18013-2-PAB 16th April 2018

Updates:
Rev A – 17th May 2018
**Rev B – 20th July 2018**

PLANNING REF: 119823/FO/2018 & 119824/FO/2018
Planning Portal ref: PP-06891778

**Re: Property at Burnage Social Club, 247A Kingsway, Manchester M19 1AL**

**Erection of a three-storey building to form ancillary club accommodation (indoor games room, store rooms and bar servery) and Beauty Salon (sui generis) on the ground floor with Managers flat on the first and second floors and creation of new vehicular access off Kingsway.**

**PLANNING SUPPORTING INFORMATION**

1. Previous Applications relating specifically to this building
   Ref: 110171/FO/2015/S2
   Approval for the Erection of a three-storey building (including roof) to provide ground floor changing rooms with bar and 5-bedroom residential accommodation and parking.
   Approved December 2015.

The new application (ref: 119823/FO/2018) relates directly to this previously approved plan.

Elements of direct similarity to previous approval:

- Three storeys as previous, with almost identical uses - commercial at ground floor, and two floors of accommodation above.
- Identical siting relationship position.
- Overall building height retained – at 8.4m.
- Height to gutter line eaves on principal elevations – facing Kingsway, and side elevations, at 5.25m above ground level.
- Dormers features retained.
- Walls at 2 storeys, with roof above, to max 8.4m. Windows on the top floor set into the roof element.
- Top floor (2nd floor), set within roof cladding element above gutterline, on both long elevations.
- Overall fenestration layout very similar.
- Masonry with slate roof (see amendment below).

Elements of amendments to the previously approved plan.

1. Includes a Salon use at ground floor (community type).

2. Rectangular plan - the approved had a chamfer to one elevation, which is now rectangular.
   NOTE: the previously approved scheme site plan refers to a rectangular plan of the same size as the new application, but the detailed plans differed.

3. Overall plan width and length of building:
   Width amended slightly from 10.2m wide to 10.58m wide - 0.38m wider.

Length – 16.96m long (approved) compared with 14.245m long (new) - 2.715m shorter in length,

4. Building Plan footprint plan area – almost identical - approved 147.9 sqm, new proposed 150.7sqm - only 2.8sqm difference (1.8%).

5. Side elevation gables – differ due to plan shape – consistent roof and gutter line carried along the side, and meets the masonry section of pitched slate roof facing the Social Club. The similar side elevation style with a stepped wall / roof line is adopted.

6. Proposed render, instead of brickwork. Many properties in very local area have white render, and this is consistent with the existing vernacular. For example:

- Honda garage along Kingsway at the same Mauldeth Road junction with Kingsway.
- Properties along Mauldeth Road opposite the entrance to the Social Club.
- Mauldeth Pub to the upper sections - directly opposite site, along on Kingsway, at same Mauldeth Road junction.
- Kingsway Business Centre (fully rendered) - max 100 yards further north on Kingsway opposite site
- the next buildings (dwellings) along Kingsway on same side, to the north.

**EXTERNAL MATERIALS:**

1. Pitched Roof: Dark grey Interlocking concrete tiles.

2. Steep pitched roof/cladding: Eurocell 'Coastline', composite Matt-effect Woodgrain panel - 203mm deep 'Anthracite Grey' with proprietary manufacturer's edge corner detail
   Tel: 0800 988 3047, wwweurocall.co.uk

3. External Walls: Blockwork masonry cavity walls – Rendered, Painted white.
4. Windows :- PVC High performance windows. Colour - Dark grey
5. Doors : Aluminium composite door to match windows.
6. Sills : Re-Constituted sandstone
7. Rainwater Goods: UPVC traditional profile - Colour to match windows.
8. Fascias : Softwood painted timber - Colour to match windows.
9. Roller Shutters: Powder coated aluminium. Colour : White.

**DESIGN AND ACCESS STATEMENT TO ACCOMPANY THE PLANNING APPLICATION.**

This statement is made in relation to the Town and Country Planning Legislation - Amendment Order SI 2006/1062 (section 6 article 4C), and amended Order SI 2010/567 (section 5 article 4C).

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportionate to the scheme under consideration.

