

JH.A

DESIGN & ACCESS
21 MANOR STREET
MANCHESTER
M12 6HE

DESIGN & ACCESS STATEMENT

21 MANOR STREET

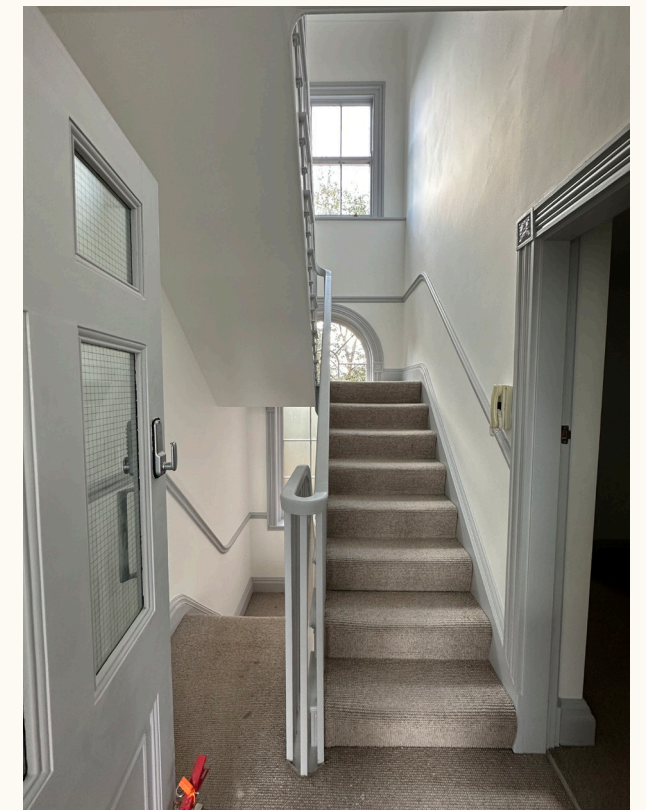


INTRODUCTION

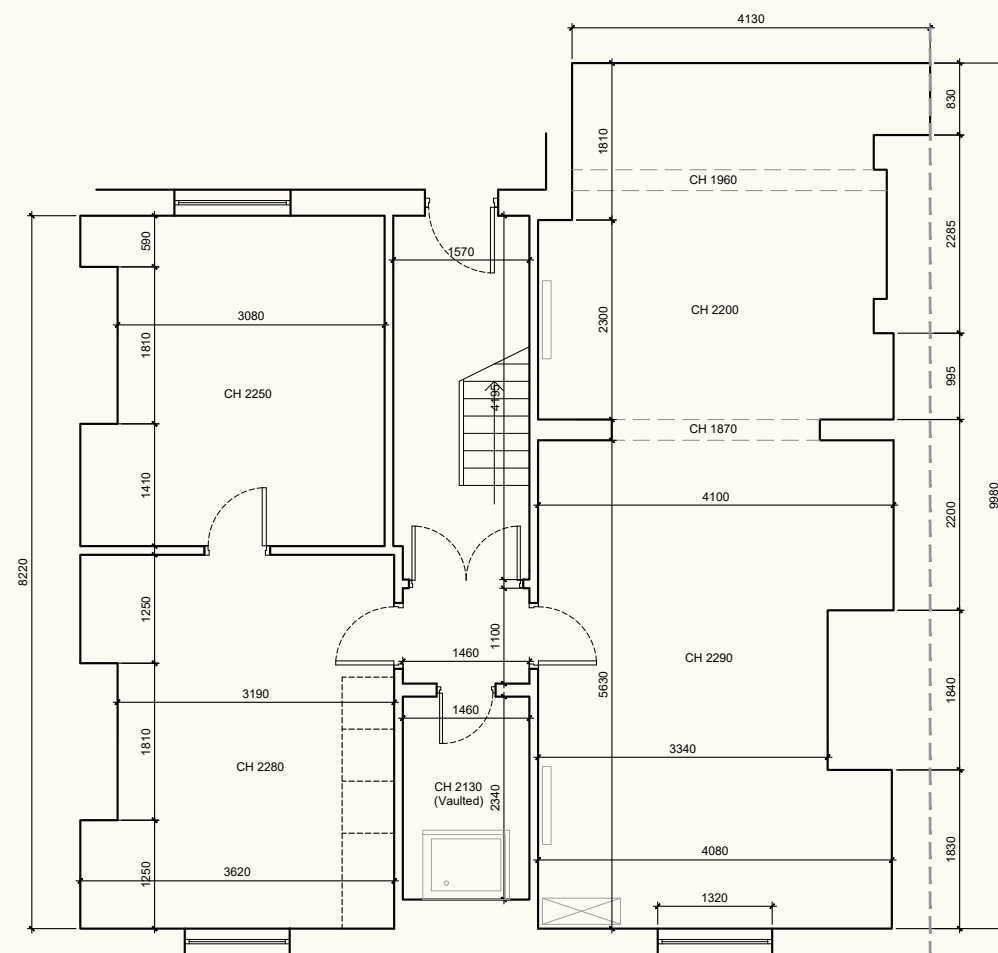


INTRODUCTION

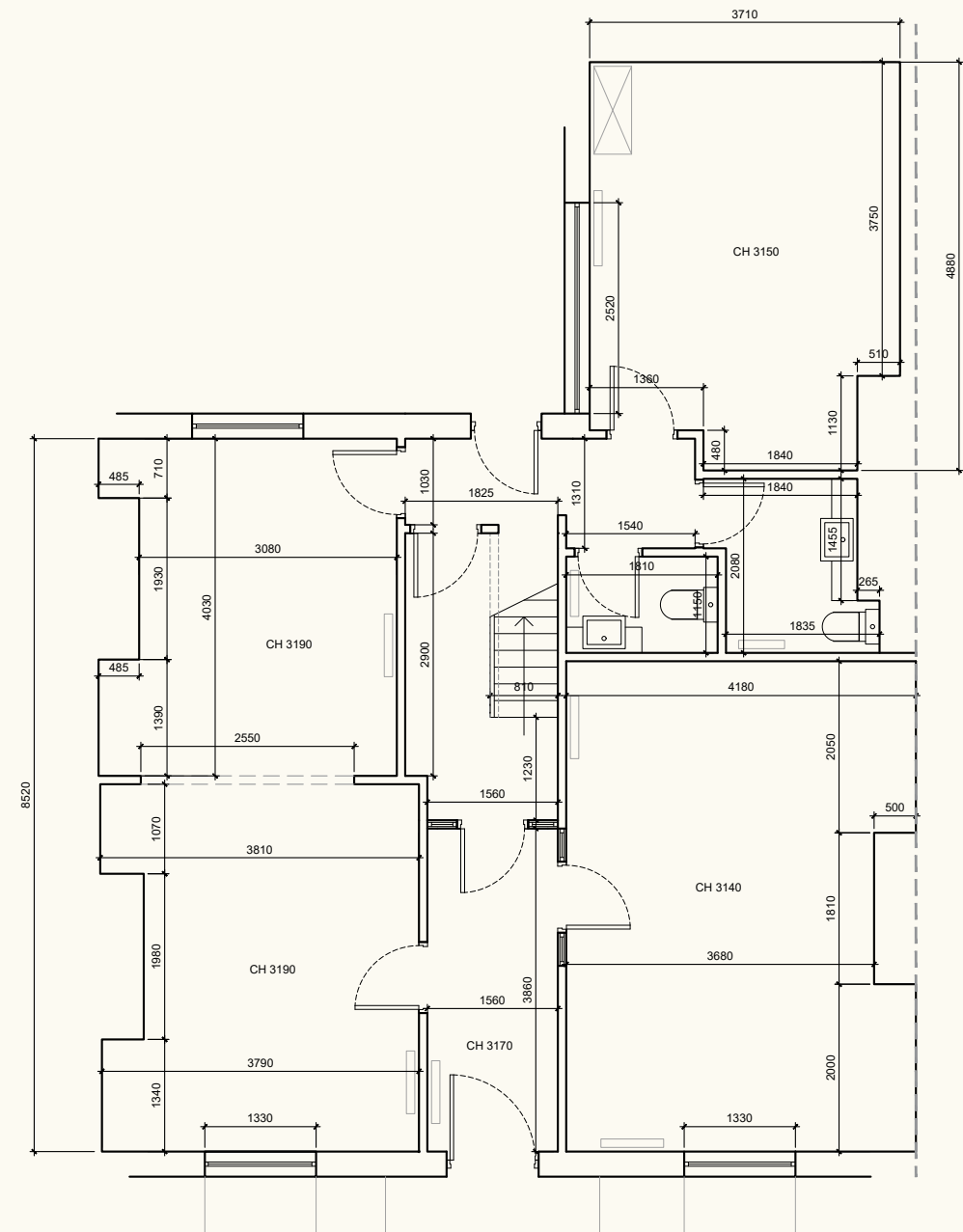
This document has been made to accompany a change of use and listed building consent application for 21 Manor Street, Ardwick. The proposed works include non-intrusive interior works to provide ample living accommodation for 9 one-bed studios. The proposed apartments will be managed by Bedspace Trust, a charity which supports care leavers including through provision of accommodation as well as support and resources. The Council's adopted Development Plan and material considerations, including the Ardwick Neighbourhood Framework, have been considered when assessing the planning credentials of this application.



