Design & Access Statement

Prepared in support of a full planning application
to be submitted for the provision of a

three storey extension

to the rear of

431 Wilmslow Road
Withington
Manchester

for
Runsmere Properties Ltd

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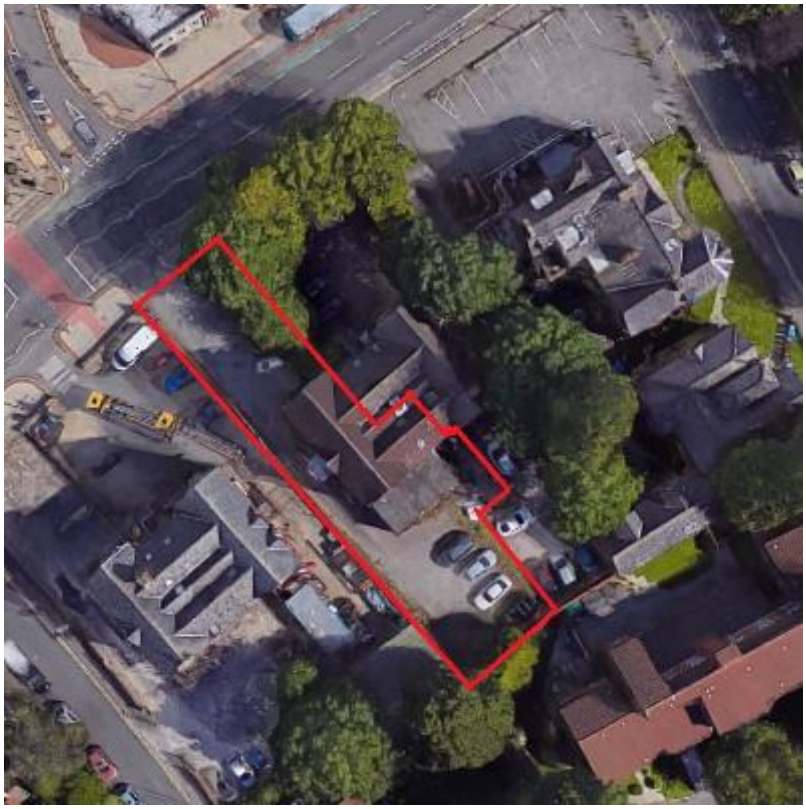
Introduction

0.1. This statement accompanies and supports the Full Planning Application, submitted on behalf of Runsmere Properties Ltd, for the construction of a new 3 storey extension at the rear of the above premises following demolition of the existing rear extension



_Site Plan with boundary marked in red



_Satellite image with boundary marked in red

This report is to be read in conjunction with the following drawings prepared in support of the full application:

