



DESIGN AND ACCESS STATEMENT

APARTMENT CONVERSION AT 430A - 432A WILBRAHAM ROAD, CHORLTON
DECEMBER 2024

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1.0 INTRODUCTION

This document is written to support the planning application for the conversion of 430A-432A Wilbraham Road into self contained apartments. The document should be read in conjunction with the planning drawings, forms and associated reports.

The document is structured in accordance with the 2006 CABI publication "Design and Access Statements. How to write, read and use them" and utilises the four key stages of the design process; Assessment, Involvement, Evaluation and Design.



2.0 PROCESS

2.1 Assessment

Physical Context

Chorlton is a vibrant village popular with families, young professionals and students. The buildings are prominently Victorian and Edwardian with a number of larger modern buildings interspersed.

Wilbraham Road is part of the main high street where local amenities can be found including shops, bars, restaurants and supermarket. The majority of side roads, such as the adjacent Keppel and Albany Road, period housing can be found. A large number of which have been converted to apartments or HMOs. The scale of the buildings are ordinarily between 3 and 4 stories, with small yard spaces to the rear and on-street parking. The application building is typical of this, with the main three storey building mass set back from the road with the ground floor restaurants projecting forward.

The current buildings are used as a HMO with 9 bed spaces between the two. There are restaurants/take-aways within the front ground floor section of both building. The building and accommodation is in a tired condition and requires investment.

Social and Economic Context

With the popularity of the area, house prices are continually rising and there is a need to maintain an affordable level of housing. The village is well connected to the city and beyond with its own Metrolink stop and good bus links.

Planning Policy

The relevant planning policies are discussed in more detail with the supporting planning statement. However, the key policies/guidance that are relevant to the design development are as follows;

- Technical Housing Standards March 2015
- Residential Quality Guide

2.2 Design Brief

The existing buildings are in need of refurbishment, alongside this the intention is to convert the buildings into self contained apartments. This will provide a higher quality of housing with improved amenities and shared facilities.



EXISTING PHOTOS



3.0 DESIGN

3.1 Use

The proposal is to convert the rear ground floor and upper floors to self-contained apartments. In addition the roof space will be converted and extended to provide an additional floor.

3.2 Amount

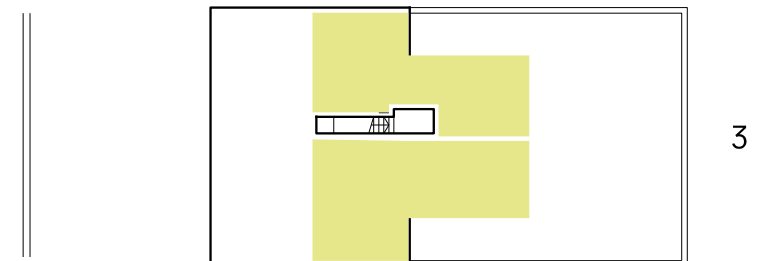
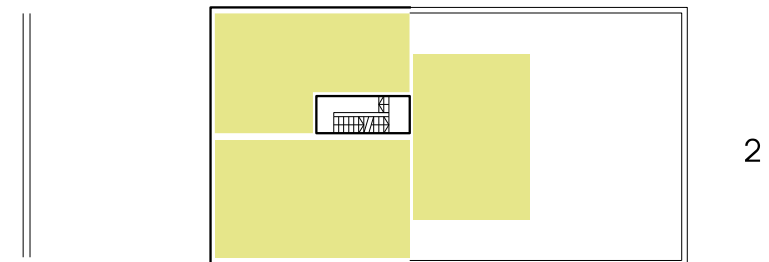
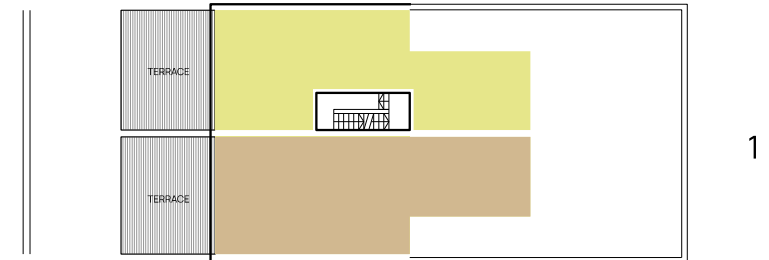
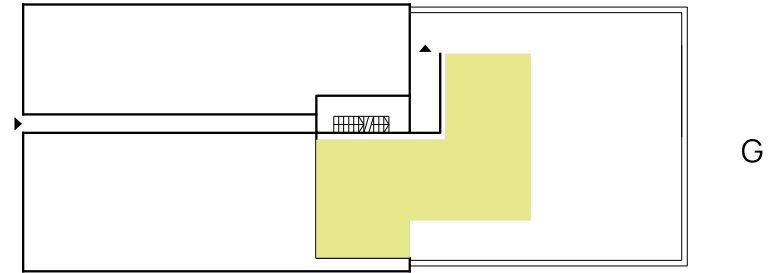
The existing buildings combined contain 9 bed spaces. The proposal is to create 7no. 1 bed apartments and 1no. 2 bed apartments that are appropriately sized and broadly in line with the nationally prescribed space standards as follows;

