

RESIDENTIAL SCHEME

18 Range Road, Manchester, M16 8ES

DESIGN & ACCESS STATEMENT

@A3

Client: Centrepont Properties Ltd
Project: 18 Range Rd, Manchester
Status: Full Planning
Date: May 2021

1618
ARCHITECTS

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1. Introduction

This Design & Access Statement has been prepared in support of the full application for the Residential development of 18 Range Road into 6 apartments. The site is currently used as a nursery.

The proposed scheme looks to utilise the existing building and to also add an extension to the rear of the property to accommodate the full 6 apartments.

This application provides details of siting, design, relationship with the existing buildings, external appearance and access.



2. Existing Site & Context

Site Location

 Summer Sun Path

 Winter Sun Path

 2 Storey

 3 Storey

 4-5 Storeys

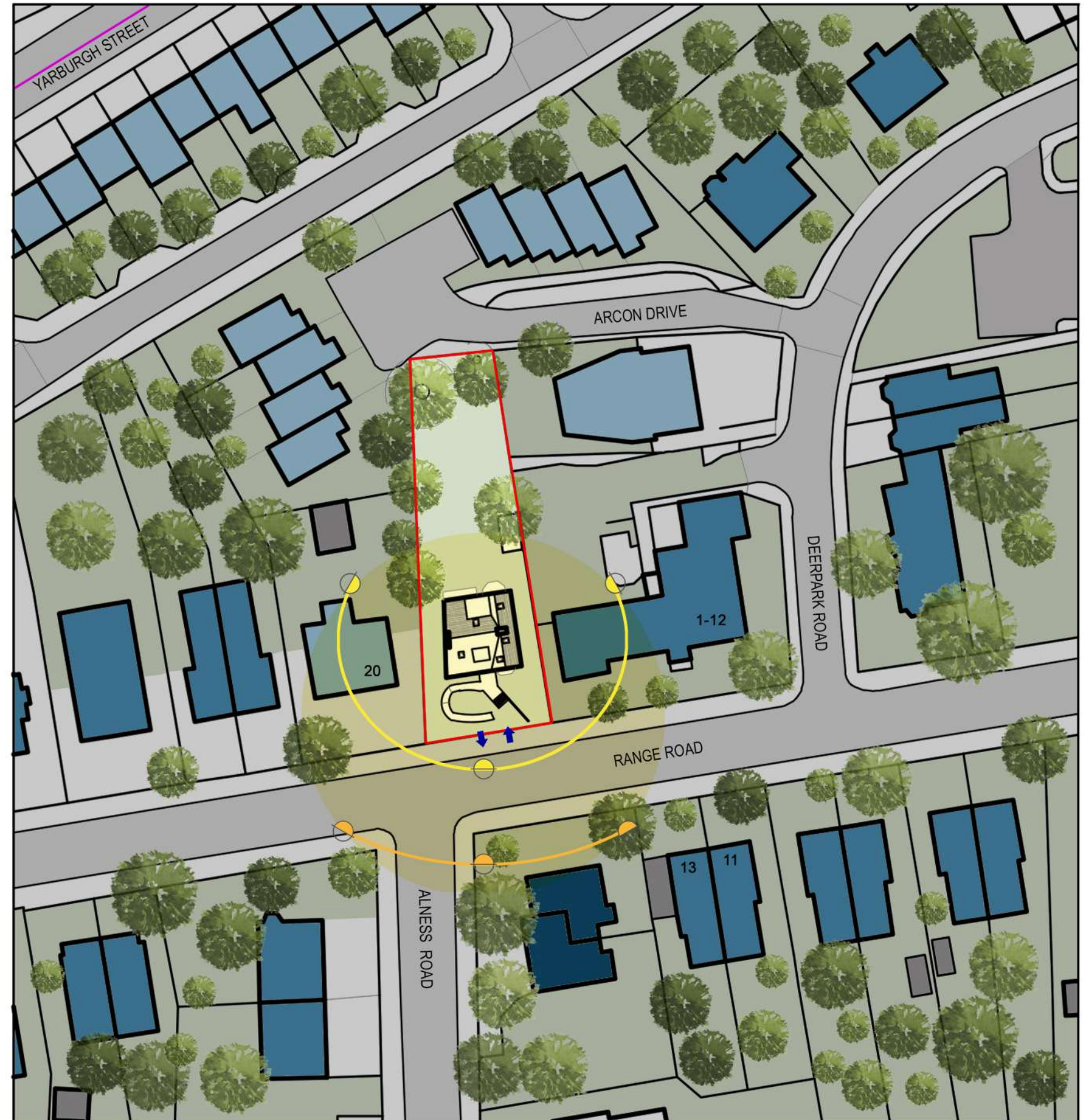
 Site Boundary

 Access

The site comprises an area of 736 m²
(2414 sq ft) located in Manchester.

The site is currently used as a Nursery on
Range Road.

The proposed scheme looks to convert this
into 6 apartments.



2. Existing Site & Context

Existing Site

The site is located in Whalley Range on Range Road, 5.3km from Manchester City Centre. The surrounding area is heavily residential but with abundant amenity and community services within close proximity to the site - schools, green spaces, NHS services etc.

The existing site is 736 sqm and the immediate neighbouring properties are flats (1). On the opposite side of the street, it is a mixture of houses and flats (2).

The site sits at the intersection between Range Road and Alness Road, where the majority of existing properties there are flats.

The immediate surrounding properties are almost all at 3 storeys in height, and then towards the rear end of the site there is terraced housing (on Arcon Drive) that sits at 2 storeys in height (3). There is one property, directly opposite, which is 4 storeys.



1.



2.



3.



2. Existing Site & Context

Wider Context

The site is located in Whalley Range on Range Road, 5.3km from Manchester City Centre. The surrounding area is heavily residential but with abundant amenity and community services within close proximity to the site - schools, green spaces, NHS services etc.

Manchester City Centre is 5 km directly to the north of the site.

The most common council tax band in the area is A. Estimated residential property values, based on historical transactions and adjusted for inflation, range from £33,998 to £580,437 with an average of £136,604. Housing types are typically flats/apartments. 16% of house sales since 1995 have been new builds.

