

DESIGN AND ACCESS STATEMENT

483 BARLOW MOOR ROAD
M21 8AG



AFR STUDIO LTD
Architectural - Engineering - Interior Services

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INTRODUCTION

This report has been produced by AFR Studio Ltd on behalf of our client as a supporting document for a Full Planning Application for the existing building which constitutes of the Parkway take-away, Cutting edge Saloon, south Manchester Heating out let and MOT worksho on the rear of the commercial units at 479 Barlow Moor Road, Chorlton, Manchester M21 8AG.

The existing building will be demolished and a new four storey building will be constructed to accommodate apartments to the upper floors and commercial space on the ground floor.



PLANNING

Pre application advice has been sought from Manchester City Council. With discussions taking place to evolve a design to respecting use, mass and density for the site that is acceptable and supported.

PLANNING APPLICATION

This application seeks Full Planning Approval to demolish the existing building on the site and proposes a new build development with class E use to the ground floor with apartments above, (17No- 1 and 2 Beds) 9No parking spaces (including 2 No DDA and 2No Electric charging points) and 16No Secure Cycle spaces together with bin storage for the apartments and commercial unit.

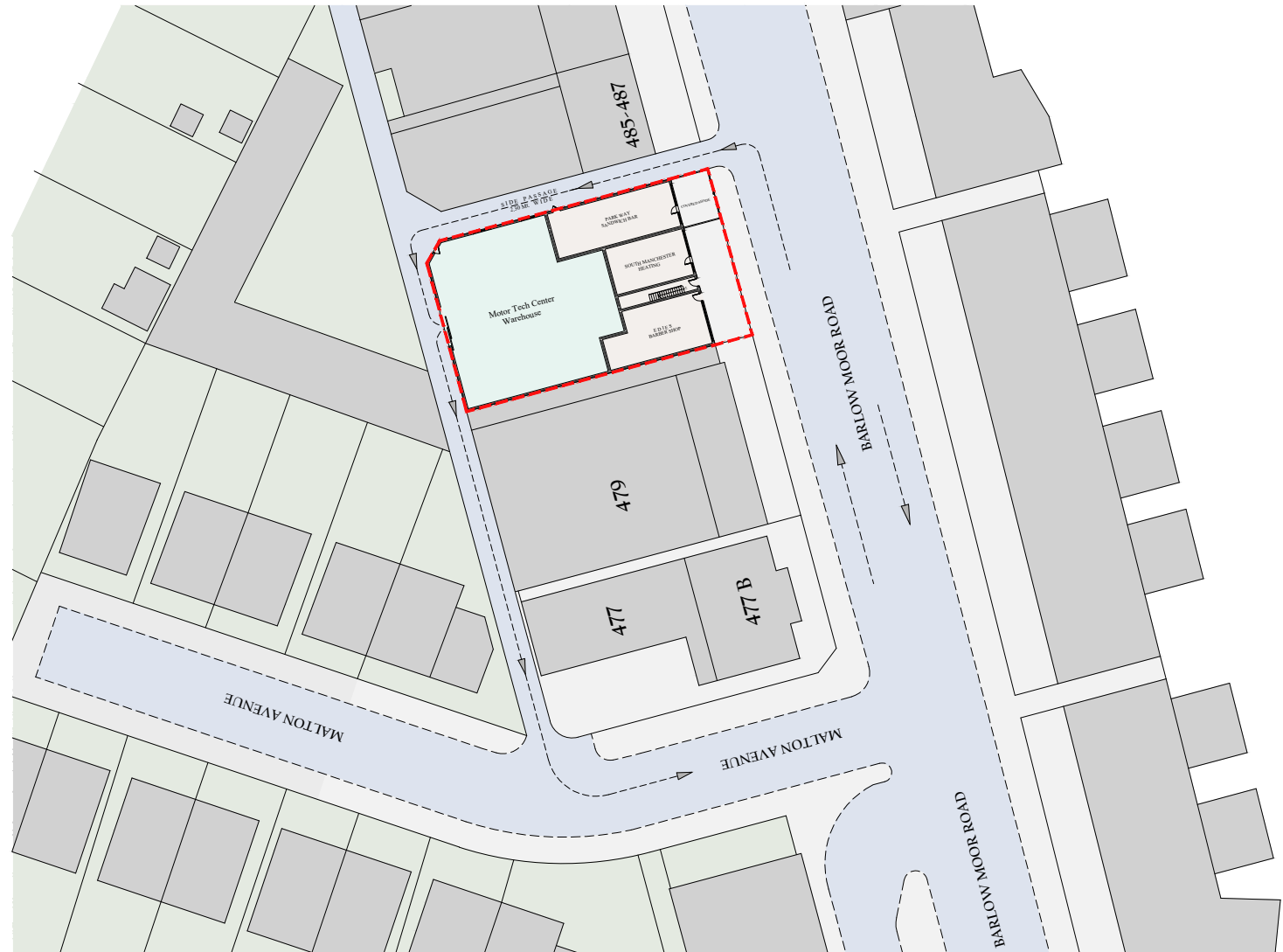
CONTEXT

1. SITE LOCATION

The site is located at 483 Barlow Moor Road (A5145), Chorlton, Manchester. This major arterial route runs North to South through Chorlton linking Manchester/ Old Trafford in the North to the M60 ring road in the south.

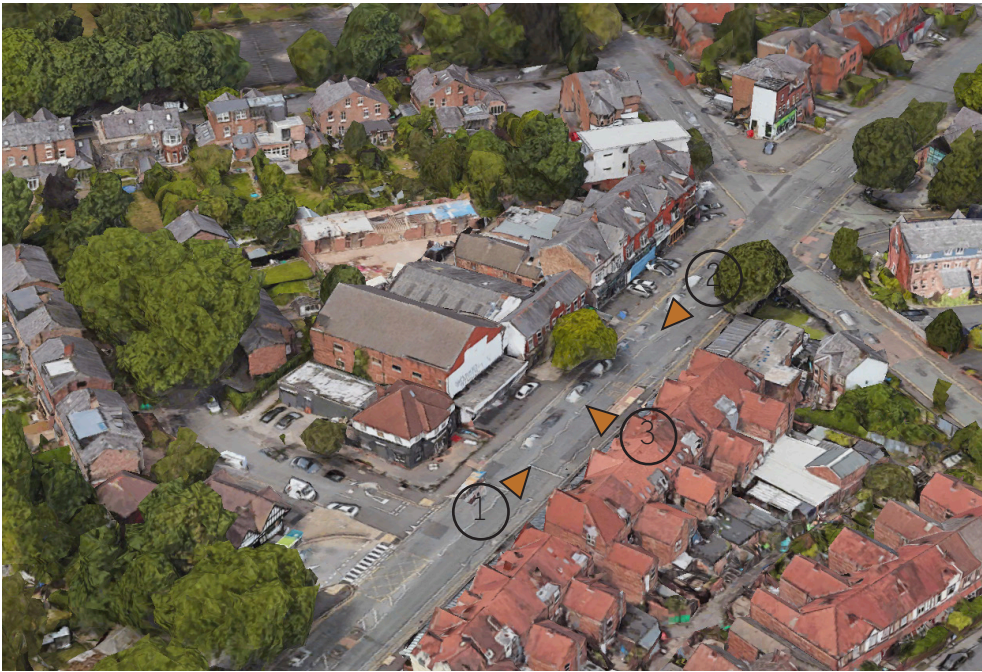
2. SITE CONTEXT

The site is bounded by a side street to the North, and an under construction apartment project on the south to the East. A vacant dilapidated mixed use building to the South and residential properties to the West. The existing building was built in 19... . The site is currently under use of a beauty saloon, east Manchester heating solution, parkway take-away and MOT workshop. On the first floor is a flat and a yoga room which are unoccupied. It presently appears a poor shape and does not contribute to the vibrancy of the area.



