Addison Villas - 84-106 Daisy Bank Road
Manchester
Design+Access Statement

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architects+designers

hodder+partners

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Aerial View



Aerial view from the North



Aerial view from the South

1.0 Introduction

1.0

1.1 Statement

1.1

The design and access statement is prepared in accordance with the 'CABE Design and Access Statement – How to write, read and use them' document.

This written document is to provide supplementary information to the drawings and photographs provided for the application of the above Listed Building Consent within the Victoria Park Conservation Area. It aims to highlight the proposals for the refurbishment and alteration of the Terraces and is to be read in conjunction with the drawings.

1.2 Site

1.2

The site is on Daisy Bank Road in the area of Rusholme in Manchester.

1.3 Relevant Experience



Great Marlborough Street



Ducie Court



St Clare's College



Daisy Bank Road

Residential

+ Great Marlborough Street
Value: £28.5m
Date: 2012
Awards: MSA Design Award 2013
RIBA Regional Award 2013
Description: Great Marlborough Street is a 37 storey tower for 540 postgraduate, mature and international students adjacent to the Higher Education Precinct in the city of Manchester.

+ Ducie Court
Value £24m
Date: Phase I (£14m) 2012,
Phase II (£10m) 2013
Description: Ducie Court provides 614 (Phase I - 246, Phase II – 368) student bedrooms all contained within 113 cluster apartments.

+ St Clare's College
Value: £3.5m
Date: 2008
Awards:MSA Design Awards Commendation 2008
Description: This project provides a new art department and another 60 beds for the students studying at St Clare's College Oxford, a listed building built within the North Oxford Conservation Area.

+ Daisy Bank Road
Value: £800,000
Date: 2008
Description: Daisy Bank Road is a new build development consisting of 8no. semi-detached three-storey dwellings. The units are separated into four blocks of two units and are orientated to directly respond to the line of existing terraces, creating a visual termination.



View from Daisy Bank Road



View from Daisy Bank Road

2.0 Process

2.0

2.1 Process

2.1

The main body of the work proposed for Addison Terraces involves the internal restoration and alteration of the existing ground floor apartments and basement storage areas. This in turn facilitates the desire to reinstate the original basement level windows as well as provide improved access at ground floor level to the re-landscaped rear gardens whilst being mindful of the buildings Grade 2 Listing that is supported by its considerable character and identity along Daisy Bank Road.

After years of providing rented accommodation, the buildings condition and surrounding grounds have deteriorated with some of the original character being masked through alterations undertaken to suit the needs of the successive occupants.

The main aim of the proposals are to ‘tidy up’ the lower two floors of the buildings through revising the ground floor layout of the apartments whilst introducing the basement as a habitable space. The re-modelling of the front and rear gardens including the removal of the redundant and unsightly garages, introduction of new bin storage and new hard and soft landscaping are an extension of this rationalisation and re-organisation proposed internally.

Planning

2.2

A previous consent ref 083507/FO/2007/N2 was granted on the 30th October 2007, it was not economically viable to develop the consented scheme speculatively and the permission lapsed. Recent trends show there is demand within the area for apartment accommodation therefore the current proposal is deliverable.



Daisy Bank Road Residences, Manchester



Manchester Royal Infirmary



St Chrysostoms Church, Manchester

2.3 Surrounding Buildings

The Addison Villas are situated on Daisy Bank Road which is also home to the Manchester Lifestyle Hospital and several student accommodation buildings for the surrounding Universities; Manchester Metropolitan University and the University of Manchester.

The terraces are located on the same plot as the previous Hodder+Partners development ‘Daisy Bank Road’ which comprises of 8 semi-detached three-storey dwellings. These units are separated into four blocks of two units and are orientated to directly respond to the line of existing terraces, creating a visual termination.

Also nearby is the Manchester Royal Infirmary and the St Chrysostoms Church which are situated on the crossroads of Daisy Bank Road and the A34.