- Apartment 1, Ground, 1 Bed - 54 sqm
- Apartment 2, First, 1 Bed - 55 sqm
- Apartment 3, First, 2 Bed - 62 sqm
- Apartment 4, Second, 1 Bed - 37 sqm
- Apartment 5, Second, 1 Bed - 44 sqm
- Apartment 6, Second, 1 Bed - 37 sqm
- Apartment 7, Third, 1 Bed 37 sqm
- Apartment 8, Third, 1 Bed - 40 sqm

3.3 Layout

The adjacent diagrams illustrate how the combined buildings are configured to ensure the full footprint is utilised in an efficient manner. The main entrance to the building is off Wilbraham Road through the existing entrance door. One of the staircase is removed and the upper floor levels adjusted to allow the additional floor to be created.

To the front the ground floor restaurants project forward of the main elevation. We propose to utilise a portion of this flat roof area for two roof terraces for the first floor



apartments.

To the rear the existing yards are combined to form separate bin stores for the two restaurants and the apartments. In addition there is a secure bike store and patio for the ground floor apartment.

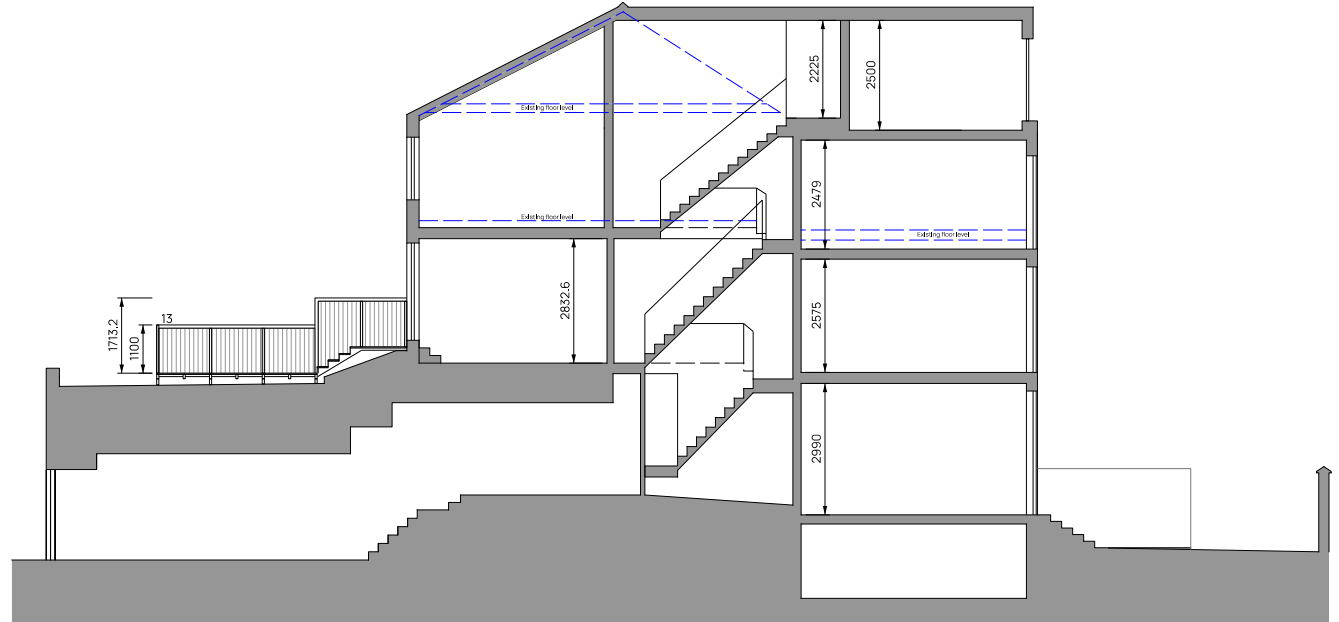
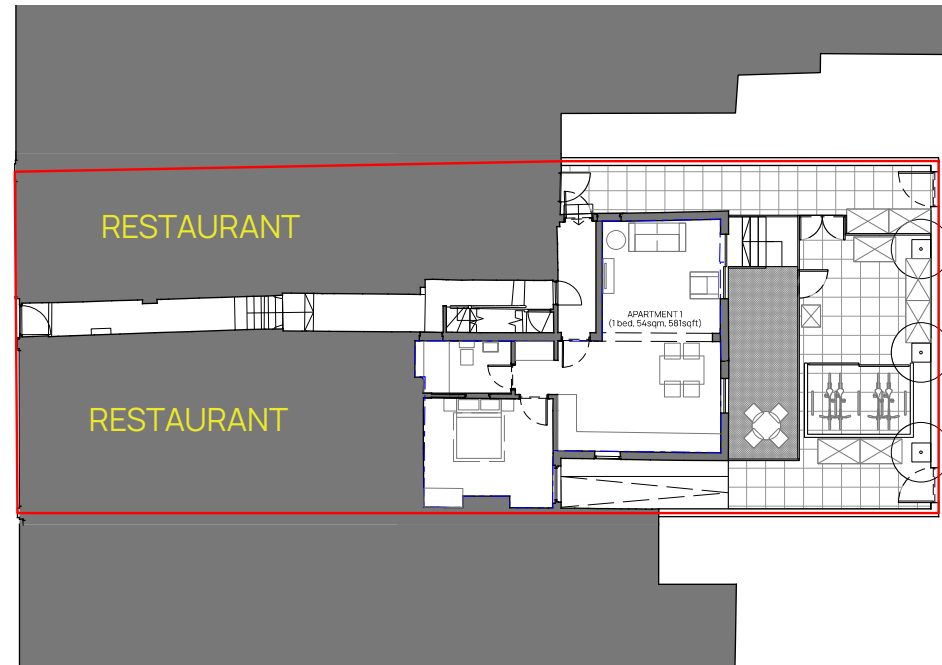
3.4 Scale and Appearance

