Stage 3

Developed Design

Langdale Mews
Levenshulme

Langdale Avenue
M19 3NT

P4BA

DESIGN & ACCESS STATEMENT

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1.1 / APPLICATION TYPE

This design and access statement has been produced in support of a planning application for the extension of an existing apartment block to create additional apartments.

1.2 / LOCATION OF PROPOSED DEVELOPMENT

Langdale Mews, Langdale Avenue, Levenshulme, M19 3NT

1.3 / CURRENT DEVELOPMENT DESCRIPTION

The site, Langdale Mews, is located within the District Centre of Levenshulme. The existing building is a 4 storey apartment block with dormers to the front elevation and rooflights to the back of the roof. To the Ground, First and Second floors there are 4No. 2 bed apartments per floor. The Third floor is comprised of 4No. 1 bed apartments. To the North and East of the site the area is predominantly residential, comprising terrace and semi detached proerties. To the South there are some single storey garage units and to the East the site is bound by a terrace comprising retail/commercial at ground floor, fronting Stockport Road.

1.4 / PROPOSED DEVELOPMENT DESCRIPTION

This design and access statement has been produced in support of a planning application for the extension of an apartment block. The proposal is for No.2 - 1 bed apartments on the ground, first floor and No.1 - 1 bed duplex apartment over the second and third floor.

1.5 / STATEMENT PREPARATION DATE

Aug 2024

1.6 / STATEMENT AMENDMENT DATE

N/A

1.7 / APPLICANT

HS Property Group

1.8 / ARCHITECTURE

P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ.

2.1 / PREVIOUS APPLICATIONS

- 2024 Ref: 139692/FO - Erection of a three storey extension to form 4no. residential apartments (2 x 3 bed and 2 x 1 bed) (Class C3) - Refused

2.2 / DESCRIPTION OF AMENDMENTS

In this revised scheme, we have reduced the number of units, occupants, and the overall footprint of the proposed three-story extension. The staircase remains within its own stair tower but is now positioned on the north facing elevation, aligning more closely with the original building. The stair tower is stepped, making it subservient to the main building, minimising the chance of overshadowing the neighbouring properties and helping to break up the elevation.

The proposed apartments include two 1-bedroom on the ground & first, and one 1-bedroom, duplex unit, over second & third. Resulting in a reduction of one unit compared to the previously refused scheme.

As illustrated on p.17, ‘07b. - Proposed Floor Plans,’ the proposed extension is 5.8 meters from the red line boundary and from the stair tower is 3.5 meters. The orange solid line indicates the extent of the previous scheme.

● Denotes site location

Public transport map.

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout scale, appearance and landscape of the proposed development are appropriate and in keeping with the context of the area and will enhance the amenity of the site, its surrounds and the local community.
The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled ‘Design and Access Statements: How to write, read and use them’ (2006). For the reasons given above the proposed scheme complies with UDP Policies DES1, DES2, DES7, DES8, EN17 and EN19.

3.1 / USE & AMOUNT

The principle of developing existing sites is in line with national planning policy and this site would fall into that category. Given the proximity to existing amenities and public transport links, the site is in a highly sustainable location.

Following the recent refusal for the site the new proposal aims to resolve all issues that the council had. The proposal now creates 2no. 1 Bed apartments across the ground and first floors. with 1no. 1 bed duplex apartment over the second & third floor’s. Each apartment meets the minimum national space standards and each room offers plenty of natural daylight to enter. Each apartment offers open plan kitchen, living, dining and generous bedroom sizes.

3.2 / ACCESS

The existing pedestrian and vehicular access to the site, located at the end of Langdale Avenue, is to be maintained. To the rear of the site there is also an existing pedestrian access giving a direct route to Stockport Road (A6). Within a 2 minute walk there is access to frequent buses serving Manchester city centre.

The existing hardstanding to the front of the building has no defined parking bays, so it is difficult to ascertain “existing” car parking levels available to current residents. From the numerous site visits undertaken during this design process it is clear that current parking arrangements are on an ad-hoc basis with no real structure to where residents may park. The existing refuse arrangements also add to the uncoordinated nature of car parking as there is no defined area where refuse is stored. The current location of bins would prevent efficient use of the available space. It is proposed to create a new enclosed refuse store which would be more aesthetically pleasing than the current situation and allow efficient use of the space. With clearly defined parking bays we would create an efficient and organised car parking arrangement which serves both the existing and proposed development. The addition of the proposed 3 apartments would give a total number of 19 apartments. With a properly designed car park and refuse layout a total number of 16 parking spaces could be accommodated. Which would give an 80% parking ratio for the existing and proposed developments combined. According to Manchester City Council census data for 2021, 39% of households do not own a car. Given this and the highly sustainable nature of the site, it is considered that the proposal would not create any further parking issues on the suurounding roads. As part of the applicant’s commitment to providing a sustainable development it is proposed to create a covered and secure 20 space cycle parking area. providing 100% cycle parking ratio, where currently none exists. This will give existing and proposed residents the opportunity to not only improve their health but also reduce their carbon footprint.

