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DESIGN AND ACCESS STATEMENT

ASSESSMENT

The site on Egerton road benefits from a prominent position running off Wilmslow road. Egerton road presents a stretch of semi-detach housing. Wilmslow road is a major route through Fallowfield the Manchester town centre.

The existing house is currently vacant and is in a state of decay. The proposals aims to renovate the property and refurbish the basement as part of an extensive refurbishment. The proposal aims to provide accommodation in the area by converting the semi-detached house in to 12 studio/study bedrooms.

Fallowfield is one of the main student centers of Manchester with a vast number of students living in both university and private sector housing, creating a high demand for student accommodation. Lying just three miles south of Manchester city center.

Egerton road is in close proximity to the main bus route providing excellent service to the university's north and south campus the city center and other popular areas such as Withington and Didsbury. It is also a fairly easy walk to both campuses.

Fallowfield residents enjoy close proximity to a large number of restaurants, pubs, bars, cafe's and shops, most of which cater especially for the student market, including a large Sainsbury's supermarket. One of the University of Manchester's sports centers, the armitage center, is just a short walk away from the center of Fallowfield, with facilities including football and rugby pitches, squash, badminton, fitness classes and much more.

INVOLVEMENT AND EVALUATION

Site discussions have been held with Manchester City Council regarding the visual appearance and materials. Feedback from all the relevant consultations have been incorporated in the scheme to achieve an acceptable proposal.

DESIGN

The strategy behind the proposal was to renovate the front elevation and frontage driveway which currently is in a desperate state of repair. At present, the house displays several floor levels causing complicated circulation within the house therefore the proposals aims to adjust floor levels to suit.

The house is a three story semi detached house including a basement which is accessed by a staircase on the ground floor through the main existing entrance. The basement is to be converted in to a kitchen, laundry room and dining/living area and will be accessed by the staircase from the ground floor. A light well feature is integrated in the basement to enhance natural lighting into the dining/living area creating a light and airy feeling to the basement level. The ground and first floor is converted in to 10 bedrooms each accessed via a staircase from ground floor. Dormers are included in the roof to maximise floor space in the second floor and to achieve a further two extra bedrooms. The presence of the dormer windows in the roof will enhance natural lighting in both bedrooms.

The proposals will have minimal impact on the Egerton road scenery as the house is directed through a drive way from the main road. The proposed extension consists of traditional dormers in a style to match the neighboring dwellings which will help enhance the front elevation.

The proposals make every effort to sensitively refer to the existing environment so the addition will blend in effectively with the modern character of the building. Spaces, forms, scale, height,

colors, materials and details have been chosen to blend effectively with surrounding buildings as well as the existing building.

INCLUSIVE ACCESS

The proposals for the new accommodation will be fully accessible in terms of vehicle and transport links and inclusive access.

The proposals will conform to all necessary building standards and regulations including details of design, such as color, materials, finishes and door widths.

SUMMARY

After thorough research and investigation in plan, built form, accessibility and architectural style we have designed a development that we feel will have a positive impact on the surrounding area.

We respectfully request that full planning consent be granted for these proposals.