

DESIGN & ACCESS STATEMENT

29 Talbot Road

Fallowfield

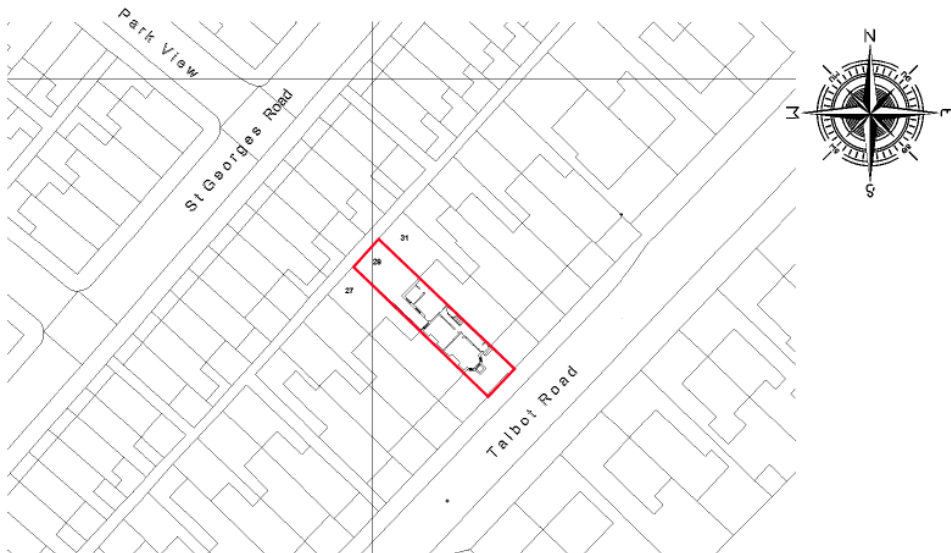
Manchester

M14 6TA

Refurbishment/Reordering

1. Existing Site / Context

Fallowfield is a suburb of Manchester, England, with a population at the 2011 census of 15,211.[1] Historically in Lancashire, it lies 3 miles (5 km) south of Manchester city centre and is bisected east–west by Wilmslow Road and north–south by Moseley Road and Wilbraham Road. The former Fallowfield Loop railway line, now a cycle path, follows a route nearly parallel with the east–west main road (Moseley Road/Wilbraham Road). The area has a very large student population.



The building (29 Talbot Road) is a Victorian brick built mid terrace. The building has a street frontage with a small garden / paved area with a large rear yard / garden area. The frontage has raised steps and a deeply recessed entrance.

Materials are mixed multi red brick to the rear bay window extension and a similar mix to the original frontage; roof tiling is traditional grey slate tiles with a detailed soffit panel, with uPVC windows.

Boundary treatment is a mixture of brick walling and timber fencing to the rear.

The adjoining buildings are to the North i.e. No 31 Talbot Road an identical building of similar proportion and scale with brick façade, slate roof and white uPVC front fenestration. To the South i.e. No 27 Talbot Road is again identical as part of a terrace.

The building is not in a conservation area.



2. Access Issues



The front door is accessed immediately off the small front garden area off the main Talbot Road by means of two steps up of around 400mm. The existing internal stairs will be improved by fitting continuous handrails to both sides and clear anti slip stair nosing's to each tread to give clear visibility to the flight and return. The stairwell is 825mm wide and is lit by emergency lighting at all times.

Car parking and drop off is possible immediately outside the front door with the proposal including amendments to allow off-road parking for one vehicle. Once inside the building, corridor widths are a minimum of 900mm with 800mm wide door sets in general. The stair well to the new upper floor will be 900mm wide with 180mm rise and 250mm going treads with compliant handrails.

Anti-slip floor coverings will be used throughout and contrasting colour tones will be used where necessary to ensure good legibility to door openings and surfaces or level changes.

The main bathroom WC will be easily accessible with the possible provision of grab rails if so required. The separate shower room also has wide opening doors again assisting access with low level threshold (walk in) shower access.

Means of escape in a fire is via the fully protected stair giving direct access immediately to the street level allowing safe egress well away from the building.

3. Layout of Proposed Development

The building frontage is largely unchanged but with the addition of off-road parking and a bin store.

The lower basement area remains unchanged although this is now designated as a Games Room and not a Bedroom.

