



Tang & Associates Ltd

Design and Access Statement

Produced specifically for the proposal at

40 Demesne Road
Manchester
M16 8HJ

August 2024

Tang & Associates Architecture Ltd
Chartered Architects

Address: 10/F, 1 City Approach, Albert Street, Eccles, Manchester M30 0BG
Telephone: 0161 877 9587
Email: barrytang@tangassociates.co.uk

Contents

1.0	Introduction	1
1.1	Purpose of the Report	1
2.0	Context.....	2
2.1	Planning History (Digitally Accessible).....	3
2.2	Existing Condition	3
3.0	The Proposal.....	3
3.1	Design Principles	4
3.2	Appearance	4
3.3	Access.....	5
3.4	Landscape.....	5
3.5	Waste Management	6
4.0	Conclusion	6

1.0 Introduction

This Design and Access Statement has been prepared by Tang & Associates Ltd on behalf of our client for the *change of use of the existing lower ground floor level into 1 no. 2-bed apartment with external alterations to include new windows and lightwells* at 40 Demesne Road, Manchester, M16 8HJ, hereafter referred to as “the site”. While reading this document please also review together the proposed drawings submitted as part of the Planning Application.

Planning Application Drawings:

- 9861/001A – Location Plan
- 9861/111A – Existing & Proposed Lower G/F Plans
- 9861/121A – Existing & Proposed Elevations

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the Planning Application.

2.0 Context



Figure 1. 9861/001a - Site Location Plan

The site lies within the Local Planning Authorities of Manchester City Council, located in Whalley Range predominantly comprising of residential dwellings with shops, schools and public houses for the residents. The site is well-served by public transport, with several bus routes providing convenient connections to Manchester city centre and surrounding areas.

2.1 Planning History (Digitally Accessible)

No digitally accessible planning applications are associated with the site address.

2.2 Existing Condition

The existing 4-storey building comprises of 9 no. apartments; however, the lower ground floor is used as storage space. The site also features a backyard for the residents.

3.0 The Proposal

The proposal is for the *change of use of the existing lower ground floor level into 1 no. 2-bed apartment with external alterations to include new windows and lightwells*. In response to the rising demand of housing in Manchester, the proposal makes effective use of underused space, supporting sustainable urban growth by optimizing existing resources.

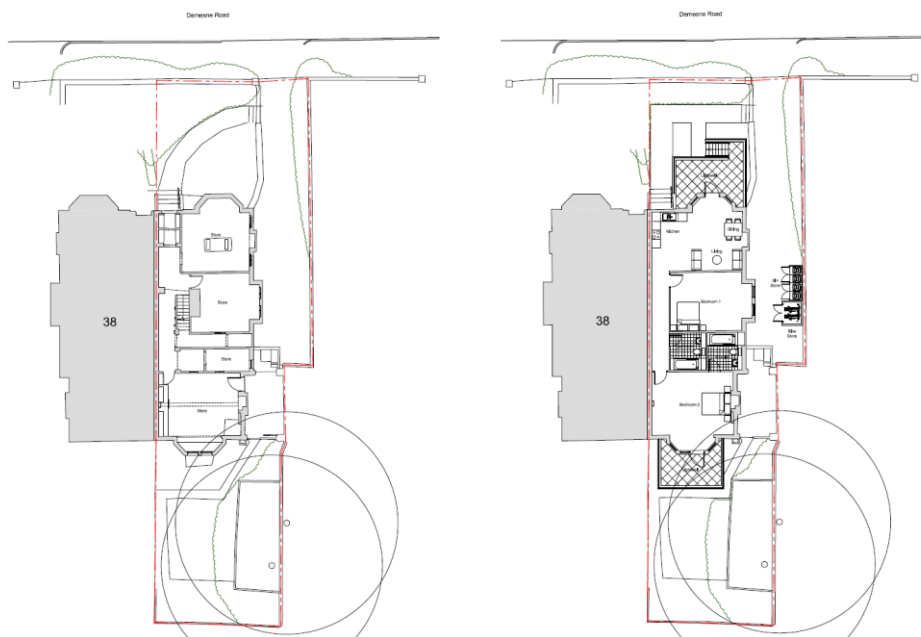


Figure 2. 9861/111a – Existing & Proposed Lower G/F Plans

3.1 Design Principles

The following list are some principles followed while designing the apartments:

- Retain existing building features.
- Support sustainable transport by providing bicycle storage.
- Access to natural light from all habitable spaces.
- Enhance exterior while matching existing design language.

3.2 Appearance

The external appearance of the building will have minimal changes to retain the development's original character. Any new walls, windows and doors will match the existing.



Figure 3. 9861/121a – Existing & Proposed Elevations

3.3 Access

Entries for residents will be through the front of the building on Demesne Road. This entrance will be the only access into and out of the basement flats. Additionally, there is existing access available to the backyard from Demesne Road.

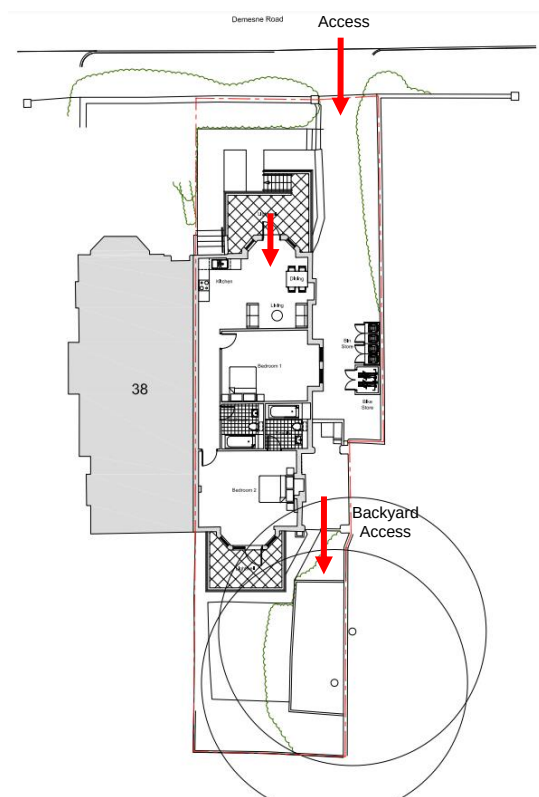


Figure 4. 9861/111a – Access Points

3.4 Landscape

The landscaping is set at the front of the proposal facing Demesne Road; the overgrown hedges are proposed to be trimmed to enhance the street-scene. The proposed footpaths will allow easy access to the basement flats and to the above flats.

3.5 Waste Management

The proposal consists of a 1 no. 2-bed apartment. A waste storage area has been accounted for each this apartment. The waste bins will be accessible for collection by the council/private waste collection.

- 1 x 240L bin (General Refuse)
- 1 x 240L bin (Mixed Recycling)
- 1 x 240L bin (Pulpable Recycling)
- 1 x 240L bin (Garden Waste)
- 1 x 23L caddy (Food Waste)

4.0 Conclusion

The design team have carefully prepared the Planning Application and designed a scheme which is sensitive to the character of the immediate context and the wider area. We feel that the proposal would be a valuable addition to the area by providing high quality and well-designed apartments along Demesne Road.

The site was designed to consciously address security, privacy, accessibility and connectivity to create a sustainable and connected community.

