

DESIGN & ACCESS STATEMENT

6no 1 bed 2 person residential units

and

Development of Educational space

On behalf of

UK College

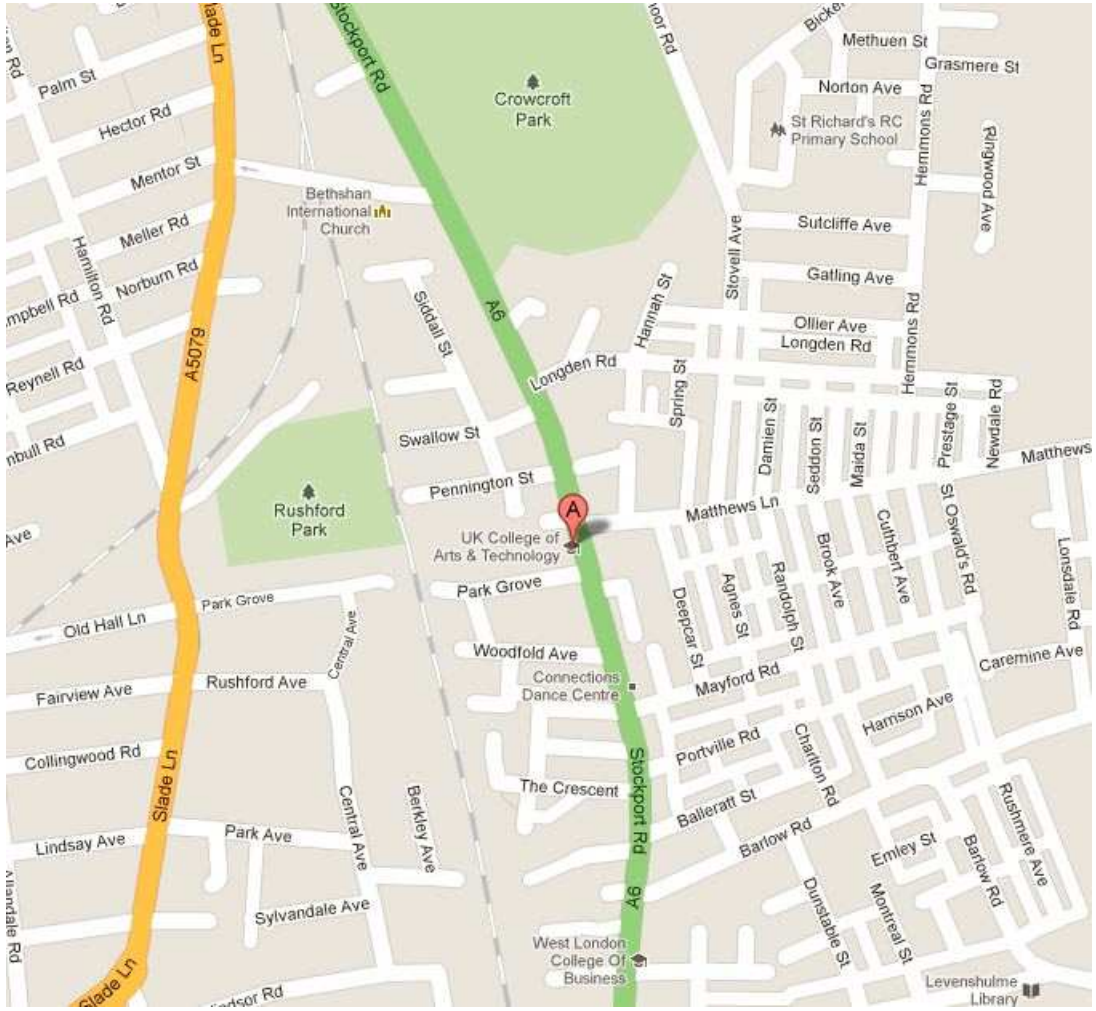
At

818 Stockport Rd, Levenshulme

RICS

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INTRODUCTION

This statement is submitted in support of a Full Planning Application for the development of 818 Stockport Road, Levenshulme .

The applicant is proposing a re-development of the existing educational centre with 6no 1bed units with associated use to the educational facility on the site. In addition there is a provision of additional parking spaces per dwelling.

The proposals have been designed to reflect the need for 'student market' accommodation to suit the demographics of the local population.

The development principles aim to suit the desired occupants in terms of floor area, no of bedrooms, amenity space, person size etc

The applicant currently owns 818 Stockport Road, Levenshulme which is tenanted by UK College, an educational facility.

The college has a two storey frontage onto Stockport Road with lower single storey section to the rear.

The site lies to the West of Stockport Road (A6) at the road junction with Park Grove. The area is of mixed use.

The site reduces in level slightly to the West. The site is situated in the position of an existing single storey educational building.

The site has excellent transport links into Manchester city centre and surrounding area.













DEVELOPMENT SITE

The photographs to the left, display the current situation of the site. Please refer to accompanying documents in terms of plans, elevations etc

History

The site was subject to an application in December 2010. The client submitted an application for the erection of 1st and 2nd floor extension and enclosed staircase to upper to provide separate access from Park Grove in connection with the formation of 8 self-contained flats. The application was made and subsequently, withdrawn for the extension (Application No. 095042/FO/2010/N2).

