DESIGN & ACCESS STATEMENT

FOR

A PROPOSED CONVERSION OF AN EXISTING CELLAR INTO A THREE BEDROOM RESIDENTIAL UNIT

AT

7 PARKFIELD ROAD SOUTH, WEST DIDSBURY, MANCHESTER M20 6DA

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Existing Site Analysis:

This section is to be read in conjunction with the attached photographs below.

The site is located approx. 5 miles south of Manchester City Centre just north of the A5145 and between the B5167 and the B5093. The journey time by car to Manchester City Centre would be approximately 10-15 minutes, dependant on traffic conditions. Regular buses run into Manchester from the A5145.

The existing use of the site is residential and contains one large detached three-storey Edwardian property with cellars that are used for storage. The property is divided into three separate residential units dating from 1903 - 1905 and it fronts the whole width of the site with a single garage to the south east corner. The main elevations are brickwork, painted stone window sills, timber + UPVC windows under a plain tiled roof.

The existing front garden is fairly overgrown, and the dwelling is in a reasonable state of repair

The site is approximately 22.5 wide at the front and 34.5m long

The existing property is set in line with the adjacent Edwardian properties and has a single driveway and two gated pedestrian entrances. The property is quite well screened on both sides by mature planting. The site is relatively flat with a south to north fall of approx. 0.5m and a West to East fall of approx 0.2m. The existing dwelling is considered to have architectural merit.

Design Principles:

The dominant architectural style in Parkfield Road South is large Edwardian detached properties. The key design features are brickwork, painted stone window sills, timber windows under a plain tiled roof. Our proposal is to replicate these key design features to create a single dwelling within the boundaries of the existing cellar.

The Proposals:

The proposal consists of the refurbishment of the existing cellar into a single dwelling and the demolition of an unsightly recently built conservatory at the rear of the property.

The proposed refurbishment including new windows at the front and rear is respectful of the size of the existing property and others in Parkfield Road South and the choice of material compliments the surrounding properties and enhances the street elevation.

The new dwelling will utilize the existing property and site to its best advantage, providing a high standard of accommodation. The new dwelling has good amenity space and respects the character and form of the surrounding environment. The proposed 1:1250 site plan indicates that the built form integrates well with the existing area. The response from the local authority is now positive towards the application.

Access:

The principal entrance will have a level threshold and the new vehicle access will have a new disabled parking space (3.6m x 4.8m). It will be constructed using reclaimed bricks and a stone capping from the existing original wall.

Summary:

Careful consideration has been given to this proposal, especially with regard to the design and appearance of the dwelling and its relationship with the existing street scene. It is our opinion that the development will make a positive contribution to Parkfield Road South and will provide much required residential accommodation.




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