CHANGE OF USE @ 46 BIGNOR STREET, MANCHESTER

Mr Shah

PLANNING AND
DEVELOPMENT CONTROL
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Design & Access Statement

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1

Appraising the Context

Cheetham Hill is located above the midpoint of the Greater Manchester Urban Area, 1.4 miles (2.3 km) north-northeast of Manchester city centre. To the north, Cheetham Hill is bordered by Crumpsall, to the west by Broughton in Salford, to the east and south-east by Harpurhey and Collyhurst, and by Manchester city centre to the south.

Cheetham Hill lies on "rising ground" and is completely urbanised

The area is mostly a build up of terraced and semi detached houses, in a mix of red facing brick and stonework.

The site is located at 46 Bignor Street, and is a four/five Bedroom semi detached dwelling over three storeys, with a basement which has a separate exit to the rear garden. The building is red facing brickwork with stone heads and cills and natural slate roof finish tiles, with brown upvc windows and external doors both to the front rear and side. The dwelling is between two similar properties, and adjacent to a public highway. Opposite the dwelling is a cul-de-sac of two storey dwelling at Thackery Close.

The access to the site is off the main road/public pavement.

This area of Manchester is heavily residential in nature with most of the properties semi detached or terraced, and which also has commercial features with local shops close by, and being within 500m from the centre of Cheetham Hill.

The site is also close to leisure facilities with a cricket field and football/basket ball court on Heywood Street.

In the proposed redevelopment of the site, we have considered the relevant planning polices and looked at previous applications within Planning Department.

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2

Identifying the Design Principles

It is our intention to convert the existing basement into a separate 2 Bedroom apartment, closing off the access from the existing dwelling and amending the existing side entrance to create a easier feel access to the proposed dwelling.

Both dwellings will remain under the same ownership, with the proposed dwelling being rented out to any potential occupiers.

The existing features of the dwelling are intended to be kept, with additional windows being proposed to the side elevation to gain more natural light to each room, and will match the existing. The entrance will be amended with a new staircase and door. The staircase will be upgraded to meet current regulations.

Within the basement there will be minor alterations to the existing structural walls, with the proposed layout being designed around the existing structural walls to avoid any disruption to the existing dwelling. All drainage will be connected to the existing system. The walls, floor and ceiling will be upgraded to meet both thermal and sound requirements.

The escape route from the basement will remain via the existing side door, but also have the required detection system.

The site is unallocated within the Unitary Development Plan for Manchester

The impact on the proposal we feel will be very minimal due to fact that there is no additional floor area being created. The gated entrance will remain the same and be shared between the two dwellings. The proposals to the existing dwelling will be in keeping with the surroundings.

Highway safety will remain as existing, with the use of the existing driveway being shared and giving good and safe access to residents. We feel the proposal will not affect the surrounding residential occupiers, due to the project being of small scale.

With the proposal being under single occupancy and the applicant already being the owner of the existing dwelling, any other vacant premises within the area would therefore not be suitable for this project.

Externally, all the existing windows and doors will remain, with the exception of adding three similar windows and altering one of the existing. As previously stated the existing entrance will be amended also.

The design will therefore be sympathetic with the surroundings and have a good quality of design matters.

There is no demolition work externally, just amendments to internal non load bearing walls.

All distances between opening windows are as existing and conform to standards required by the Local Authority.

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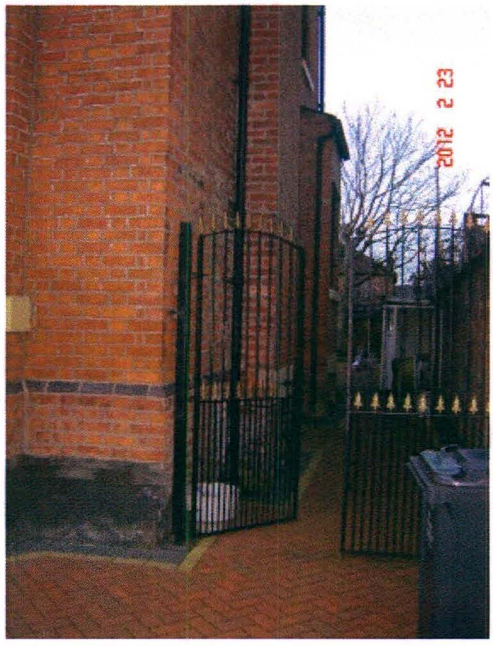
3

Identifying the Access Principles

The site is a 4/5 Bed dwelling on a link road from Cheetham Hill Road and is a semi detached 3 storey semi detached dwelling, with access from the front off Bignor Street. The proposed levels as indicated to the dwelling are all as the existing.

The property has direct access to a private road, and has nearby bus routes. Shops and amenities are close at hand, and are within walking distance of sites of local interest.





1. Existing Frontage To Bignor Street





2. Existing Windows to remain with additional openings knocked through where necessary.





3. Existing entrance to basement altered for easier access.





3. Existing paving area amended to communal to gain side access to new basement property.



Overhead View of surrounding properties around 46 Bignor Street, Cheetham Hill



Location Plan
scale 1:1250
date April 12