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2.4 Evaluation

The proposals are aimed at maximising the existing space available and producing a more functional and practical layout that will also afford the opportunity to provide an additional 9 apartment units at basement level whilst minimising the alteration to the original fabric of the building. The basement is currently used as a storage area and general dumping ground for the apartments above and as a consequence have seen nearly all of the original basement fenestration ‘blocked up’ with the original light wells in-filled and tarmaced over. It is proposed that with the re-appointment of the basement as a residential level the windows and light wells could be re-instated as originally conceived.

The additional 9 units would be achieved through the splitting of the existing rear ground floor flats along the dividing wall that currently exists. The two halves will then be independently connected to the basement levels below to form a two bed split level apartment with the main living space at ground floor and two bedrooms and a bathroom at basement level. Much of the alteration proposed involves the removal of later studwork and fittings installed when the terraces were converted into apartment accommodation. It is intended that through taking advantage of the existing basement access the need for excessive demolition of the existing fabric will be avoided.

An extension of the existing hallway is also proposed to all houses in conjunction with the ground floor alterations. This is aimed at providing access through to the rear gardens with the relocation of existing and introduction of new, rear doorways into the re-landscaped rear gardens. Access to the rear gardens is currently extremely inadequate and only possible through the basements of only 50% of the terraces. This causes significant problems with regards to waste management as the bin collection is from the rear of the property. Through revising the circulation and extending the hallway it is intended that every house will have access to the proposed new bin storage areas.

New bin stores are just one aspect of the proposed improvements externally. With the recently submitted residential proposals to the rear of Addison Terraces there is considerable merit in improving the quality and appearance of the garden space between the two developments. Indeed the proposed new residential development has drawn considerably from the rhythm of the Terraces rear elevation and has sought to serve as an extension of the existing gardens. New hard and soft landscaping will unify the two proposals and provide access for not only refuge collection by a valuable amenity space for the residents that is currently unmanaged and disused.

A remodelling of the area to the front of the villas is also proposed. The area is currently a mixture of existing trees and lawns adjacent to Daisy Bank Road and a relatively random arrangement of car parking spaces providing a current provision of 18 spaces. This area has also been considerably neglected over the past few years with the hard standing in need of re-surfacing and the external arrangement of the parking bays and planting requiring updating to reflect and respect the formality of the Daisy Bank Road elevation. It is therefore proposed that the existing 18 spaces be more formally arranged to create a clear zone between the terraces and the parking bays with an additional 9 spaces being provided to accommodate the additional 9 residential units proposed. New planting is also proposed to complement the existing trees as well as new paving to the immediate terrace frontage, details of which are to be agreed with the conservation team. No existing vegetation is proposed to be removed.



Slte Plan

2.5 Site Analysis

The Addison Villas, 84-106 Daisy Bank Road, form what is a most substantial 3 storey Grade 2 Listed Building in the Regency style located on Daisy Bank Road east of Manchester City Centre near the north east boundary of the Victoria Park Conservation Area. The terraces were constructed in 1948 and were listed in 1973 for their architectural interest. The exterior of the building is load bearing brick and stone construction with a painted render finish to the front of the property and facing brickwork to the side and rear elevations. The roof finish is in slate with the gables ends creating a consistent rhythm along the main Daisy Bank Road façade with a regular pattern of largely 8 pane sash window fenestration that is predominantly governed by the internal layout of the primary internal spaces.

The present site layout has changed very little albeit for several single storey garages to the rear yard. However, further to the recent submission of the proposed residential development to the rear of the Terraces they themselves are proposed to be the subject of both refurbishment and alteration.

The building is currently divided into 51 apartments over three floors (15 units on the ground floor and 18 units on the first and second floors) which are rented predominantly to students at Manchester University.



P01



P02



P03



P04



P05



P06

3.0 Design

3.0

3.1

3.1 Use

The proposal is to provide 9 additional residential apartments by re-establishing the accommodation within the basement the basement while retaining the original features of the building.

The residents will benefit from being within close proximity to the university and all the associated amenities and transportation links.