19 167 PL000 OS Location Plan

19 167 PL100 Floor Plans and elevations as existing

19 167 PL101 Site plan as existing

19 167 PL200 Floor Plans as proposed

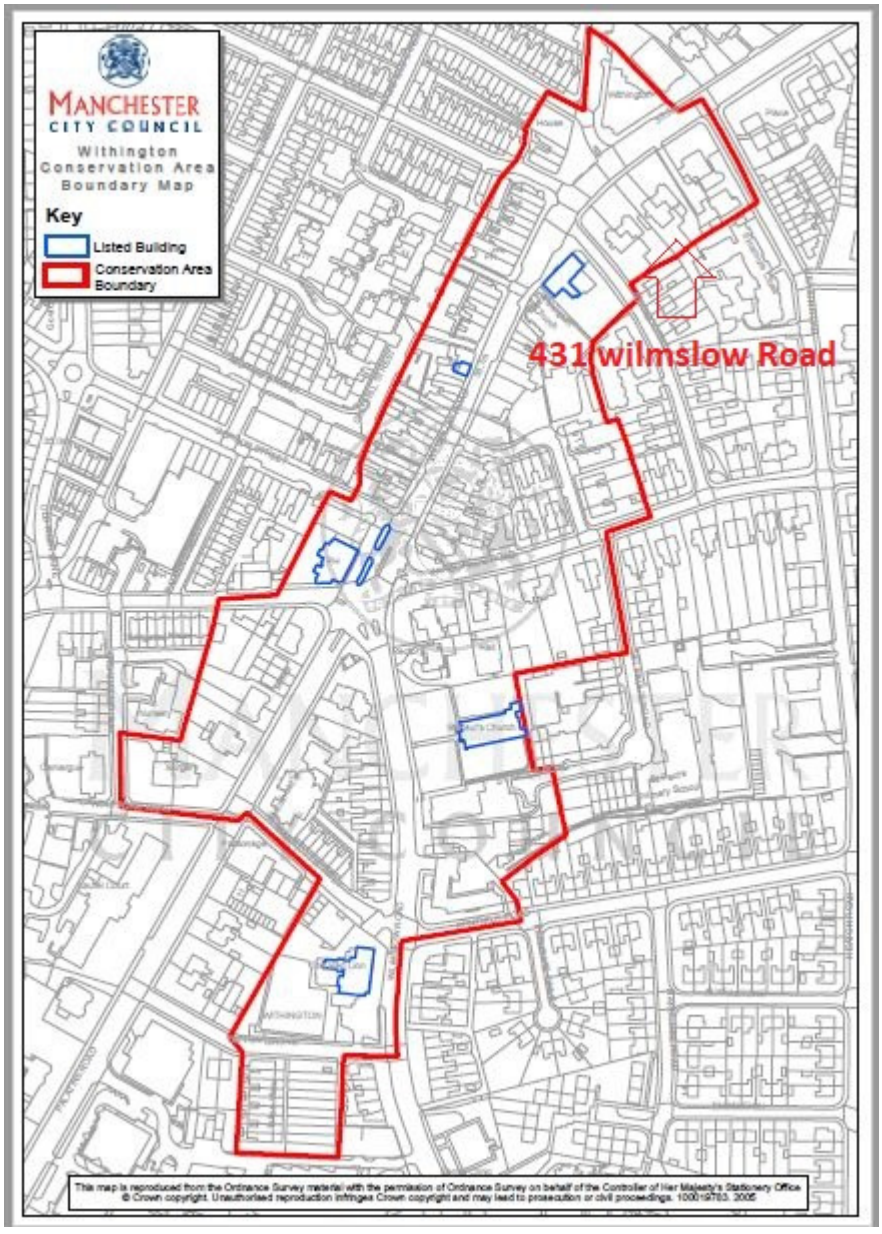
19 167 PL201 Site plan as proposed

18 167 PL202 Elevations as proposed

1. Extent of development

0.1. The application site is located on Wilmslow Road within the Withington Conservation Area and the commercial centre of the town. The existing "interlocking Cheshire style" semi-detached premises has a basement level and 3 upper floors, with parking available to the front and rear of the building.

0.2. The premises are currently occupied by a small retail unit at ground floor level with an apartment at ground floor level in an extension to the rear, and self-contained apartments first and second floor level within the original building.



0.3. The site is bounded by Wilmslow Road to the front, the adjoining neighbour - 429 Wilmslow Rd (used as a dental practice) to the left, a similar style premises 433/435 Wilmslow Road to the right in retail/office/residential mixed use, and Sycamore Close, a sheltered housing facility to the rear, accessed from Heaton Road.



View from Wilmslow Road (Looking Northeast)



View from Wilmslow Road (Looking Southeast)



View from south west to rear of 431 Wilmslow Road.



view to rear showing access doors.

0.4. The existing retail unit at ground floor level will remain as part of the proposal, with public access from Wilmslow Road in common with the other nearby premises.

0.5. The existing first and second floor apartments will be retained and modified. Both will gain access from the new entrance door on the side of the premises, rather than from the rear as at present

0.6. The proposed extension to the rear of the site will create 3 new apartments, at ground, first and second floor level. All will be accessed from the proposed entrance to the side of the property

0.7. Existing parking will be retained to the front of the premises to serve the retail unit and apartments in the original building. The area to the rear of the new extension will provide amenity space and parking/delivery access to serve the new apartments. Refuse storage and cycle storage facilities are provided to the rear of the premises as indicated on the site plan as proposed

Total site area	**621.2m²**
Existing Ground Floor retail -	87.1m²
Existing Ground Floor residential -	33.2m²
Existing First Floor residential -	80.3m²
Existing Second floor residential -	77.0m²
Common Parts	28.1m²
Basement	87.6m²
Total existing gross internal	**393.3m²**
Proposed Ground Floor retail -	74.7m²
Proposed Ground Floor residential -	72.2m²
Proposed First Floor residential -	155.2m²
Proposed Second Floor residential -	151.7m²
Common Parts	38.7m²
Basement	87.6m²
Total proposed gross internal area =	**580.1m²**

2. Layout

The entrance to the retail unit, which faces Wilmslow Road, utilizes the original entrance to the building on the side elevation in an existing modified porch. The existing and new apartments at ground, first and second floor level will be accessed by a separate new entrance on the side elevation.

The proposed extension is to the rear of the premises, maintaining the building line to the side elevation.

The proposal provides a 2-bedroom apartment at elevated ground level to the rear, and 2no. 2bedroom apartments at first and second floor level, 1no in the existing floorplate, 1no. in the extension on each level.

The extension replaces the existing flat roofed rear single storey element.

The proposed site has a relatively flat topography.

3. Scale of the proposal

The proposed extension has a massing and height that is subservient to the original buildings on the site, with no change to the front elevation to Wilmslow Road. The rear extension is in proportion and lower than the main building. The materials used for the external envelope, brickwork, roofing, windows and rainwater goods, will be similar to those used on the existing property.

4. Landscaping

The rear amenity space will have a paved surface and the car park area will have a tarmacadam surface.

