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Design and Access Statement for
Works at 28 Edge Lane, Chorlton, Manchester M21 9JY

The Design Team
McNulty Architects have been asked to prepare the design and resultant planning application for works at 28 Edge Lane, Chorlton, Manchester.

Mcnulty Architects are a multi award winning practice recognised for their design of contemporary homes within an historical and preservation context.

Background and Location

The site is located at the corner of Edge Lane and Barway Road in Chorlton. There is an existing building on the site facing Edge Lane that is currently split unto 9 separate flats.
In addition, there is a block of apartments that are currently split into 4 units on Barway Road.
The rear of the site is occupied by lock up garages. There are existing access points from both Edge Lane and Barway Road.
The existing building fronting Edge Lane was originally built as a large Victorian villa although has fallen into a state of some disrepair in recent years.

Relevant Planning History

A pre application was submitted in October 2017 which established the principle of development as acceptable on the site.

A full application was subsequently submitted in February 2018 that proposed to demolish the existing house and erect 10 separate houses. This was later withdrawn in order to revisit the design in order to retain the existing house fronting Edge Lane.

A full application was submitted (ref:121557/FO/2018) and was approved on 21st January 2020.

This application is a re submission of the approved scheme.

Design Principles

Amount
The development is to form 7 separate townhouses on the site. There is off street parking accessed from Barway Road. The existing building is to be retained, renovated and brought back into use as family homes. The proposal also allows for the house to be extended to facilitate 2 townhouses.

Layout
The site layout is arranged to respect the integrity of the original building printing Edge Lane while also painting the privacy of the surrounding buildings by maintaining minimum spatial distances.
Each dwelling will enjoy private garden space and off street parking.
The houses formed by the renovation of the existing house are to be accessed from the shared space accessed from Barway Road with private gardens that front Edge Lane.

The houses fronting Edge Lane will be accessed from Barway Road with private gardens to the rear.

The internal layouts of the dwellings provide living accommodation to the ground floor with bedrooms and bathrooms to the 1st and 2nd floor.

Scale
The proposed forms recognises the size, massing and design of the surrounding houses. The dwellings are limited in height to 3 story townhouses, utilising the sloped roof to house the upper level living accommodation. The scale of the extension to the existing house is designed in such a way as to form a clear break with the existing form by utilising glass as it abuts the brickwork fo the existing house. The existing house remains the dominant form on the plot.

Landscaping

The communal landscaped areas are to be a mix of soft planting and hardstanding areas to allow for off street vehicle parking. Large mature trees on the site are to be maintained to maintain privacy and natural screening. In addition, boundary treatments are to be formed by soft planting, with slated timber hardwood fencing.
The large garden to the front of the property of Edge Lane will be maintained to form private gardens for the respective houses.

Appearance
The houses are a simple, contextual, response to the existing site. The material treatment of the
The existing building fabric is to be used as the basis for the material pallet of the new dwellings to create a connection to the surrounding vernacular. Reclaimed London stock brick with lime mortar joints are to be used for the houses with glazed elements using an anodised aluminium to form a contemporary link to the existing building.

The glazed elements are positioned and sized with regard to the position of surrounding properties to maintain privacy.
The delicacy of the design comes from the detailing and juxtaposition of the materials. This will also create a visual relief to the elevations.

Access
Parking provision for 10 cars are to be provided. 2 disabled bays are provided within this number.

Secure by Design
The dwellings will be designed to Secure by Design standards. A separate crime impact report has been submitted as part of this application.

Sustainability
The development is to utilise reclaimed brickwork to form external facing brick. The site will utilise rainwater harvesting for use on the site. The dwellings will be designed to a high energy efficient standard and incorporate such energy saving measures as passive heat exchangers.