The site has seen numerous applications concerned with change of use to its current approved state.



PROPOSAL EVALUATION

The attached proposals for the site take into consideration, the constraints and opportunities for the site, the particulars of which are detailed below.

The proposed layout is sympathetic to new and users of the site, as well as the surrounding area.

The design principle to create a visual enhancement of the building by keeping a separation between the 1960's existing build to a new, more architecturally led scheme to create a more suitable and accessible educational facility.

The density of the proposal reflects the area in the immediate vicinity of the site in order to achieve successful integration.

The redesigned ground floor allows for the inclusion of two storey accommodation above the educational facility in the proposal, allowing for the provision of additional internal living space whilst maximising the space available for the education centre. This design is sympathetic to the existing properties in the vicinity. The proposed design allows privacy distances to be maintained in line with residential SPD guidance.

This design is sympathetic to the existing properties in the vicinity, which are of a mixed vernacular. Current design practices allow for additional floors within the same height constraints as the existing properties

External materials have been selected to both reflect those used in the immediate locality and to provide clean, crisp lines, more in keeping with education and modern architecture.

The proposed materials to be adopted is consistent with the local area. It is proposed that the exact details are to be agreed with the local authority by use of a condition on approval. The proposal will use materials that do not detract from their surroundings in terms of design, scale, proposed materials, siting and layout.

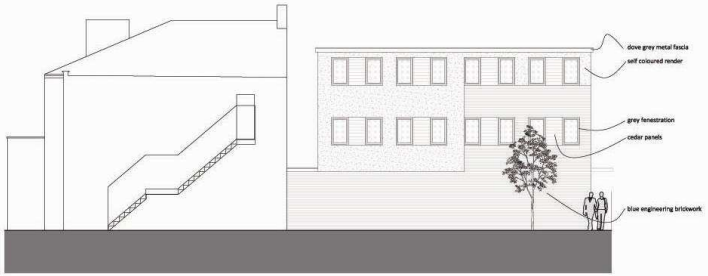
Considering the ill-effects that the current condition of the existing site, educational unit, the increased in demand for residential accommodation, coupled with the increase spatial needs for the college, it is anticipated that the new design will be a considerable improvement.

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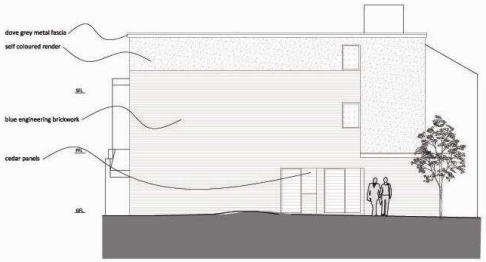
ELEVATION FRONTING PARKING



ELEVATION FRONTING STOCKPORT RD



REAR ELEVATION



ELEVATION FRONTING PARK GROVE



DESIGN / ACCESS

The applicant proposal is to develop the site with new educational facilities, complementing the existing to the ground floor, with 2 no floors of accommodation above to provide supply to the increasing demand for onsite living accommodation for students.

There is also provision for additional off street parking spaces to accommodate residents.

The proposed units have been designed in order to ensure that they are inclusive to all potential residents. They are all Part M complaint with safe and easy access points to the front and rear of each property and close proximity to the parking spaces for individuals with walking difficulties. The staircases have been designed to allow easy adaptation for the use of stair lifts and the like.

To summerise:-

The proposal makes efficient use of an existing undeveloped area.

There is strong demand for low rent 1 bed accommodation in the area for the local student population.

It is considered that the proposal does not adversely affect the amenity of adjacent units and will significantly enhance the immediate locality.

The proposed development is to be constructed and detailed to a high standard using materials matching that of the existing and adjacent units.

CSH

The development of the site has been designed with the key principle of sustainable development in mind, namely to achieve a rating of level 3 Code for sustainable Homes to the first and second floor living accomodation.

A number of specific elements have been incorporated to address both the wider need for sustainability during construction and occupation phases as well as elements aimed at the specific requirements of the target occupiers.

An CSH design stage assessment has been undertaken.

To summerise the sustainability strategy:-

Where provided, fridges and freezers will be A-plus rated, washing machines and dishwashers will be A-rated and washer dryers/ tumble dryers will be B-rated. (EU energy labelling scheme)

External lighting - external and security lights will be energy efficient

cycle storage - bikes can be safely stored in the sheds provided

Home office - a home office/study is defined in each dwelling.

Internal potable water use - the detailed design will select low water use fittings to achieve a limit of no more than 109 litres per person per day

Household waste and recycling storage – to bwe inline with LA collection schemes

Refuse and recycling strategy - each dwelling has an appropriate store, accessible from the public highway, the store will facilitate local authority collection of household waste and recyclable materials. It is anticipated that a four bin method will be used on the basis of 190 litres per dwelling total storage.

Sound insulation - it is intended that performance standards will meet Building Regulation Approved Documents

THE CODE FOR SUSTAINABLE HOMES™





Report prepared by:-

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7.0 ACCOMPANYING DOCUMENTS

The application consists of the following documents:-

J101181-01 Existing Plans and elevations

J101181-02 Proposed Layout

J101181-03 Proposed Elevations

J101181-04 Location Plan