

Design and Access Statement including Statement with regard to Sustainability and Renewable Energy:

Construction of 8 no. 2 bedroomed Flats at 83 – 95 Wendover Road, Brooklands, Manchester.

Background.

Build and owned initially by the Council and in private ownership in recent years, the existing building comprises of a row of 7 individual shops, (83 – 95) to the ground floor and 7 duplex 3 bedroomed flats (83A – 95A) to the 1st & 2nd floors. These are accessed by a stair and landing at 1st floor level to the rear.

There is a service road to the rear giving access for residents and light deliveries to the shops. There are 7 brick built garages in a parking court and an area of open space, presently grass & shrubs.

The shops in the development include convenience stores, post office, hairdresser and takeaways, providing most essentials for locals. It is close to schools, Metrolink station and is on a bus route giving easy access to nearby towns.

A scheme was first submitted on 14 March 2007 and comprised of an extension to the rear to provide 8 new flats and modifications to existing flats 83A & 85A giving 10 units total.

The scheme was subsequently approved on 13 June 2007. Building Regulations approval was gained and some work was carried out before work being halted. Recently the work was restarted but having been unable to revalidate the original Planning approval further work was halted on the new build. Work is continuing on the refurbishment of 83A & 85A, all other flats now being occupied.

The approval of the previous scheme acknowledged the need for this type of accommodation in this popular area and such need has increased exponentially since that time. Our scheme seeks to provide new accommodation for economic rental along with aesthetic and security improvements for the existing flats and residents.

The Proposal.

Our scheme proposes the building of 8 new flats with access via new entrances and stairs. It is substantially the same in principle as the one previously approved but with a few detail changes for aesthetic and practicality reasons.

Firstly, the two existing flats 83A & 85A no longer form part of the application as they are being renovated in their original form. There would be a new window to the gable of 83A to provide additional light to the upstairs bedroom due to the proximity of the extension but other than minor internal changes they are unaltered and continue to use the existing access.

Access to the new extension would be independent of the existing building via 2 new stairwells with disabled access to the 2 ground floor flats via a ramp and level entrance thresholds.

Secondly, the new roof no longer intersects with the old one which not only simplifies construction but will also minimise disturbance of the residents during construction in that end of the building.

There are some elevational changes including the use of rendered finish, reconfiguration and a reduction in the number of windows and a re-design of the 2 stairwells.

The proposal will allow access to the rear of the shops for servicing as well as a secure entry system for the new building.

We propose to demolish the 7 garages, and in their place provide 7 spaces including 1 for disabled, along with a new screened area for refuse and recycling storage. Further parking to the rear is provided as shown on the plan for existing residents and visitors (none of the current residents have vehicles). More could be provided if necessary although based on current experience demand is unlikely.

Foul & surface water drainage is by proposed connection to the existing combined on-site 150mm system connected to the public sewer.

Schedule of Floor areas:

The development comprises of 6 no. flats of floor area 62.7m² and 2 no flats of 60.15m² giving a total of 496.5m²

Environmental Standards Statement:

The construction now proposed will be of timber frame and render finish which along with the latest levels of insulation and high performance windows will provide economically heating by efficient electric radiators. The large roof area with unobstructed daylight is ideal for solar panels and a scheme for these will be incorporated by an approved supplier/contractor, to provide substantial carbon offset.

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