrance door. Access to the basement and the first-floor bedsits will be at the north side of the building, also by a single-leaf secure entrance door.

Within the building, the two existing staircases will be retained as primary access to the basement and first floor.

The bin storage is located at the south side of the building near the car park for easy access for the residents and waste collection.

3.5 Security

The two entrances into and out of the building are both single-leaf and will be controlled via a key card system, or similar, to ensure that only residents can access the building.

3.6 Materials

The materials will be in line with the existing as only minor external alterations will be made.

3.7 Waste Management

The proposed refuse residential store is accessed externally by the council/private waste collection services from Eldridge Drive.

The proposal will consist of one HMO cluster consisting of 13 rooms.

In total the waste storage required per week is approximately 1,300 Litres, the proposed waste storage does provide extra waste capacity. The proposed waste storage capacity is as follows:

Proposed number of bins:

- 2 x 240 L bins (General waste)
- 2 x 240 L bins (Mixed Recycling)
- 2 x 240 L bins (Paper/Card Recycling)
- 2 x 240 L bins (Garden & Food Waste)

Due to the outdoor areas the property will require the combined garden and food waste receptacle as it will generate garden waste (as opposed to the food waste caddy or 'green bin (small)' used for food waste only).

4.0 Conclusion

The design team have carefully designed a scheme which is sensitive to the character of the immediate context and the needs of the wider area. The proposed development at Grosvenor Arms, 2 Eldridge Drive, Manchester M40 2DF, will be a valuable improvement to the area, providing much needed residential units and capacity for the Revolving Door Housing Trust.