

Design & access statement Rev A

for

First floor extension above existing retail units to create two self-contained flats

212 Hollyhedge Road, Wythenshawe, Manchester



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1. INTRODUCTION

This statement is in support of the accompanying planning application for a first floor extension above an existing single storey commercial unit at 212 Hollyhedge Road, Wythenshawe, Manchester.

Wythenshawe is a suburban area located in the southern part of Greater Manchester. It is one of the largest council estates in Europe, covering an area of approximately 11 square miles. The area is home to over 100,000 people and is known for its diverse community.

Wythenshawe is a bustling urban area with a range of amenities, including shopping centers, parks, and leisure facilities. The area is home to several parks and the closest of these to the site is Holly hedge Park. The site is set back along a busy road with good links to the M56 & M60 Motorways and Manchester Airport.

The applicant had recently purchased the property with a view to redevelop the site in a similar manner to the approval granted at 202 Hollyhedge Road. Having received planning permission earlier this year he has concluded that the scheme would not be financially viable due to the complexity in construction weighed against the projected rental income. He also had to factor in the loss of some of the retail space.

For the reasons above the new scheme is for only a first-floor extension to create only two one-bedroom flats for the private rental market.



Fig.1 General birds eye view of the site in centre of image

2.0 SITE AND SIZE

The site area is 342 sq m or 0.0342 hectares. The gross internal floor space of the existing retail unit is 168 sq m or 1807 sq ft. 125 sqm or 1345 sq ft of floor area will be added with the new floors. Once the development is complete the gross internal floor space will be 293 sq m or 3152 sq ft.

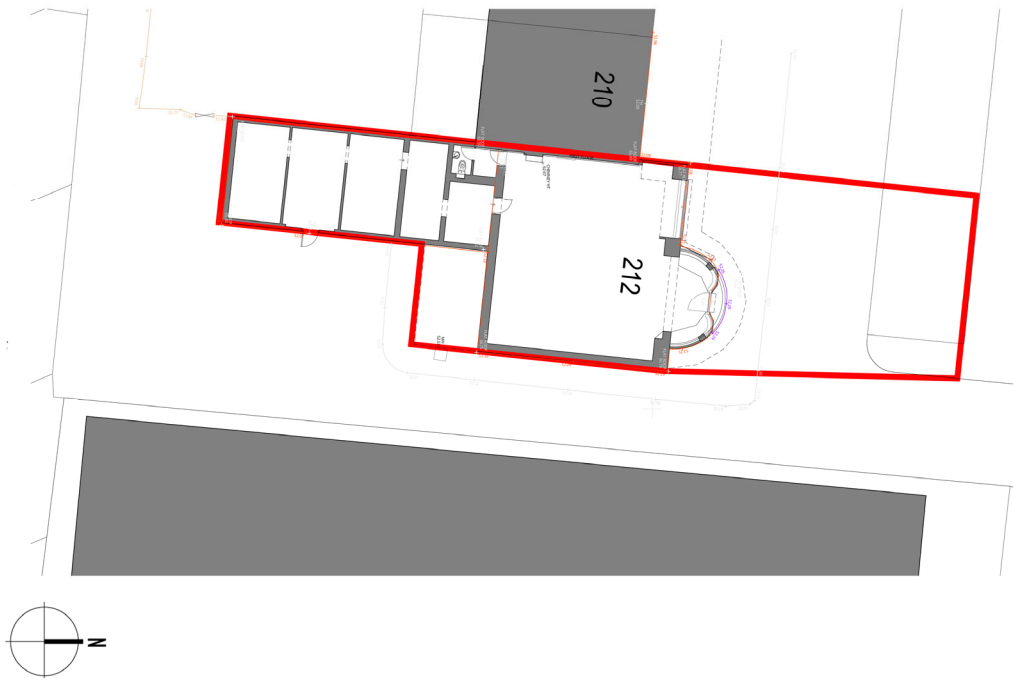


Fig.2 Existing site plan



Fig.3 Street scene

The site is at one end of a purpose built multi storey commercial block which has its own parking to the front and a service road around the rear. The immediate area is characterised by mixed used developments and housing.

