PROPOSED MIXED USE DEVELOPMENT
KEPPEL ROAD, CHORLTON





LOCATION PLAN

Nature Of Project:

Mixed use development Keppel Road, Chorlton. The site at present comprises a car mechanic garage and office unit. The proposed development is for a commercial unit with flats above, it will address Keppel Road restoring the street facade. Car and cycle parking will be provided to the front of the property

Location & Surrounding Land Use:

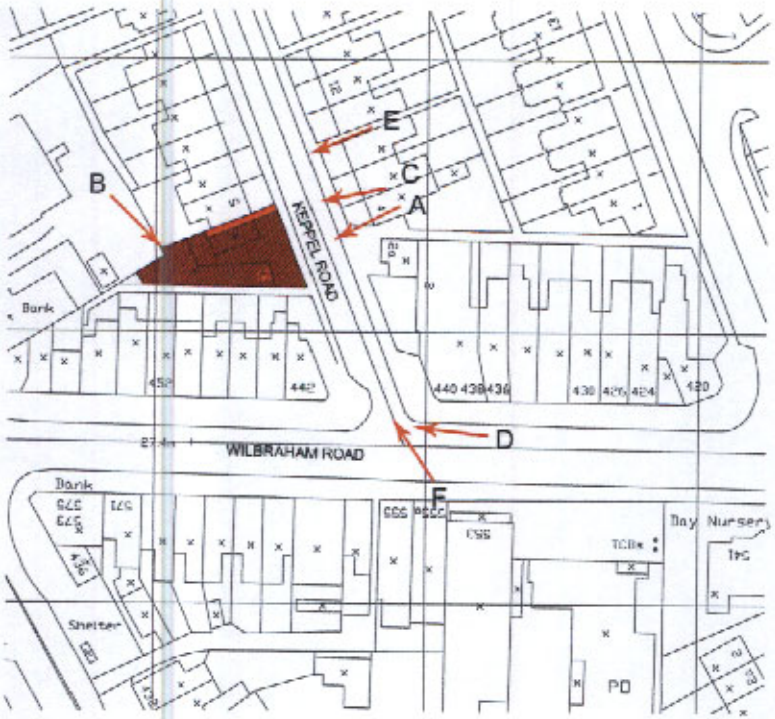
The site is triangular in shape and addresses Keppel Road. To one side of the development are terrace houses on the other a ginnel and then commercial units addressing Keppel Road and Wilbraham Road. The properties in the area are a mixture of commercial, residential, schools and offices. The site is situated close to the centre of Chorlton which offers good bus, tram and rail links to the surrounding area. The quality of infestructure provides regular local and national transportation.The area also has a number of local amenities.

The Proposal:

The design scheme we propose comprises three apartments with a commercial/retail unit at ground floor, thus reducing the number of commercial units on the site. The design is modern in style yet respects the scale and massing of the local area. The flats are seperate from the commercial unit with there own entrance and staircase. Our scheme will improve the amenity value of the street by completing the row of terraces.

At streetlevel high quality finishes will be provided, Parking areas will be denoted by grantie sets and a new street tree provided. Four parking spaces will be provided three will be alocated to the residential units. Parking spaces will be controlled by the use of polyester poder coated bollards.

To the rear on the flat roof a sedum roof will be provided to improve the green credentials of the scheme and visual impact.



SITE PLAN

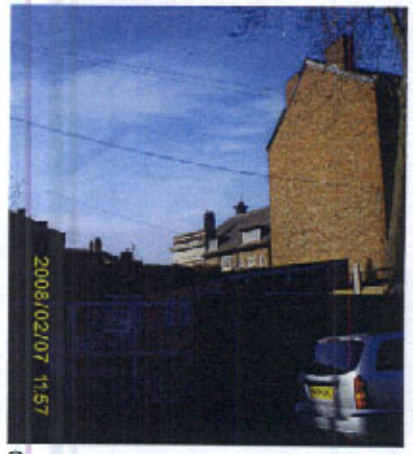


A



B

A: COMMERCIAL PROPERTY ON SITE, AND REAR OF PROPERTIES ADDRES SING WILBRAHAM ROAD.
B: REAR OF PROPERTIES ADDRESSING WILBRAHAM ROAD
C: CAR MECHANICS ON SITE
D: END KEPPEL STREET ADJOINING WIL BRAHAM ROAD
E: HOUSES ADJACENT TO SITE
F: SITE FROM WILBRAHAM ROAD



C



F



E



D

BREEAM STATEMENT

The scheme we propose occupies a former industrial site so we will be regenerating a brownfield site. The proposal does not occupy land which is of notable ecological value. No evidence of protected species are present. The site is currently in poor condition and has no amenity value. The proposed scheme seeks to enhance the amenity value of the site.

The design of our scheme is efficent as it maximises the site footprint. The building will be constructed employing materials which meet and surpass the latest energy efficency standards. The scheme will introduce mixed use use into the area, it has a range of flats and two commercial units.

In an effort to reduce the embodied energy expenditure Contractors will be selected from locally based firms. All plant and machinery will be sourced efficently to reduce journey time and length and fuel consumption. Materials will be selected with embodied energy in mind and manufacturers information and specifications inspected to ensure our goal is achieved responsibly. The construction approach should be managed in terms of its environmental and social impact. A commitment should be made to comply with the best practice site management principles.

If white goods are provided these should be of a high rating in terms of energy efficiency. If no white goods are provided there should be information supplied to the purchaser / tennant about the purchase of energy efficient appliances.