3.3 / LAYOUT

The proposed extension to the existing apartment block has been defined by the existing constraints of the site. There is currently an undeveloped area of soft landscaping to the north of the site, which is where the extension is proposed. In terms of amenity space this is of low value and is poorly maintained, with the existing brick boundary wall in a poor state of repair. It is proposed to create a landscaped seating area to the northern corner of the site. This will comprise of slatted timber seating surrounded by planting with individual planters dividing the space to create an area for social recreation. A pergola is proposed within this newly created area to offer some shade and add interest. To the rear of the existing block there is currently an area of patchy grass and rubble from the collapsed boundary wall. It is proposed to repair the boundary wall and resurface the area at the rear of the existing and proposed blocks with paving to create private spaces for the ground floor residents. Landscaped planters along the boundary will provide an aestetically pleasing area to relax.

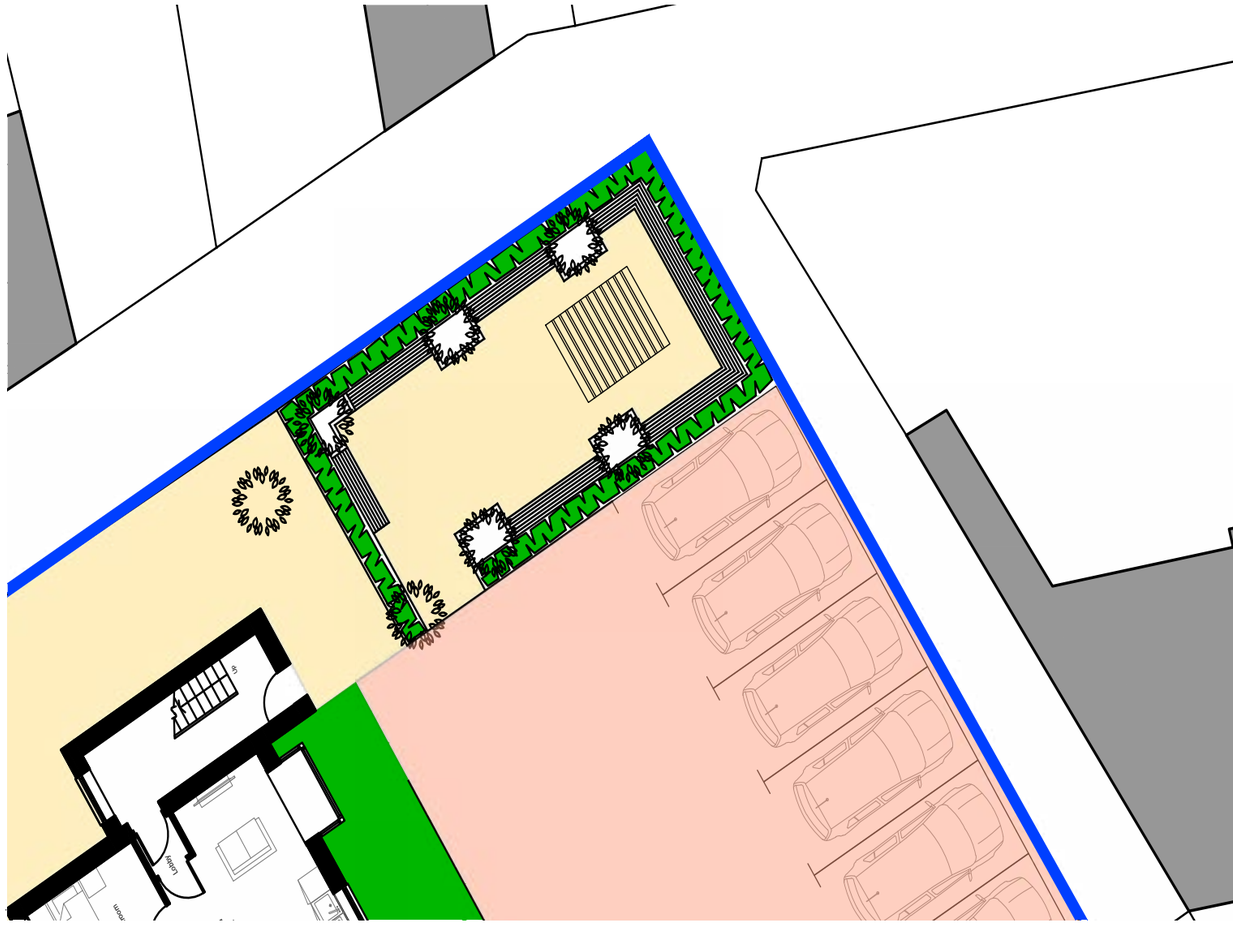
The proposed apartment layouts feature large, spacious rooms with a modern design. Each apartment includes open-plan spaces, large bedrooms, and bathrooms, all of which have a shower rooms. Additionally, each apartment comes with a storage area.