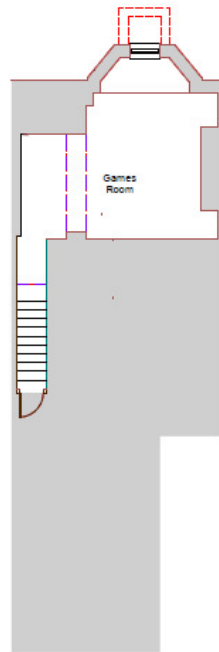
At ground floor level the layout has been reordered to create a through-flowing Kitchen/Dining Room with the Living Room relocated to the rear. The rear the outrigger has been extended by means of a bay window to the side to provide improved lighting and a larger living area for the residents, with the existing doorway and new doorway to the rear elevation providing direct access to the garden. The bay window is at ground floor level only and is set back from the boundary with a footpath set between.

To the 1st floor a new staircase has been added to allow access to both Bedroom 3 and the 2nd floor extension with some internal reordering (where existing stair has been removed) and conversion of Bedroom 7 into a bathroom.

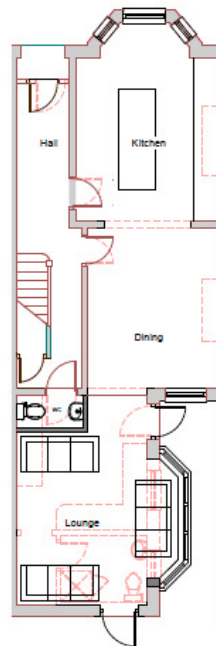
The new 2nd floor level now houses Bedrooms 1 and 2 (relocated from the basement and ground floor) and a new shower room. Bedroom 3 remains as existing albeit with the staircase removed and the addition of a new velux roof light.

External works are improved with this proposal as detailed in Section 5. Boundary treatments remain as before (a mix of timber fencing and brick walling).

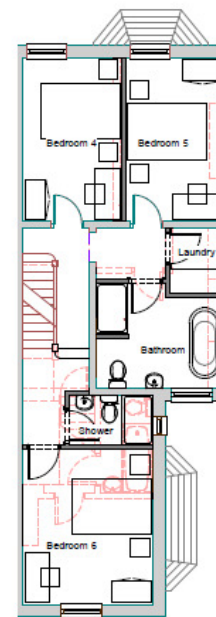
Security is by a secure lockable (triple mortice) front door and an alarm system with emergency lighting to the main escape route. See below & adjoining plans.



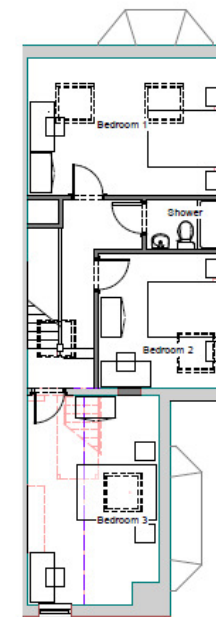
① Plan -01 Basement Proposed
1:50



② Plan 00 Ground Proposed
1:50



③ Plan 01 First Proposed
1:50



④ Plan 02 Second Proposed
1:50

4. Scale/appearance of the Proposed Development



- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance.

The building is largely unchanged visually with little change to the front elevation save the new rooflights. The roof scape is unchanged.

The rear bay window extension is a nod to the existing style without direct imitation. Being located on the side, it looks out onto the side fence without overlooking the neighbouring property. It allows good daylighting to the relocated living room whilst making use of an otherwise unused part of land. The bay window is set back from the boundary line with an access path running between. The new glazed door in the rear elevation allows a garden view through the property whilst also allowing direct access to the garden.

Materials

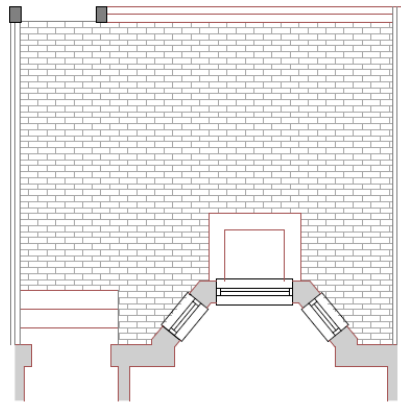
The tiles are to be grey / blue traditional natural state to match existing colour texture and size / proportion. The brick is a mixed buff multi mix to match existing with the same light grey mortar joint, windows are treated in similar proportions with similar opening light design and colour to the existing fenestration.