Scale 1:500

SITE EXISTING



AERIAL VIEW OF SITE



1



2



3

SITE EXISTING



AERIAL VIEW OF SITE



1



2



3

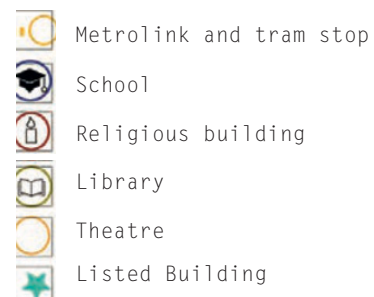
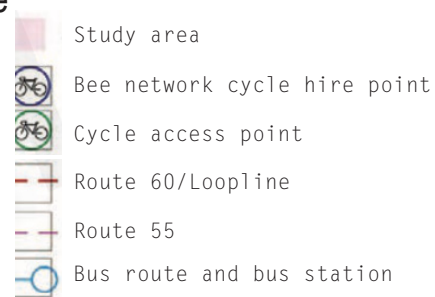
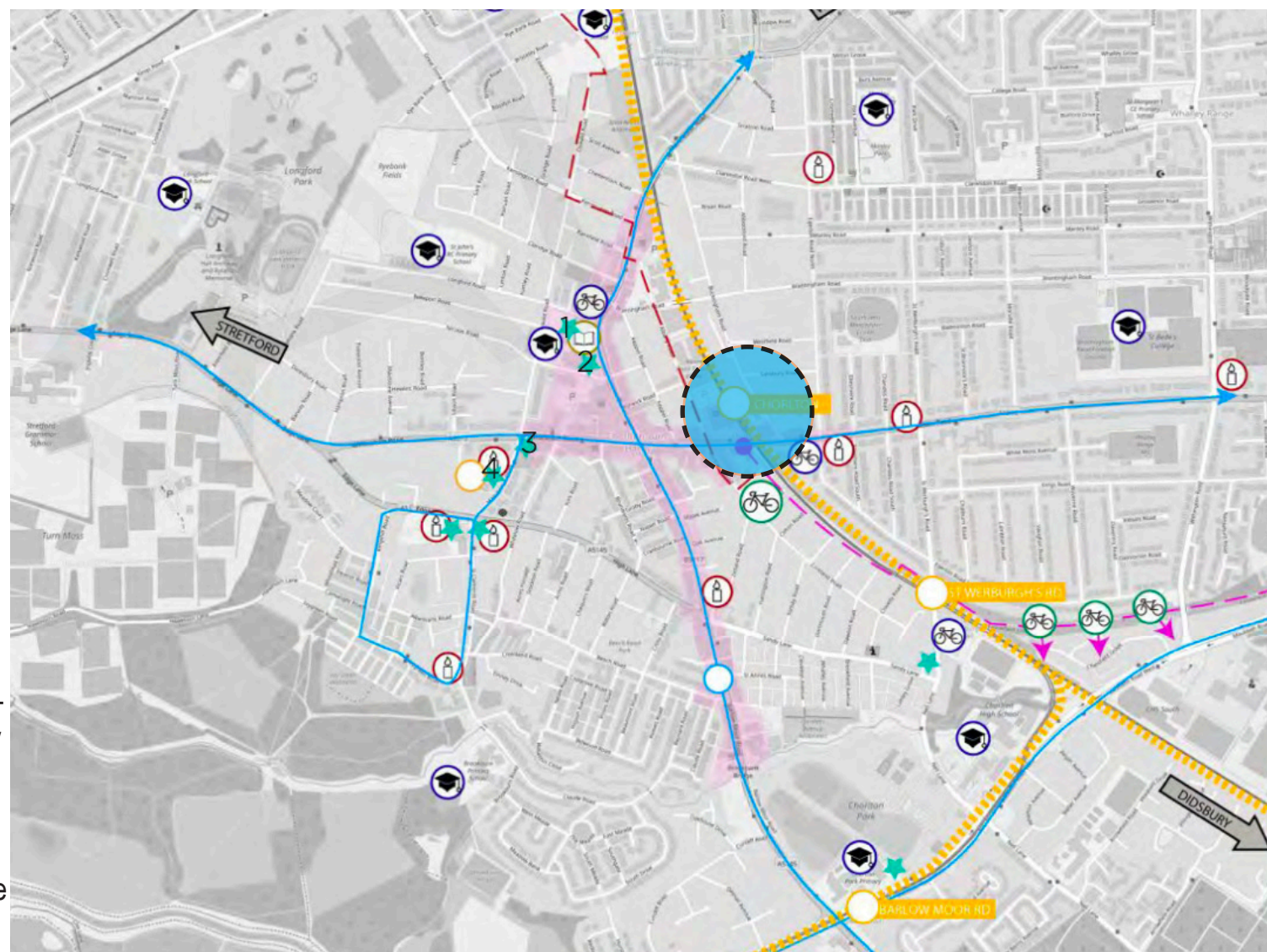
SITE LOCALITY