3.4 / SCALE

The proposal's scale has been reduced following the previous scheme, where the stair tower has been relocated to the side as opposed to the front elevation. The previous stair tower at the front has been removed and incorporated into the proposed block. The internal layout aligns with the existing layout. The proposed apartment block is in line with the existing building and maintains the same ridge height.

3.5 / APPEARANCE

The proposed development will harmonize with the existing block by using matching materials for the roof, walls, and dormers. The design aims to replicate and mirror the existing building to create a unified appearance with the existing building. New windows are designed to match the existing sill heights and maintain the same window-to-window distances. Brick detailing around the window heads has been incorporated to match the existing as well. The existing style and theme of the current building has been carried thought about in the new proposal.



Amenity Plan

View of the eastern corner of the site showing collapsed boundary wall.

View to the rear of the existing block showing poor quality amenity space.

View to the rear of the existing block showing poor quality amenity space.

Existing Site Photos

FRONT ELEVATION

VIEW FACING EXISTING CAR PARK

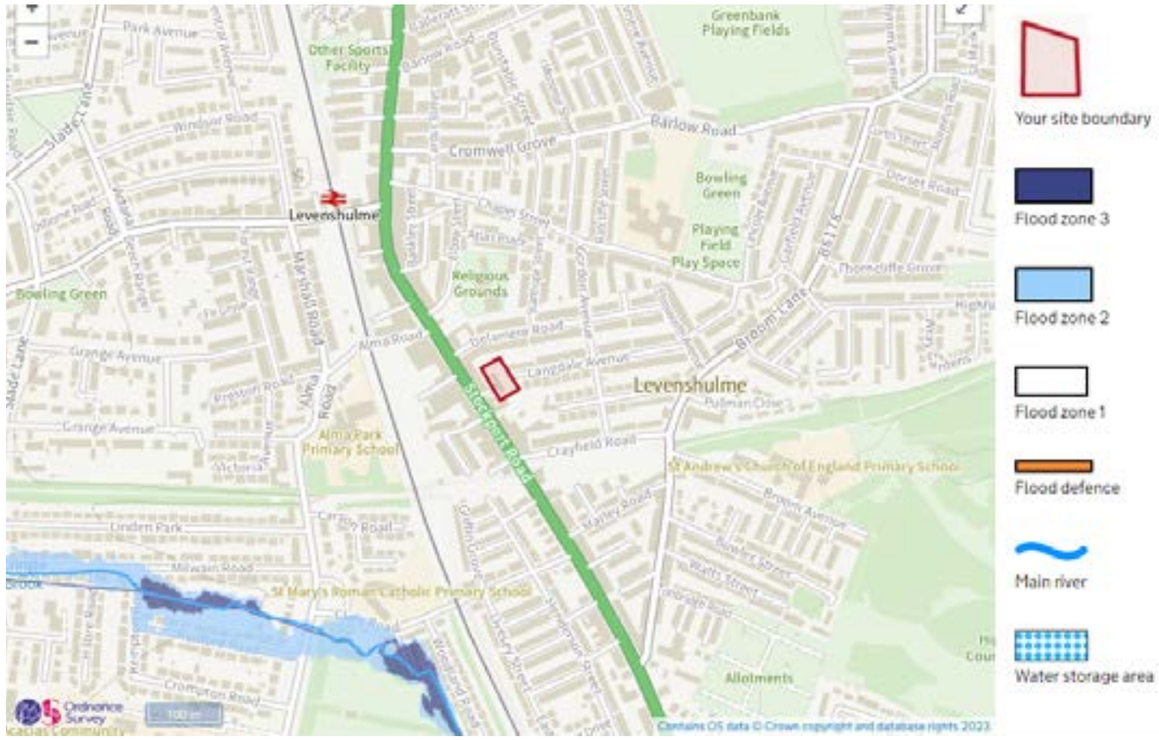
VIEW LOOKING EAST

VIEW LOOKING WEST

Planning polcy Map

Legal Boundary Map (Land Registry)