EXISTING DRAWINGS



Basement Plan
Scale @ 1:50

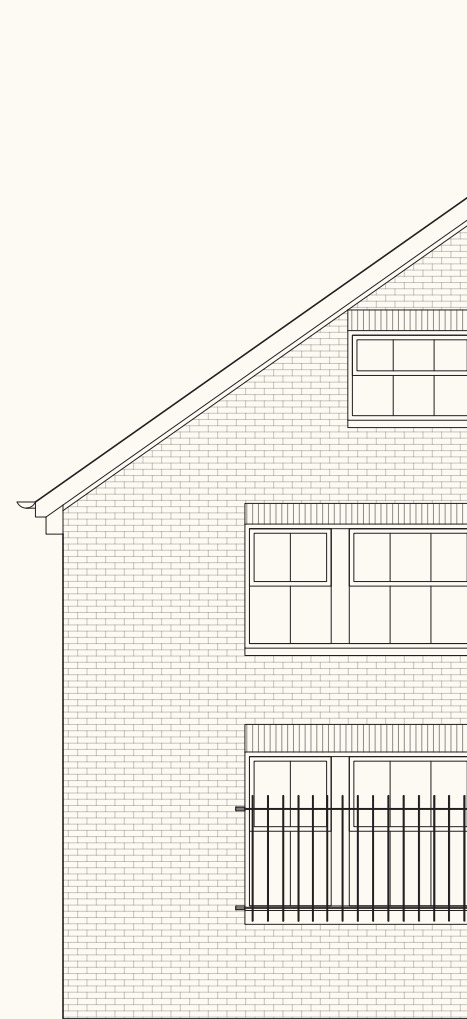


Ground Floor Plan
Scale @ 1:50

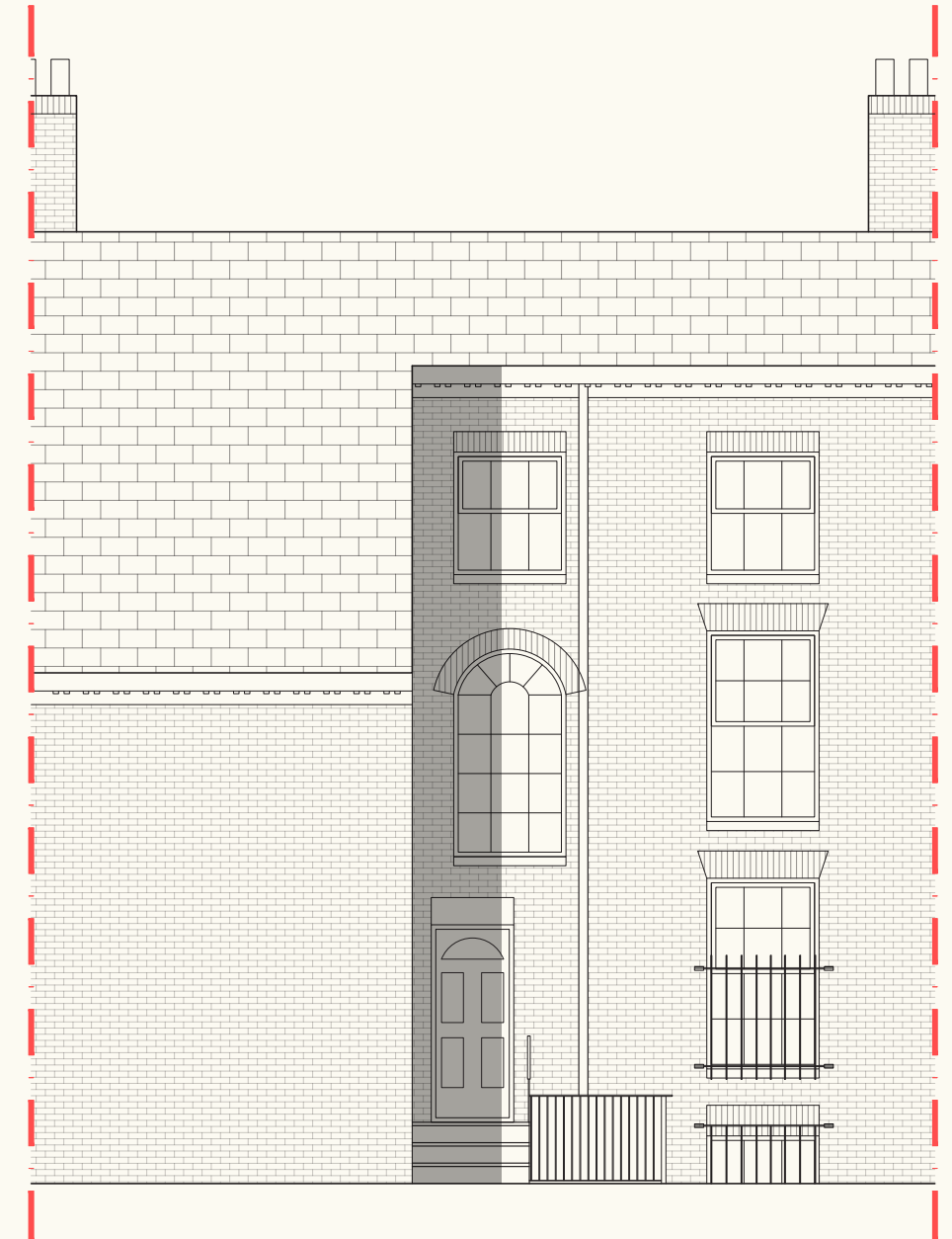
EXISTING DRAWINGS



Existing Front Elevation
Scale @ 1:50



Existing Side Elevation
Scale @ 1:50

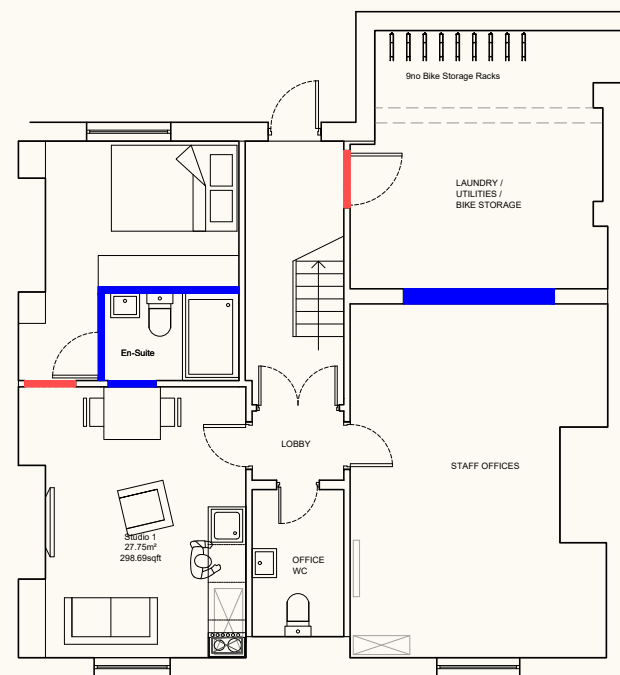


Existing Rear Elevation
Scale @ 1:50

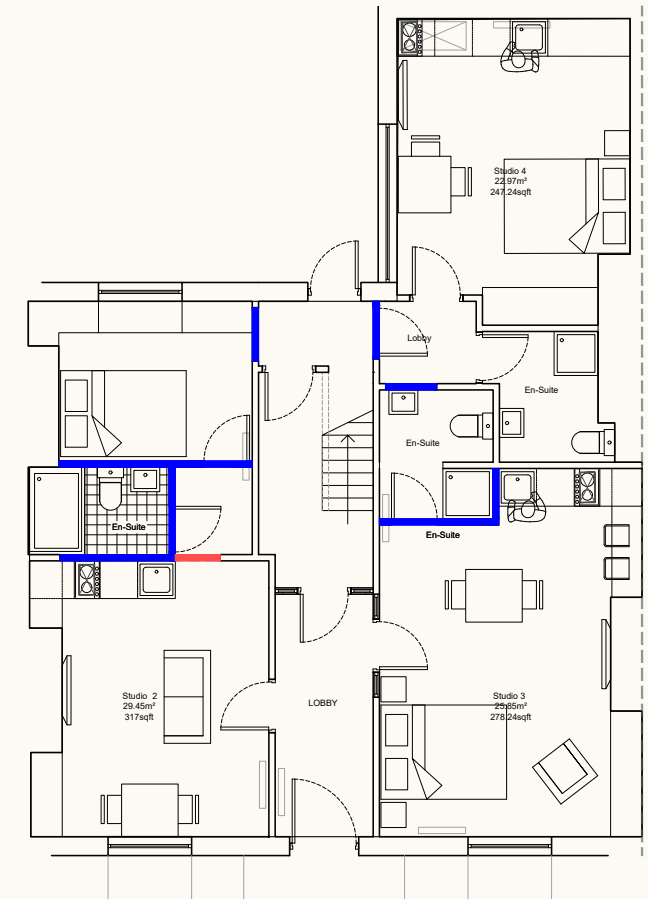
SUMMARY OF WORKS

LIGHT TOUCH APPROACH

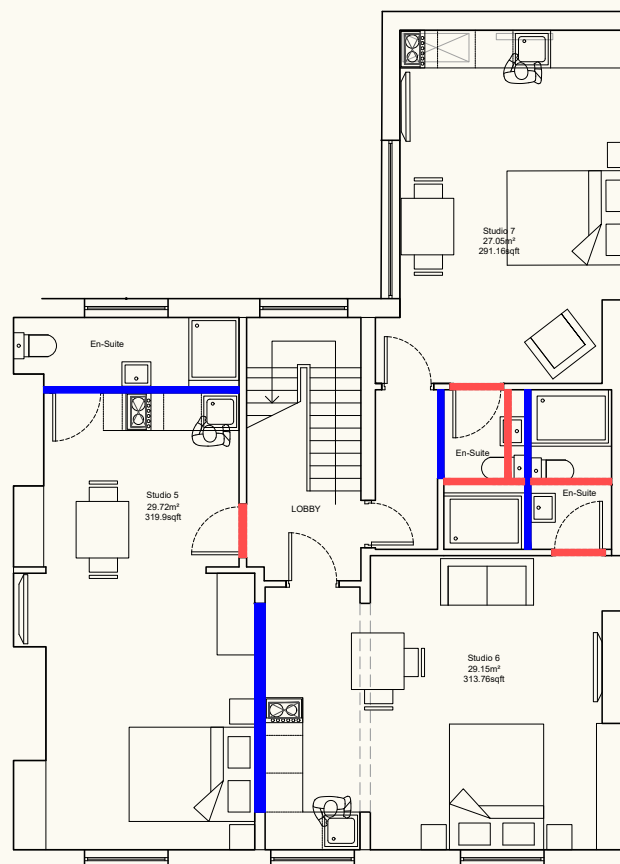
Our proposed works include the alterations to the interior of the building, accommodation is to be managed by the Bedspace Trust (or relevant organisation). This involves the partial demolition of non structural walls, and constructing stud partitions to assist with the separation of individual living spaces. The lawful use of the existing building is for commercial uses. The proposal seeks to create 9 one-bed studios, each with their own amenity spaces and bathrooms. As shown on the right, the demolition and alteration to the building is minimal, and does not negatively impact the historical layout which is commonly found in Georgian-era residential properties within the UK.



