Design & Access Statement

6 Albert Hill Street, Didsbury, Manchester, M20 6RF

For proposed alterations to existing first floor flat (Loft conversion, Rear Entrance extension at first floor, replacement external staircase).

1.0 ANALYSIS OF SITE AND SURROUNDING AREA

1.1 The site is located in an area of mixed use retail & residential area within Didsbury's conservation area.

1.2 The property has a successful Shop at ground floor level with rear yard and additional storage in the front basement.

1.3 The existing property is elevated approximately 500mm above the existing narrow pavement and therefore level access is not possible as a ramped solution externally would not be acceptable to the council due to narrow pavements and an internal ramp to comply with current regulations would take up a significant amount of the existing retail unit. The shop will continue to assist customers who require assistance.

1.4 A separate flat is located at first floor which is accessed from the rear passage way via an external metal staircase.

2.0 DESIGN PRINCIPLES

2.1 No changes are proposed to the ground floor shop.

2.2 A new external staircase and balustrading will be constructed to the rear to replace the difficult to use existing spiral stair. The new easier to use stair is in the same location as the existing.

2.3 It is proposed to extend the existing first floor flat entrance by approx 1m using materials to match existing. The extension continues the existing roof line which will have minimal impact on the adjoining buildings.

2.4 Rooflights are proposed to the rear of the property to give natural light to the mezzanine and first floor area. The rooflights will be velux conservation type to fit flush with the existing roof finish.

2.5 It is proposed to upgrade the existing first floor party walls to comply with current building regulation with regard to acoustic separation

3.0 SCHEME DETAILS: Content

The proposed flat entrance extension only projects out 1050mm and measures approx 1.9m wide. An additional 2sqm is provided.

By removing the existing first floor ceiling joist a mezzanine floor will be constructed in the flat loft space providing an additional 9sqm of floor space

4.0 Appearance

All materials will match existing.

5.0 Amenity/Landscaping

The existing terrace paving will be replaced and potted planting will be located at the first floor terrace

6.0 Access

The ground floor shop will remain as existing.

The new staircase will be easier to use when compared with the tight and difficult spiral staircase.

7.0 CONCLUSION

The proposals will have minimal impact on the adjoining buildings.