Flood Risk Map



Your site boundary

Flood zone 3

Flood zone 2

Flood zone 1

Flood defence

Main river

Water storage area

Site Location

РЧЬА

Existing Site Plan (Scale - 1:500)

0m 10 20 30m

Location Plan (Scale - 1:1250)

0m 10 20 30 40 50 60m

01B | **Location & Site Plan**

23061

AS INDICATED @A3

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Site Constraints

N

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Constraints Key

	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window

02d | 23061

Site Constraints Plan - Level 0

0m 2 4 6 8 10 12m

1:250 @A3

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Constraints Key

	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window

03d | 23061

Site Constraints Plan - Level 1

0m 2 4 6 8 10 12m

1:250 @A3

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Constraints Key

	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window

04d | **Site Constraints Plan - Level 2** | 1:250 @A3

23061

0m 2 4 6 8 10 12m

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Constraints Key

	Site Boundary Line
●	Existing Habitable Window
○	Existing Non-Hab Window
●	Proposed Habitable Window
○	Proposed Non-Hab Window

05C | 23061

Site Constraints Plan - Level 3

0m 2 4 6 8 10 12m

1:250 @A3

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Proposed Building

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Constraints Key

	Proposed 1800mm fence

06D | 23061

Proposed Site Plan

0m 1 2 3 4 5m

1:250 @A3

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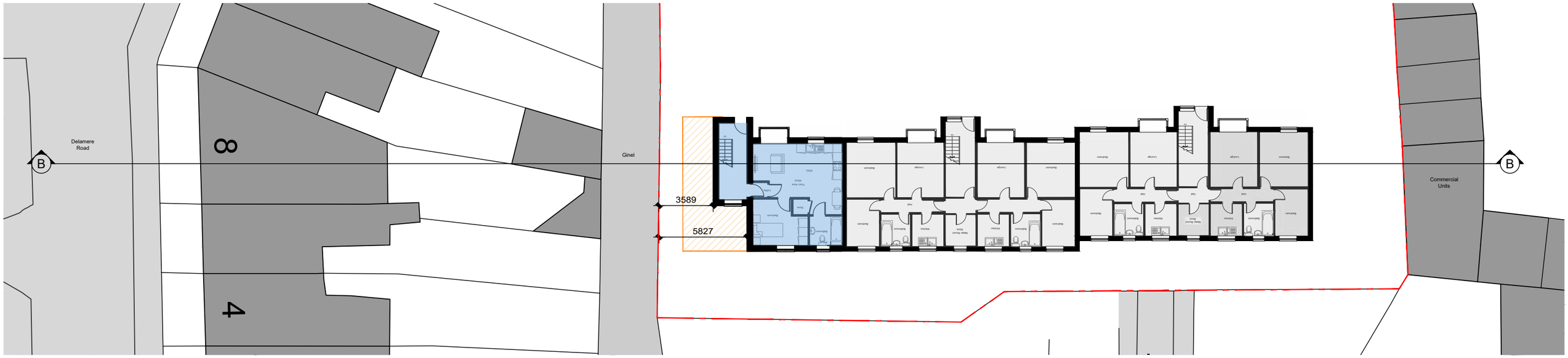
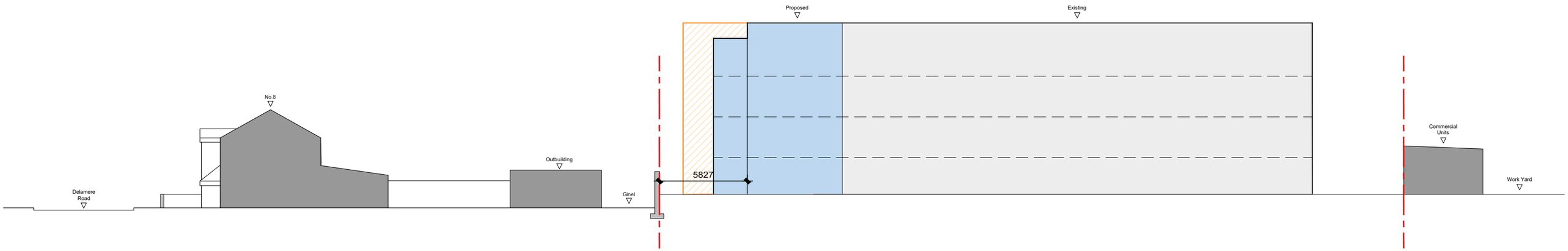
Constraints Key	
	Extent of previous scheme
	Extent of proposed scheme





