Design and Access Statement and Waste Management

Flats 1 – 4
17 Chandos Road
Chorlton, M21 0SS

This statement is in support of the submitted application for a proposed enlargement to an existing rear dormer and a 1.4m wide extension to an existing rear outrigger and including the reduction from 5 existing flats to 4 with elevation alterations including the enlargement of basement windows, the addition of French doors, the addition of front, rear and side light wells and a sunken terrace with balustrading. The statement which should be read in conjunction with the plans and photographs, will provide information to demonstrate that the proposal will be an appropriate development which complies with city council policy in terms of layout, scale, impact on residential amenity and impact on character of the area and visual appearance of the street scene.

The proposal is to refurbish and improve the residential amenity of the existing apartments by reducing the current number from 5 to 4 and redistribute the flats from 3 to 4 floors to include the basement, thereby increasing the floor space of each apartment and improving internal space standards. The current flats were developed by a previous owner over 20 years ago to a poor standard and the existing layout results in cramped accommodation. The existing 5 flats are currently located on the ground, first and second floors.

CO2 emissions of the apartments will be reduced and energy efficiency enhanced. Security will be increased. As part of the refurbishment the external elevations and external garden amenity areas will be restored to enhance the property. The introduction of light wells and sunken terrace at low basement level at the rear of the building would not be clearly visible or unduly harmful to the appearance of the building.

1. Site – 17 Chandos Road

1.1 The property is a 4 storey Edwardian semi-detached house, situated on Chandos Road. The house has a front and rear garden with a brick boundary front wall and brick gateposts topped with stone caps. Chandos Road is a residential street comprising similar large semi-detached Edwardian properties with a mixture of single homes and other similar properties to number 17 which are sub-divided into flats. (PhotoP1). There are 28 houses on the street, 6 of which are divided into flats. The current market value of the single 5 bedroom (7 bedroom for those with basement conversions) is in excess of £500,000.

1.2 Number 17 has been split into 5 self-contained flats for over 20 years. The front of the property is laid to garden with no off-road parking. The rear

amenity garden is approx. 144 sq. m. There are existing windows to the basement with small cut outs.

1.3 To the rear of the property is a single storey narrow outrigger extension (Photo P2, P3). On the rear roof of the property is a small dormer. (Photo P4) The outrigger roof, guttering, fascia and rear dormer and rear roof is currently in poor condition and in need of full refurbishment. The front roof, fascias, guttering, front dormer, and pointing on the front elevation are in need of refurbishment.

1.4 Currently the original front door is used to access flats 1, 3, 4, 5 and the access to flat 2 is via a separate entrance at the rear of the property.

2. The Proposal

2.1 The proposal is to reduce the number of existing self-contained flats from 5 to 4, and to add a minor extension to the existing ground floor outrigger and an extension to the existing roof dormer. The redistribution will allow the unification of studio flats and one bed flats to create a two bed apartment on each of the four floors, greatly improving the amenity of each flat in terms of living space. Whilst the outrigger and dormer extension are not critical to the formation of the two bedroom flats, and add a modest floor space of 6.2sqm for the dormer and 3.2sqm for the outrigger at the basement and ground levels, they will permit the maximum improvement of internal space and allow good head height on the top floor and deliver high quality design and detail.

2.2 No apartment will share party walls so that sound transference will be improved and new floor, ceiling and wall sound proofing will be installed.

2.3 We are experienced developers working in Chorlton for 8 years. We specialise in renovating Victorian and Edwardian properties to produce high quality developments in a sympathetic way to preserve the building's architecture and character. Internally apartments are architect designed with high quality contemporary kitchens and bathrooms. We live in and are invested in Chorlton. We have lived on the same street as the proposed property for the last 10 years and are just across the road from the proposed refurbishment at number 17.

2.4 We have restored numerous semi-derelict and long-term empty properties to bring them back into use and create desirable homes. (Photos P5 and P6 of previous developments.) In the past we have delivered both family homes and high quality apartments. In this instance this proposal is for the refurbishment of existing flats because it promotes an economic use of the property. Previously the property was in poor condition and we have already invested a considerable sum in partly refurbishing the existing flats. We wish to provide high quality flats with generous internal space

as in our experience these flats attract long stay tenants. Currently the existing flats have a high turn over of tenants.

2.5 The development will be sensitive to the building's context and character and its setting in a residential street. The front elevation will be refurbished, with re-pointing completed to match original sand and cement mortar. Stone sills and heads will be retained and refurbished. The original timber door will be retained and stained glass panels will be commissioned to restore the door to match the original. The front porch will be refurbished with decorative spindles added. The front roof will be stripped and insulated with original grey slates being re-laid. The front dormer will be refurbished and insulated, with grey ship lap cladding on the sides to match the grey slate. The existing metal railing balustrade on the second floor is in poor condition and will be replaced with a new black metal railing balustrade.

2.6 The original brick boundary wall and gate posts are currently in poor condition and will be rebuilt and retained using the original materials. Photo P7. The trees and front gardens on Chandos Rd make a significant contribution to the character of the street. The front garden landscaping will be improved and maintained to reflect the neighbouring gardens on the street, and retain the green street corridor. The path to the front door is currently tarmac – this will be replaced by high quality Indian stone paving.

