

# **1390 - 1392 Ashton Old Road**

## **Design & Access Statement**

Designing Foundations\_A & RAMBLA Properties and Investment

Revision: P01

Date: 03/03/2025

Issued by: EA

# 1.0 Contents

- 1.1 Introduction
- 1.2 Project Overview
- 2.0 Site and Surrounding Context
- 3.0 Planning Policy Context
- 4.0 Design Proposal
- 5.0 Access & Parking
- 6.0 Sustainability & Environmental Considerations
- 7.0 Safety Compliance
- 8.0 Conclusions

## 1.1 Introduction

This Design and Access Statement (DAS) supports a planning application for converting and extending a vacant three-storey property at **1390 Ashton Old Road, Openshaw, Manchester**, into a high-quality residential development. The building has an approved planning application under reference **138198/FO/2023**. The new building owner has obtained additional funding to enhance the initially approved scheme by introducing a further mix-tenure approach. **Rambla Properties** lead the project intending to revitalise a long-neglected building to contribute to Openshaw's regeneration.

## 1.2 Project Overview

The proposal consists of:

- Convert the existing building into eight self-contained flats across four floors (one basement and three above ground), replacing the previously approved four 3-bedroom flats.
- A mixture of 1- and 2-bedroom flats designed to cater to a diverse range of residents, including young professionals, families, and retirees.
- Four allocated parking spaces in the front garden.
- Secure bike storage for up to 8 cycles at the front of the property.
- Refuse and bin storage at the rear of the development.
- The second fire exit is from the ground floor to the backyard for safety compliance.
- 8NO. Cycle storage located in the secure rear garden.

This project aims to create affordable, sustainable, and well-designed housing while preserving the architectural character of the existing building.

## 2.0 Site and Surrounding Context

### 2.1 Location and Description

The site is situated at 1390 Ashton Old Road, Openshaw, Manchester, an area undergoing regeneration. It benefits from access to public transport, schools, parks, and local businesses.

### 2.2 Existing Site Conditions

- The property has been vacant for nearly 15 years.
- The building is structurally sound but requires significant refurbishment.
- The site has an existing front garden, which will be adapted for parking and cycle storage.

### 2.3 Local Character and Surroundings

- The area features a mix of residential and commercial properties.
- The property is well-connected by public transport, with a bus stop within a 5-minute walk providing links to central Manchester.
- The surrounding architecture is predominantly traditional brick-built homes, which the new design will respect and enhance.

## 3.0 Planning Policy Context

The proposal aligns with:

- Manchester Core Strategy Policy H1 – Supporting residential development that enhances housing mix and affordability.
- Manchester Core Strategy Policy DM1 – Ensuring high-quality design and accessibility.
- National Planning Policy Framework (NPPF) – Promoting sustainable development and efficient land use.

## 4.0 Design Proposal

### 4.1 Design Intent

The design aims to provide modern, functional, and efficient living spaces while preserving the area's architectural character.

### 4.2 Layout and Internal Arrangement

- Each floor accommodates two well-proportioned flats with dedicated living rooms, kitchens, and bathrooms, designed per the Manchester Planning Guidance.
- A central corridor ensures easy access to all units, and a central staircase is intended to meet the building regulations' requirements.
- The footprint extends from the basement to the new second floor (4th floor overall), optimising internal space without overwhelming the streetscape.

### 4.3 Scale and Massing

- The footprint extends from the basement to the second floor, ensuring maximum space utilisation.
- The overall height remains in keeping with adjacent buildings.

### 4.4 Appearance and Materials

- The building will retain its existing front elevation with modern enhancements.
- The rear elevation will use materials that match the existing brickwork to maintain architectural consistency.
- The rear elevation will include obscured windows to enhance privacy.
- New fenestration and materials will be selected to blend with the surrounding area and match the existing.

