

Design & Access Statement

Erection of a 3-storey side extension for access along with a rear flat roof dormer, internal refurbishment and reconfiguration of the existing layout to create 4 residential units, 2 nos. 1-bedroom apartments and 2nos. 2-bedroom apartments with associated elevations and landscaping.

at:

535 Barlow Moor Road, Chorlton M21 8BE



June 2021

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1.0 Introduction

1.1 Foreword

This Design and Access Statement has been prepared by Tang & Associates Ltd on behalf of the client in support of a planning application to Manchester City Council. The application relates to a development at the existing property, situated at 535 Barlow Moor Road, Chorlton, which will hereafter be referred to as 'the site'.

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

1.2 The Site

The site is situated in Chorlton, roughly 4 miles from central Manchester. The immediate surrounding area is predominantly residential two and three-storey terraced and semi-attached houses.

Given its urban context, the site is well located in terms of local services and facilities as well as sustainable transport links. The site is located close to the local town centre with a variety of services, such as shops, supermarkets, retail provision and healthcare can all be found within walking distance of the site. The site is in close proximity to a number of bus lines and tram stops. Considering the above, the site clearly demonstrates a high level of locational sustainability and is suitable for the proposed development.

1.3 The Proposal

The proposal is for the erection of a 3-storey side extension for access along with a rear flat roof dormer, internal refurbishment and reconfiguration of the existing layout to create 4 residential units, 2 nos. 1-bedroom apartments and 2nos. 2-bedroom apartments with associated elevations and landscaping.

2.0 The Proposed Development

2.1 Use

The proposal is well-placed to meet demand for residential units in the area as there are several local services within a mile of the site. Public transport links to the wider city are excellent, with Chorlton tram stop being a 7-minute walk away. Buses into the city centre can be caught from stops just a 4-minute walk away.

2.2 Layout

The internal layout of the scheme attempts to maximise the amount of usable space. Ancillary facilities are placed together on every floor to allow easy access for all residents. The addition of extra rooms in the loft space was implemented to add value to the development without drastically affecting its visual impact from the outside.

2.3 Scale

Consideration has been made to keep the scale of the development in-keeping with the wider context so as not to appear overbearing. The proposed roof extension will have a minimal impact on the building's height and prominence. New windows are positioned to respect the privacy of neighbouring land as much as possible.

2.4 Landscaping

The scheme also seeks to include 3 parking spaces to the front of the property with another 4 car parking spaces to the rear garden area with access from vehicular access from Cranbourne Road.

2.5 Appearance

The external appearance of the building will have minimal changes to retain the development's original character. The proposed 3-storey side extension for access will be utilising facing bricks to match existing. For the rear flat roof dormer, roofing tiles will be used to match existing. The proposed windows will be white uPVC to match the existing windows on site.

2.6 Access

Existing vehicle access to the front of the site will be retained for guests parking, waste removal and emergency access. There will be 4 proposed car parking spaces at the back of the site for the residents. Entry for residents will be through the new purpose-built 3-storey side extension for access. This entrance will be the primary access into and out of the building.

3.0 Summary

3.1 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 535 Barlow Moor Road is a sustainable upgrade to the existing building and will be a valuable improvement to the area, providing much needed residential units.