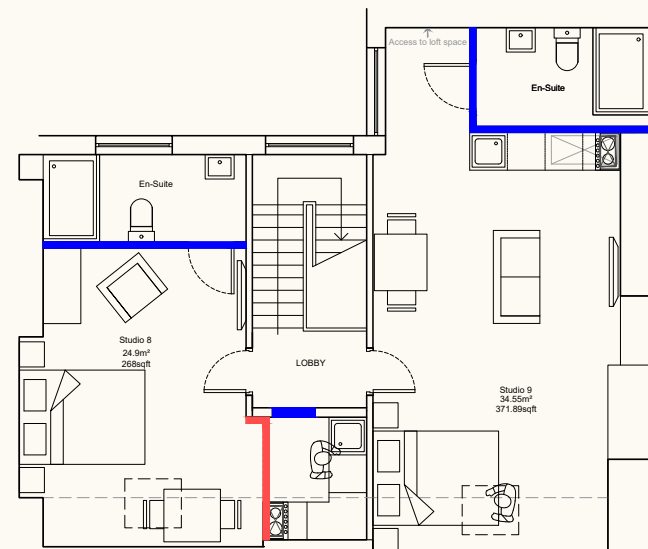
BASEMENT PLAN



GROUND FLOOR PLAN

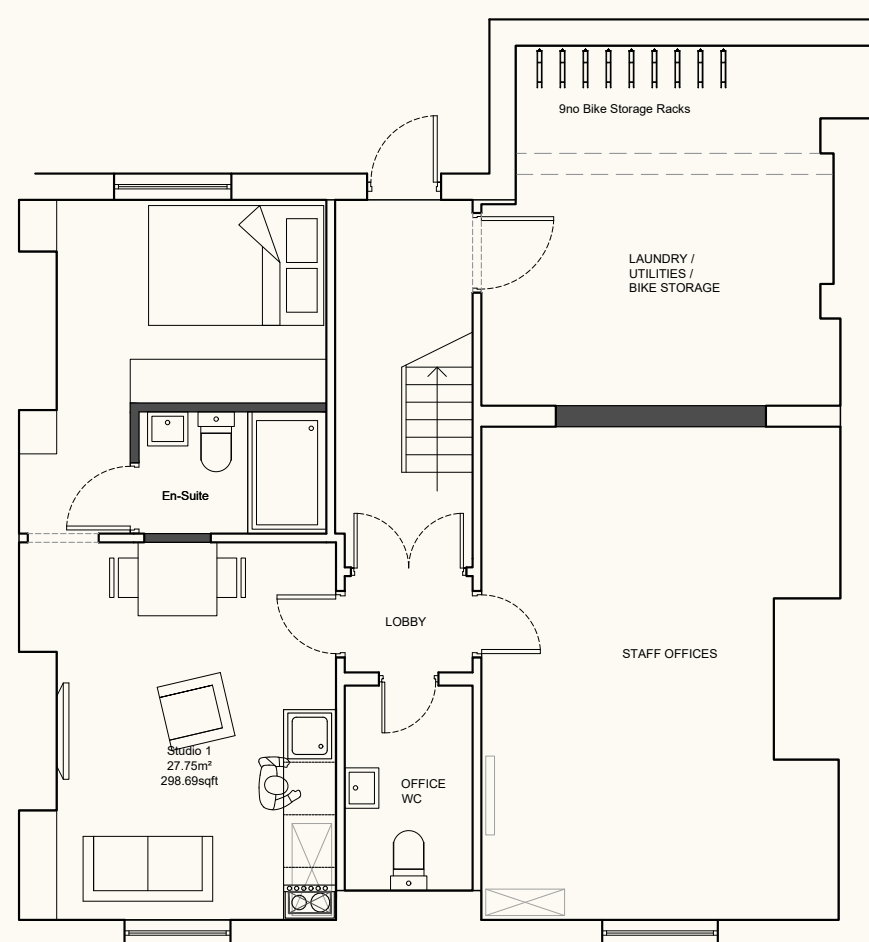


FIRST FLOOR PLAN

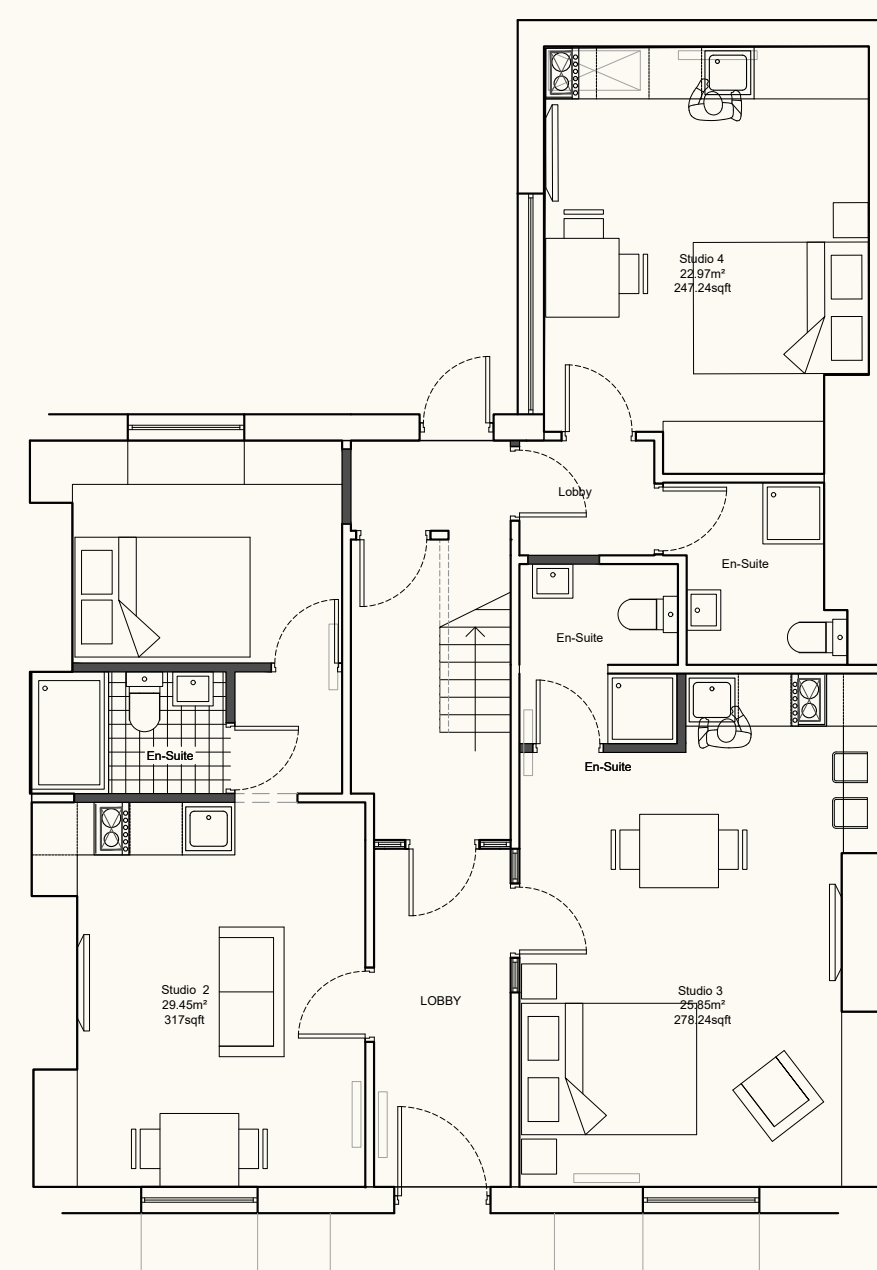


SECOND FLOOR PLAN

PROPOSED DRAWINGS

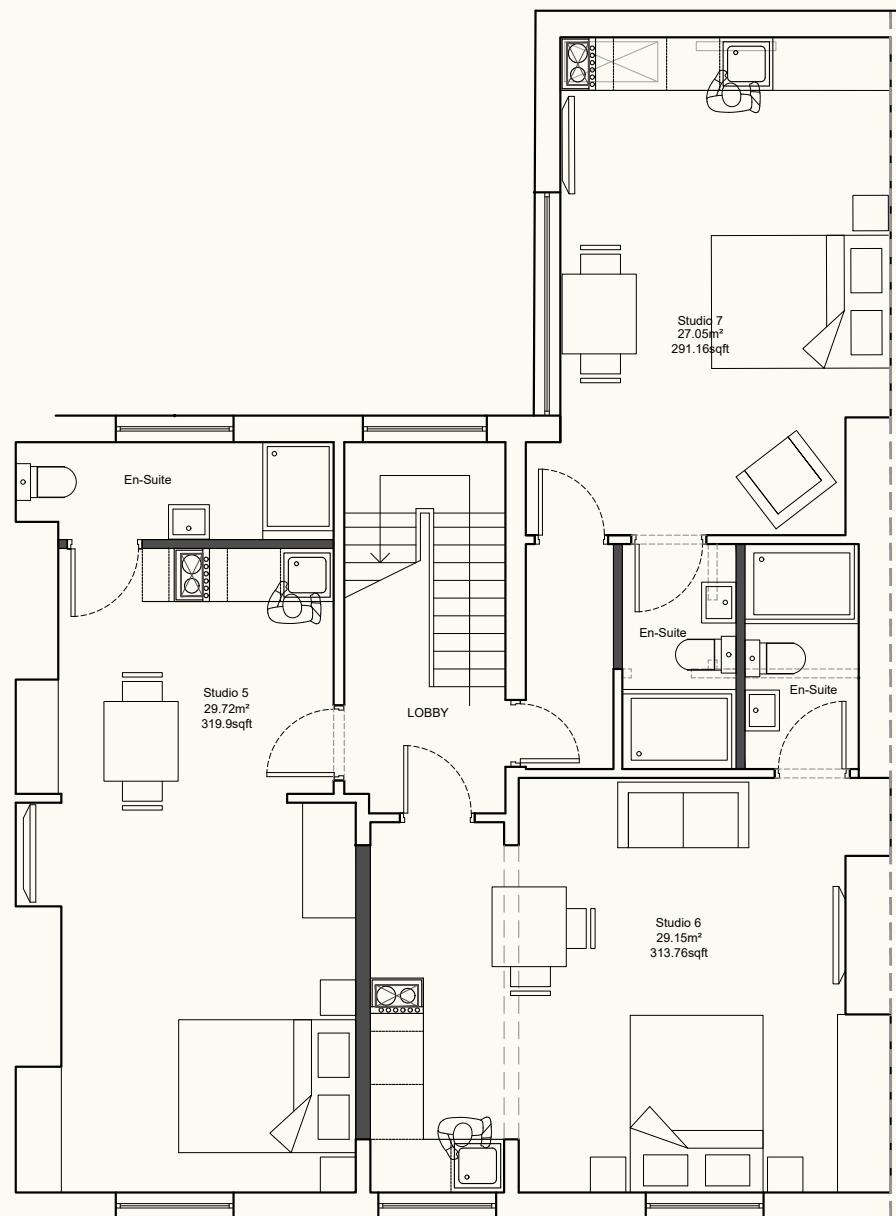


Basement Plan
Scale @ 1:50

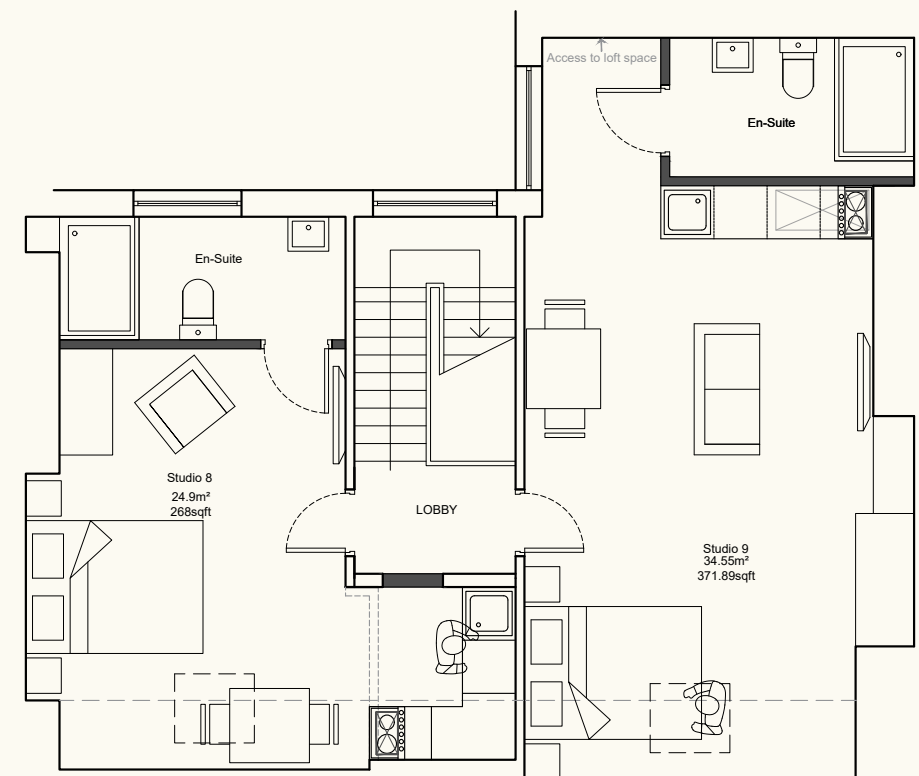


Ground Floor Plan
Scale @ 1:50

PROPOSED DRAWINGS



First Floor Plan
Scale @ 1:50

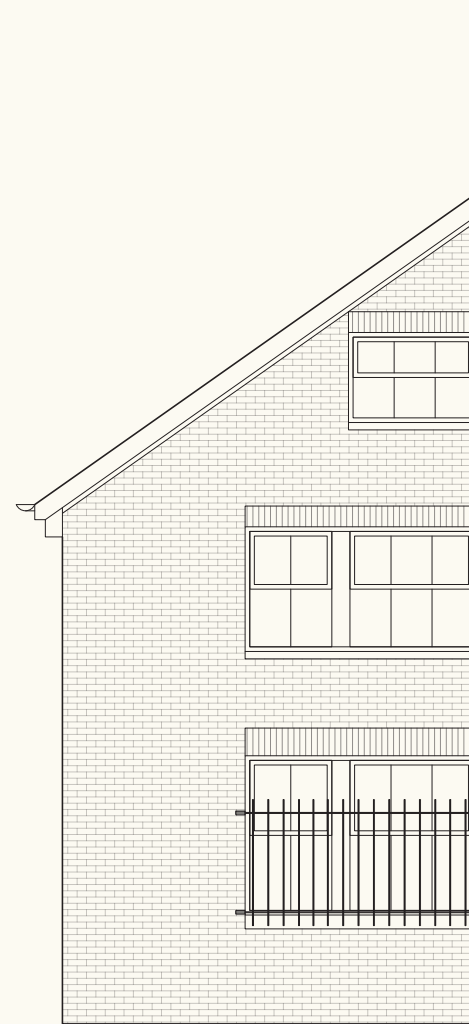


Second Floor Plan
Scale @ 1:50

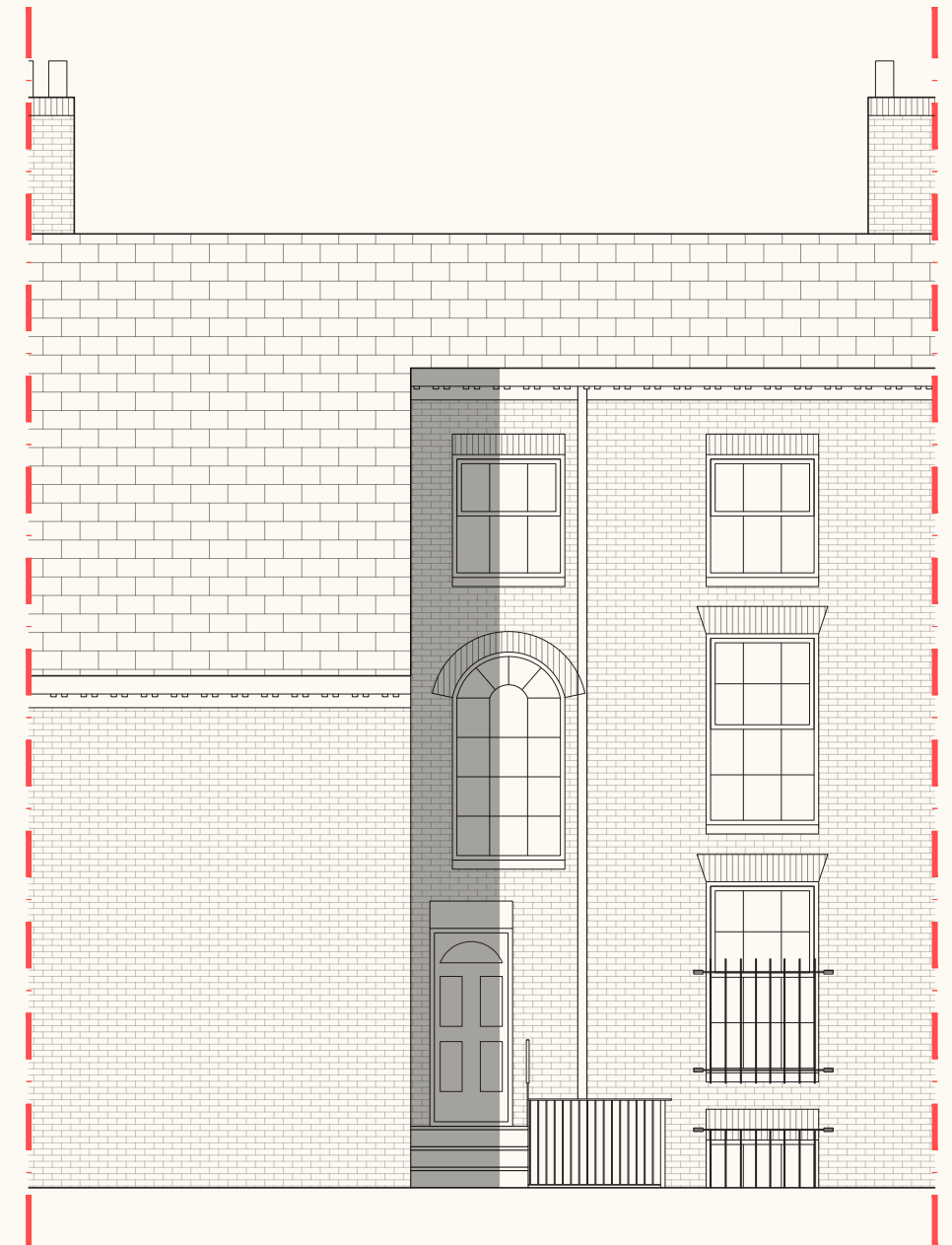
