

**Design And Access Statement
For The Conversion of 2, Swinbourne Grove Withington,
Into 6 Self Contained Flats**

Client: Terrat Limited

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Withington
M203WB**

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History and Site Location

The former National Westminster bank is a Grade II listed building comprising ground floor and basement. It was built around 1890.

The building is located on the corner of Wilmslow Road and Swinburne Grove, with the main entrance being on Wilmslow Road.

Planning permission and listed building consent was granted in 2019 to convert the former bank into a restaurant (application number 124396/LO/2019).

The three-storey building, with basement, attached to the bank building was built around 1930 and was previously used as offices for the bank. This building has its own separate access from Swinbourn Grove.

The external envelope of the building is constructed from red bricks with a slate covered pitched roof and traditional sash windows, some small windows have recently been replaced with contemporary windows (to the side and rear elevations).

Both buildings have been vacant since 2017.

The site is located inside the boundary of the Withington conservation area - the attached site plan shows in red the boundary of the conservation area.

Existing Building

-Entrance

The entrance from Swinbourn Grove consists of a 0.9m high brick wall boundary with stone flag copings and two small stone pillars 1.2m high.

The land between the boundary wall and the front elevation has been raised approximately 300mm from the original level and surfaced with stone paving slabs. It is understood that the basement bay windows were blocked up by the bank for security reasons.

-Hall way/lobby

Good size hallway with a large staircase, attractive wooden front door with 2 nr small glazed side windows. Feature ornamented covings around the lobby/hallway and all the way to the second floor.

-Large size rooms with ceiling heights between 3.00m and 3.3m.

The former three storey office building comprises basement, ground, first and second floors. The majority of the windows are sash and in reasonable condition. Access to the basement is from the ground floors hall. Several additional walls and brick columns and have been erected in the past to provide extra support to the floor above.

The Proposal

The proposal is to convert the three-storey building and basement into 6 self-contained flats, with separate access from Swinbourn Grove.

Flat 1: Total floor area (87.8 m²)

Duplex flat (located on basement & ground floor) for 2/3 persons comprising lounge/open kitchen with en-suite bedroom on the ground floor with a second en-suite bedroom in the basement, this includes the reopening of the bay window to the bedroom at the front.

The land at the front boundary wall and the 2 bay windows will be lowered to their original level in order to provide extra window high.

Two new window openings to bedroom 1 will be formed in the rear elevation.

Flat 2:(Total floor area 89.5m²)

Similar to flat 1 being a duplex flat (located on basement and ground floor) for 2/3 persons comprising lounge/open kitchen with en-suite bedroom on the ground floor and a second en- suite bedroom in the basement.

One new window opening to bedroom 1 will be formed in the rear elevation.

Some brick walls, which were erected at later date by the former bank to provide additional support to the ground floor, will be demolished as shown on the proposal drawings and in accordance with the Structure Engineer's advice.

Flat 3:(Total floor area 43.5m²)

A one person one bedroom flat for 1 person. Two new window openings to be formed in the rear elevation to the bedroom. Some stud walls are to be demolished and some new stud walls will be built.

Flat 4: (Total floor area 47.5m²)

A one person one bedroom flat. No existing walls are to be demolished, new stud walls will be erected to form the lobby and bathroom.

Flat 5:(Total floor area 38.8m²)

A one person one bedroom flat. No walls to be demolished. A new stud wall will be erected to form the lobby, bedroom and bathroom. Two new window openings will be formed in the rear elevation, to the bedroom and lounge.

Flat 6:(Total floor area 47.5m²)