Barge boards and soffits are designed to match the existing detail in proportion and detail. They are made UPVC.

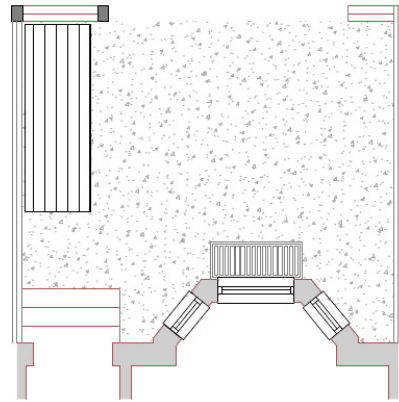


5. Landscaping in the Proposed Development

Landscaping details to this particular application are minor however aim to improve the provision, not only for the residents but also for the neighbours. The existing rear boundary treatments remain unchanged other than for any repairs as required. The front boundary treatment remains as before with access off Talbot Road. No tree or shrubs or hedges are affected.

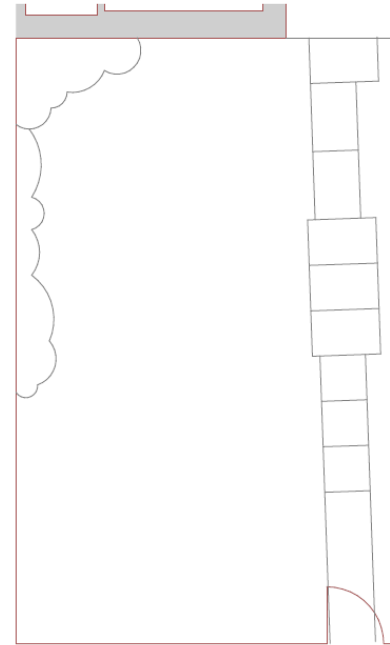


① Plan Site Front - Existing
1 : 50

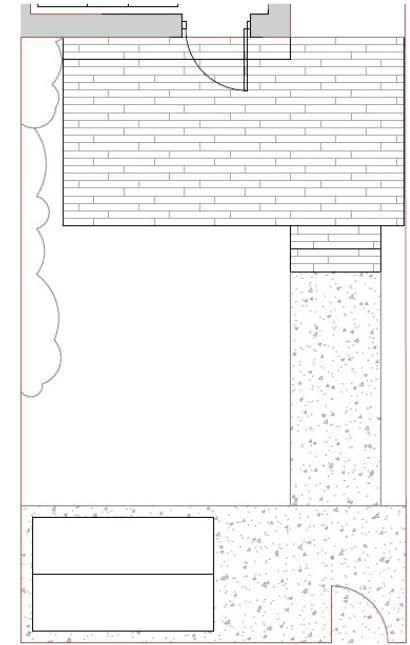


① Plan Site Front - Proposed
1 : 50

The frontage is onto the small garden area against the street / pavement area as other buildings. This is to be amended to provide off road parking for 1 vehicle whilst including a bin store to improve the street frontage appearance. The current loos-laid block paving will be removed with the pavement level hardstand repaired/reinstates as required. Care is taken to retain the original gate posts, sadly lost on many properties on the street, so as to maintain the Victorian charm and character. Whilst much of the front wall will be removed to create off street parking, the wall will be reconstructed between the original gate posts, providing an enclosure in which sits the new bin store. The existing light well to the basement room to be reconfigured, removing the current brick upstand and infilling with a level grating.



② Plan Site Rear - Existing
1 : 50



② Plan Site Rear - Proposed
1 : 50

To the rear, the previously unkept garden area will be tidied and improved, including a new decking area, improved paths and a secure bike store. The garden is on sloping ground, as such the decking will be set lower than the internal floor level. This not only follows the natural ground line but also prevents the new deck creating any overlooking issues to the neighbouring properties. The existing uneven flags to be replaced with new hardstanding with secure cycle store being located alongside the rear boundary, itself providing access to the communal rear access path.

6. Heritage Assets / Benefit

The building is not considered a heritage asset and is not in a conservation area.

The building is largely unchanged save for the addition of the rear bay window.

The benefit to Fallowfield will be a refurbished and vibrant building brought up to modern standards. The visual impact although minimal aims to provide positive improvement to the existing with all being below ridge height in traditional low-key quality materials.