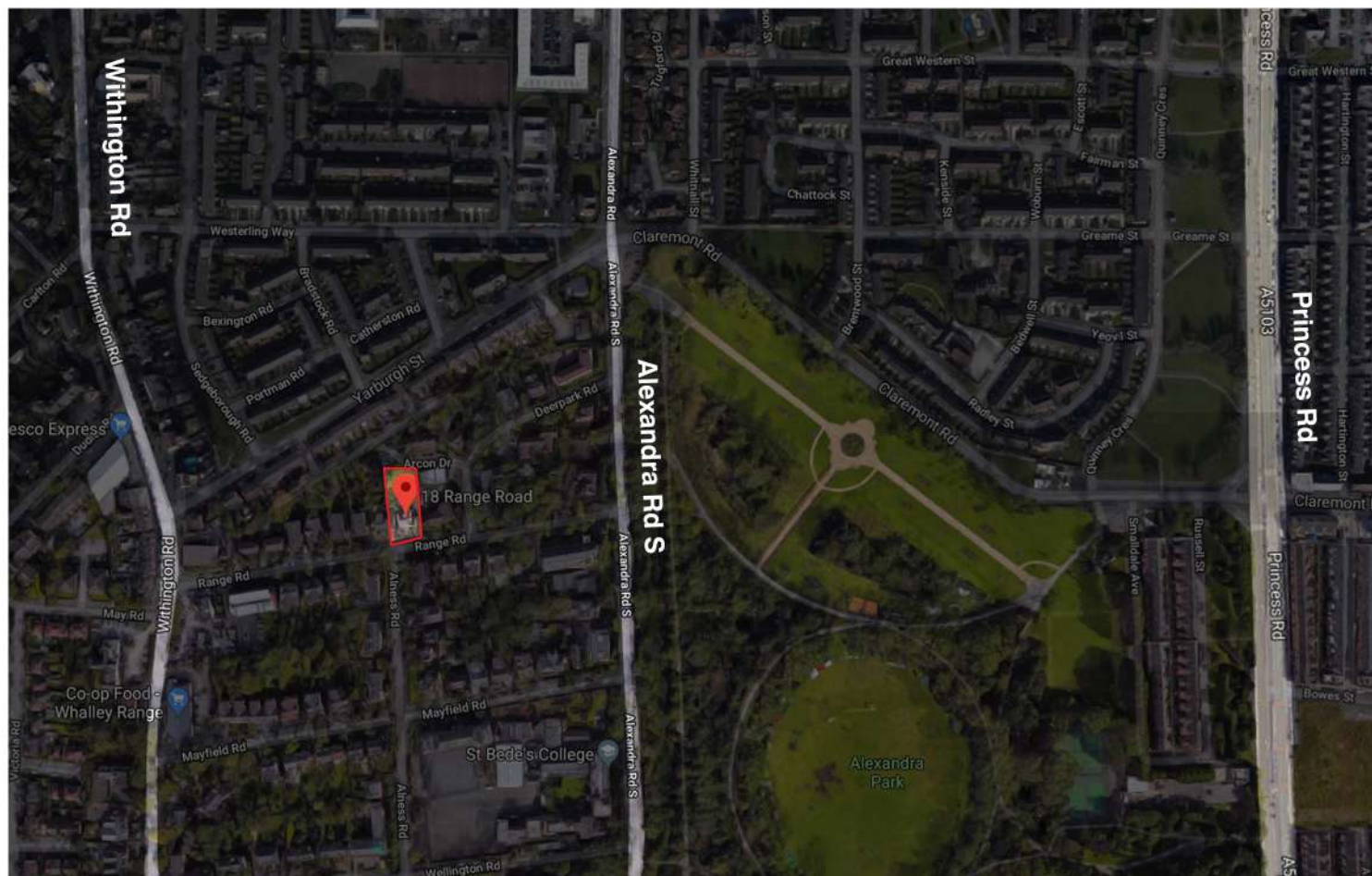


2. Existing Site & Context

Movement & Access

The site has direct access to Range Road and is easily connected to main roads - Alexandra Road S to the east, and Withington Road to the west. Bus stops and cycle pathways are present on both of these routes.

Adjacent to Alexandra Park on the other side is the A5103 (Princess Road) which leads directly into the heart of Manchester.



The site has two forms of access at present; a pedestrian gate (1) leading up to the entrance of the building and a larger side gate (2) which leads towards the rear of the property. This side gate is large enough for vehicular access down the side of the building and to the rear.

3. Materials & Appearance

Where possible, the proposed scheme will utilise existing materials and finishes, therefore minimising the overall aesthetic impact to the area. The most significant change will be the proposed roof, but the resulting colour will be almost the same as the existing.



Brickwork to match existing



Proposed dark grey aluminium roof



Proposed grey uPVC windows



1. Brickwork to match existing
2. Proposed grey uPVC windows
3. Proposed dark grey aluminium roof

4. Drawing Package

Existing

Site Plan

Floor Plans

Elevations

Section & Roof Plan

Proposed

Site Plan

Basement

Ground Floor

First & Second Floor

Elevations

Rendered Street Scene

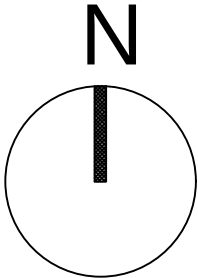


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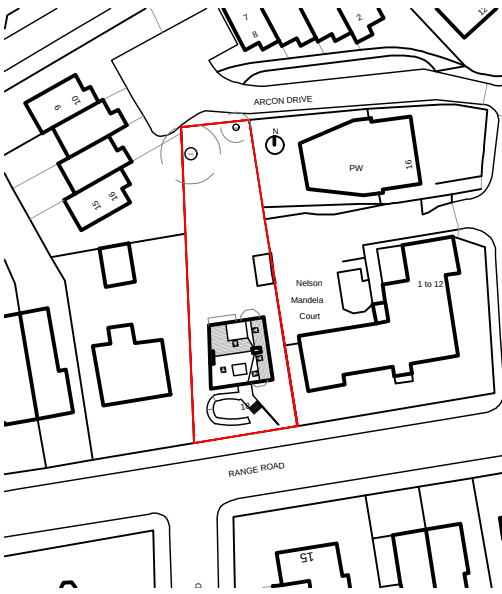
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Total Site Area
736sqm - 7,920sqft



- Status:
- ☐ Feasibility
 - ☒ Planning Approval
 - ☐ Building Regulations
 - ☐ Tender
 - ☐ Construction