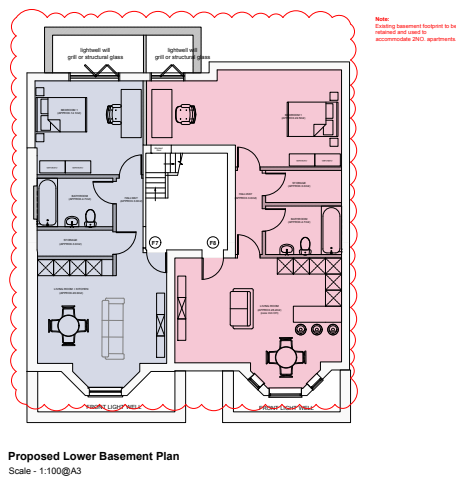


Fig. 1 - New Basement Layout

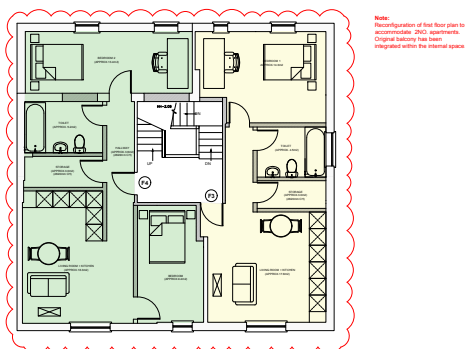
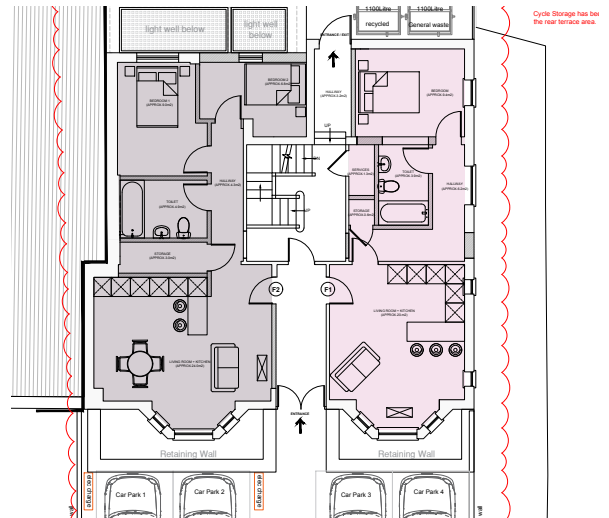


Fig. 3 - New First Floor Layout

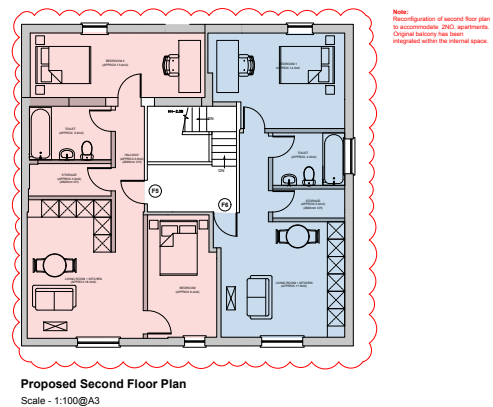


Fig. 4 - New Second Floor Layout

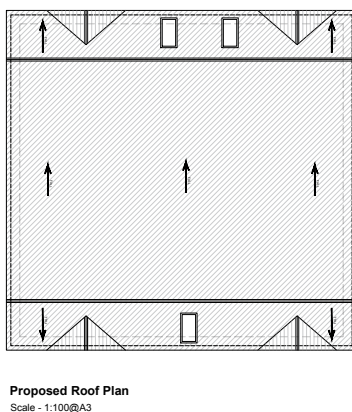


Fig. 5 - New Roof Plan

## 5.0 Access & Parking

### 5.1 Vehicular and Pedestrian Access

- The main entrance remains unchanged and is accessible directly from Ashton Old Road.
- A new secondary fire exit leads to the backyard.

### 5.2 Car and Cycle Parking Provision

- Four allocated parking spaces in the front garden.
- Additional on-street parking is available.
- Secure bike shed at the front of the property for up to 8 bicycles.

Cycle shelters provide secure, weather-protected storage, encouraging more people to cycle instead of driving. They also promote multimodal travel by making it easier to combine cycling with public transport. This reduces car dependency and lowers carbon emissions, supporting sustainable urban mobility.