11b. | **Site Section**

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0m 2 4 6 8 10 12m

1:250 @A3

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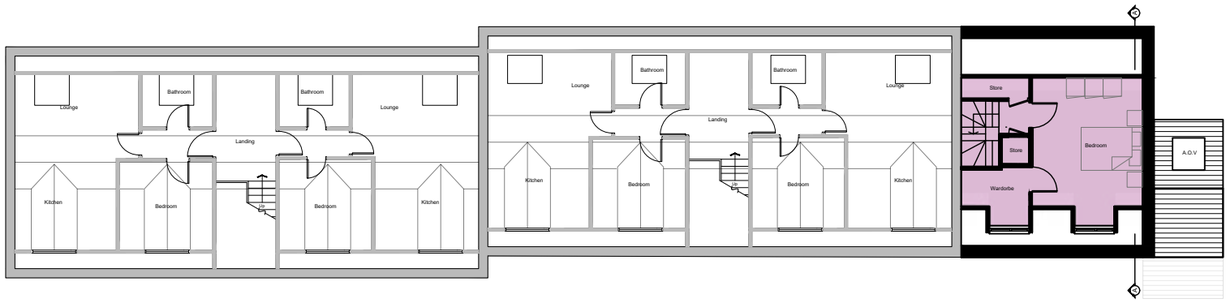
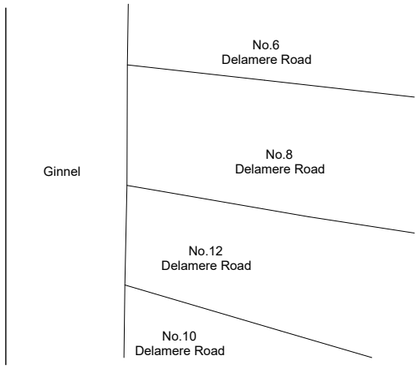
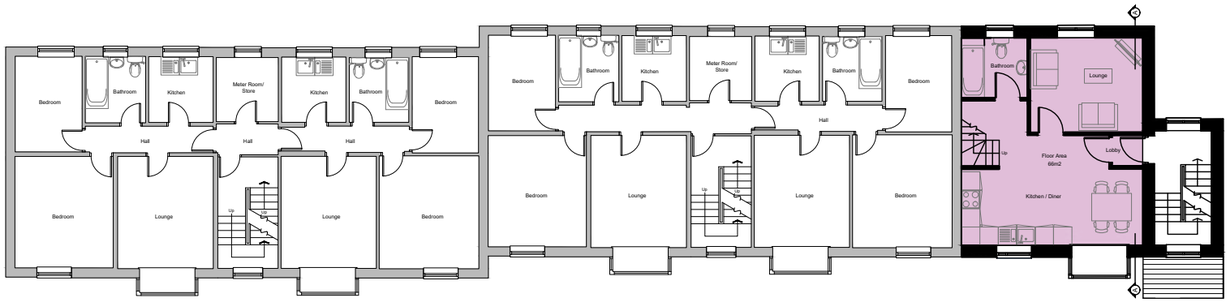
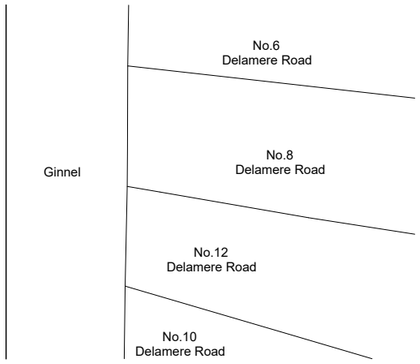
Third Floor