Project: 18 Range Road
Manchester
M16 8ES

Client: Centrepont Properties Ltd

Drawing Title: Existing Site Plan

Project No.	Drwg No.	Rev No.	Scale.	Date.
489	E-01		1:500@A3	Nov-18



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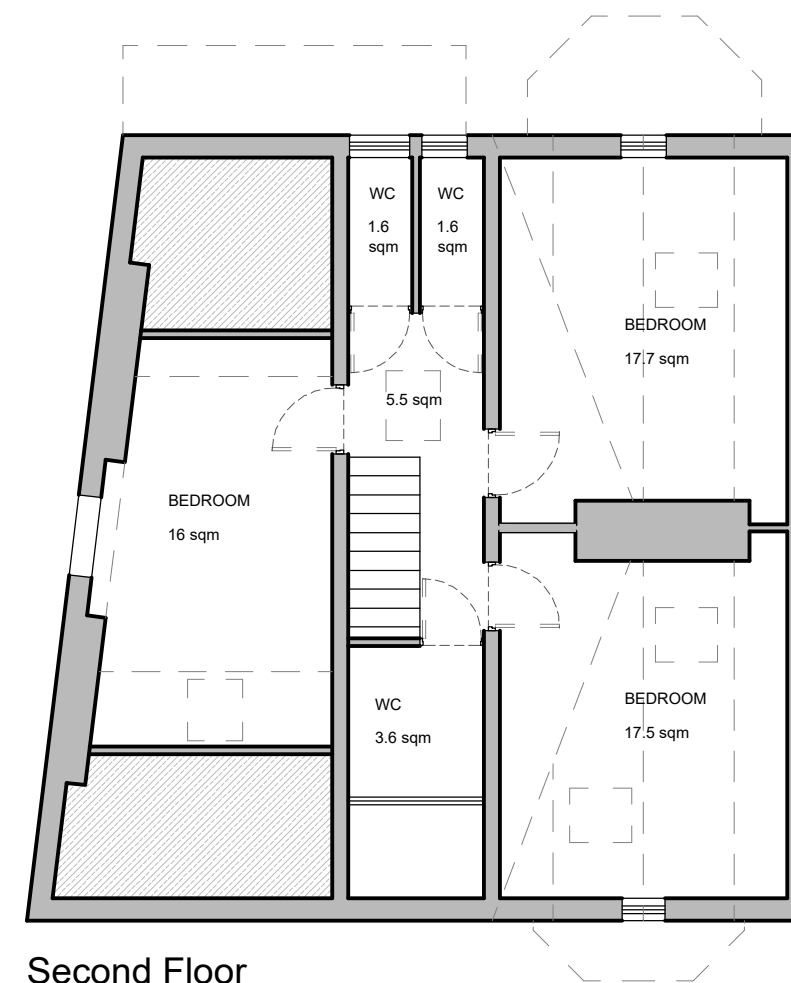
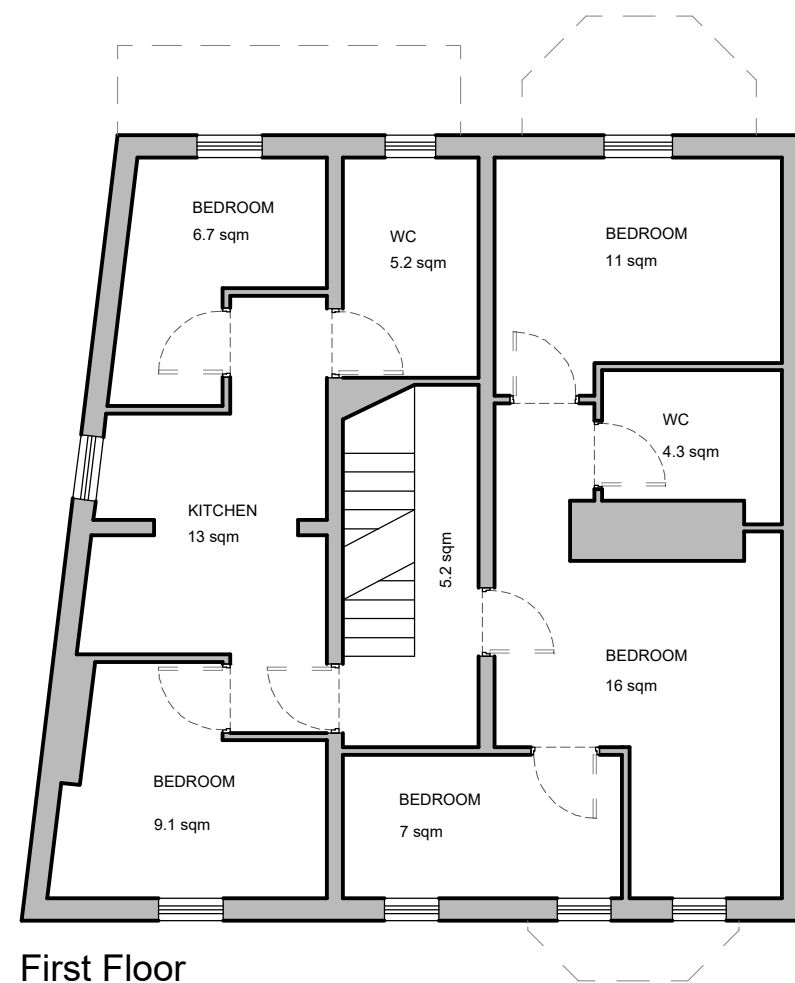
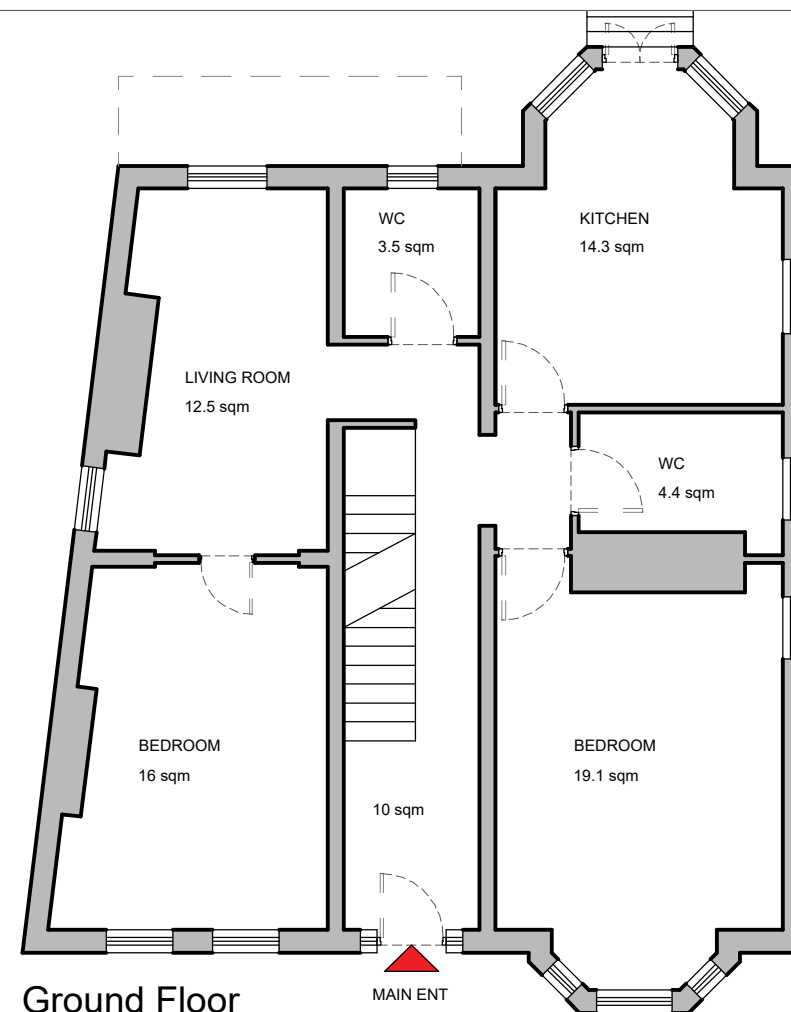
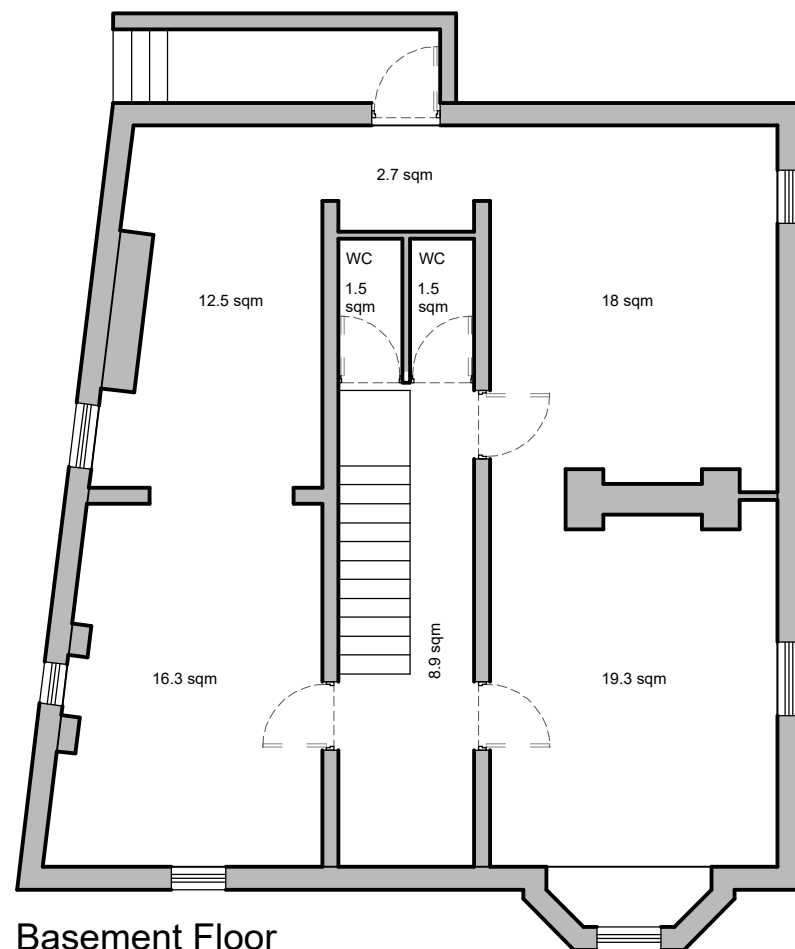
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Project: 18 Range Road
Manchester
M16 8ES