To the eastern side there is a an ASDA store whilst to the western end the dominating structure is Village 135, a development of 135 retirement flats with a community hub spread over two sites and linked with a glazed bridging spanning over Holly hedge Road.

3.0 PLANNING

The site benefits from the earlier permission this year 142008/FO/2025 which was approved on the 17th March 2025.

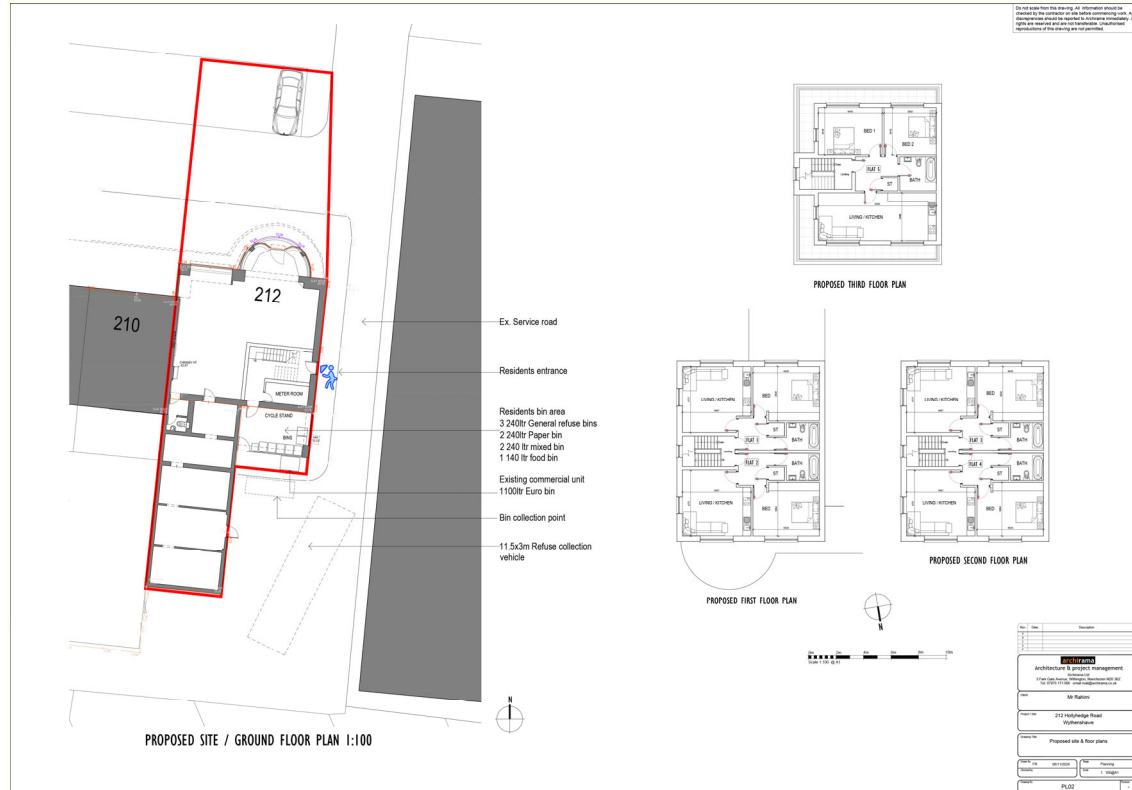


Fig.4 Approved scheme

4.0 DESIGN

4.1 Scale & Layout

The layout seeks to respect the existing structure of the building and retain the main structural walls. The scheme is much smaller in scale and mass now with the removal of the second and third floor levels.

The flats will be accessed via a new staircase within a small extension from the rear of the building. There will also be a small area for the residents of the flats to house their cycles and bins.

4.2 Style and materials

The style and appearance of the building will be to match the host building. Although the fenestration detailing is slightly different to the rest of the building it is to reflect the approved plans and to create a more architecturally interesting façade.

The external walls will be finished in a white render with windows in black or dark grey polyester powder coated aluminium. All flat roofs will be capped with black aluminium fascia's and parapet capping.