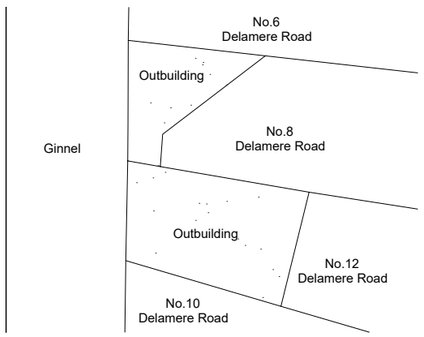


Second Floor

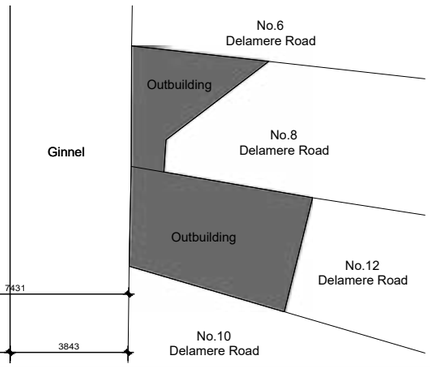


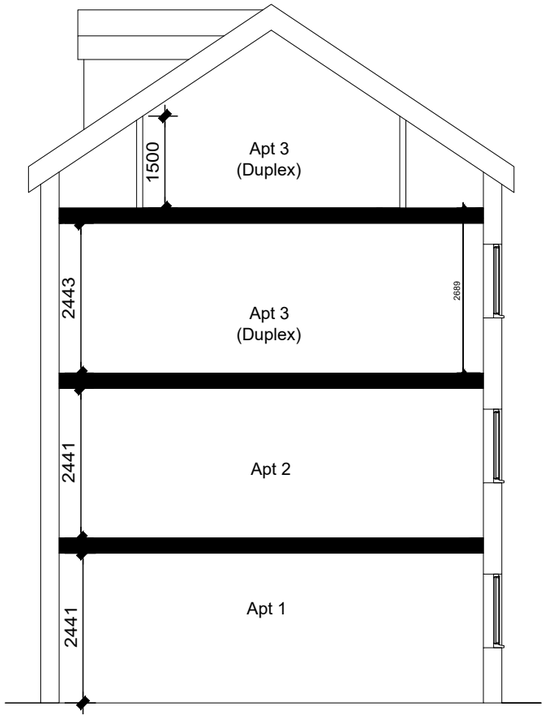


First Floor



Ground Floor





Section A-A

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Design Key

	1B2P Apartment
	1B1P Apartment
	Extent of previous scheme

07b. | **Proposed Floor Plans**

23061

0m 2 4 6 8 10m

1:200 @A3

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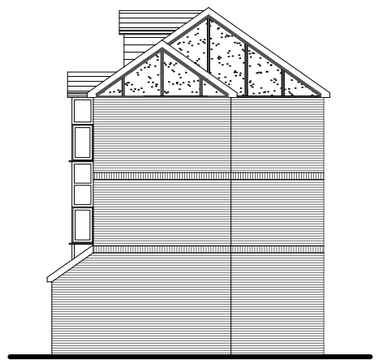
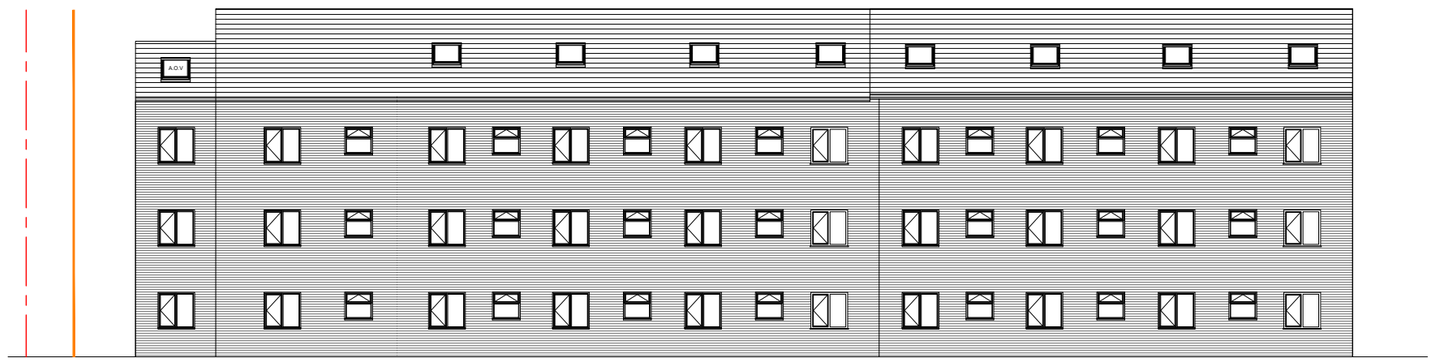
Constraints Key