The site is located within Chorlton District Centre and is approximately 500m from Chorlton and St. Werburgh's Road Metrolink Stations. The area has a mixed character including town centre uses such as shops, takeaways, and offices, as well as residential. Residential development includes largely terraced and semi-detached housing as well as apartments within purpose built buildings and above commercial premises. The site is approximately 5Km to the south of Manchester City Centre. The area is mixed use with dominantly residential dwellings with a mix of; 5 storey apartments, 4 storey apartments, 2 storey semi-detached and 3 storey over 55's accommodation are just a few to name.



SITE CONNECTIONS

The site is located on Barlow Moor Road with good public transport links which include bus stops travelling between Manchester to the North and Didsbury to the South and other local links. The site is well connected by both private and public transport whilst its location within Chorlton District Centre means there are numerous services, amenities and leisure facilities within walking distance of the property. Cycle routes also run throughout Chorlton. Trams also run across Chorlton which links the area to the city directly and to other parts of Manchester as well making it ideal for commuters to stay in and use. The Chorlton and St Werburgh's Road Metrolink Stations are approximately 500m away and provide routes to Rochdale, Manchester Airport, East Didsbury and the Road networks are also quite strong as the M60 ring road is a short drive which connects to the M6 providing access to the North and South of the country. Junction 6 of the M60 Motorway is located approximately 1.7Km from the site. The property is also surrounded by high frequency bus stops on located to the south with services to The Trafford Centre, Manchester City Centre, Stockport, and other destinations.