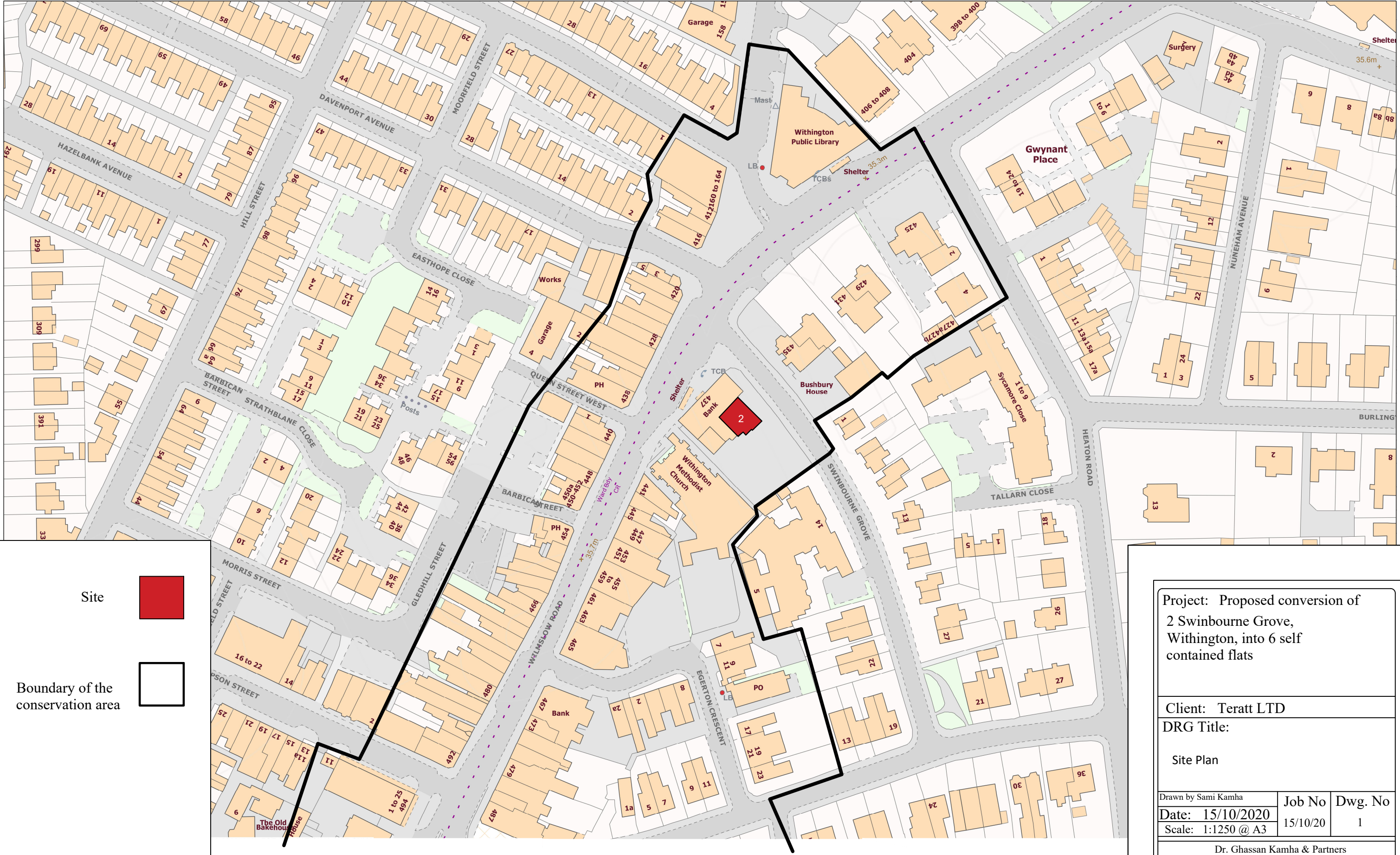
A one person one bedroom flat. No walls are to be demolished. Three new windows opening (one of which will be a dormer window to match the existing) will be formed in the front elevation, to the bedroom and lounge.

Conclusion

Our proposal complies with the recently adopted standard for living accommodation issued by the planning department of Manchester City Council. (One bed flat for one person should have a minimum floor area of 39m²; a two bed flat for 3 persons should have a minimum floor area of 61m²)

No major alteration works will be carried out to the existing building fabric/features. The only existing attractive features of the building are the front elevation and the entrance lobby, both of which will remain as existing.

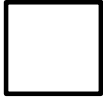
This property has been vacant for over three years. The refurbishment and conversion of this property into a residential building will protect it from vandalism, provide more much needed residential accommodation in Withington and provide additional income to the City Council from council tax.



Site



Boundary of the
conservation area



Project: Proposed conversion of
2 Swinbourne Grove,
Withington, into 6 self
contained flats

Client: Teratt LTD

DRG Title:

Site Plan

Drawn by Sami Kamha	Job No	Dwg. No
Date: 15/10/2020	15/10/20	1
Scale: 1:1250 @ A3		

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