Client: Centrepont Properties Ltd

Drawing Title: Existing Floor Plans

Project No.	Drwg No.	Rev No.	Scale.	Date.
489	E-02		1:100@A3	Nov-18

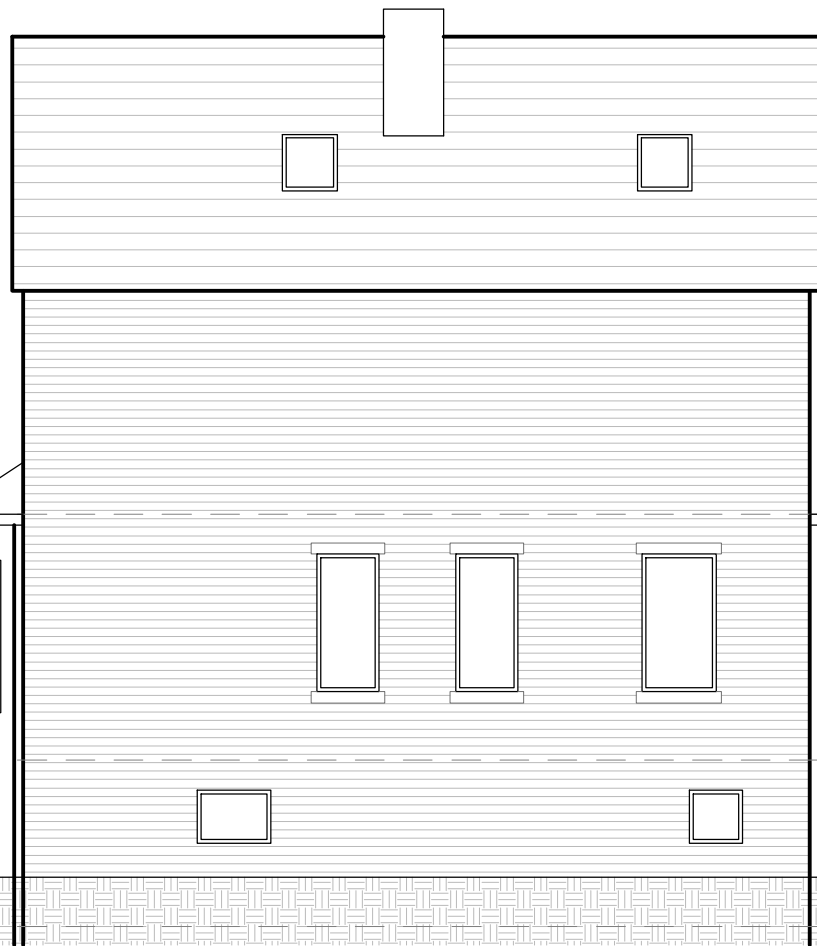


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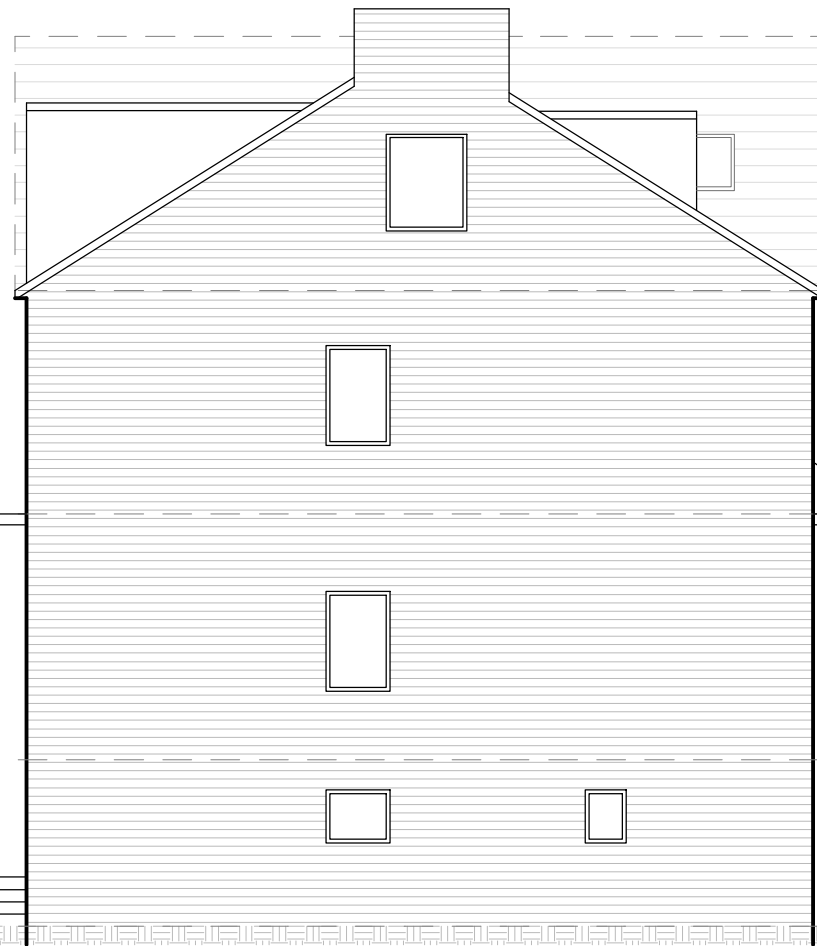
Front Elevation



Side Elevation (East)



Rear Elevation



Side Elevation (West)

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Project: 18 Range Road
Manchester
M16 8ES

Client: Centrepont Properties Ltd

Drawing Title: Existing Elevations

Project No.	Drwg No.	Rev No.	Scale.	Date.
489	E-03		1:100@A3	Nov-18



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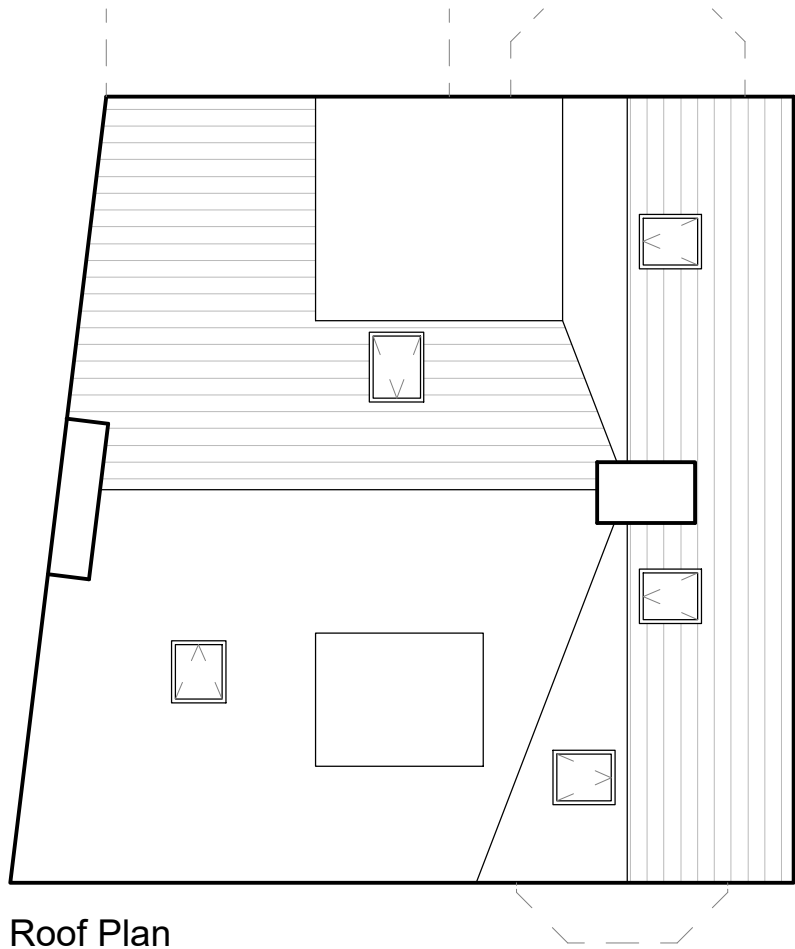
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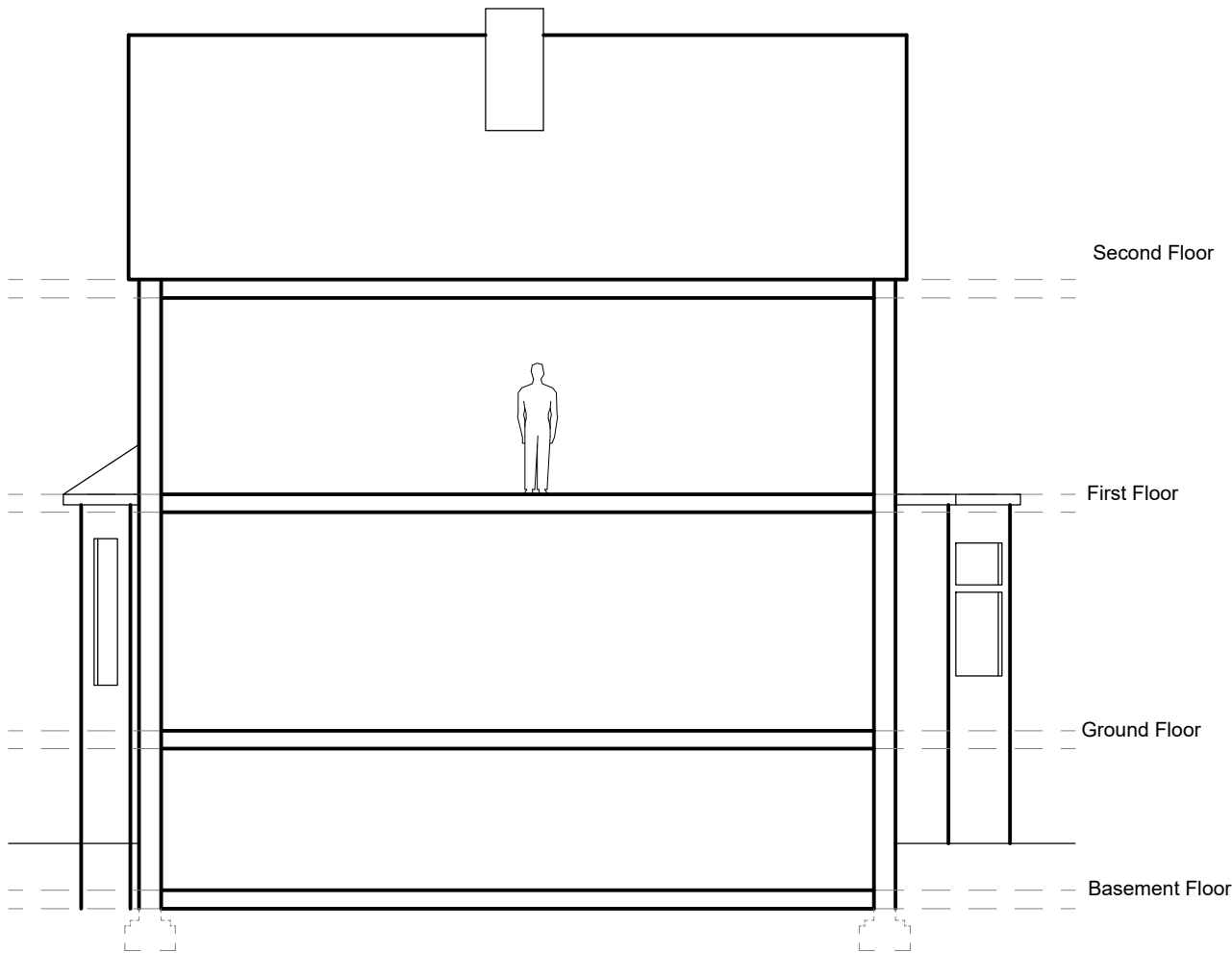
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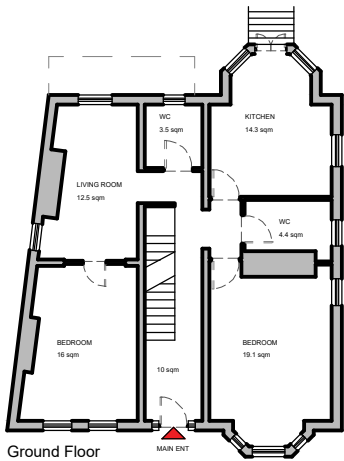
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Roof Plan



