Design and Access Statement

Proposed: - The change of use of No 173 from an HMO to 3 self-contained flats together with an extension at second floor level at the rear of both properties.

At

173 and 175 Mauldeth Road, Withington, Manchester, M14 6SG.

For

IMCI Services Ltd.

Architectural Solutions Ltd. 17 Bonington Rise, Marple Bridge, Cheshire, SK6 5DW.

DESIGN & ACCESS STATEMENT FOR PROPOSED WORKS AT: - 173 Mauldeth Road, Withington, Manchester, M14 6SG.

The following: - Design & Access Statement submitted in support of a planning application submitted to Manchester City Council.

Type of Application: -

Full Planning Application required
Outline planning application; *not required*
Listed Building Consent; *not required*
Conservation Area Consent; *not required*

Location: -

173 & 175 Mauldeth Road, Withington, Manchester. M14 6SG.

Description of proposed development: -

The change of use of No 173 from an HMO to 3 self-contained flats together with an extension at second floor level at the rear of both properties.

Date statement prepared: -

3rd February 2012

Date of any amendments: -

18th November 2013

Applicant: -

IMCI Services Ltd.

Agent: -

Graham Hill. For Architectural Solutions Ltd 17 Bonington Rise, Marple Bridge, Stockport, Cheshire, SK6 5DW. Tel 0161 449 8766.

Context of the site: -

The building is sited in a mixed; commercial / residential area with a public park opposite and adjacent properties comprising of buildings of similar height and design to the application site. Mauldeth Railway station is adjacent only fifty five meters South East of the site.

Design Principles and concepts: -

The Proposal involves the retention of an existing building and extending the rear outrigger at the rear to form additional office space. The existing building is structurally sound and free of serious structural defects the proposed extensions to the rear of the property is in scale appropriate to the main building.

Disabled assess to the premises has been considered.

Additional screening from the road to the rear of the property is not considered necessary. However should the Council be of a mind to approve this scheme the provision of additional screening could be dealt with by condition?

The materials chosen for this structure have been selected to match the finishes colour and textures etc of the existing building.

Key access issues:-

The proposal addresses the issues regarding: -

- Provision of additional office space.
- Respecting the location.
- Good standard of design.
- Disabled access.
- Workability from the occupiers point of view with respect to the neighbours amenity
- Public access to the building.
- Access for Emergency Service vehicles.
- Safe access and egress from the property

<u>Use</u>

No. 175 The new office accommodation is required for use in connection with the existing occupants for general office / storage use.

No. 173 Change of use is for general letting purposes of a former house in multiple occupancy

Layout

The proposed extension located at the rear of the property will have little impact on the neighbouring properties in regards to privacy facing windows. The proposed extension and existing building contains offices, there are no adverse overlooking issues. The extensions been designed sympathetically with due regards to the design of the existing building and is totally in keeping with its surrounding.

On site parking is provided as part of this scheme. One dedicated car parking space will be provided for each of the apartments the additional spaces will be used for members of staff and visitors to the offices adjacent at No175 Mauldeth Road..

Scale

The proposed extensions are in proportion to the existing building, the development will not adversely affect the buildings within the street grouping. The overall size of the extension is appropriate to the area of the site specific in terms of site coverage.

Landscaping

It is not proposed at this time to submit landscape proposals; however should the council be of a mind to approve the application this could be dealt with by condition.

Appearance

The choice of materials to match the existing and the overall design of the extension will match the scale and character of the existing building and sit comfortably within the street scene.

ACCESS

The scheme proposed will not restrict pedestrian or vehicular access to the property.

Environmental Sustainability

The building will be sustainable in its design, construction and energy use and will meet the minimum standards of the current Building Regulations.

In terms of the design the development uses an existing building within the town. It provides an appropriate density development. It lies in very close proximity to excellent public transport links.

In terms of construction and energy use the development will use modern methods of construction and accredited materials will be used and Min. 75% Low energy fittings fitted throughout.

Ventilation / Extraction Statement.

The Building will not require any specialist ventilation plant to protect neighbouring properties; the existing office use will not produce any special waste problems. Waste will be retained on site until collection by outside contractors.

The offices have extract fans from the kitchen and toilets both installed in accordance with the current building regulations

Commitment to maintaining the Design and Access Statement: -

The statement will be maintained and updated as work progresses on site through the various stages building control contract administration the document will be provided to the end user as a record of the decision taken that had an impact on the accessibility.