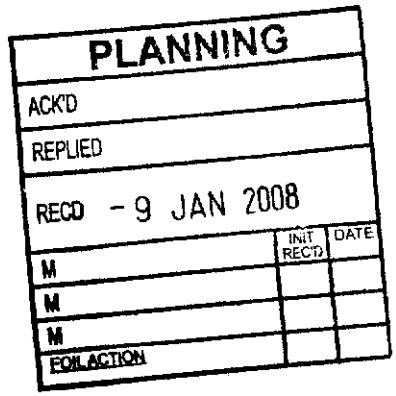
# DESIGN AND ACCESS STATEMENT

## FOR THE ERECTION OF THREE/FOUR STOREY BUILDING WITH BASEMENT PARKING, COMPRISING USE CLASS A1 RETAIL AT GROUND FLOOR, FIVE APARTMENTS AT EACH OF THE FIRST AND SECOND FLOORS AND PENTHOUSE APARTMENT ABOVE

## AT 570-572 WILMSLOW ROAD MANCHESTER M20 3DB

7th January 2008

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## Introduction

This Design and Access Statement has been prepared in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004. The proposal relates to the redevelopment of the site of two, extensively fire damaged, semi-detached properties at 570 and 572 Wilmslow Road, Didsbury. The application site is situated along the west side of Wilmslow Road, approximately 45 metres south of the junction with Oak Road.

The fire that took place on 2nd September 2007 appears to have started at No 570 and spread to cause considerable structural damage at No 572. No 570 became structurally unstable and a Dangerous Building Notice DS13113 was served on N & N Properties Partnership, by Manchester City Council, in accordance with the Building Act 1984. No 570 Wilmslow Road was urgently demolished and the site cleared of debris by P McGuiness & Co Limited, as instructed by Manchester City Council.

Subsequently on 26th September 2007, a second Dangerous Building Warning Notice DS13145 was served on N & N Properties Partnership, by Manchester City Council with respect to the roof structure and the former party wall of No 572, that has suffered considerable fire damage. The remaining structure will therefore be demolished as soon as any outstanding insurance claims are settled.

## Use

The proposed development will have retail (Use Class A1) at ground floor and residential (Use class C3) at first, second and third floor levels. The basement will be used for car and cycle parking for the occupiers of the building.

## Amount

The ground floor retail unit will have a floor area of 343.5 $m^2$. 3 No one-bedroom apartments and 2 No two-bedroom apartments will be accommodated at each of the first and second floors. A three-bedroom penthouse apartment will be accommodated at third floor/roof level. The proposed eleven apartments will occupy 662 $m^2$ of nett residential floor space. The basement will accommodate 13 car parking spaces including one disabled space and secure parking for 12 bicycles.

## Layout

The siting of the proposed building is dictated by the existing building line along Wilmslow Road. The footprint of the proposed building will be similar to that of the buildings that previously occupied the site, including the recently approved extension at No 572.
A 1.0 metre wide access to the rear garden area, controlled by a security gate, will be provided along the southern site boundary. The proposed recycling and refuse bins compound will be accommodated at the rear of the building. The forecourt area will be landscaped to provide an attractive setting to the proposed building. One disabled car parking space will also be accommodated in the forecourt area.

## Scale

The proposed contemporary style building has been designed to respect the scale and height of the neighbouring traditional Edwardian building at No 574 and 576 along the Wilmslow Road frontage.

## Landscaping

The forecourt to the proposed building will be remodelled to provide vehicular and pedestrian access, and create an attractive landscaped setting for the proposed building. The rear garden area will accommodate a secure refuse and recycling compound and will provide a service area for the retail unit, within a landscaped environment. The proposals include new trees and shrubs planting. These details together with the surface materials and site boundary treatment are shown on the submitted ground floor plan drawing number 736/2.

## Appearance

The proposed building will be predominantly finished in a smooth red/blue multi brick with contrasting glass and stainless steel balustrades to the proposed recessed balconies. The south-eastern corner of the building will be clad with a two storey high glazed panel, enclosing the common staircase to the apartments. The glazing will form a transitional element between the Edwardian neighbouring building at 574-576 Wilmslow Road and the proposed development along the Wilmslow Road frontage.

The rear elevation fenestration and balconies will also echo the character of the front elevation design.

## Access

The building has been designed to be fully accessible by lift from the basement parking area to the third floor penthouse apartment, and all external entrances will have a level threshold. Two disabled car parking spaces will be provided, one in the basement close to the lift and the other in the forecourt area for access to the retail unit. Moreover, eight of the proposed eleven apartments will be suitable to be occupied by a wheelchair user.

The site is readily accessible by public transport with bus stops strategically located nearby. It is anticipated that residents to the apartments will be mainly using public transport to the City Centre although a secure parking space together with cycle parking will be provided in the basement.