DESIGN AND ACCESS STATEMENT



Santaidd House, Burnage Lane, Manchester

Residential Development **February 2014**

Westwood Group Ltd

mimar ARCHITECTURE

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1. Introduction

This design and access statement has been prepared to support a Full Planning Application for a proposed residential development that is to be submitted to Manchester Council for the following site:

Santaidd House

Burnage Lane

Manchester

M19

The proposed development will provide:

- Renovation of an existing vacant property into residential apartments.
- 13 Bed apartment comprising of 8 two beds and 5 one beds.
- Provision of 15 no. parking spaces which includes 2 visitor parking 1 Disabled parking and associated cycle storage.

Brief History

The site is located immediately off Burnage Lane. Santaidd House is bounded by a private road to the south. To the west and North the property backs on to a residential properties . The surrounding area is predominately residential with a nearby Health centre, Library and Schools. The previous use for the building was a Nursing home. But now in very poor conditions due to a number of burglaries and water damage.

This document will aim to justify the proposals, having considered the existing site location, the physical surrounding of existing buildings and massing and the appearance of proposed façade treatments.

It is hoped that the proposals will deliver a comprehensive scheme that fulfils our clients aspirations as well as meeting all associated policies and requirements as set out in the councils planning/design guidance.

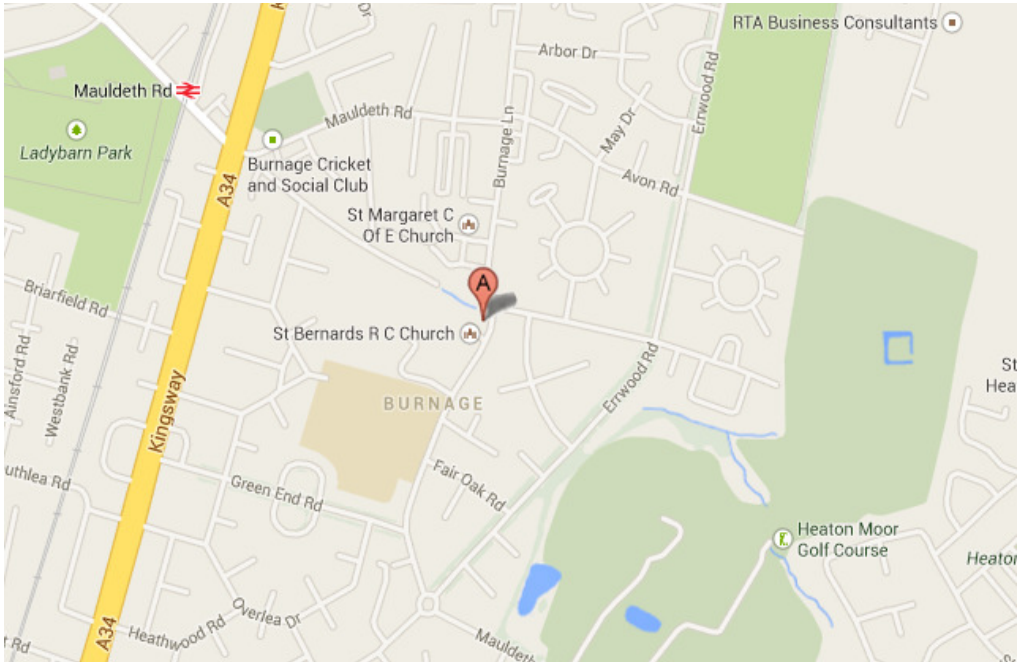
2. Site

The site is located on Burnage Lane, Burnage, Manchester. The site is approximately 4.7 miles south from the city centre via A34. Kingsway (A34) is a dual carriage way located west from the site. Access to the site from Kingsway is off Maulthdeth Road then onto Burnage Lane. The site is located immediately off Burnage Lane, in the Burnage area. Access is gained from Burnage Lane via a entrance named Santaidd House.

The site is in a predominately residential area with near by health centre, library and primary school within walking distances.

South of the site, approximately 350ft away is Burnage high School and 200ft is St Bernards RC Primary school. Due to the number of schools Burnage Lane's speed limit reduces to 20mph starting from our site heading South. Travelling north will eventually take you to Manchester but locally there are a number of commercial units with residential above.

Burnage Lane is served with a good Bus transport network with links to Stockport, Manchester Bolton and Ashton. These services run regularly throughout the week. Most notably the No, 197 bus service runs from Stockport to Manchester at the most regular intervals.