The scale of the building is dictated by the terrace it is part of. There is a consistent ridge line and regular chimneys that characterise the high level form of the buildings. The elevations are brick with some ornamental detailing, unfortunately the majority of brickwork has been painted with details removed or deteriorated beyond repair.

To the front the building, it is the intention to expose, clean and re-point the existing brickwork. This alongside replacement rooftiles and window frames will drastically improve the appearance of the building and hopefully set a precedent for the remainder of the terrace. The roof terrace on the flat roof will be set back from the front elevation and thus making little impact on the view of the building from the street.

As noted earlier, the upper floor levels of the building will be adjusted to improve the internal floor to ceiling height of the newly created third floor.

To the rear the existing outrigger is in an equally poor condition, with poor quality brickwork and window frames. Rather than attempt to maintain the pitched roof of the outrigger and create an awkward dormer to form the additional floor, we propose to transform the outrigger and roofscape to allow an improved internal space.



To achieve this, the rooftop extension sits above the eaves of the main building and is clad in a dark composite timber to complement the slate roofs of the terrace. The vertical nature of this also enhances and balances the proportion of the building.

With the brickwork repaired, cleaned and re-pointed, we also propose to increase the size of the windows and introduce juliet balconies to the main rear elevation. This greatly improves the acceptance of natural light into the apartments and also provides an element of amenity. The regular size and position of these complements the existing fenestration of the terrace.