The palette of materials from the white render to the darker tones in the windows and roof will provide a deep contrasting finish for a high-quality appearance.

4.3 Schedule of accommodation / Housing space standards

Proposed schedule of accommodation

FLAT 1	One bedroom	54 sq m	581 sq ft
FLAT 2	One bedroom	57 sq m	613 sq ft

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

The flats comply with the technical housing / national space standards for new dwellings and provides all of the following ;

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below. Proposed min floor and storage space for 1 and two bed flats.
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom.
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide. All bedrooms are double and above this standard.
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m². All bedrooms are above this standard.
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide. All bedrooms have dimensions larger than this.

f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)

g. any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all. Complied with.

h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement. N/A

i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area. All floors have ceilings above this with the exception of the second floor and total complies with the above.

5.0 PART M (2)

Building Regulations Approved Document M: access to and use of buildings, volume 1: dwellings contains details of M4(2) accessible and adoptable dwelling requirements.

The Table below contains a summary of the key requirements to assist in the design which the dwelling complies with.

Entrance:

- Dusk to dawn timer or motion detection lighting adjacent to entrance
- Entrance door minimum 850mm clear opening

Circulation:

Minimum nib of 300mm to the leading edge of doors (entrance storey only)

- Step free to all rooms within entrance storey
- 900mm unobstructed corridor widths.
- Living area to be included on entrance storey (living room, dining room or kitchen/dining)
- Stairs 850mm clear width
- 1,200mm minimum clear space in front of kitchen units and appliances
- 850mm maximum to glazing of principal window in living room

Bedrooms:

Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed)

- Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1350m bed)
- Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed)
- All bedrooms to have clear access route 750mm from windows and doors.

Sanitary Facilities:

- Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom
- 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath
- Provision for future level access shower within the bathroom

6.0 CONNECTIVITY

Having checked online the site does not benefit from fast broadband and only standard speeds are available. Once the development is complete tenants will sign up with one the following providers.

Broadband Types Available

	Download	Upload	
Standard	5 Mbps	1 Mbps	YES
Superfast	-	-	NO
Ultrafast	-	-	NO
Mobile	N/A	N/A	YES

Broadband Providers Available

	Download	Upload	
<u>BT</u>	5 Mbps	1 Mbps	
<u>Plusnet</u>	5 Mbps	1 Mbps	
<u>TalkTalk</u>	5 Mbps	1 Mbps	
<u>NOW Broadband</u>	5 Mbps	1 Mbps	

7.0 EXTERNAL WORKS**7.1 LANDSCAPING**

Due to the nature of the site within only hardstanding there is no opportunity to introduce any soft landscaping to the scheme.

7.2 ACCESS

The nature of the existing levels and entrances prohibits level access via the front doors however there is level access through each flat.

7.3 Drainage

All new drainage foul and surface water will be connected to the existing sewer system

8.0 ENVIRONMENT

8.1 Ecology

There is no requirement for a bat survey as the property has a flat roof with no suitable voids for bats.

The application is exempt from the biodiversity net gain regulations as there is no external site area with any landscape features.

8.2 Refuse

A waste proforma accompanies the application. The scheme incorporates an external sheltered area for all bins and a cycle stand.

8.3 Sustainability

The layout and building design principles maximise the capture and use of daylight and passive solar energy, whilst avoiding excessive solar gain in summer.

Passive environmental design principles are implemented, using a 'fabric first' approach i.e. high levels of thermal insulation and air tightness to the building envelope to minimise heat loss.

All the above will result in very low U Values and minimal heat loss saving energy for the occupiers. Boiler systems will be highly efficient A rated condensing type and the applicant is also considering the use of solar panels and air source heating & cooling. They are to seek further advice from a specialist.

9.0 CONCLUSION

The extension has been designed in keeping with its surroundings. It will have no impact upon the neighbouring properties and sit well within the street scene.

We believe that we have demonstrated that the proposals are in compliance with national & local planning policies and request the application be approved with appropriate conditions where necessary.