3.2

3.2 Scale

The proposals have aimed to cause minimum alteration to the original fabric of the building and work with the existing spaces. It is for this reason that the proposed demolition is limited with the bulk of the work required being internal and largely involving the stripping out of partition walls, (most of which are later additions) that currently subdivide the existing apartment spaces. Refer to photographs (P07-P15). The proposed demolition is highlighted on the L(--)100 series of drawings enclosed and has been placed into two categories that include building fabric that is believed to be early/original and that which is believed to be later additions.

The main areas of internal demolition involving the earlier fabric of the building include the wall between the rear ground floor apartment and the existing lobby space adjacent to the current basement access and the replacement of the basement steps themselves (P07). The removal of several small windows, the inclusion of additional doorways and the adjustments to the existing doorways to the rear of the terraces constitute the most significant alterations to the building fabric externally. (P01-P06)

The remainder of the demolition will involve the removal of the brick in-fill to the former window openings at basement level so as these windows may be reinstated as well as the ‘digging out’ of the light wells to the Daisy Bank Road Elevation.



P07



P08



P09



P10



P11

3.3 Amount: 3.3

The total area of the basement that will effectively form the site is 813m².

The individual gross internal area of the 9 apartments is:

Apartment 104/02	80.0m² (861sqft)
Apartment 100/02	84.3m² (907sqft)
Apartment 98/02	79.5m² (855sqft)
Apartment 96/02	79.5m² (855sqft)
Apartment 94/02	83.5m² (898sqft)
Apartment 92/02	83.9m² (903sqft)
Apartment 90/02	83.7m² (900sqft)
Apartment 88/02	80.0m² (861sqft)
Apartment 84/02	79.6 m² (856sqft)

It is proposed that an additional 9 spaces will be provided to accommodate the additional 9 residential units proposed.

3.4 Appearance: 3.4

It is felt that the proposed demolitions are sympathetic to the building and will not be to the detriment of its general character or appearance, as what is being proposed for removal provides no significant single contribution to the buildings as a whole and may be viewed as more minor alterations.

+ Stairs

There are no alterations proposed to the main communal stairs within the terraces. However, it is proposed through utilising the existing basement access that the current brick steps be replaced with the new steps/stairs that will comply with current building regulation standards (P07). The new stair access will have an appropriate timber hand rail and be carpeted to match the apartment floor finishes.

+ Windows

There are no alterations proposed to the original sash windows on the Daisy Bank Road or the rear elevation. The main window alterations proposed are to the small existing windows on the rear out riggers at ground floor level and the re-introduction of the fenestration to the basement level.

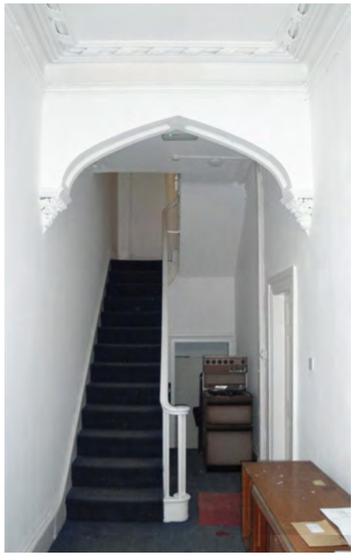
Across the Daisy Bank Road elevation the only current traces of the original basement windows lie in the patched tarmac surface infill to the old light wells (P11). Internally nearly all of the original frames have been removed and replaced by a variety of in-fill methods and extraction/ventilation units. However, one timber framed casement window remains.



P12



P13



P14



P15



P16

The proposals aim to reintroduce natural light and ventilation back into the basement and the proposed bedroom accommodation therefore the re-instatement of the original is a most important aspect of the scheme. New timber frame windows are to be provided to match the origin units, utilising the existing structural openings, with the original light wells to be dug out and reconstructed. The windows will be then painted to match the adjacent sash windows above, (colour to the confirmed) and are to be approved by the conservation team prior to installation. Internally the frames will be painted in a white gloss.

The basement windows to the rear of the Terraces are also proposed for reinstatement (P12). These openings are also largely in-filled and are much smaller than those encountered on the Daisy Bank Road Façade. Due to their size and much simpler single pane opening window is proposed respecting the line of the original sash windows above and providing natural ventilation into the rear bedroom. These windows will also be painted to match the adjacent sash windows above, (colour to be confirmed). Internally the frames will be painted in a white gloss.