Section
(East)



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- ☐ Feasibility
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 - ☐ Construction

Project: 18 Range Road
Manchester
M16 8ES

Client: Centrepoint Properties Ltd

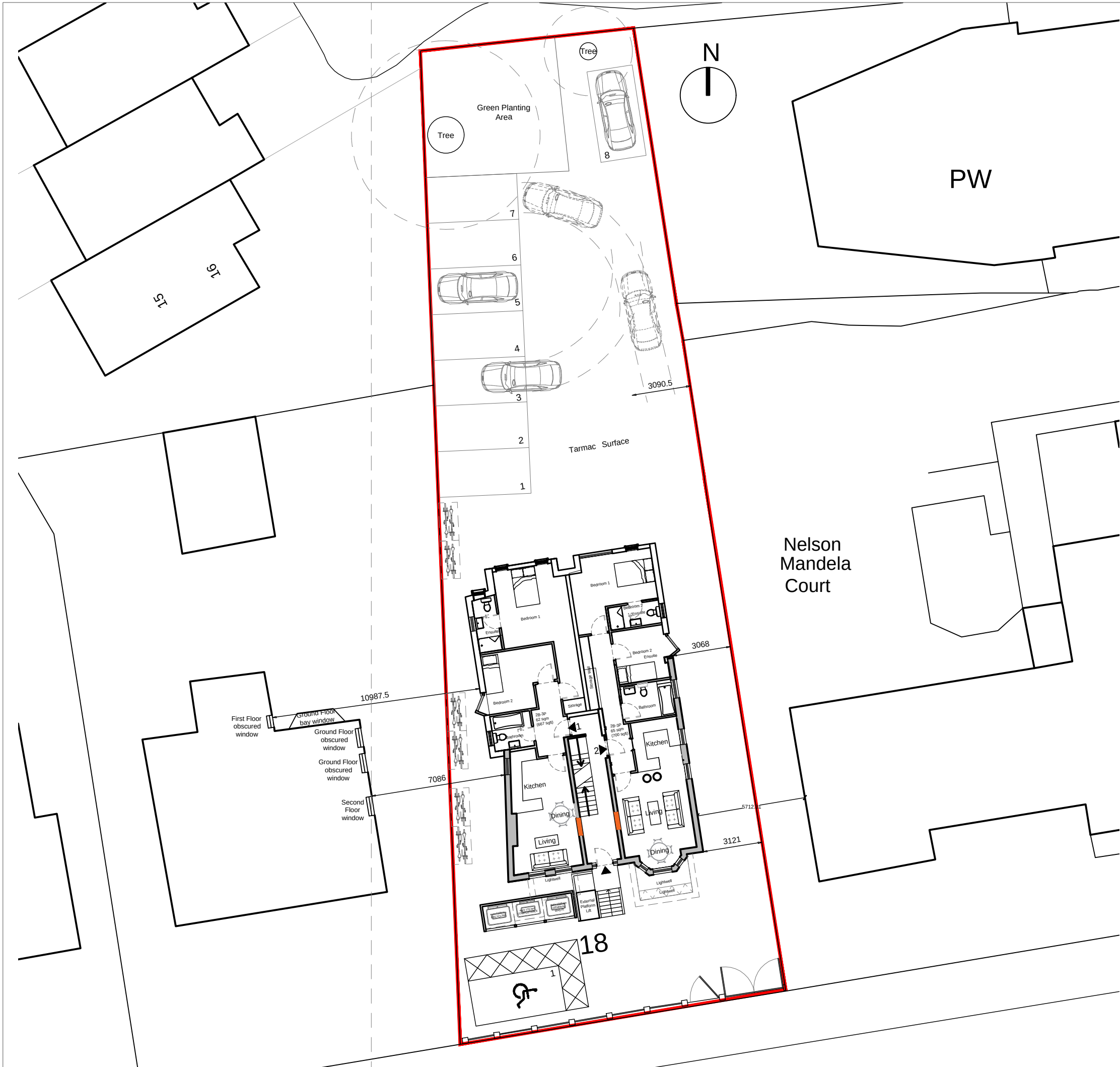
Drawing Title: Existing Section
& Roof Plan

Project No.	Drwg No.	Rev No.	Scale.	Date.
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Apt 1	2B-3P - 62 sqm (667 sqft)
Apt 2	2B-3P - 65 sqm (700 sqft)
Apt 3	2B-3P - 62 sqm (667 sqft)
Apt 4	2B-3P - 65 sqm (700 sqft)
Apt 5	2B-3P - 62 sqm (667 sqft)
Apt 6	2B-3P - 65 sqm (700 sqft)

Total 381 sqm (4101 sqft)



Site Location Plan 1:1250

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 - ☐ Tender
 - ☐ Construction

Project: 18 Range Road
Manchester
M16 8ES

Client: Centrepont Properties Ltd

Drawing Title: Proposed Site Plan

(North)