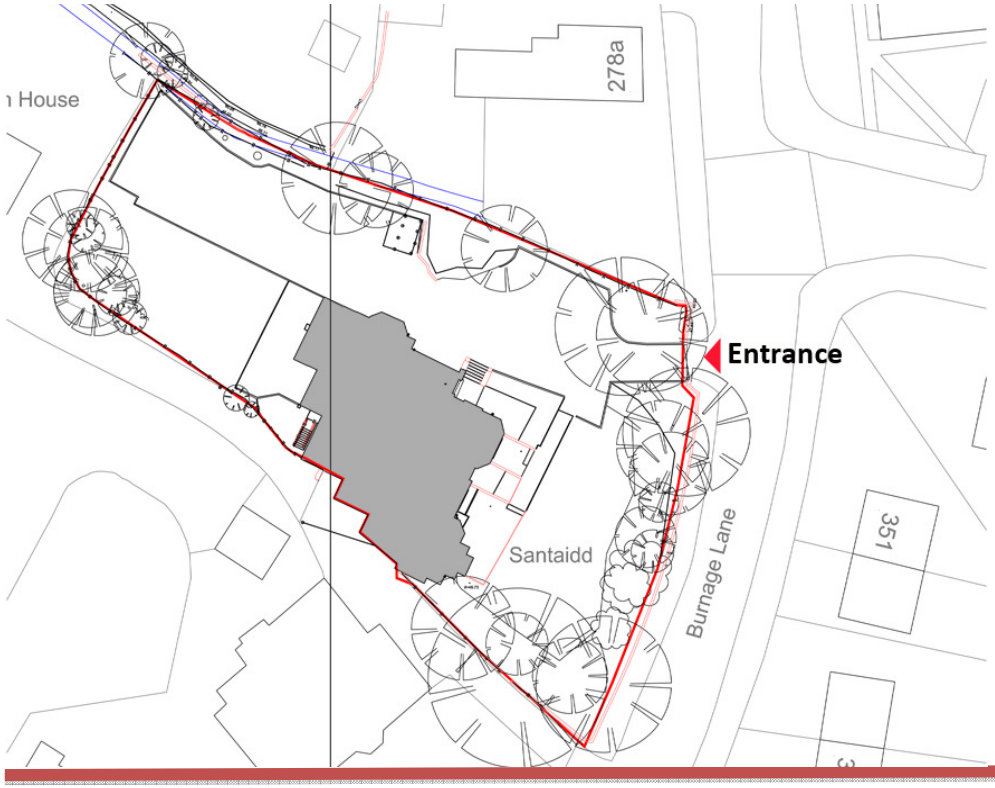


3. Use

We are applying to renovate a vacant 4 storey residential Building on Burnage Lane. The proposal will in effect create 13no. new apartments to add to the housing mix along Burnage Lane. The building is not listed.

The new development will be seen as a high quality, well renovated property to compliment not just immediate neighbouring properties, but to the street scene of Burnage Lane in its entirety.

The proposal will incorporate associated communal areas to the rear of the site, the front, side and rear all share the apartment access, car parking and cycle storage provision and small areas of soft landscaping.



4. Schedule of Accommodation

SITE AREA : 2052m²

Flat No.1 : 895ft²
Flat No.2 : 505ft²
Flat No.3 : 550ft²
Flat No.4 : 625ft²
Flat No.5 : 775ft²
Flat No.6 : 625ft²
Flat No.7 : 840ft²
Flat No.8 : 625ft²
Flat No.9 : 870ft²
Flat No.10 : 690ft²
Flat No.11 : 680ft²
Flat No.12 : 475ft²
Flat No.13 : 300ft²

TOTAL : 8455ft²

The proposed development will provide the internal floor area as illustrated above, a total area that has been considered both suitable and desirable to the clients needs to achieve 13no. modern 1 & 2 bed apartments whilst not being detrimental to the existing building envelope of Burnage, as well as incorporating the necessary amenity and access space to the side and rear of the site boundary.

The renovated 4 storey apartment building will have 4no. apartments on lower ground and ground floor. The first floor will have 5no. Apartments. With access to the apartment on the forth story from the First floor.

The site area has been utilised entirely to accommodate 16no. parking spaces, 8no. Cycle storage and bin stores. Access to the apartments is from the side and the rear of the building form.

This is deemed appropriate to offer a residential units will become suitable and adaptable habitable living spaces.

5. Layout

The final layout of our proposal is a result of various elements but ultimately we want to conserve and retain as much as we can of the existing building and beautiful Victorian features. With sensitive design we propose to bring this building back to life. With various changes and uses over the years there have been a number of walls that have been added to the original plan which has over populated floors and has created odd shaped rooms.

The front façade of the building faces onto Burnage Lane, sitting back from the site boundary. We propose to strip back the building, keeping the main existing entrance to the building from the side of the house however, there will be access into private flats on the lower ground floor on the front and rear side of the building. We have designed our apartments around the existing circulation of the building this has helped us to maintain as much of the original plan and thus the features of the building. The rear will be protected by a secure gate and door.

