DEMOLITION AND CONSTRUCTION OF A
PROPOSED TWO STOREY APARTMENT BLOCK
136 EGERTON ROAD NORTH
WHALLY RANGE
MANCHESTER
M16 0AD

DESIGN AND ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION

The Context of the Project

The existing house is a three storey semi detached Victorian property on a corner plot of land situated at the junction of Egerton Road North and Alport Road in Whalley Range, Manchester. The house was constructed using traditional building methods and materials consistent with those used in the Manchester area at that time. These materials include smooth red brick elevations to the north and west facing facades and a rough red brick to the properties east facing facade, the north facing facade also has a mock half timbered gable. The dwelling has a number of soft wood sash windows, a slated roof and some architectural stone work and stone lintels.

The property is consistent with the surrounding buildings within the residential area both in appearance and stature. Like many of the neighbouring dwellings this particular property has had a succession of owners and more recently tenants living there.
The current building layout has been sub divided into separate dwellings consisting of a combination of three Flats and a Bedsit. These are currently vacant due to the plight and condition of building which is derelict and of serious disrepair.

We are proposing to demolish the existing building but retain all the architectural stone work and lintels etc and to rebuild an almost identical mock Victorian property using the put aside materials and new similar smooth redbrick, look a like sash windows and a slated roof. We are proposing to build within the existing buildings footprint and beyond it, by increasing the length of the new buildings by approximately one meter. This will add approximately 5.4m² of internal floor area to each of the three floors for the new proposed four apartments.

We are also proposing to demolish the existing gardens to create a new gravelled car parking area for four vehicles including a disabled parking bay a Bin store a ramped side entrance to achieve a DDA compliant entrance area to the apartments.

Design

1. Amount

The proposal is to replace the existing property with a new mock Victorian property adding 9m² to the existing footprint and approximately 16m² internal floor area.

2. Use

The purpose of the proposal is to demolish a derelict unsafe Victorian property formally an apartment block and to replace it with a new almost identical mock Victorian apartment block with all new modern day requirements including DDA Compliance.

3. Layout

The Layout of the apartment block is to be similar to that of the existing buildings layout. This includes a large two bedrooms ground floor apartment, two smaller one bedroom first floor apartments and a large two bedroom second floor apartment.