

DESIGN AND ACCESS STATEMENT

PROPOSED NEW RESIDENTIAL DEVELOPMENT

7/9 Corkland Road

Chorlton

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1.0 INTRODUCTION

The proposal involves the creation of 9no. self contained apartments varying from 1 to 2 bedrooms with associated ancillary areas.

2.0 THE SITE

Existing Site

The site is located on Corkland Road which is within the centre of Chorlton

The surrounding residential properties are a mix of detached, semi detached and terraced houses over 2 and 3 floors. The existing residential properties are predominantly formed of tiled pitched roofs and of brickwork construction with feature gables to the front of the properties. The area of the site is circa 533sqm.

The existing property is 2 semi detached properties which were combined to make a single unit. The existing building is split over 3 floors and has a basement and is constructed of brickwork and tiled pitched roofs. Several extensions have been added to the rear of the property in render with new flat roofs. The previous use of the building was as a doctors surgery which closed earlier this year. On the upper floors there are 4 apartments which are to be reconfigured. The property has been vacant since then. Externally the property has a small hardstanding area to the Corkland Road elevation which has stepped and ramped access to the property. To the rear there is an existing hardstanding area which was used as a storage area and limited vehicle parking.



The above image shows an aerial view of the property

Boundary Conditions

South – Existing residential properties

North – Existing residential properties

East – Existing residential and commercial properties

West – Corkland Road and existing residential properties



The above image shows an aerial view of the property



The above image shows the context of the site when viewed to the North on Corkhill Road



The above image shows the context of the site when viewed to the South on Corkhill Road

3.0 SITE ACCESS

The site has limited off road parking from the rear of the site with restricted access, the proposal is to change this to an amenity space. The front of the site is accessed by pedestrians. The existing site is located within the centre of Chorlton and 3 minutes walk to Chorlton Metrolink station. The site is also in close proximity of local amenities and regular bus services into Manchester City Centre.

Communal lockable bin storage is to be located within the curtilage of the proposed site.

4.0 SCHEME DESIGN

Layout

The internal layout of the proposed development retains the entry points off Corkland Road and to the rear of the property. All floors retain as much structure as possible to facilitate revised layouts to get a mix of 1 and 2 bedroom apartments all meeting national space standards for a mix of 1,2,3 and 4 persons to provide a sustainable development in the areas.

Appearance/Scale

The scale of the existing building is unchanged as the development utilises the existing footprint of the building.

Sustainability

Where possible modern methods of construction will be adopted, and materials sourced locally and ethically. The new residential property will have increased insulation values beyond the minimum standards set down, low energy lighting and efficient fittings. Renewable energy technologies will be researched and installed where necessary when reviewed with the SAP calculations. All these elements will improve the future running costs of the building and give a more sustainable solution.

Crime Prevention Measures

The proposals will meet the “Secure by Design” standards wherever possible. This is especially the case to the boundary and main entrance points to minimise potential for any criminal/antisocial behaviour. The site sits within an existing residential area.

5.0 MATERIALS

The materials within the existing area are predominantly red/orange brickwork with tiled pitched roofs. The proposed residential property is in keeping with the surrounding area. New windows and rooflights are to be installed to match existing along with amended access arrangements with new walls constructed in brickwork to match existing

6.0 LANDSCAPING

There are no proposed works to the existing landscaping to the application site

7.0 DRAINAGE

The foul and surface water wastes will be connected to the existing combined mains drains/sewers from the existing property which will be cleaned and repaired where necessary to ensure they are fully operational to the satisfaction of the local authority Building Control officer.

8.0 EVALUATION

The site lends itself to the development of 9 residential properties and is not detrimental to the overall density of the surrounding area. We feel this is a sympathetic approach to providing new housing provision in Manchester.