Concept Visualisations



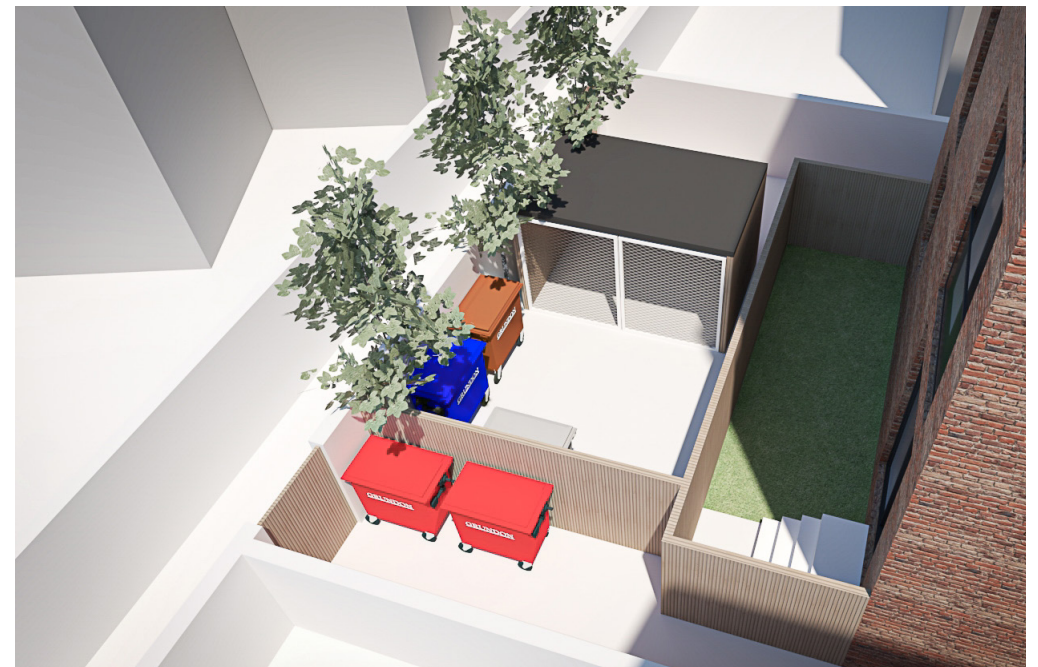
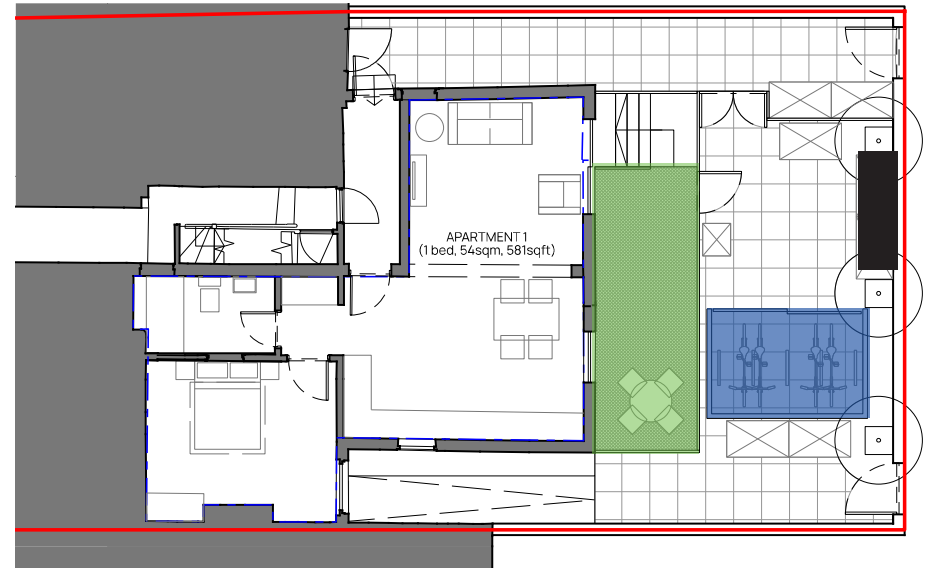
3.5 Landscaping

As noted earlier the two rear yards of the building are to be combined to form shared facilities for the building including; separate bin stores for the two restaurants and a bin store and bicycle store for the apartments.

We are proposing three smaller native trees to be positioned behind the existing brick boundary wall in the rear yard. This will improve the light to neighbouring gardens as well as create more usable space within the yard. Additionally, this will provide visual screening and enhance biodiversity.

The ground floor apartment also has the benefit of private amenity space within the yard, which is fenced off from the bin/bicycle store with vertical timber fencing. This patio will be finished in artificial grass, whilst the remainder of the yard will receive new concrete paving.

To the front the newly formed roof terraces will be bound by metal and timber balustrading, whilst the deck will be laid with composite timber decking.



4.0 ACCESS

4.1 Pedestrian

Pedestrian access into the apartments is off Wilbraham Road via the existing entrance doorway. Access to the upper floors is via the existing staircase, unfortunately it would not be viable to introduce a passenger lift.