Its is proposed that 75% of the light fittings be dedicated energy effiecient in nature. External lights should be capable of accomodating compact fluorescent lamps luminaires or strip lights. These should be of a maximum 150W and fitted with Movement activated shut off devices. ie.PIR's or Light Dependant Resistors to stop illumination during daylight.

With the BREEAM assessment in mind, healthy building features such as large windows, amenity space, natural ventilation, natural light penetration to living areas and the siting being close to good public transport links.

The development is less that 50m (via a safe walkable route) from a major bus route. Bus servies run every 2-3 minutes through the day and regular service continues through the night from and to Manchester City Centre. Cycle lanes providing practically uninterupted safe cycle routes into Manchester City centre can be accessed less that 1000m from the development. The scheme is within walking distance of numerous tram and train stations.

The site enjoys close locality to public amenities. Local Shops, cash points, pharmacies, primary schools and medical centres, places of worship and public houses are all accessible via safe public walkways and paths.

SW FOULKES ARCHITECTS

The scheme aims to minimise Carbon Dioxide (CO2) emissions to the atmosphere arising from the construction and subsequent inhabitation and operation of the homes and their services. Provision of a Gas powered heating system would provide a method of heating the house whilst minimising CO2 emissions. This is comparing Gas to other Fossil fuels.

Insulating materials should be specified which avoid the use of substances which have a global warming potential in either manufacture or composition.

The proposal should seek to minimise the emission of NOx Nitrous oxides into the atmosphere.

The proposal should seek to reduce and delay the water run-off from hard surfaces to public sewers and watercourses. This measure is to ensure minimised risk of localised flooding and or pollition and other environmental damage.

The development is on a site which is generally considered to be in low danger of flood risk. The annual probability of flooding is low and as such measures are not required to reduce impact on the environment were a flood to occur.

Materials should be considered and selected for use with "whole life cycle" in mind. Based on the Green Guide for housing specification efforts should be made to ensure use of materials for Roof - Walls internal and external - Floors upper and ground - Windows - Exteranl Surfaces and Boundary protection.
Further more the materials should be sources responsibly eg. If a timber species is specified, it should not be considered a protected species or orignate from an illegal source.

Provision should be made for 3 recycle bins externally with a minimum total capacity of 180 litres. The development falls within the catchment area for a Local Authority Recycled Refuse collection.

Security issues are designed out of the scheme in an effort to reduce the effects of crime so the fear of it does not undermine quality of life.

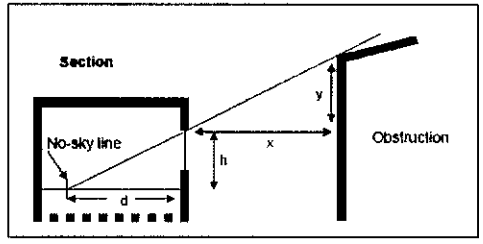
(see fig 1.)

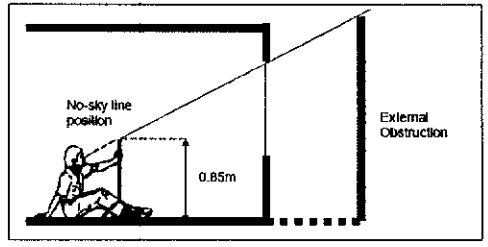
Design and planning efforts have been made to enhance the quality of life in homes through good daylighting and to reduce the requirement for energy to light a home.

Where:

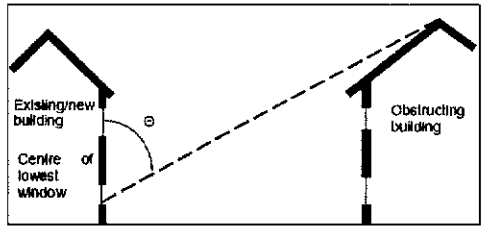
h = height of the window head above the working plane
y = height of the obstruction above the window head
x = its distance from the outside wall

If d is greater than the room depth, then no part of the room lies beyond this no-sky line.





Angle of Visible Sky



FLOOD RISK ASSESSMENT

Interactive Map :

Click on Learn more, then click the symbol or area on the map to see more information.

Click on the map to ...
○ Zoom ◉ **Learn more**

Now click on the area of the flood extent you are interested in.



What's on the map?

1. Tick the boxes.
2. Click the name next to the box to find out more.

Flood maps more

☑ Flood maps more
Click *Learn more* to see details.

Flooding from rivers or sea without defences

Extent of extreme flood

Flood defences

Areas benefiting from flood defences

Click here to find out what else is in your backyard

Be prepared

The location you have selected is in an area which fell outside the extent of the extreme flood, at the time of our assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less. The Flood Map shows our current best information on the extent of the extreme flood from rivers or the sea that would occur without the presence of flood defences.

For a fuller explanation of flood likelihood, click here.

Be aware:

- Our maps only cover flooding from rivers and the sea. Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc. Click here to find out more.
- To find out how to be prepared for all types of flooding go to our Floodline pages or call Floodline on tel: 0845 988 1188.
- The information on the likelihood of flooding is not intended to be used by people applying for planning permission for new developments. To find out how the Flood Map can help when planning a new development, click here.

Access Statement:

The scheme holds disabled access as an important design catalyst. The layout offers access into and around the building with ease and the minimum of obstruction.

The scheme includes:

Level parking bays with refuge to each side. All sloped ground is to be at a gentle gradient.

All entrance doors will have a minimum clear opening of 900mm.
All internal doors will have a minimum clear opening of 80-0mm.
The principle bathroom will have the required minimum dimensions as set out in Design for Access 2.
All Kitchens will allow a clear turning circle of 1500mm Dia. Minimum.
Entrances will have a level threshold.
Communal staircase will be ambulant disabled.