By using the existing vehicular access to the side of the site boundary, we are able to utilise the entire rear of the site for communal areas. Parking accommodation could be introduced off road from Burnage Lane, creating a greater accessibility for end users whilst not fluctuating parking areas on or along Burnage Lane itself.

Cycle and bin storage would be located at this most accessible point, the rear and side of the building.

The front boarder of the site which runs parallel with Burnage Lane has a large amount of trees, scrubs and bushes screening the building from the main road. We will be reducing the amount in accordance to the crime impact report.



Proposed Site Plan

7. Appearance



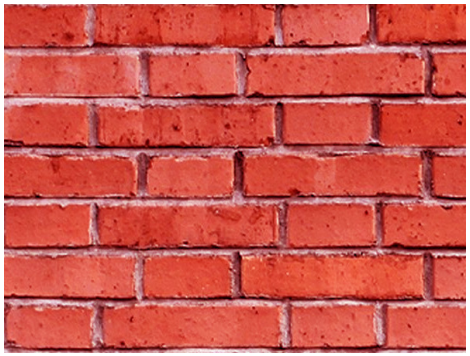


Existing brickwork and Windows to be renovated





Proposed Grey Slate roof tiles



Damages bricks to be replaced by matching new bricks to existing

8. Inclusive Access

Movement and access through the site was dictated by the existing entrance to the site, the main entrance route is at the front of the site boundary. addressing the need to reduce parking and vehicular build up along Burnage Lane and creating a coherent, more accessible location for the end user.

Pedestrian Access

The pedestrian access will use the current access available to the site. We will widen the entrance by removing a small section of the existing boundary wall to incorporate a pedestrian foot path.

- Dropped kerbs for disabled users
- Tactile paving
- Adaptable access into the new units for disabled users.
- Stair cores adapted to ambulant disabled standards

All access through the development has been designed to comply with Building Regs Part M Access.

Vehicular Access & Parking

Vehicular parking spaces have been sufficiently provided for the development at the rear and side of the site. There is one disabled parking bay long with 2 visitor spaces.

Cycle storage has been allocated at an amount of **8no.** bays.

6. Scale

The existing form, scale and use along Burnage Lane differs dramatically from building to building. This is due to a few factors. Burnage lane has many different types of buildings including residential, a Church, community centre, Health centre, Library, schools and commercial properties. Because of the diversity of buildings the scale of these also are quite diverse, differing from shape and size as you travel along Burnage lane.

The existing residential form along and around Burnage Lane is predominantly two storey with pitch roofs these vary in style but with a few a kin to social housing.

Apart from introducing 4 windows into our facades we are not changing the height or scale of the current building. This fits with our philosophy of keeping as much as the existing building as we can. As the scale of the building is to be retained the elevation of Burnage Lane will remain as the same



Proposed North Elevation

7. Appearance

The building is in grave dilapidation. The front façade has weeds growing through the windows. Any repair work will be formed from materials sympathetic to the existing building as well as neighbouring properties right across the street frontage. The materials are typical traditional of the domestic nature along Burnage Lane.

The external envelope is formed from masonry, red facing brick work with light coloured mortar. Bircks do vary in damage on the facades. The windows have large lintel work above and below them. All new windows will have the same finish.

The roof will be formed from grey slate tiles to match adjacent properties. A manufactured slate will be specified if required to achieve desired roof pitch.

The general condition of the interior is very poor. There are various spots where damp has developed and rain has penetrated into the building due to the condition of the roof. As it is currently vacant, vandals and thefs have abused this building leaving it in such a condition that it has turned it into a health and safety issue inside. It currently poses a security threat but the renovation will envigour the building and area.

9. Conclusion

The main objective set out was to renovate, habitable apartment development with in an existing vacant building along Burnage Lane. This development will also revive a stunning building, which once complete, will enhance the character of the area.

The appearance and form will be restored sensitively to the existing form and style to the existing building.

Traditional high quality materials have been specified to enforce the concept of a well restored building. Creating new 1 and 2 bedroom apartments to add to the existing property mix in the residential area of Burnage.

The predominant design benefits of the proposed development include:

- High quality 1 & 2 bedroom apartments in an existing residential area
- Amenity space, areas of soft landscaping to both front and rear of the main built form
- An aesthetically pleasing development along Burnage Lane
- Allocated parking bays and cycle provision on site
- Developing vacant land to enhance, create a coherent street frontage.

10. Site Photos



Above: Entrance to the site and existing landscaping fronting onto Burnage Lane



Above: View from with-in the site onto Burnage Lane



Left: View of the front elevation

Right: View of the rear elevation