The small windows to the out riggers appear to have later frames and a variety of different frame sections are evident on site. It is proposed that these small units are replaced with new rear doorways to the garden area as already evident on approx. 50% of the units. The new doorways will be detailed to match these original adjacent door openings, detail to be approved by the conservation team.

Enclosed with this submission is an outline window schedule highlighting both the current status of the buildings windows and the proposed works regarding alteration and re-instatement, refer to window schedule 0484_SCH_100

+ Ceiling Finishes

All of the ceiling finishes throughout Addison Villas are that of painted plaster on both the original ceilings and later suspended plaster board. There has been considerable alterations made when the houses were converted to apartments but where original cornices have survived they are to be retained, refurbished and redecorated where exposed. This however, is largely in the Main Entrance Lobby and Hallways which are outside of the proposed scope of works (P16).



P17



P18



P19



P20

Suspended plasterboard ceilings will be detailed as the existing ceilings demonstrated in the Kitchen and bathroom areas. In these areas there are no cornice details evident and no original skirting or architrave timbers remaining (P20-P21). No original features are to be removed during or after the refurbishment. At basement level the ceiling finish will be painted plasterboard to the underside of the existing timber floor joists.

+ Wall Finishes

Externally - it is proposed that the external walls of the building are to undergo minimal alteration. To the main Daisy Bank Façade, the only amendment is the re-introduction of the light wells and basement windows with the aim of utilising the existing 'blocked up' openings as previously highlighted. To the rear of the Terraces where the relocation and introduction of new openings are proposed any newly proposed masonry or remedial work will be to match the existing brick and mortar samples. A proposed specialist sub-contractor is to be agreed with the conservation panel prior to the commencement of the work to source the appropriate materials for approval.

Internally – The internal wall finish throughout Addison Terraces is that of painted plaster on both the original masonry and later plastered studwork walls. Where existing walls are being retained they will be made good and redecorated with new studwork partitions in painted studwork to match. Any original skirting or architraves encountered will be retained although it appear that much of the original timbers were replaced when the apartment conversion took place. (P18)

+ Floor Finishes

The floor finishes to the ground floor levels will remain as existing with carpet finish over the original timber floors. At basement level there are predominantly concrete floors throughout which will require tanking and insulating. Due to the limited head height within the basement levels it is proposed that the existing concrete to be taken up and the basement dug out to the appropriate depth to accommodate the necessary require tanking and insulation. The relayed concrete will then have a screed layer applied with a carpet floor finish on top.

+ Skirting Boards, Architraves an Cornices

All original skirting boards and architraves will be refurbished and replaced where necessary. Any new timbers will be made to match and the original existing adjacent. Any existing cornices in rooms will be retained, refurbished and redecorated as necessary. (P19-P20)



Existing Carpark Entrance



Existing Bin Collection Point



View Across Rear Gardens

3.5 Landscape

New bin stores are just one aspect of the proposed improvements externally. With the recently submitted residential proposals to the rear of Addison Villas there is considerable merit in improving the quality and appearance of the garden space between the two developments. Indeed the proposed new residential development has drawn considerably from the rhythm of the terraces rear elevation and has sought to serve as an extension of the existing gardens. New hard and soft landscaping will unify the two proposals and provide access for not only refuge collection by a valuable amenity space for the residents that is currently unmanaged and disused.

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Daisy Bank Road Elevation



Daisy Bank Road Elevation

3.6 Design Principles

3.6

+ Introduction of high quality residential accommodation that responds to the site constraints and pays homage to the historical character of the building

+ Reinstate the buildings original features, such as re-opening the basement light wells and decorative skirtings + cornices etc.

+ Re-define the occupant circulation for all residents to access the rear gardens in compliance with the building regulations.

+ Provide secure bike storgage to promote alternative modes of transport.

3.7 Conclusion

3.7

The design demonstrates a considered approach to the design of the proposed works both in terms of its response to the historical fabric and the current use of the apartment layouts.

