DESIGN AND ACCESS STATEMENT

PROPOSED NEW RESIDENTIAL PROPERTY

207 Clarendon Road

Whalley Range

CONTENTS

1.0 Introduction

2.0 The Site

3.0 Site Access

4.0 Scheme Design

5.0 Materials

6.0 Landscaping

7.0 Drainage

8.0 Evaluation

1.0 INTRODUCTION

The proposal involves the creation of 2no. self contained apartments with associated ancillary areas. Also included in the application is the refurbishment of the existing commercial unit at ground floor to 207 Clarendon Road, Whalley Range.

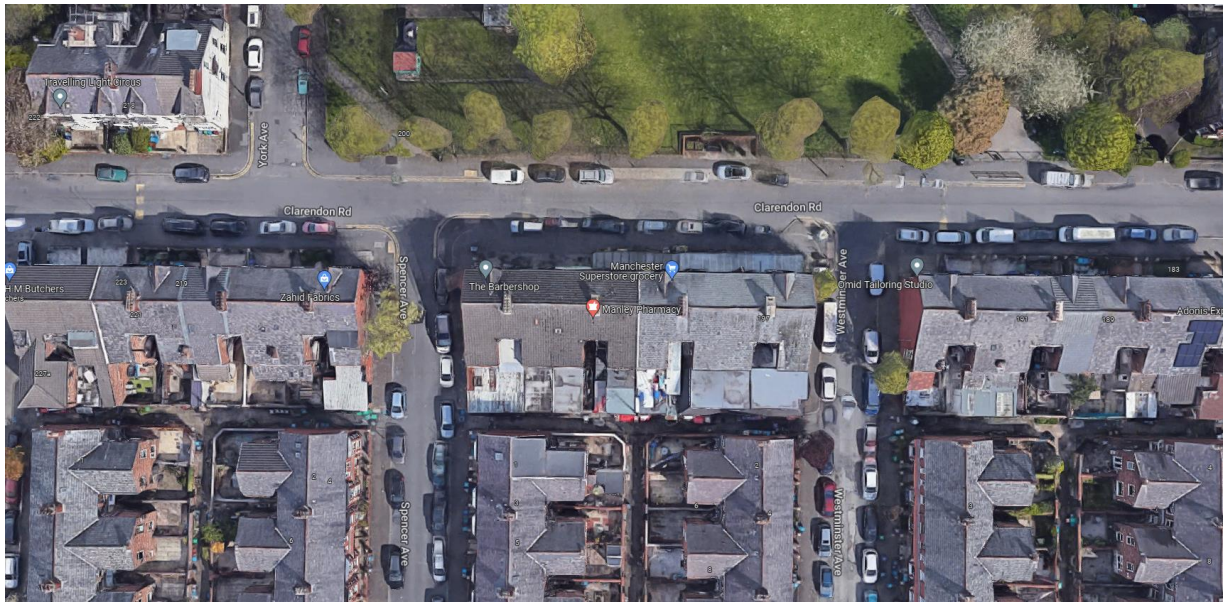
2.0 THE SITE

Existing Site

The site is located at the junction of Clarendon Road and Spencer Avenue. The site is an existing commercial unit at 207 Clarendon Road. The buildings form part of an established terrace of commercial units at ground floor with residential units to the upper floors. The site to the north is bounded by Clarendon Road and Manley Park beyond. The other site boundaries have established residential properties to the west and south boundaries. The external areas comprise of a front hard landscaped area and to the rear is a covered delivery area.

The surrounding residential properties are a mix of terraced houses over 2 and 3 floors. The existing residential properties are predominantly formed of tiled pitched roofs and of brickwork construction with feature gables to the front of the properties. The area of the site is circa 105sqm.

The existing property at ground floor has a commercial unit accessed off Clarendon Road with a covered delivery area to serve to units. The upper floors of the unit provide storage areas for the previous pharmacy which has now relocated next door to 209/211 Clarendon Road.



The above image shows an aerial view of the property

Boundary Conditions

South – Existing terraced residential properties

North – Clarendon Road and Manley Park

East – Existing terraced residential and commerical properties

West – Existing terraced residential properties



The above image shows an aerial view of the property



The above image shows the context of the site when viewed to the East on Clarendon Road



The above image shows the context of the site when viewed to the West on Clarendon Road



The above image shows the context of the site when viewed to the North on Spencer Avenue

3.0 SITE ACCESS

The sites does not have any existing off road parking and the site is accessed by pedestrians only with the exception of the covered delivery area. The proposals allow the removal of the delivery area which is to be utilised for the access point for the apartments with a covered secure cycle store

Communal lockable bin storage is to be located within the curtilage of the proposed site.

4.0 SCHEME DESIGN

Layout

The internal layout of the proposed ground floor commercial unit is to be opened up and converted to self contained treatment rooms to support the next door use of the pharmacy. This provides additional facilities for the local community

At first and second floor the proposals are to convert the existing storage areas into 2 residential units to be created all of which meet national minimum standards. This proposal removes the previous issues with the current HMO use. At ground floor there is a communal entrance which is lockable and allows for a secure communal bin storage area

Appearance/Scale

The scale of the proposed extensions is in keeping with the existing building and do not go higher than the existing roof line. This is in keeping with the recently approved application at 121/123 Clarendon Road (132647/FO/2022). The use of red brickwork and tiled roofs is inkeeping with the existing building. At ground floor a modern design is proposed for the new commercial unit, a separate advertisement application would be submitted for all signage installations.





The above images shows the constructed application as noted above from Churchill Avenue

Sustainability

Where possible modern methods of construction will be adopted, and materials sourced locally and ethically. The new residential property will have increased insulation values beyond the minimum standards set down, low energy lighting and efficient fittings. Renewable energy technologies will be researched and installed where necessary when reviewed with the SAP calculations. All these elements will improve the future running costs of the building and give a more sustainable solution.

Crime Prevention Measures

The proposals will meet the “Secure by Design” standards wherever possible. This is especially the case to the boundary and main entrance points to minimise potential for any criminal/antisocial behaviour. Currently the area suffers with a fly tipping issue, the installation of CCTV to the proposed development will aid to tackle a long standing issue and hopefully act as a deterrent.

5.0 MATERIALS

The materials within the existing area are predominantly red/orange brickwork with tiled pitched roofs. The proposed residential property is in keeping with the surrounding area with the mass of the building being constructed with a red/orange brick to match the adjacent property. A tiled pitched roof will also match the existing adjacent properties.

6.0 LANDSCAPING

There are no proposed works to the existing landscaping to the application site

7.0 DRAINAGE

The foul and surface water wastes will be connected to the existing combined mains drains/sewers from the existing property which will be cleaned and repaired where necessary to ensure they are fully operational to the satisfaction of the local authority Building Control officer.

8.0 EVALUATION

The applicant is a local resident to Whalley Range and supports the local community by operating an existing pharmacy close to the application site. The applicant is committed to the area and improving a problem site through this application.

The site lends itself to the development of 2 residential properties along with the improvement of the existing commercial unit and is not detrimental to the overall density of the surrounding area. We feel this is a sympathetic approach to providing new housing provision in Manchester along with improving local facilities.