4.2 Vehicular

Given the extents of the site it is not possible to create off-street parking as part of the proposals. This is common in the area but the sustainable location assists in mitigating this.

4.3 Sustainable Modes of Transport

The proposal is located in a highly sustainable location with a Metrolink and bus stops located within a few metres. These provide links to Manchester, Stockport and other surrounding towns/villages.

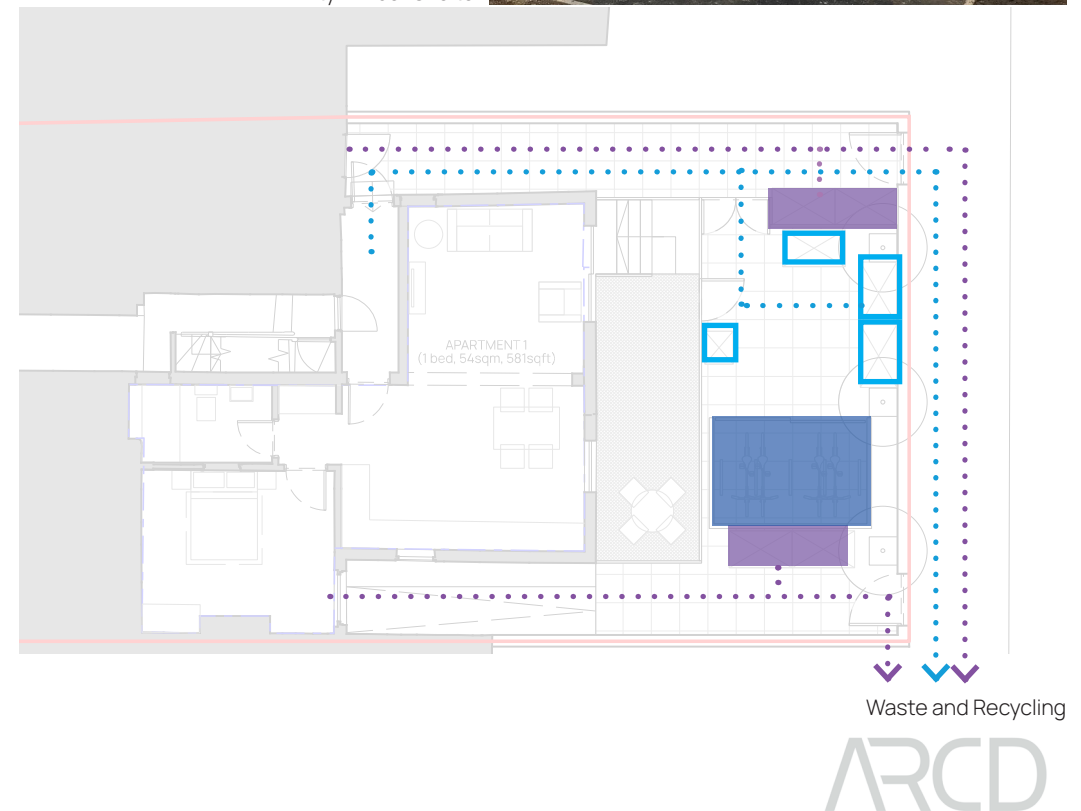
As part of the proposals, we are including a secure bicycle store within the rear yard. This is accessed from the rear ginnel and a rear access door into the building. The store will be self contained and provide storage for 8no. bicycles using sheffield stands. Such as the one in the adjacent image.

4.4 Waste and Recycling

Within the rear yard there is space for the required waste and recycling bins supplied by the council. Each of the two restaurants will have 2no. standard 1100litre wheelie bins (purple). The apartments will have shared bins including 3no. large wheelie bins for general, paper and mixed recycling (blue) and a 1no. 240L food waste bin (green). Each apartment will have a 23L caddy. On collection day these would need to be wheeled to Albany Road for collection by a management company.



Secure CycleStore.com,
Trinity Timber Shelter



5.0 SUSTAINABILITY

On a social and economic level the refurbishment and enhancement of the building will improve the overall aesthetic of the terrace. This will in turn provide a precedent for further improvement of the remainder of the terrace.

By virtue of utilising the existing building there is reduced impact upon the environment as opposed to a new-build. New materials that will be used will be sourced from local suppliers where possible.

As part of the refurbishment new wall/roof linings along with enhanced windows will contribute to a more efficient building fabric thus reducing reliance upon fossil fuels to heat the homes.