The existing boundary treatments will remain, a steel fence/brick walling to the side boundary to 433 Wilmslow Road, a 2m high brick wall to the rear boundary, and a new timber fence between 429 and 431 Wilmslow Road where at present there is no boundary treatment.

The hedge along the front boundary with 429 Wilmslow Road will remain. A tree and tall shrub planting within the grounds of Sycamore Court to the rear provide a screen between the two properties.

5. Aesthetic treatment

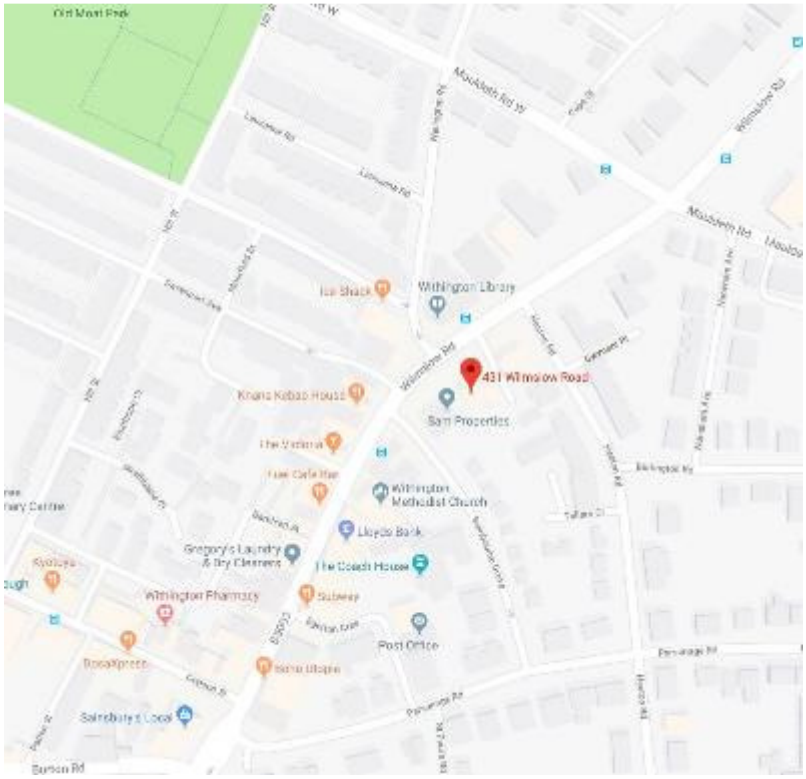
The proposed extension is of traditional appearance matching the existing property, utilising facing/common brickwork, upvc double glazed windows and doors, painted timber fascias/soffits and bargeboards and rainwater goods below a tiled pitched roof.

6. Access proposal

The retail unit has an existing entrance that is maintained and unaffected.

The apartments will be served by a new entrance door on the side of the original building. The property has adequate existing access to the side and rear for refuse storage. There is adequate access for vehicles to serve the retail unit at the front of 431 Wilmslow Road, the current arrangement will be unaffected.

7. Context



Site Context Plan

The site is located on a busy arterial route through Withington with numerous public transport services providing access to the city centre to the north. the suburbs of Chorlton to the west, Didsbury & Northenden immediately to the south and the airport beyond.

There are numerous commercial premises, public buildings and leisure related premises close by. There is also strong residential population, in a mix of apartments, sheltered housing, HMOs and traditional dwellings.

The site also lies to the south of Old Moat Park, with further external recreation facilities.

Visual Impact Assessment

The level topography and close proximity of neighbouring buildings limit visibility to the front and side of the building from Wilmslow Road. Visibility of the rear elevation is limited due to perimeter walling to neighbouring land to the rear of the site.

The sheltered accommodation to the rear has no habitable rooms facing the site.

Similarly there are no overlooking issues from the premises at 429 and 433 Wilmslow Road

Evaluation

Social - As the proposal is for a modest three storey extension the social impact is negligible.

Economic - As the proposal is for a modest three storey extension the economic impact is negligible.

Design

The proposals, as described above, are for a three storey extension to the rear of existing premises.

The size, height, massing and location of the extension on the site are subservient to the adjacent buildings, and the choice of external materials are consistent with those already used on the original building.

The accommodation provided complies with policy guidance on size of dwellings and does not contravene any privacy distance guidelines.

8. Conclusion

In conclusion the applicant is striving to modify and extend an existing building in a manner that fits comfortably within its environment and that complements the surrounding architecture. The applicants' brief is to retain the ground floor retail unit which provide employment and a positive commercial presence along Wilmslow Road, whilst creating apartments to the rear of ground floor and at first & second floor levels that have a long life span, that meet, as a minimum the current building legislation requirements for quality of construction and insulation, which represent a worthwhile investment, and maintains the character of the Conservation Area.

The proposal responds well to its context, utilizing the existing aspect whilst seeking to maintain privacy for the occupants and the neighbouring residents.