Project No.	Dwg No.	Rev No.	Scale.	Date.
489	P-01		1:200@A3	May 21



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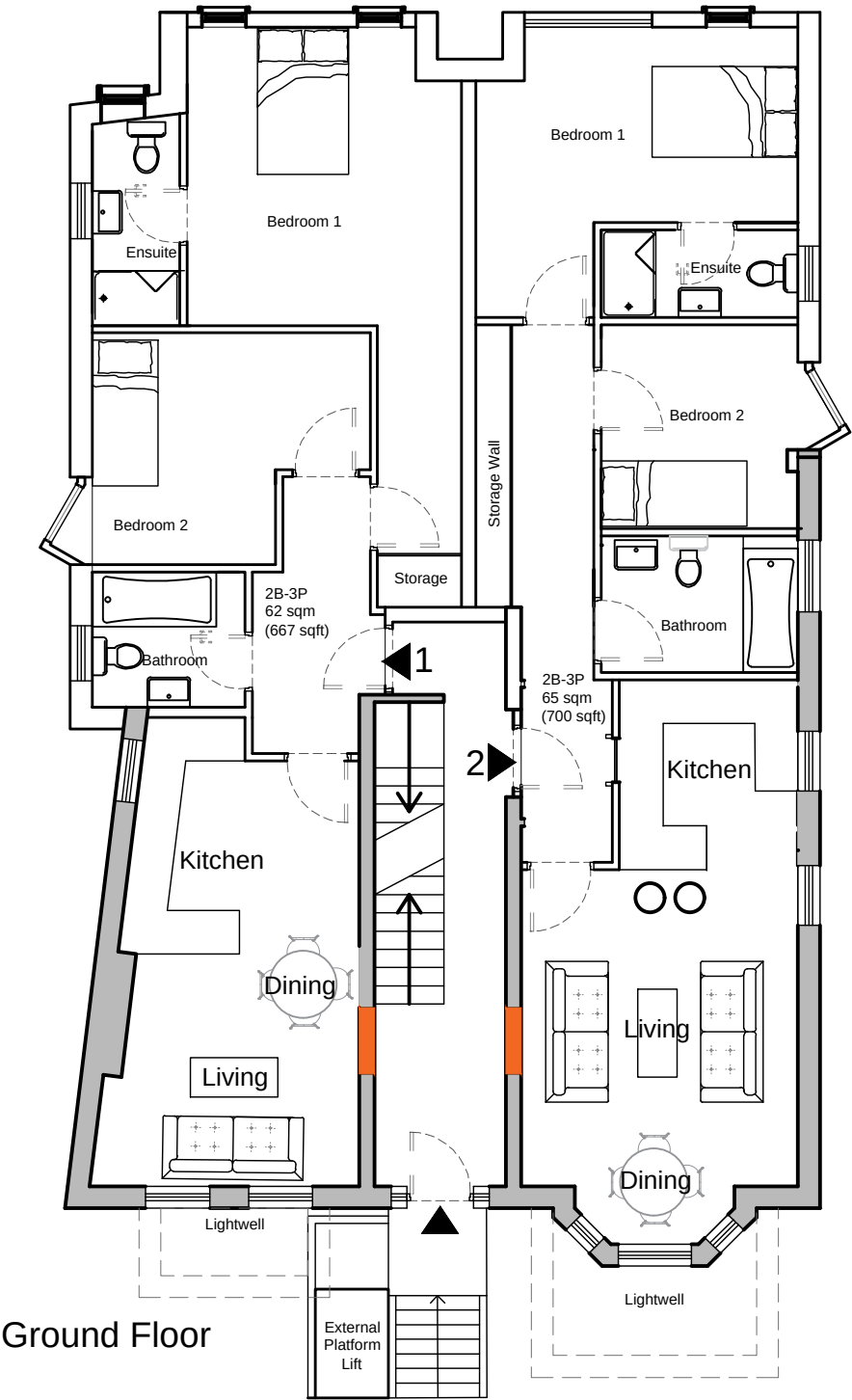
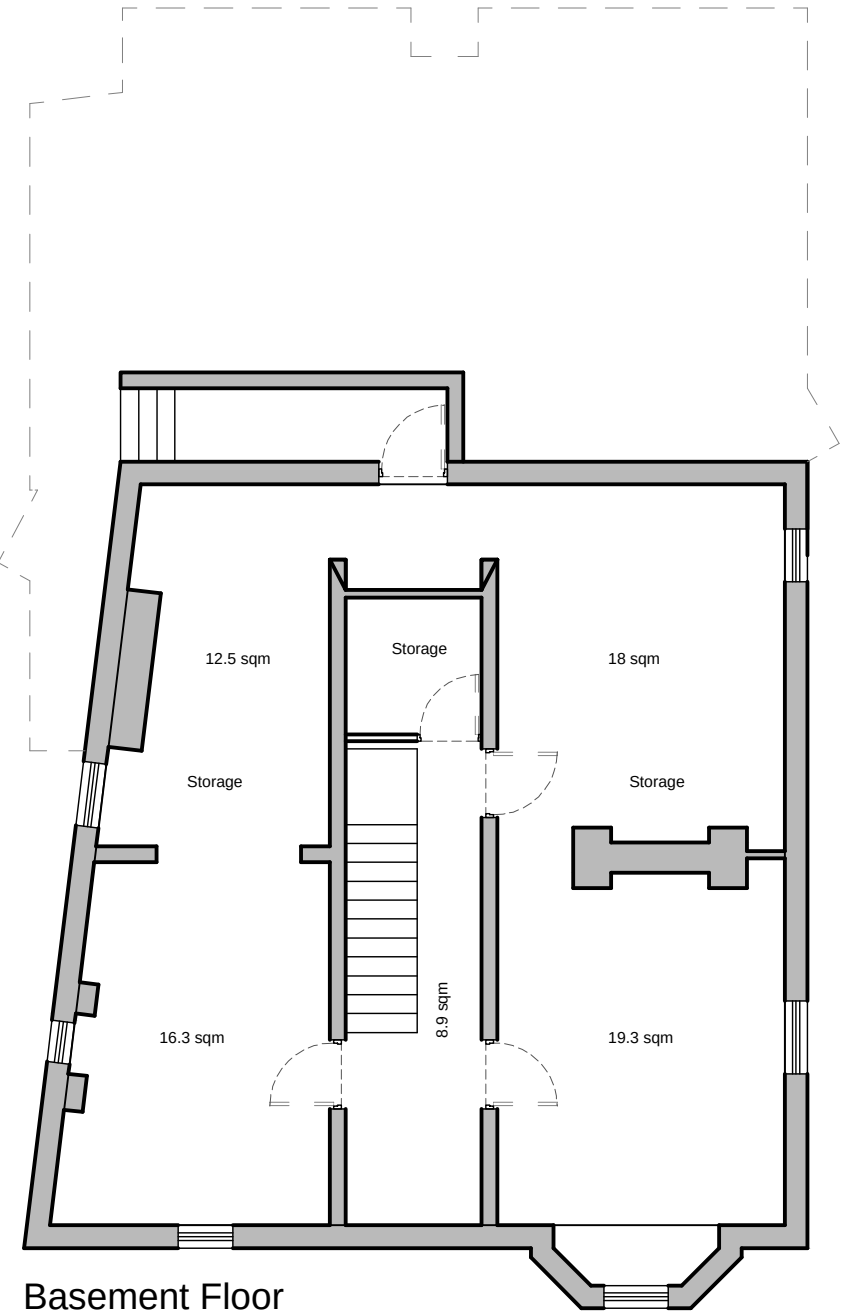
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Apt 5	2B-3P - 62 sqm (667 sqft)
Apt 6	2B-3P - 65 sqm (700 sqft)
Total	381 sqm (4101 sqft)



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Project: 18 Range Road
Manchester
M16 8ES

Client: Centrepont Properties Ltd

Drawing Title: Basement Plan

Ground Floor Plan

Project No.	Dwg No.	Rev No.	Scale.	Date.
489	P-02		1:100@A3	May 21



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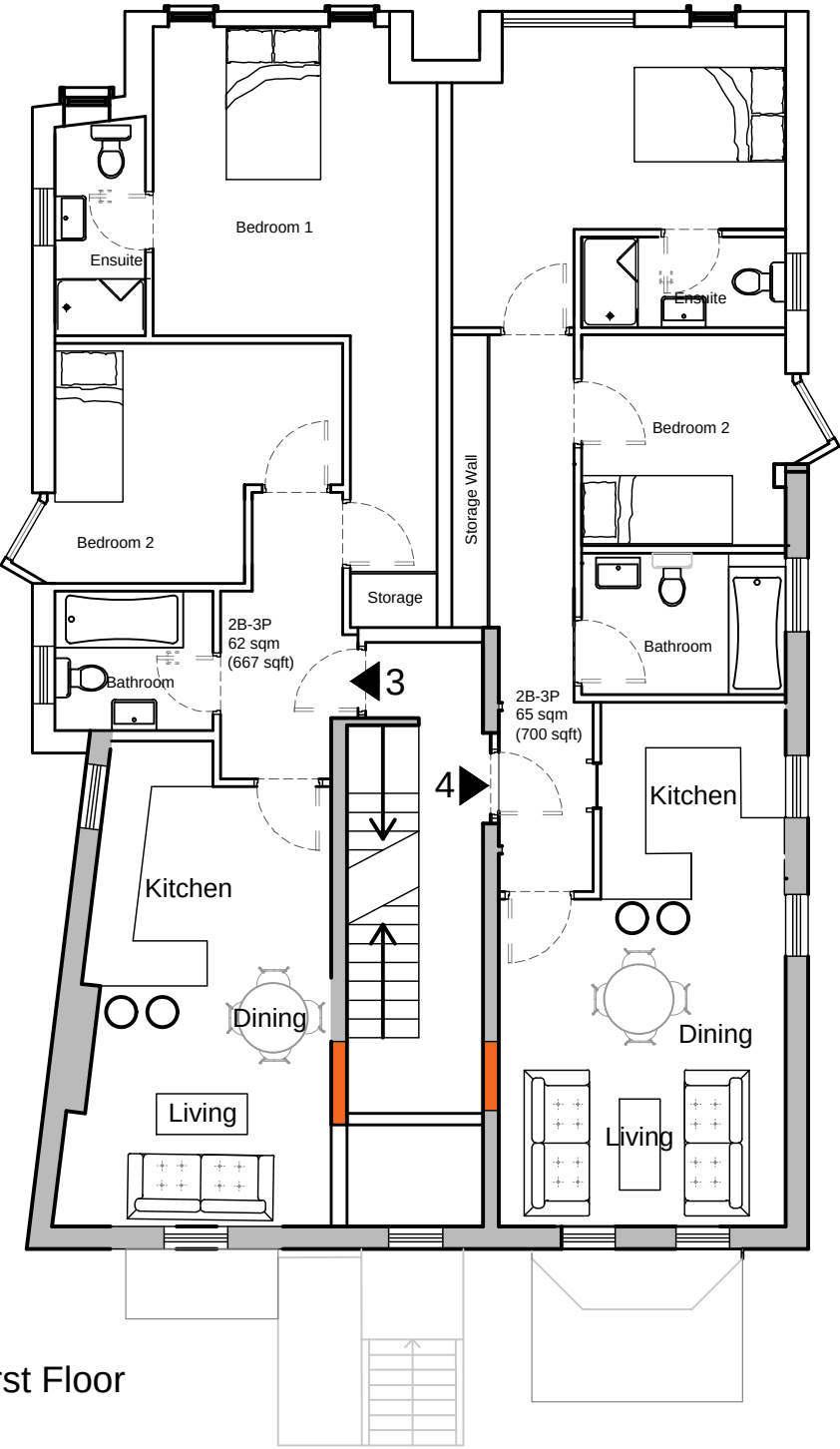
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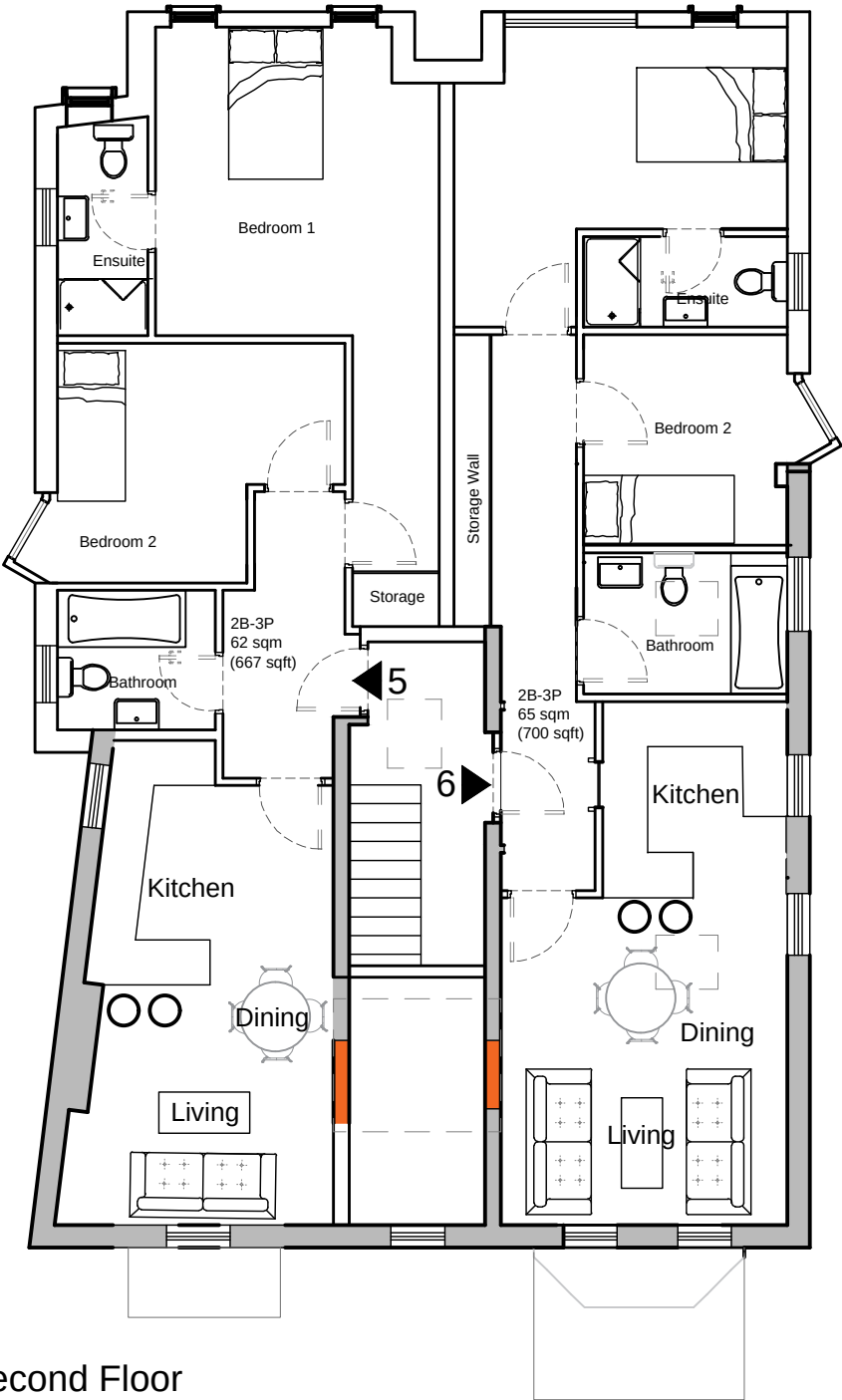
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Apt 3	2B-3P - 62 sqm (667 sqft)
Apt 4	2B-3P - 65 sqm (700 sqft)
Apt 5	2B-3P - 62 sqm (667 sqft)
Apt 6	2B-3P - 65 sqm (700 sqft)
Total	381 sqm (4101 sqft)