	Extent of previous scheme

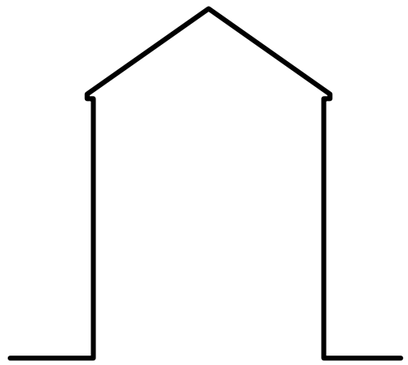
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

08b. **Proposed Elevations**

23061

0m 2 4 6 8 10m

1:200 @A3

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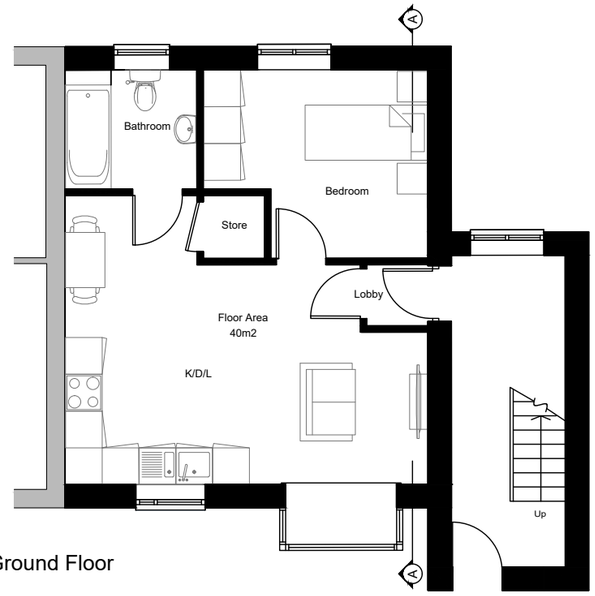
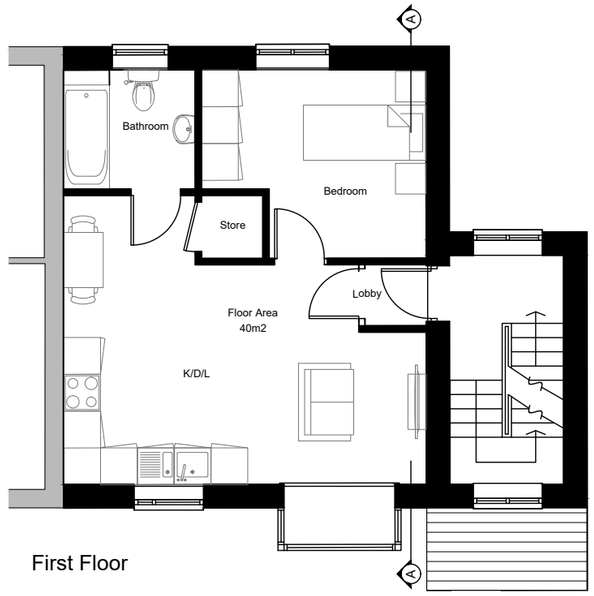
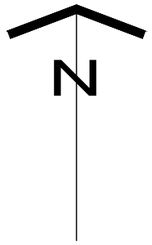


Ground Floor



First Floor



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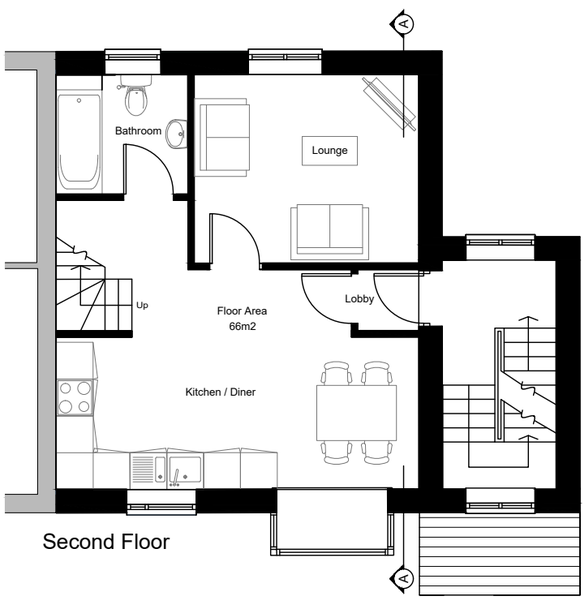
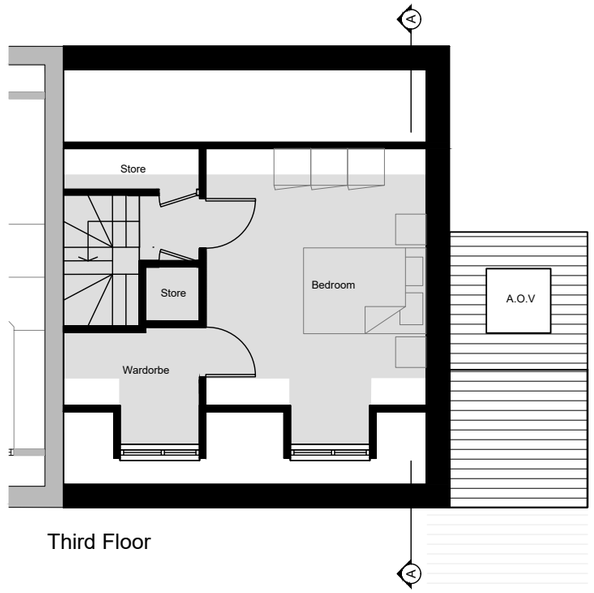
Constraints Key