Manchester city council,
plan - CHORLTON PUBLIC REALM
PLAN

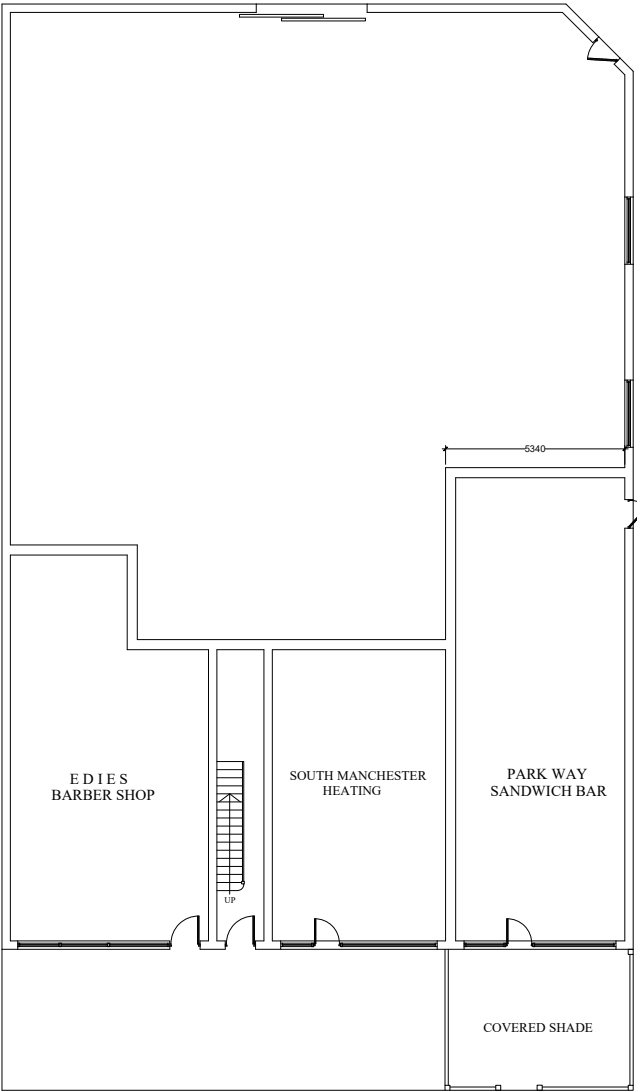
EXISTING CONDITION

The existing building is not nationally or locally listed, nor is it located within a conservation area. The property appears to date from the early 20th Century and is not considered to be of heritage merit. It is understood that the building has previously been used as a commercial shops and on the rear side open yard which was later converted into a MOT workshop. There is no decorative frontage and with the development of neighbourhood, the building is now an eyesore. If this frontage existed the building would likely have been regarded as a non-designated heritage asset, however as it is it comprises largely featureless brick elevations and does not possess sufficient heritage value to warrant protection of further consideration.))))) The currently the building is not in proper and efficient use and needs a well thought development. The principle of demolition of the building and redevelopment of the site is therefore appropriate and will allow for efficient use of the site. There are no nearby sensitive designated heritage assets which could be impacted by the proposed scheme in terms of setting.

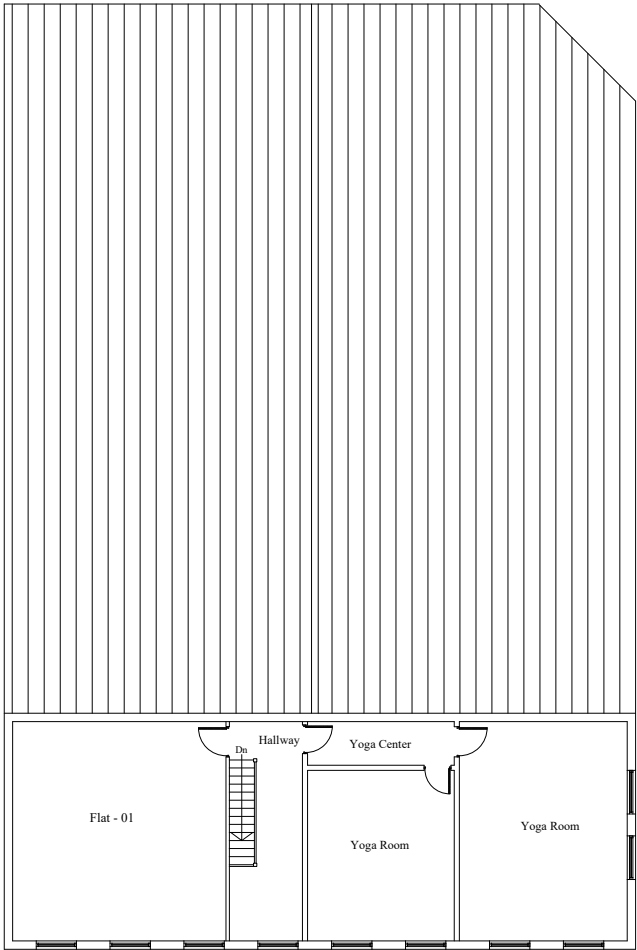


EXISTING PLANS

The site is occupied by a part single a part two floor building building of brickwork construction on the front and a temporary steel trusses building on the rear side which is currently converted to use as a MOT workshop. It includes a three commercial shop on the front of the building and an alley-way/ginnel running to the north and south between the adjacent property. The part of the building itself is two story on the front with a pitched roof. It is constructed of red brick and appears to have an industrial/warehouse type appearance. The building has existing windows to its front elevation only. The ground floor accommodates the glazed shopfront of the existing three commercial units, which is protected by roller shutters.