PROPOSED DRAWINGS



Proposed Front Elevation
Scale @ 1:50



Proposed Side Elevation
Scale @ 1:50



Proposed Rear Elevation
Scale @ 1:50

DESIGN STATEMENT

REINSTATING RESIDENTIAL USE

The proposal seeks a change of use from a training centre to a form of residential use, specifically for care-leavers associated with the charity (Sui Generis). The original use of the building was residential which is clearly demonstrated through the buildings interior configuration. This change will provide a wider mix of users to the site. The site is located in an area with a mixture of uses in the vicinity including both residential and commercial.

AMOUNT

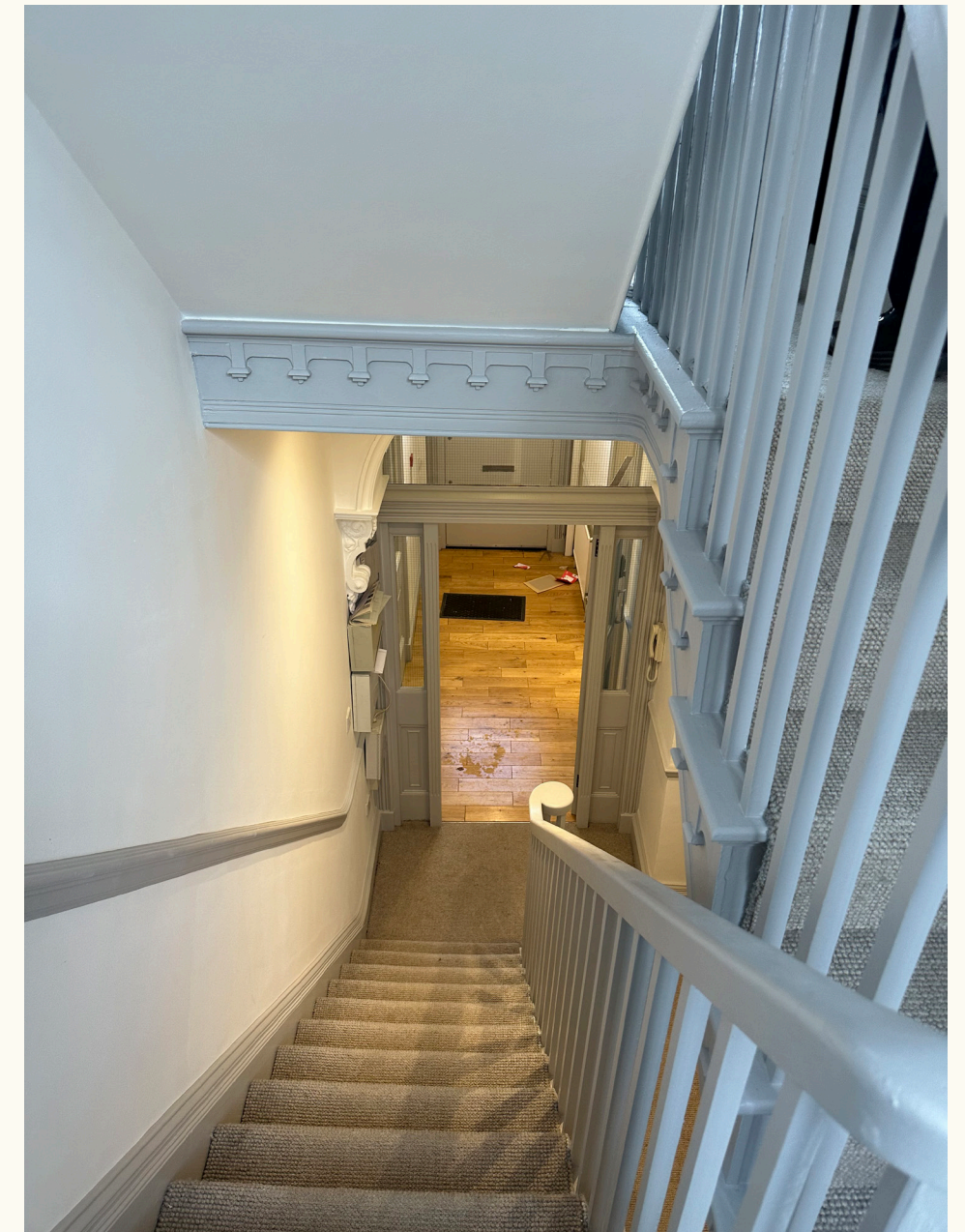
The proposal provides 9 one-bed studios spread throughout the 4 floors of the building. This is all demonstrated internally without any required extensions to the property. In the basement, an office area is proposed for staff use and utility/laundry spaces. No extensions are proposed, nor are external

LAYOUT & SCALE

The layout of the proposal has been designed around the parameters of the existing structure. The Georgian property contains a symmetrical layout with ample sized rooms. The ceiling heights also provide ample room which is typical in properties from this period. The proposal utilises the existing layout to separate the living accommodations, whilst retaining the main circulation in the centre of the building. The hallways and staircases will be preserved, along with the exterior elements and parking spaces.

