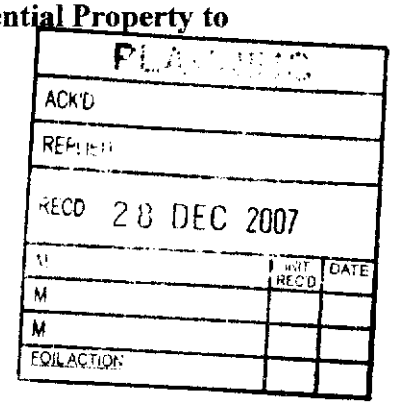
DESIGN AND ACCESS STATEMENT

Proposed Alterations to Extensions and Conversion of Ex residential Property to 3no self-contained flats
at 27 Birchfields Road, Rusholme M13 0XQ
for Mr M.K. Hayat



GENERAL

Site History and Background

The site of approximately 420 sq m is situated along one of the main southern roads of access egress to and from Manchester City centre and opposite Birchfields Park. The property consists of the right hand half of a large Victorian style semi detached house

The building is approximately 80 years old and was originally constructed in brickwork beneath a pitched tiled roof with front double bay windows with one having a turreted roof feature. The building is presently vacant being in the early stages of refurbishment

Environs

The building is situated within the mainly residential area of Rusholme being flanked by new flats to the right and smaller semi-detached residential properties to the rear with all buildings of similar construction and age

Security by Design

The site is not secure to all sides but 2m high fencing will be incorporated as part of the new scheme

All entrance doors to the building will be constructed using "Security by Design" construction

Access for Disabled

There is no designed access for the disabled at present to the building and a new disabled 1:20 ramps will be constructed access from the front and rear of the building.

A new disabled toilet have also been incorporated in the ground floor new works

The Scheme and Proposal

Our client has decided to extend the building in order incorporate flexibility into the building by increasing the number of bedrooms to the property and a design that takes into account the more generous sized rooms by incorporating a two storey rear extension to the rear of the property that also develops the roof space. All construction will match the existing property in finishes with the main building being chemically cleaned

This extension and other internal alterations will be detailed to ensure the building will comply with all current Regulations including sound, thermal and fire prevention requirements

Bins will be positioned within the site to the side of the property

This application has the following alterations to the scheme that has commenced that was approved 24/09/2007 reference number 083918

1. New front entrance front wall and gates to enhance the front of the property
2. New front dormer to staircase area to match the existing approved to allow more light to the staircase area
3. New balcony to front approved dormer, including railings to match front wall and gates to give more light and amenity to the bedroom. This balcony does not overlook other properties
4. New covered access to the side including timber gates to give the impression that it is a garage which would enhance the side elevation
5. Redesigned ground floor plan to allow for a rear entrance and a large hall and disabled usage
6. Redesigned first floor flat to include an extension to bedroom 3 and 4 to allow for a larger family usage
7. Redesigned second floor flat to include a larger hall, bedroom 2 and living room area to allow for a larger family usage

Car Parking

The existing parking area on the site is un-demarcated and a new area has been designed to the rear

Landscaping

The new front, side and rear areas will be subject to a new landscaping scheme that can be treated of a condition for an approval

Conclusion

We are of the opinion that all these proposals would enhance the surrounding environment to the benefit of the all who frequent the area