EXISTING GF PLAN



EXISTING FF PLAN



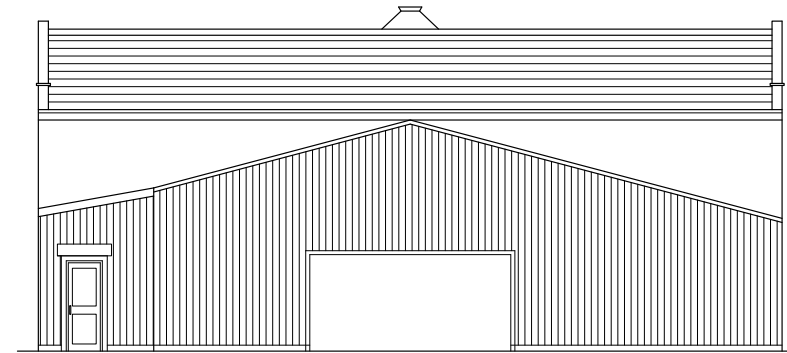
EXISTING ELEVATIONS

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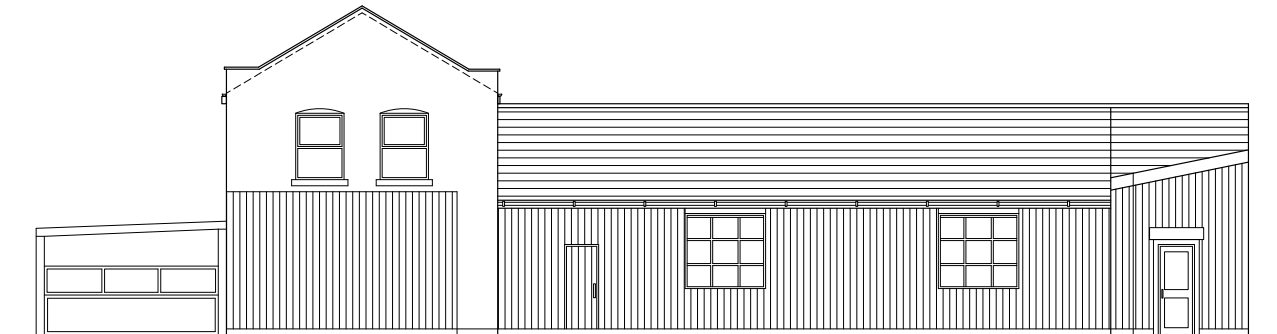
The part of the building itself is two story on the front with a pitched roof. It is constructed of red brick and appears to have an industrial/warehouse type appearance. The building has existing windows to its front elevation only. The ground floor accommodates the glazed shopfront of the existing three commercial units, which is protected by roller shutters.



