

DESIGN AND ACCESS STATEMENT

465 Princess Road Manchester
Rev A



designworks



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1.0

INTRODUCTION

- 1.1 This design statement supports a full planning application and change of use to convert an existing retail/office unit with two one-bedroom apartments above. The second apartment will require new dormer extensions to the front and rear
- 1.2 This design statement should be read in conjunction with the drawings provided by designworks which include existing and proposed site plans, floor plans, elevations and sections.

2.0

SITE CONTEXT

- 2.1 The building is located at 465 Princess Road M20 1BH .
- 2.2 Princess Road is part of the A45103 which is a major thoroughfare connecting the end of the M56 motorway in south Manchester to the city centre which lies 3km to the north of the site
- 2.3 Princess Road has a variety of uses along its length ranging from shops and offices, residential and schools.
- 2.4 The building sits within a terrace of commercial shop units and is set back some 6m from the back of the pedestrian pavement.
- 2.5 To the immediate north of the terrace Princess Road crosses the Platt Brook and a green cycle land known at the Fallowfield loop.
- 2.6 To the south of the terrace there is a major junction with Mauldeth Road West
- 2.7 A new 5 storey apartment block is located to the west of the site on the opposite side of the road
- 2.8 To the east, at the rear of the site, is short access road leading to the rear of the terrace via Mauldeth Road West. A narrow piece of waste land is located on the east side of this access road before the rear gardens of Limehurst Avenue which are two storey-semi detached residential properties.
- 2.9 The terrace has properties that are used as a number of takeaways and restaurants, a chemist and a large doctors surgery on the corner plot
- 2.10 It is thought that some of these properties include residential flats above the ground floor shop



Development site in context

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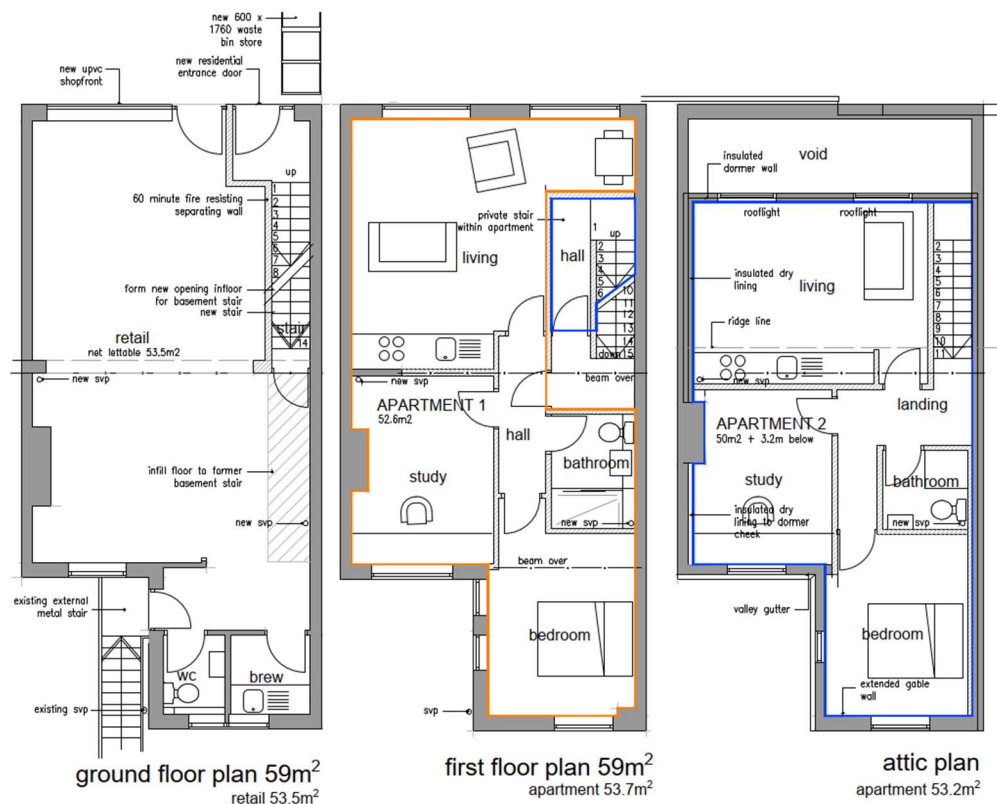
EXISTING SITE AND BUILDING