2.7 The new rear outrigger extension will be the same length as the original outrigger at 2.3m. The new addition is to the width of the outrigger which will be an additional 1.4m and add 3.9sqm of floor space on the ground floor and 3.9 sqm of floor space in the basement. The extended outrigger roof will follow the line/pitch of the original and be clad in reclaimed grey slate. The new side wall will be an extension of the basement light well wall. The light well and outrigger will be formed from concrete block and rendered in white cement based K-rend. A neighbouring property has also rendered bay and outrigger features at the rear of the property – see photo P8 as an example.

2.8 There will be 1 small light well at the rear of the property at 0.9m x 1.3m and 0.6m deep. Also at the rear is a sunken terrace which will form a sitting out area for the basement apartment at 2.2m x 3m and set at basement floor level. French doors will be fitted to allow access onto the terrace. There are 2 small light wells at the side of the property which are 0.75m x 0.35m and 0.6m deep. The small front light well is at 0.9m x 1.3m and 0.6m deep. The small light wells will have low level 550mm black metal railing balustrades. The sunken terrace will have higher level railings. The light wells and sunken terrace are set at low basement level with landscaping around them. They would not be clearly visible from the street or harmful to the appearance of the building. See photos P13 for examples of front light well and landscaping at previous developments.

Existing basement windows will be marginally enlarged and replaced with double glazed UPVC.

2.9 The existing rear dormer is in poor condition and it is proposed that this is rebuilt and brought up to current building regulation standards and extended to give more useable head height. This will add an extra 6.1 sqm of floor space to the top floor apartment. The dormer will have a flat felt roof and be clad in dark grey shiplap to blend in with the slate roof. There will be no windows added to the side elevations. Photo P9 as an example.

3. Environment and Health

3.1 The 4 apartments will reduce carbon emissions with the refurbishment vastly improving the energy efficiency of the flats. Currently the flats have no insulation and only 2 of 5 flats have central heating. Category A rated energy saving boilers and heating will be installed in each apartment. The bathrooms will be replaced to feature water efficient showers and toilets. Category A appliances will be fitted into kitchens with energy saving lighting installed, including motion sensor lighting in external and internal communal areas to reduce energy use. The current flats have a mixture of old UPVC windows and modern UPVC windows. The older windows will be replaced with improved energy efficient modern UPVC windows and UPVC French doors.

3.2 A traditional palate and recycled materials will be used where possible and appropriate in the refurbishment – eg bricks, slates etc.

3.3 Refuse and recycling bins are currently kept in the front garden where they can be viewed from the street. Instead a gated area will be created at the side of the property which will hide the bins from view. Photo P10 – sample gate. It will be a condition of the tenancy agreements that tenants segregate and recycle rubbish and a requirement that bins are put out and returned on council collection days.

3.4 All residents will continue to have the use of a generous amenity garden, of 144sqm with a lawn and attractive planting. (Photo P11) Currently there is a dilapidated garage in the garden. This will be removed and replaced with an attractive timber clad secure bike store to house at least 4 bikes – see photo P12.

3.5 The property is within close walking distance (approx. 25 mins) of Chorlton nature parks, Chorlton Ees, Chorlton Water Park, and Chorlton Park. It is within 10 minutes of the Fallowfield Loop cycle path.

4. Security and Access

4.1 The proposal will allow all 4 apartments to be accessed from a single front door communal entrance. Currently Flat 2 has a separate entrance at the rear of the property – this will be removed. The single front entrance will enhance security.

4.2 Apartments will be fitted with burglar alarms and fitted with Secure by Desgin standard locks. External lighting of the front door and path will be improved. The apartments will feature an entry intercom to further enhance security.

4.3 17 Chandos Rd is excellently located in relation to sustainable modes of travel. It is within 5 minutes walking of Chorlton's district centre. It is in within 5 minutes walking of 2 metro stops and there is a bus stop at the end of the street.

5. Impact

5.1 The proposal is to reduce the number of households within the property from 5 to 4, with a subsequent reduction in noise and comings and goings. There will be a reduction in the number of refuse bins and their storage area will be re-sited, removing the bins from view at the front of property. A bike store housing a minimum of 4 bikes, will be added to encourage tenants to use bicycles.

5.2 Neighbours have been consulted.

6. Waste Management

6.1 Applying the council's estimated volume calculator the apartments will require the following small size 140L bins – 3 x black: 1 x green and the following large 240L bins - 1 x brown and 1 x blue.

6.2 The bins will be stored out of view from the street, behind a timber gate at the side of the property. Residents will access the bins from the front door – a distance of approx. 5m. The tenancy agreement will require that the residents segregate waste and recycle.

6.2 The bins will be collected from the pavement in front of the property. The Tenancy agreement will require tenants to place bins for collection and return on allocated collection days.

Photograph List

P1 – 17 Chandos Rd
P2, P3 – Outrigger
P4 - Rear dormer
P5, P6 - Previous developments
P7 – Boundary wall/gate posts
P8 – Neighbour rendered Bay
P9 – Example dormer
P10 – Example fence/gate
P11 – Garden and garage
P12 – Bike store example
P13 – Light well examples