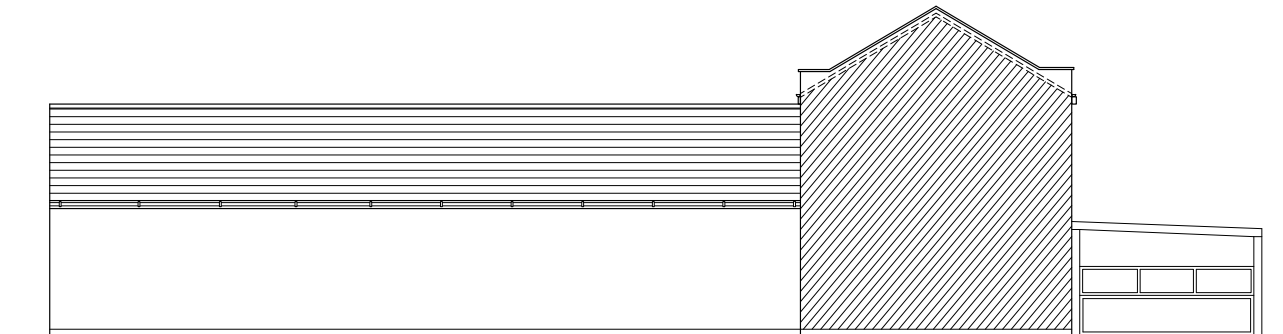
Existing Front Elevation



Existing Rear Elevation



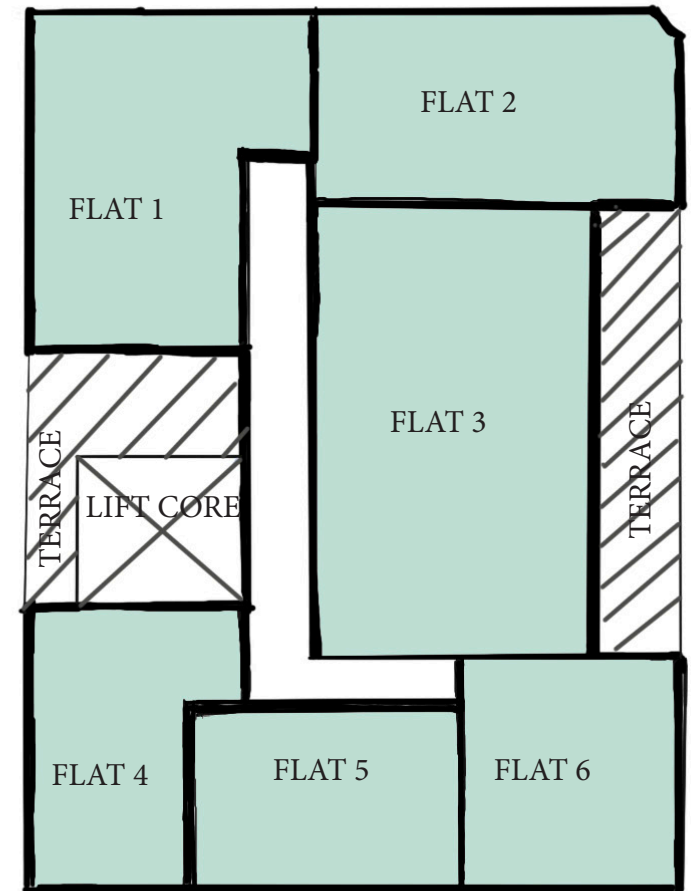
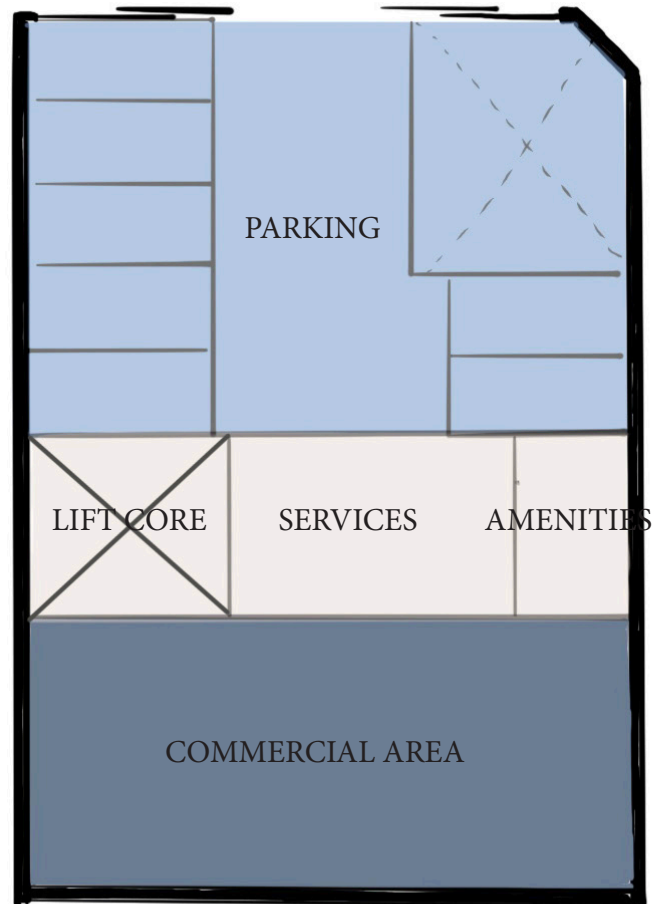
Existing Right Side Elevation