1. <u>Site</u>
   The site is located close to the junction of Mauldeth Road (west) and Kingsway and is the former Burnage Cricket Club site. The site is surrounded predominantly by two storey residential properties and bounded at the junction of the two roads by a mixture of single and two storey commercial properties. The Western boundary is to the busy A34 Kingsway dual carriageway.

2. Use

The existing buildings within the site boundary are single storey of traditional construction (former Cricket club) operating presently as a local community and social club. They are located to the Southern end of the site, with the remainder of the site given over to a large playing field (former cricket ground). Immediately surrounding the buildings is a large area of hardstanding with a freestanding servery for food and drinks for social and formal use. A small informal garden sits adjacent the external servery and the present vehicular access off Mauldeth Road (West).

3. Amount Of Development

The Application comprises the following works:

- The construction of a three storey building to provide a bar servery to cater for the use of the existing hard standing as an external drinking area. The provision of ancillary club accommodation, and with living accommodation for the sites manager.

- The provision of a new vehicular access from the A34 Kingsway dual carriageway.

- Advertisement consent for signage associated with the community element of the proposals.

4. Layout and Appearance

The proposed new building is a three storey structure with a bar (and associated storage facilities) together a Beauty Salon located at ground floor level.

First and second floor levels provide residential accommodation for the site manager.

Access to the upper floors is via an entrance hallway at ground floor level on the North elevation.

Orientation:- The building is positioned close to the Western boundary, adjacent the A34 Kingsway dual carriageway in order to retain the present layout of external amenity space and be in close proximity to the adjacent existing buildings to facilitate management of the site.

Due to the proposed buildings proximity with the A34 the degree of fenestration to the Western elevation is reduced accordingly to avoid noise, pollution and privacy issues.
Generally, living areas to the Managers accommodation face into the site with a south-east aspect.

Roof:- To accommodate a three storey building and respect the massing of adjacent two storey buildings the roof profile was reduced accordingly, with a mono pitched concrete tiled roof to the South eastern elevation (facing into the site) punctuated with four number dormer roof windows, and a flat PVC membrane covered roof to the western A34 facing elevation.

New anthracite grey cladding identical to the roof dormers, to be used for the long Kingsway elevation, and sides of the end gables, as low-maintenance roof cladding with superior building performance.

Elevations:- There is a precedent in the use of render in the locality on Public Houses / Commercial properties.

All elevations are cement rendered and painted white to provide good weathering characteristics and a visual statement for the community / social club. Re-constituted stone sills provide detail relief.

The base of the render finish will stop clear of the ground level with the remaining area of exposed blockwork painted dark grey to provide a plinth to the building and combat wreathing issues. Fascias and all exposed timberwork to be painted dark grey.

Dark grey UPVC rainwater goods and drainage.

Fenestration:- All windows to be dark grey PVCU. Window profiles vary due to the room function served. All living area windows are fixed glazed as it is envisaged that mechanical ventilation will be installed.
All windows and doors at ground level to be fitted with metal roller shutters painted white to match the render.

5. Scale
The scale is proportionate to the size of property, and proportionate with the scale and massing of neighbouring properties bounding the A34 opposite and at the junction with Mauldeth Road.

6. New Vehicular Access and Landscaping
A new vehicular access is to be provided off the A34 Kingsway dual carriageway to accommodate emergency vehicles and six car parking spaces for the use of the new residential accommodation and for the Beauty salon facilities.
A porous hardstanding to be used such as concrete block paviours.
New boundary treatment to comprise of a low level brickwork wall (950 mm) with intermediate piers (@ 2.0m high) with dark grey / black painted metal railings infill. Metal gates to suit.
New access to comply with the Highway Authority requirements. refer to drawings.

7. Energy Considerations
The proposals are to conform to all current Building Regulations and standards and subject to a separate Building Regulation Application.

8. Access
The existing established vehicular access and parking provision to the Social Club off Mauldeth Road remains unaffected. No changes to existing boundary conditions.

New and existing hard standings to provide level access to both entrances. commercial and residential.

9. New signage:- Refer to the details within the application and noted on the drawings.

10. Conclusions
The proposals massing and scale are appropriate with the surrounding commercial properties, and also consistent with the previously approved (Planning Approval 2015) design, layout, use and proportions.

**Core Design (UK) Ltd**
APRIL 2018