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Aerial Site

Introduction 1.0

Foreword 1.1

This Design and Access Statement has been prepared by Howard and Seddon Partnership on behalf of John Williams to support a full planning application for conversion of existing basement to form No 2 bedroom on each apartments (37-39) together with associated elevational alterations on central Road Didsbury M20 4YE.

Design and Access Statements are required by the Planning and Compulsory Purchase Act 2004. This Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLG guidance on information requirement and validation. The document follows the structure of the CABE guidance "Design and Access Statements — How to write, read and use them" in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socioeconomic constraints and opportunities that the development site presents.

The purpose of this document is firstly, to provide information concerning the design of the development; secondly, to outline the broad design principles that have led to the form and type of development proposed and thirdly; to set the application site in context with its surroundings.



Aerial Site Boundary in Red

Introduction	1.0
Foreword	1.1

The Design and Access Statement provides an explanation of the design principles and concepts in terms of:

- Amount;
- Layout;
- Scale;

The document should be read in association with the following documents, submitted as separate supporting statements:

- Architectural Drawings produced by Howard and Seddon Architects

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

Introduction	1.0
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The Application	1.4
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This planning application is seeking full planning permission to convert existing basement to form No 2bedroom on each apartments (37-39) together with associated elevational alterations on central road Didsbury.

The application site is located on central road area of Manchester, approaching approximately 4.5 miles from the city centre.

The application site is not situated within a Conservation Area, and is not within close proximity of any Listed Buildings.

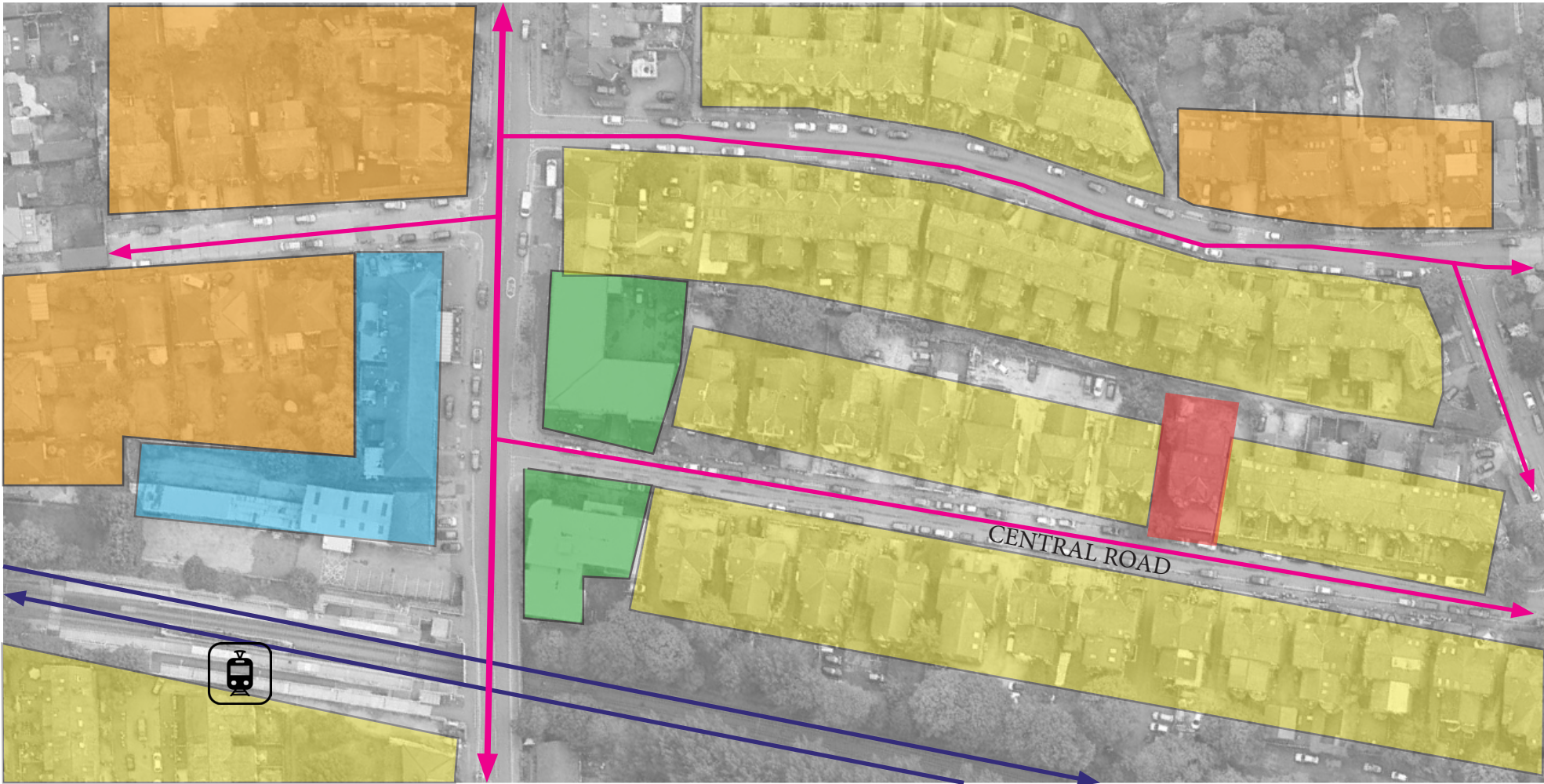
The proposed development has been carefully considered to present a long term and sustainable opportunity for the application site and its setting.