First Floor



Second Floor

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 - ☐ Construction

Project: 18 Range Road
Manchester
M16 8ES

Client: Centrepont Properties Ltd

Drawing Title: First Floor Plan

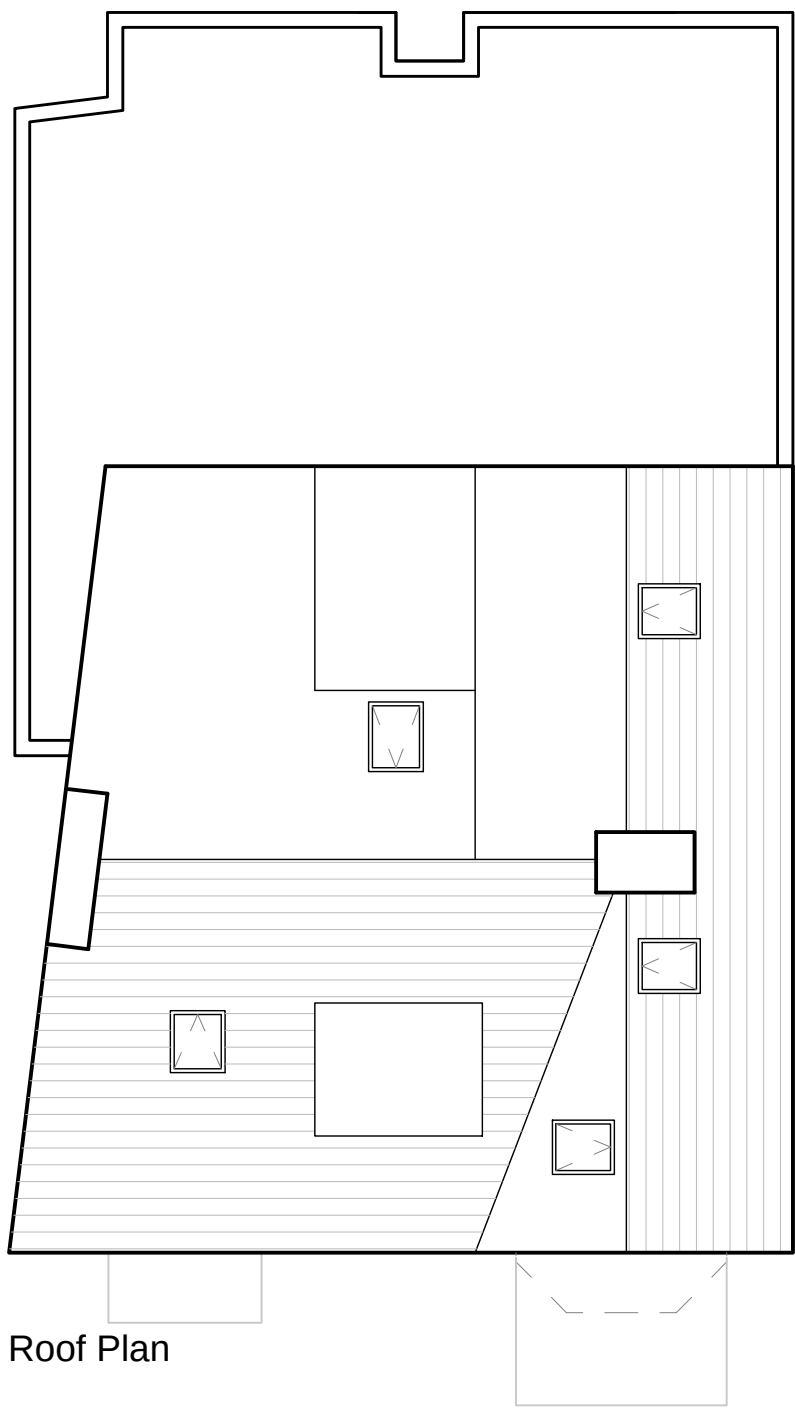
Second Floor Plan

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Roof Plan

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Project: 18 Range Road
Manchester
M16 8ES

