

STUDIO OL3

ARCHITECTURAL DESIGN

Design & Access Statement

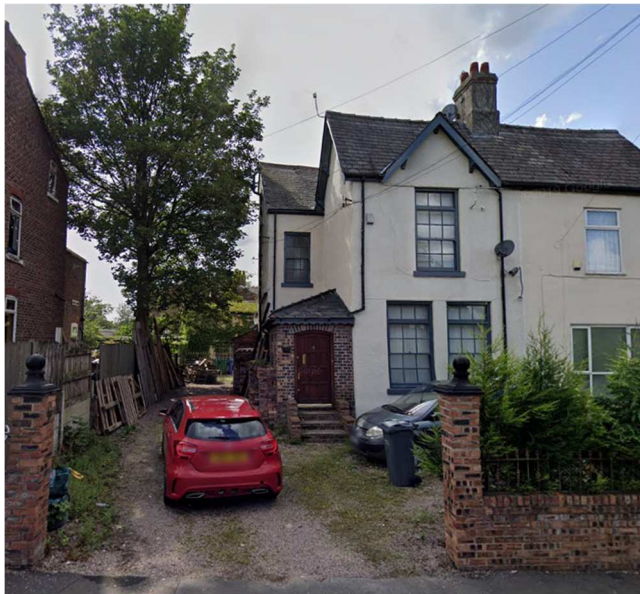
Site address:

4 and 4a Levenshulme Road,

Gorton,

Manchester,

M18 7WJ



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PROPOSED CONVERSION OF AN EXISTING DWELLING INTO SEPARATE APARTMENTS AND AN EXTENSION TO AN EXISTING COTTAGE

Description of Work

The proposed works includes converting an existing four bed house (No.4 Levenshulme Road) into two separate apartments, with an existing cottage at the back of the site (No.4a Levenshulme Road) to have a first-floor extension to increase size.

1. Use

The existing buildings use are for domestic purposes and both are to remain unaltered.

2. Amount of Development

The amount of development to no. 4 will be internal alterations to divide the spaces up into a ground floor apartment and a separate apartment spread over the first floor and second floor. There will also be a small lean-to extension at the rear of the building to form a new entrance with ramped access to allow for a separate access to the upper apartment.

The proposal also includes for making use of the roof space at the front by creating a small flat roof link access which will house an en-suite and also allow access to the new bedroom space.

No. 4a at the rear of the site will receive a first-floor extension to allow for an additional bedroom.

3. Layout

The ground floor apartment of no.4 will be laid out to have two single bedrooms, a kitchen/dining space and a living space, with the main access being from the existing entrance off the front elevation.

The first and second floor will be allocated to a separate 4 bed apartment, with the first floor having an open plan living/kitchen/dining space, as well as two double bedrooms with en-suites, then the second floor will be used for two more bedrooms, one with an en-suite as well as a shared bathroom.

The existing stairs will be altered to allow for separate access to the top apartment as well as giving the ground floor apartment more floor space.

There are also shared spaces for utilities as well as an existing basement which can be used as a shared storage area.

No.4a will receive a new first floor extension to turn the existing one bed cottage into a two-bed cottage with a shared bathroom at first floor level, as well as a large kitchen/dining area and living space at the ground floor level.

4. Scale

The proposed rear extension to no.4 will be a 2 metre by 1.8 metre lean to that will sit approx. 3.6 metre high against the building with a 2.7-metre-high eaves level, with a new 1.5 metre wide ramp set at 1 in a 15 gradient with a 1.1 metre high metal rail along the side and a 1.1 metre high brick wall to the rear elevation of the ramp.

The proposed second floor link roof will sit approx. 2.7 metres high from the existing second floor level and will sit on top of the existing external wall.

No4a will have a first-floor extension approx. 3 metres wide and 4.7 metres deep which is the existing depth of the cottage.

The proposed eaves will be approx. 4.1 metres and a ridge height of approx. 3.6 metres which will match the existing.

For full dimension details please refer to drawing references:

840 - P-04 - FLOOR PLANS AS PROPOSED

840 - P-06 - ELEVATIONS AS PROPOSED

5. Landscaping

Minimal landscaping works are to be undertaken, only making good works to existing hard surfacing and paths will be taking place where required.

6. Appearance

The proposed rear extension will have a white render wall finish, dark grey slate roof finish and grey uPVC windows to match existing, with the second-floor roof link to have dark grey cladding to match in with dark grey roof tiles of the main roof, as well as a dark grey membrane finish to the flat roof.

The proposed ramp will have a mix of black metal railing to the side ramp elevation with brickwork wall to the rear of the ramp with the brickwork finish to match existing.

The proposed extension to 4a will have a white render finish to the external walls to with dark grey roof tiles and white uPVC windows to match existing.

All rainwater goods to be black uPVC to match existing.

For full dimension details please refer to drawing references:

840 - P-06 - ELEVATIONS AS PROPOSED

7. Access

Proposed access to the site will be from Levenshulme Road, with the existing boundary wall being removed allowing for the full width to be used for vehicle access.

There will be four new parking spaces being formed on the front of the site, which should allow for 2. Spaces allocated to the 4 bed apartment and 1 space each to the cottage and the ground floor apartment.

Although there are limited parking spaces available on the site, we have also allocated a space for an 8 bike shelter towards the rear of the site which promotes a more environmentally friendly method of commuting.

As well as this, the site location has great transport links, as shown below.

8. Commuting

The current site sits in the middle of multiple transport links with two bus stops within 500 yards to the South of the site along Levenshulme road, the Ryder Brow train stop .2 miles walking distance further south of the site along Levenshulme Road as well as a bus stop .1 miles North along Knutsford Road and another bus stop .3 miles east along Ryderbrow Road.

The site is located approx. 30 minutes away from Manchester city centre via bus ride and only 15 minutes via train.