We would be happy to discuss any further issues regarding the retention and treatment of the existing fabric if required. These may be issues that form part of any approval conditions and are details that will be developed during the detail design phases and approved with the conservation team prior to work commencing on site.

4.0 Access



Existing parking to front of property



Existing Carpark Entrance

4.1 Movement To and Through the Site

The proposals highlighted aim to cause minimum alterations to the Grade II listed structure largely through the utilisation of the existing circulation and stair locations. No alterations to the layout or the levels are proposed to the main entrances, hallways or communal stairs to the terraces.

The inclusion of a basement level beneath the main body of accommodation has led to the adoption of an upper ground level, which is common in residential dwellings of this type. This sees the internal ground floor level approx. 650mm above that of the external ground level to the front of the villas which is negated through the incorporation of 3 large sandstone steps that in turn elevate the prominence of the entrance.

To the rear of the main hallways and where the basements below terminate the internal ground level drops back down through 4 steps but due to the sloping site and uneven nature of the rear yard spaces the internal floor level does not go down to external grade. This level change is further dealt with through a variety of external steps. The upper ground floor level and arrangement of the building inevitably does not easily facilitate impaired users and therefore provides limited access as there are currently no ramped entrances.

The proposed scope of the work does not include alterations to the main entrances or hallways. Access via the rear entrances although much closer to the external grade level is not preferable as the rear yard is enclosed and has to be entered from effectively ‘the bottom of the rear gardens.’ Even if it was deemed acceptable for impaired users to access the building in this manner access to the main hallway would further require the negotiation of 4 further existing steps. The tightness of the arrangement of the internal circulation makes the inclusion of internal platform ramps impossible without major alteration to the existing building fabric.

The proposals have accepted the current level of accessibility within the Terraces and the limitations of the Grade II listed fabric. The internal access between levels in the proposed 3 bed duplex units has therefore reflected these limitations through allowing internal stairs in the location of the existing basement stairs. However, in the newly proposed one bed units to the upper ground floor we have highlighted on the plans the DDA compliant capable rooms through the inclusion of 1500mm circulation zones in the main living spaces as well as outward opening bathroom doors. These flats may then with further discussion, adaption and DDA compliant detailing to be implemented more readily for impaired users if the general accessibility to the main building is upgraded in the future such as the inclusion of an access ramp to the main entrances.

5.0 Implementation

5.1 Refuse Collection

It is intended that the refuse strategy for the proposed scheme builds on the collection patterns that presently operate. Refuse vehicles currently access the rear garden/yard of the terraces, where the bins are grouped, via Naburn Street. Bins are wheeled to the perimeter fence from the rear of the terraces to the awaiting refuse vehicles.

It is for this reason that purpose made securable bin stores have been incorporated into the design within the gardens to the rear of the terraces. Currently there is inadequate provision made for bin storage which has resulted in rubbish being dumped as there are no clearly designated areas for bin storage/refuse collection.

6.0 Drawings

Title	Number	Scale
Proposed Location Plan	L(01)001	1:500
Existing Site Plan (Ground Floor)	L(01)002	1:200
Existing Site Elevations	L(01)003	1:200
Existing Ground Floor	L(--)001	1:100
Existing Basement Level	L(--)003	1:100
Existing North Elevation	L(--)003	1:100
Existing South Elevation	L(--)004	1:100
Existing East + West Elevation	L(--)005	1:100
Existing Section AA + BB	L(--)006	1:100
Proposed Site Plan (Ground Floor)	L(--)102	1:200
Proposed Ground Floor	L(--)103	1:100
Proposed Basement Level	L(--)104	1:100
Proposed North Elevation	L(--)105	1:100
Proposed South Elevation	L(--)106	1:100
Proposed East + West Elevation	L(--)107	1:100
Proposed Section AA + BB	L(--)108	1:100
Proposed Lightwell Details	L(--)200	1:10
Window Schedule	0484_SCH_100	

7.0 Appendix

7.1 Heritage Report
7.2 Transport Statement
7.3 Habitat Survey
7.4 Acoustic Assessment
7.5 Design for Security