	Grey area indicates minimum 1.8m head height space



Second Floor



Third Floor

09b | **Proposed Floor Plans**

23061

0m 1 2 3 4 5m

1:100 @A3

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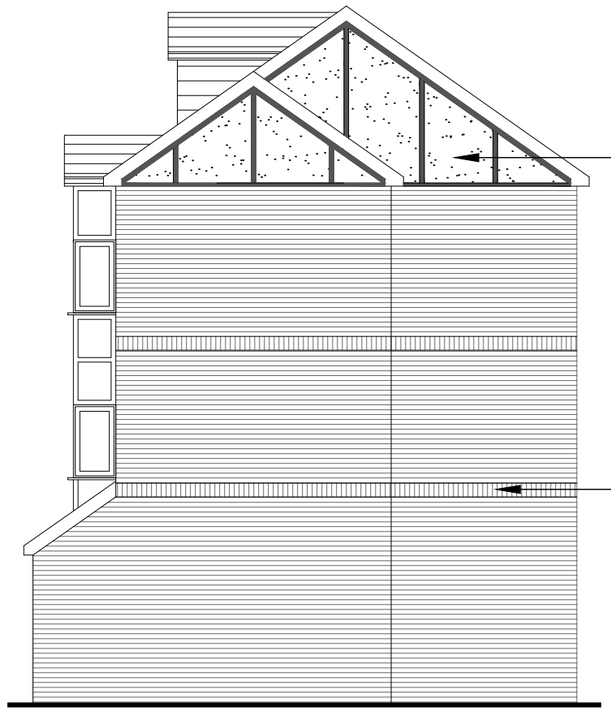
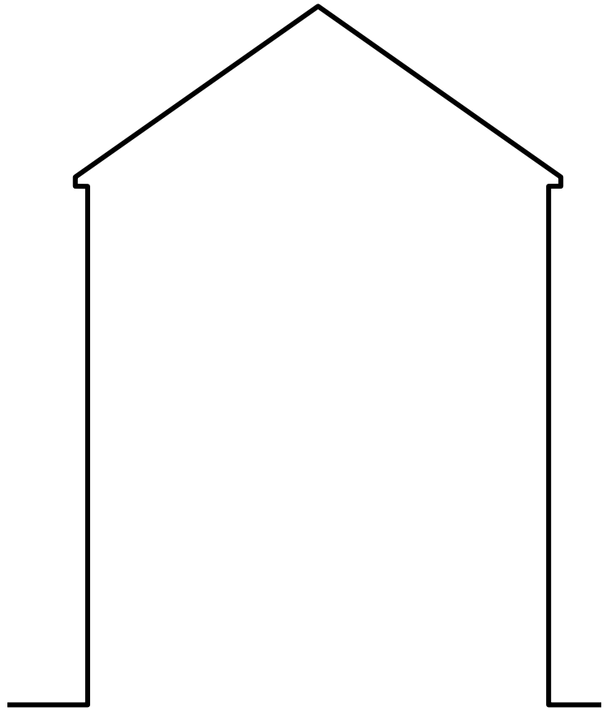
Front Elevation



Side Elevation

Rear Elevation



Side Elevation

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Constraints Key

	Extent of previous scheme

10b | 23061

Proposed Elevations

0m 1 2 3 4 5m

1:100 @A3

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