Context 2.0

Site Location & Description 2.1

The Proposed site area is characterised by two/two and half large semi-detached and detached properties, many of which have been converted into apartments, including at basement level, 3 storey apartments blocks, local corner shops/stores.

The application site is located about 150m from Burton Road, including a diverse range of services and leisure (bar / restaurant) facilities.



Context

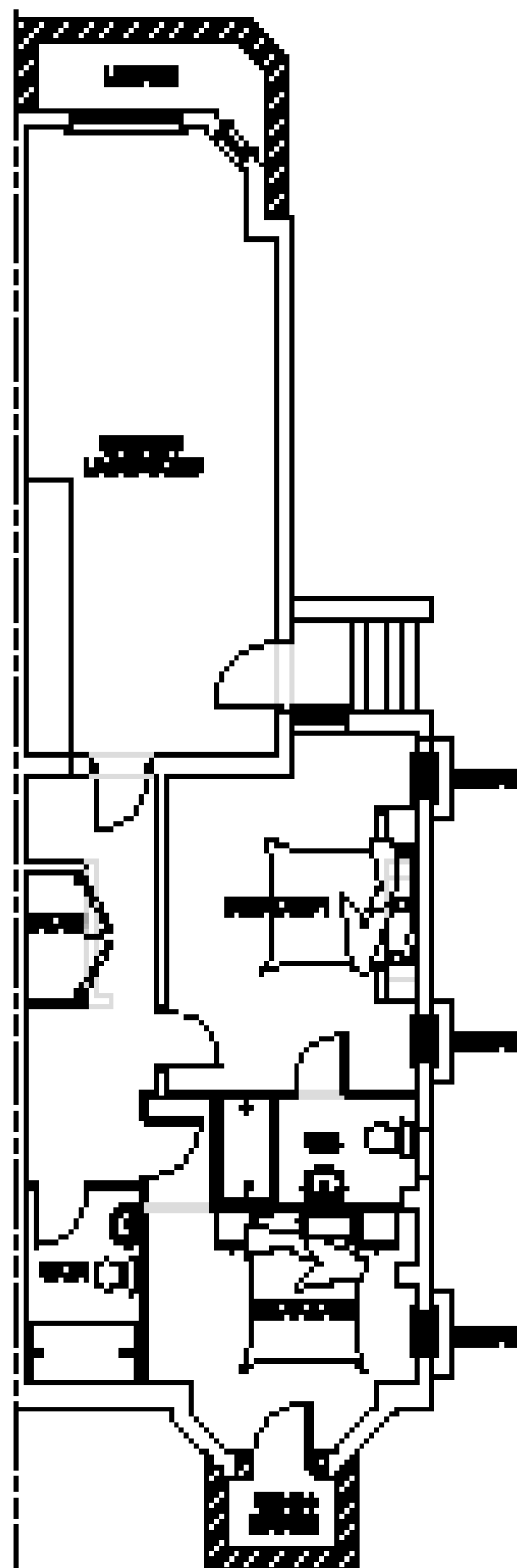
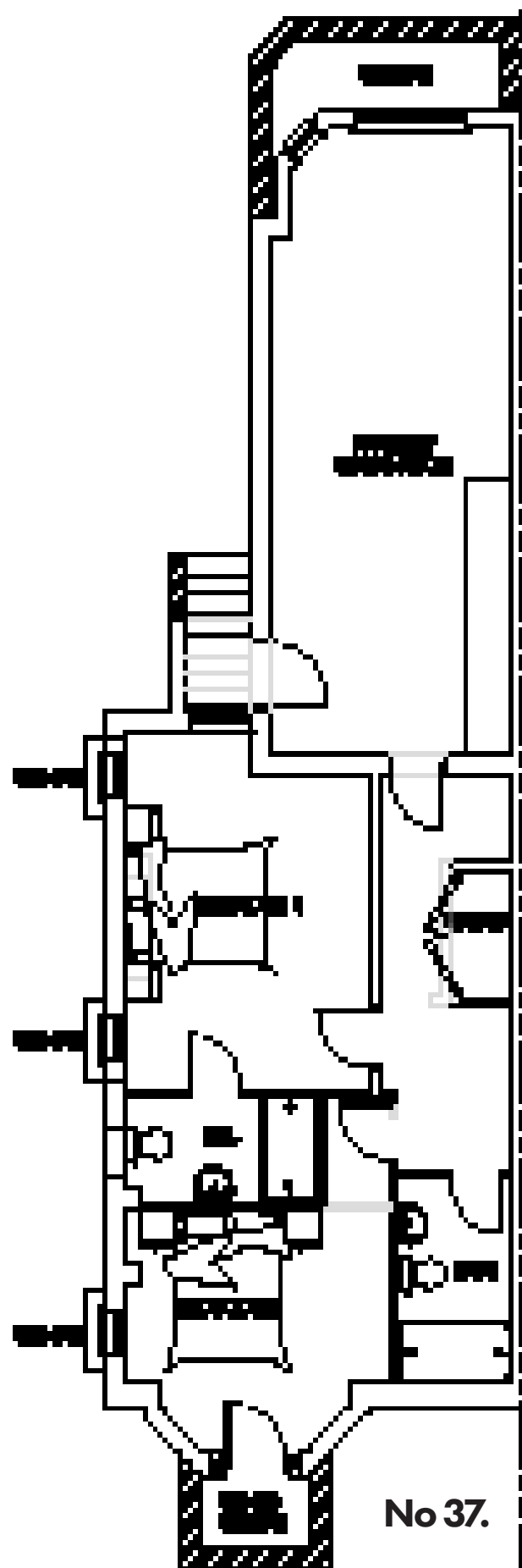
2.0