- 3.1 The site is 6m wide and 40m long with a site area of 250m²
- 3.2 The building is a three-storey brick building with a slate duo pitch roof and an outrigger to the rear
- 3.3 The front elevation is set back 6m from the back of the pavement and currently contains a central door with large display windows each side forming a shop window. The building was previously used as an office.
- 3.4 A security shutter is located above the main shop window. The previous signage fascias have been removed leaving an exposed steel beam above the window.
- 3.5 Two window openings with concrete or stone lintels are present at first floor and have upvc framed casement windows.
- 3.6 The terrace is punctuated by a feature gable centred over no 463 next door but with the lower part of this overlapping 465 such that there is a small section of valley gutter to the roof.
- 3.7 The building includes a large basement and the site is stepped such that the rear elevation is three storeys in height
- 3.8 An external metal escape stair provides a means of escape from the ground floor shop.
- 3.9 The rear elevation is of brick construction with original windows having been replaced with more modern upvc frames and some newer windows inserted in to the outrigger which contained the bathroom and kitchen.
- 3.10 The 20m long garden space is largely overgrown with weeds and surrounded on all sides by 1800mm high concrete and timber panel fencing
- 3.11 A double gates provides access from the road to the rear
- 3.12 Internally the ground floor is subdivided to create two office spaces with a wc and small kitchen to the rear
- 3.13 A stair is located in the hallway that leads up to a first floor comprising of two office spaces and a second bathroom and separate wc.
- 3.14 The loft space is accessed via a loft hatch and the roof is constructed from timber purlins and softwood rafters with reasonable headroom to the central ridge
- 3.15 A timber stair also leads down from the ground floor hallway to a large open plan basement area. The basement has direct access via a large pair of doors to the garden space at the rear

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PROPOSED DEVELOPMENT

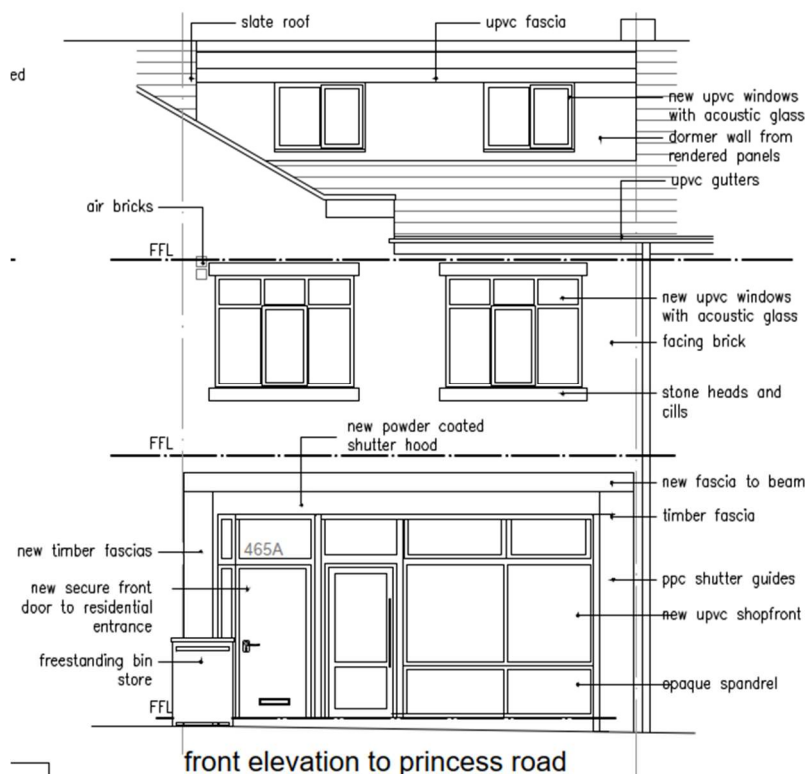
- 4.1 The client is looking for a change of use to provide two one-bedroom apartments via a roof extension whilst retaining commercial to the ground floor.
- 4.2 The basement will remain as existing except for the relocation of the stair further towards the front
- 4.3 At ground floor a new shop front is proposed that will include for a new door to access the residential element at the upper level.
- 4.4 The new door provides access to a small hallway which leads up a relocated stair to the upper floor apartments.
- 4.5 The dividing wall between the two former offices has been removed
- 4.6 The wc and brew room have been reinstated
- 4.7 The first floor as been converted to a one-bedroom apartment with a study room as the footprint is too small to meet the minimum standards for a two-bedroom 3 person apartment
- 4.8 The bathroom is located centrally in order to maximise daylight via the existing windows
- 4.9 The stair continues up to a second one-bedroom apartment that is formed in the roof space via new dormer extensions to the front and rear
- 4.10 A new external bin storage shelter is proposed outside of the Princess Road elevation.
- 4.11 A new external bike shed is proposed to the rear garden area