Client: Centrepont Properties Ltd

Drawing Title: Roof Plan

Project No.	Dwng No.	Rev No.	Scale.	Date.
489	P-04		1:100@A3	May 21



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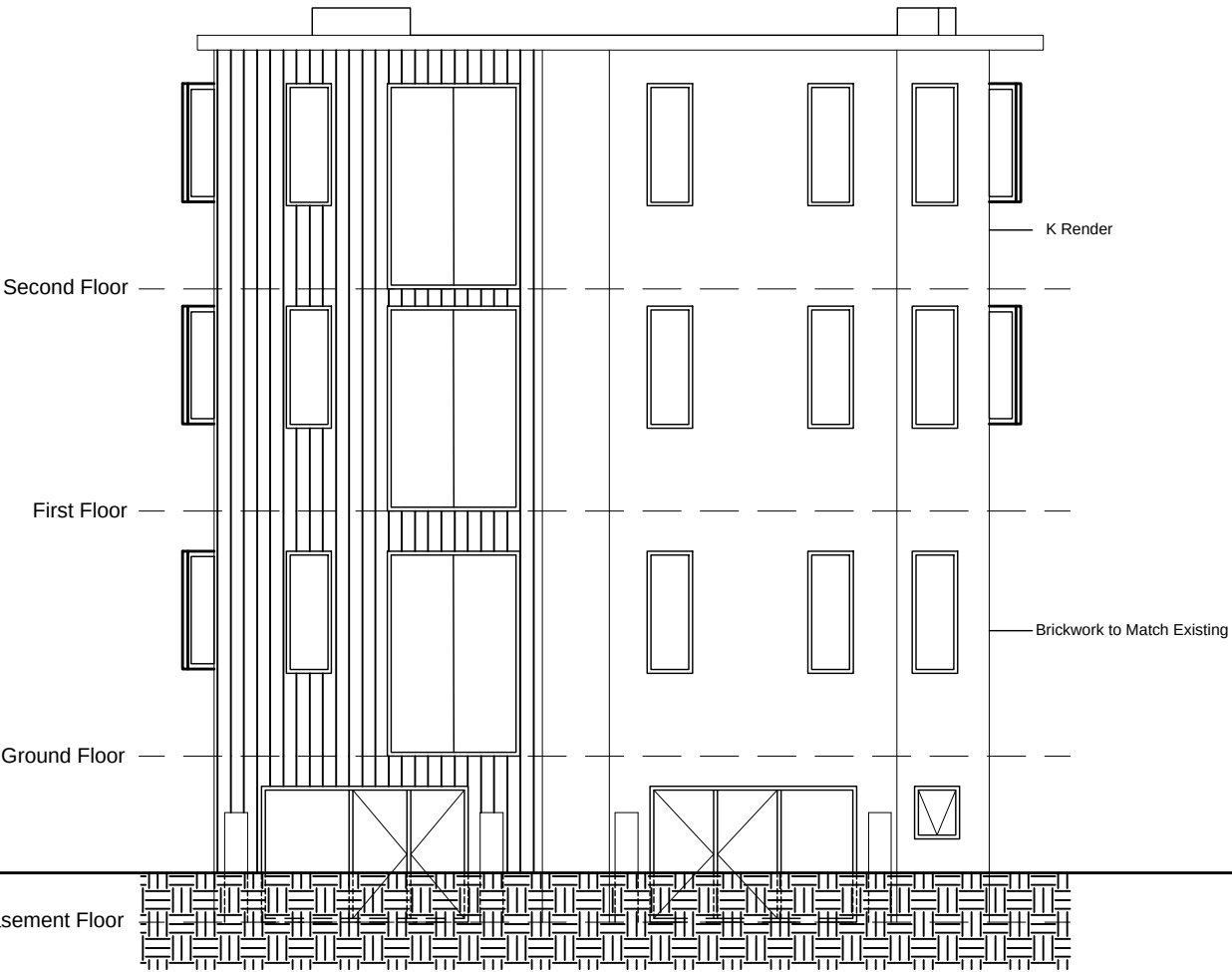
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Front Elevation



Rear Elevation

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 - ☐ Construction

Project: 18 Range Road
Manchester
M16 8ES

Client: Centrepont Properties Ltd

Drawing Title: Front elevation

Rear Elevation

Project No.	Dwg No.	Rev No.	Scale.	Date.
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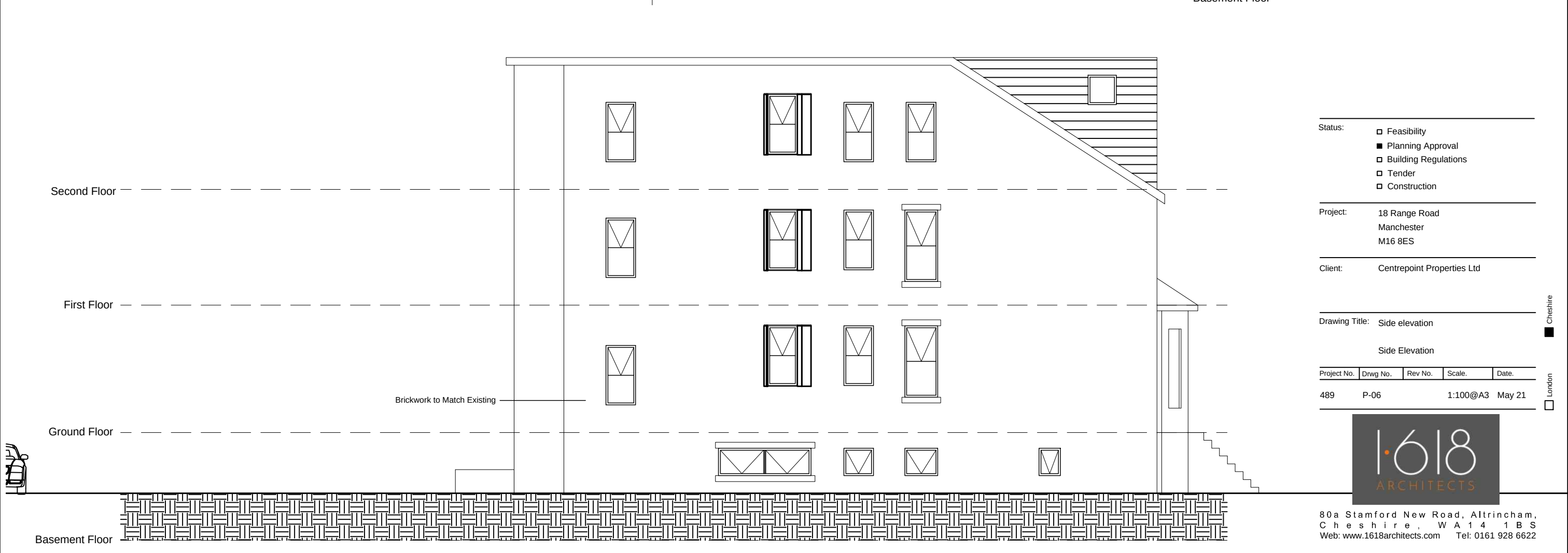
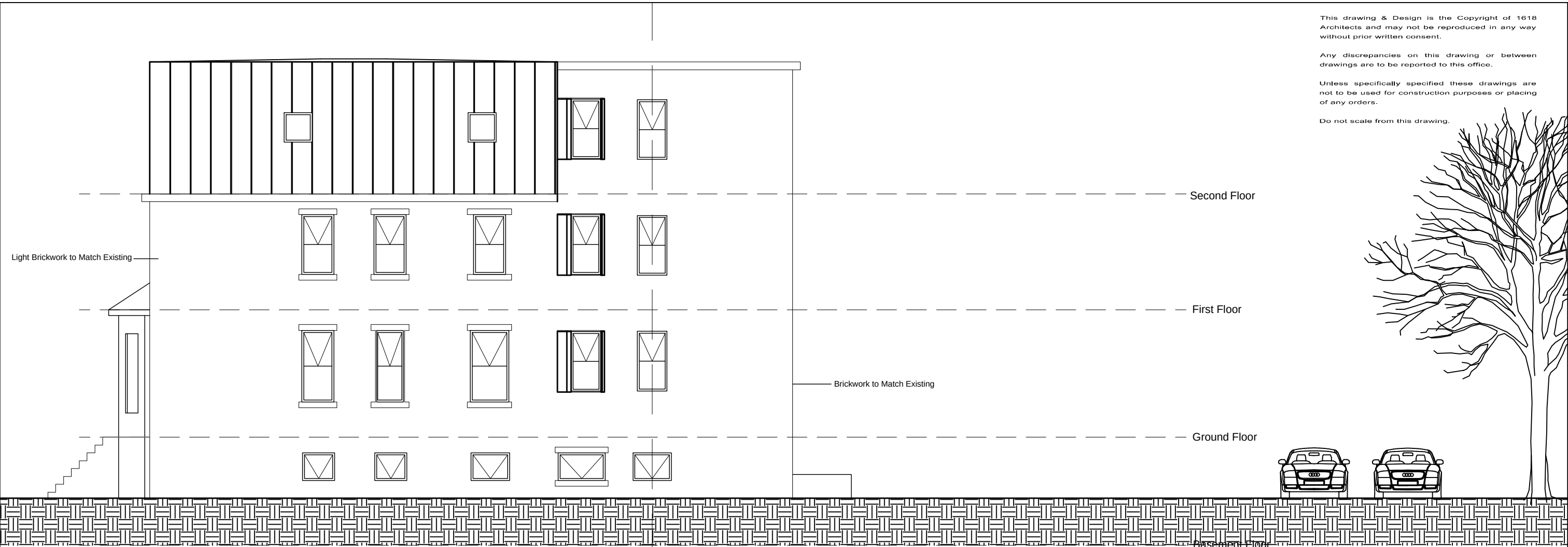
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Project: 18 Range Road
Manchester
M16 8ES

Client: Centrepont Properties Ltd

Drawing Title: Side elevation

Side Elevation

Project No.	Dwg No.	Rev No.	Scale.	Date.
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