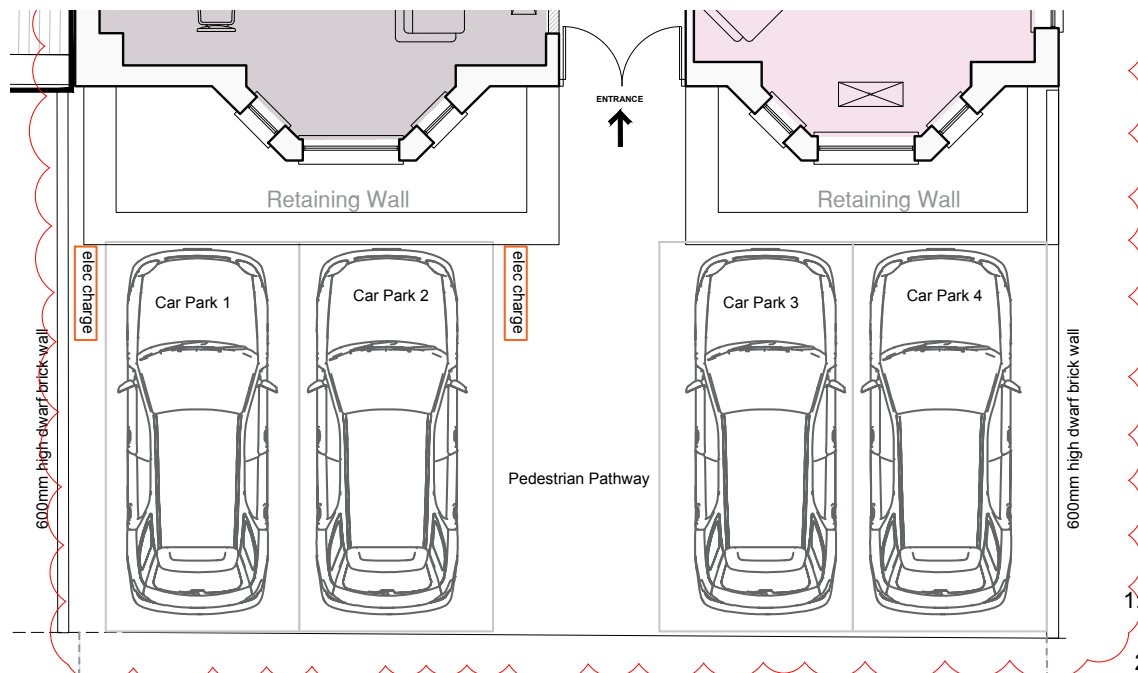


Fig. 6 - New Parking Layout

## **6.0 Sustainability & Environmental Considerations**

### **6.1 Energy Efficiency Measures**

- Installation of modern insulation and double-glazing for energy efficiency.
- Use of low-energy lighting and appliances.

### **6.2 Sustainable Transport**

- 50% of the apartments will have no vehicle parking, encouraging tenants to rely on public transport and cycling due to the site's excellent connectivity to local amenities.
- Encouraging cycling and public transport use through well-planned cycle storage and proximity to bus routes.

### **6.3 Drainage and Flood Risk**

- The site is not near any water feature and carries no flood risk.

## **7. Safety and Compliance**

- The design meets all Manchester Council's space and building safety standards.
- A second fire exit ensures compliance with fire regulations.
- Secure entry points will be incorporated for resident safety.

## 8.0 Conclusions

The proposed redevelopment at 1390 Ashton Old Road will transform an underutilised, long-vacant property into a vibrant, high-quality residential development. By increasing the number of units from four to eight, the project:

- Provides affordable housing in line with local demand.
- Optimises existing space while preserving the building's architectural integrity.
- Enhances sustainability through efficient design and improved transport options.
- Contributes to the ongoing regeneration of Openshaw.
- Incorporates an external patio for tenant leisure and a dedicated external bin storage area at the rear of the development.
- This proposal offers a modern, inclusive, and family-friendly housing solution that meets Manchester's housing needs while maintaining high design and accessibility standards.