5.0

ELEVATIONS

- 5.1 A new upvc shopfront is proposed to the street elevation which will include a security shutter.
- 5.2 A separate secure residential door will be located to the side of this giving access to the two apartments.
- 5.3 A new shop fascia is proposed but a separate application will be required for the signage once the shop is let
- 5.4 Windows at first floor level will remain as existing but will be replaced with new window frames incorporating new double-glazed units with acoustic performance glazing.
- 5.5 New passive acoustic ventilators will be provided to assist with natural ventilation and avoid the necessity to open windows
- 5.6 The dormer extension to the rear will take up both the rear slope and that of the outrigger.
- 5.7 The outrigger gable will be extended in brick but otherwise the walls of the dormers will be clad in rendered panels to ensure that they meet the fire resistance required
- 5.8 The dormer to the front is set further back both to reduce the visual massing and to avoid the existing valley gutter from the feature gable
- 5.9 Dormers will have a flat felted roof and windows will be upvc framed.
- 5.10 Windows to the front will include the same acoustic performance glazing and passive acoustic vents to suit the recommendations of the noise impact assessment
- 5.11 Fascias and gutters will be of upvc.



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SUPPORTING INFORMATION

- 6.1 It is acknowledged that Princes Road is a busy arterial traffic route and will produce noise that will affect the residential amenity of residents of the dwellings.
- 6.2 A Noise Impact Assessment is provided with this application that recommends the use of acoustic glazing. The glazing specification copies a recent development where the residential windows were facing a train track some 10m away
- 6.3 Opening windows could cause a noise nuisance so passive acoustic trickle ventilators with an acoustic performance are provided to the walls of any residential rooms facing Princess Road.
- 6.4 A small bin store has been provided to the front of the building to house 4no 60 litre recycling bins which we understand will be sufficient to serve the 4 persons within the apartments
- 6.5 There is no changes to the existing servicing arrangements of the commercial property. Separate arrangement may be required for the shop once the use of the premises has been established and the amount of waste can be assessed.
- 6.6 A small secure timber shed has been proposed to the rear garden that is large enough to accommodate two cycles
- 6.7 The residents of the apartments will have beneficial use of some of the garden space to the rear
- 6.8 Aside from the inclusion of the timber cycle shed there will be no loss of existing landscaping as all of the development is within the existing building or on its roof. We therefore believe the project will be exempt from the mandatory biodiversity net gain.

7.0

CONSULTATION

- 7.1 No consultation with the local authority or immediate neighbours has been undertaken.