APPEARANCE

The exterior appearance of the building will remain intact, and has been left in good condition. Our proposal seeks to slightly change the interior use. The main features internally, such as the stairs, moldings, and dado height rails will be preserved.



ACCESS STATEMENT

SITE ACCESS

The property can be accessed via Manor Street, along the front of the building. The approach to Manor Street is via the Mancunian Way to the north, or via Ardwick Green North to the south. There will be no restricted access or issues for the residents of the property.

PEDESTRIAN ACCESS

Pedestrians can access the property with ease as there are no restricted crossroads that could restrict users. Ardwick Green Park is also in close proximity to the property. Public transport links can be accessed via Ardwick Green South.

BUILDING ACCESS

The building adopts a traditional Georgian design with stepped access into the building. Due to it being Grade II listing, it is of our opinion that any changes to the access will detrimentally effect the front elevation. We have proposed to keep the access as existing to retain the character of the building.



WIDER ARDWICK PLAN - HOW IT TIES INTO THE ZONING

MANCHESTER CORE STRATEGY 2012

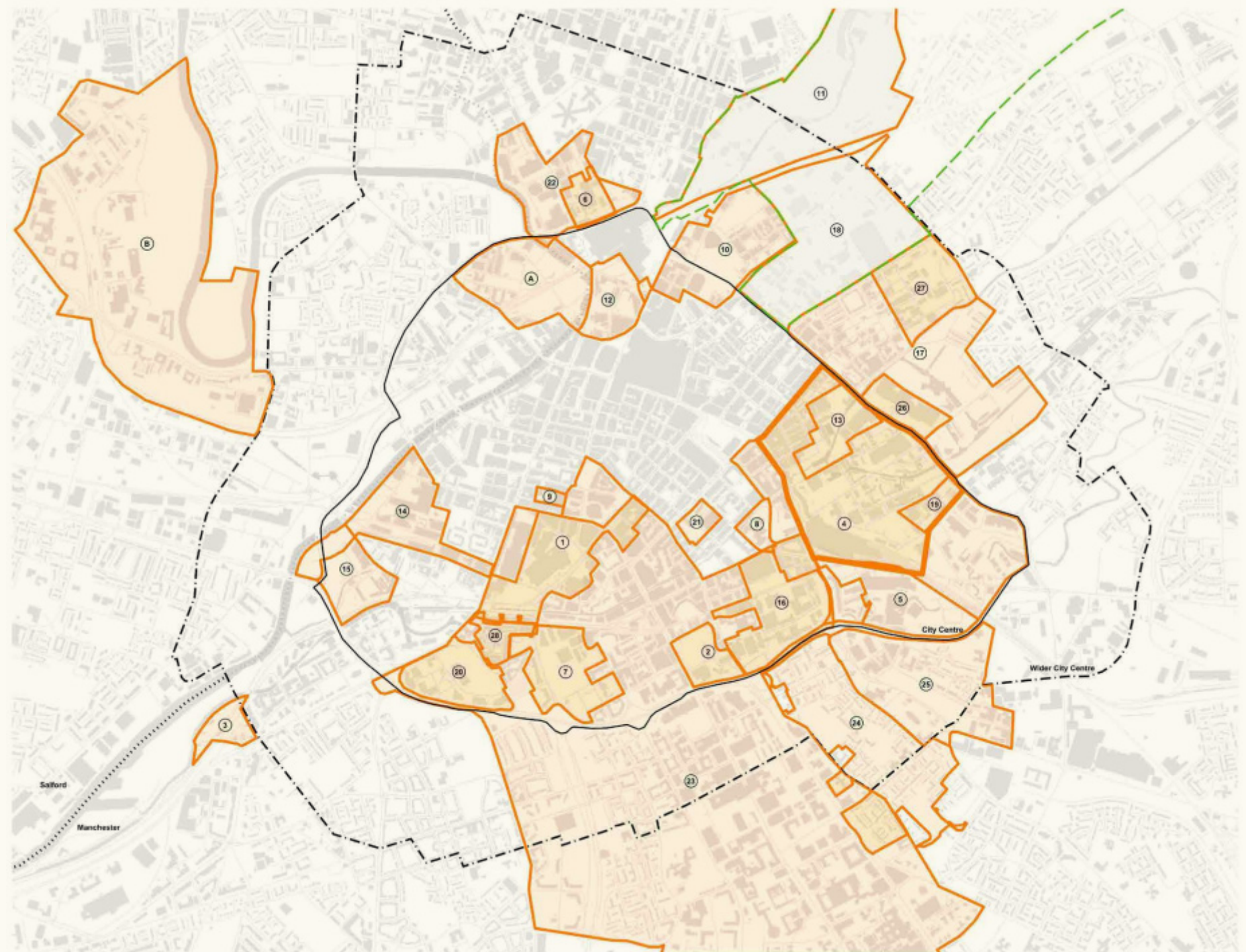
Policy H1 Overall Housing Provision: approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027. New residential development should take account of the need to contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design of a scheme should contribute to the character of the local area. All proposals should make provision for usable amenity space, parking of cars and bicycles and prioritise sites close to high frequency public transport routes.

This proposal fits in with the above policy as the residential use with existing provisions of parking will aid in reaching the councils targets.

This proposal will also support the Ardwick NDF and its ambition for a mixed use community to “live, work and play”

MANCHESTER AREA BASED REGENERATION

The attached map indicates areas in Manchester City Centre which are part of its regeneration plan. Area 25 on the map highlights Ardwick as one of these regeneration areas. Our proposal will support this by bringing back a part of the cities heritage in its originally intended use.



CONCLUSION

CONCLUSION

The proposal indicated in this document proposes a change of use and interior works to a vacant building. All works proposed are internal and non-intrusive and will not impact the building's external appearance, design or access. We believe the proposal will be positive in nature and will bring increased diversity to the current Manor Street and surrounding area. The overarching principles in the Ardwick Green NDF indicate the importance of addressing "its historic development and need to find a new uses" and "heritage features in the area to be preserved". Our proposal will help achieve both of the goals.

