

View of Existing Side Elevation



View from Rear Garden



View from Amherst Road

Design and Access Statement

9 Amherst Road, Fallowfield, Manchester, M14 6UG

Introduction

The building is currently a dwelling comprising of 13 bedrooms sharing a kitchen, lounge and dining room at basement level and bathroom / WC facilities at Ground, First and Second Floor.
At present the whole dwelling is shared between 13 people.
The proposal is to split the building into two dwellings with totally seperate external entrances at ground floor level reached by external staircases.
The two seperate dwellings will each have 6 bedrooms.
Each dwelling will also have a shared Kitchen / Living / Dining and also 2 shared bathroom or shower / WC.
For the purposes of this application we will refer to the dwelling occupying basement and ground floor as flat 1 and the dwelling occupying first and second floor as flat 2.

The total number of bedrooms in the proposal is 12 which is a reduction of 1 bedroom.

1. Internal Circulation

The present internal staircase is proposed to be split to provide seperate vertical circulation for the two new dwellings. The two dwelling will be totally seperate from a fire compartmentation point of view.
This involves various internal reconfigurations to ensure compliance with building regulations.

2. Entrance to new dwellings

The proposals are to construct a new ambulent disabled standard covered external staircase to access flat 1 (basement and ground floor).
The existing house entrance will become the entrance to flat 2 (first and second floor reached by internal stair from the external entrance at ground floor level

Conclusion

The proposal represents a cost effective way of splitting a single large shared dwelling into two refurbished smaller units of 6 bedrooms each with totally seperate accesses and shared facilities.

By putting matching pitched slate roofs on the two external staircases and refurbishing the existing external staircase, the visual consistency of the side elevation will be greatly improved and also the new dwelling configuration will be easier to manage.

Igloo architecture

PROJECT: 9 Amherst Road, Fallowfield, M14 6UG

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