Site Setting

2.2

The application site benefits from off-road car parking located to the rear of the development. The Metrolink station is also within 200 metres of the application site, linking the site to Manchester City Centre, Sale, Altrincham, Bury, Oldham, Ashton, Rochdale, Eccles, Salford Quays and MediaCity. The trams run every 5-7 minutes between 6am and midnight daily. There are also a range of bus stops / services in the immediate area.

Site ■ Residential Semi detached 2 half floors ■ Residential Semi detached 2 floors ■ 3 floors apartments block ■ Educational / Commercial ■ Key Roads ■ Tram Station



Design Consideration

3.0

Amount, Use & Scale

3.1

The proposed development involves adding a new two-bedroom on each apartment (37-39) to the existing lower floor, along with related external alterations. The apartment will include two bedrooms (one featuring an en-suite), a combined kitchen and dining area, and a family bathroom.

Particular emphasis shall be applied to making the apartment as energy efficient as possible. Effort shall be applied to making the property as sustainable as possible with rainwater discharging on site to soakaways and minimising the impact on the local network, in line with current policies.

In order to ensure level of light and ventilation is provided to each apartment, lightwells are provided at rear (serving the bedrooms), side and fronts elevations.

The front and rear lightwells associated with each lower ground level ground floor apartment will be enclosed by 1.1metre high iron railings, creating safe and secure accomodation for future residents. Existing cycle storage areas is provided at the front of the site.

Design Consideration

3.0

Materials

3.2

There will be no changes to the materials used, as the proposed development is at a lower level.

- Existing brick material or a similar option
- uPVC window sills and headers, similar to the existing ones
- Anthracite, white, or grey uPVC window frames, similar to the existing ones
- Black metal railing for the light well escape, matching the existing style
- Proposed door materials to match the existing or a similar option

Conclusion

4.0

The planning permission seeks to add additional accommodation, including two bedrooms that meet national standards, by utilizing the existing basement space. This initiative addresses the city's growing population needs.

The aspiration of the project has always been to develop and deliver an efficient yet attractive development that blends within the site.



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