Existing Left Side Elevation

PROPOSED PLAN

The proposal involves the demolition of the existing building and erection of a mixed-use development comprising a ground floor commercial unit (use class E) and 17 apartments on the upper floors. The development will provide a new high-quality building which will be mainly three storeys in height with an additional set back floor. The commercial unit will provide active frontage onto Barlow Moor Road and will be approximately 138 square meters. Class E use is applied for. On the upper levels of the building a mix of 1- and 2-bedroom apartments will be provided. These will be attractive to a wide range of future occupiers including young professionals and couples, key workers, young families, as well as people wishing to downsize. The provision of residential accommodation on the site, in a sustainable and accessible location, will also help support existing shops, services and businesses in Chorlton District Centre by providing additional footfall.



PROPOSED PLAN

At ground floor level a commercial unit is given of 138 sqm. The ground floor also consists of the building a cycle store is provided with 100% cycle parking achieved for residential users. This can be accessed from the main front entrance and from the rear.

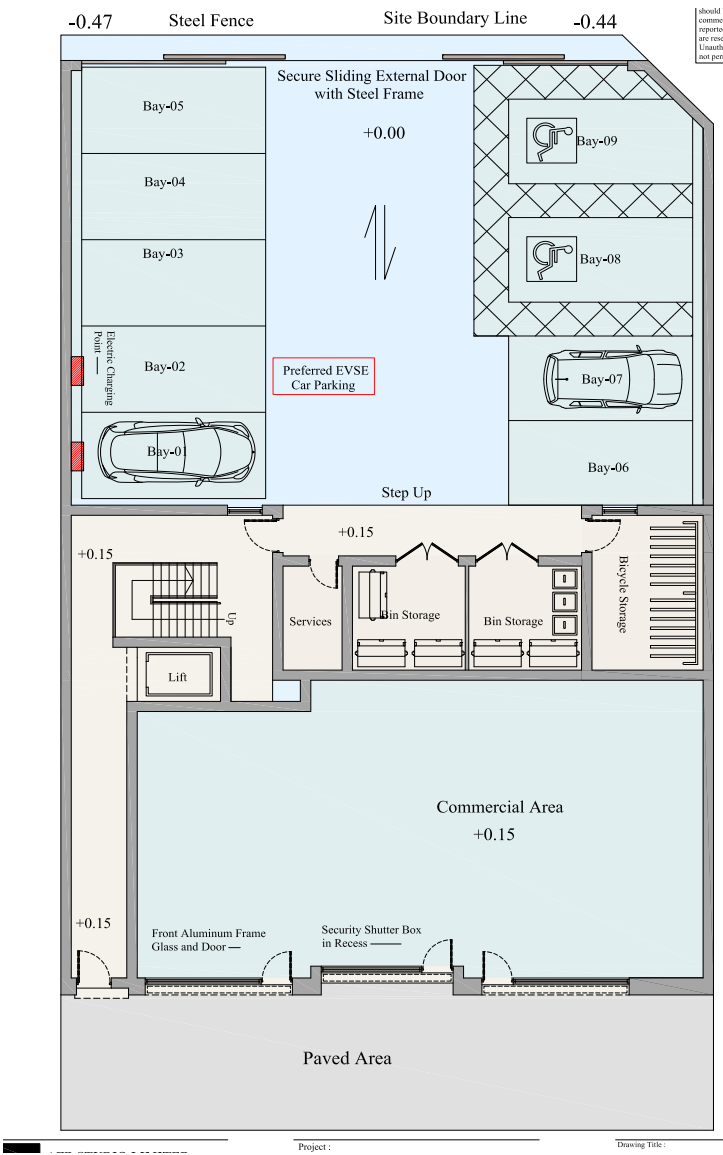
The provision of a DDA lift has been located to access all apartments. 9 parking spaces have been provided with 2 disabled ones.the existing rear access road at the rear of the site which runs parallel to Barlow Moor Road, over which the applicant enjoys right of access. Internally a lift will provide level access to all floors of the building.

17no. Secure Cycle storage has been provided for the residents at ground floor

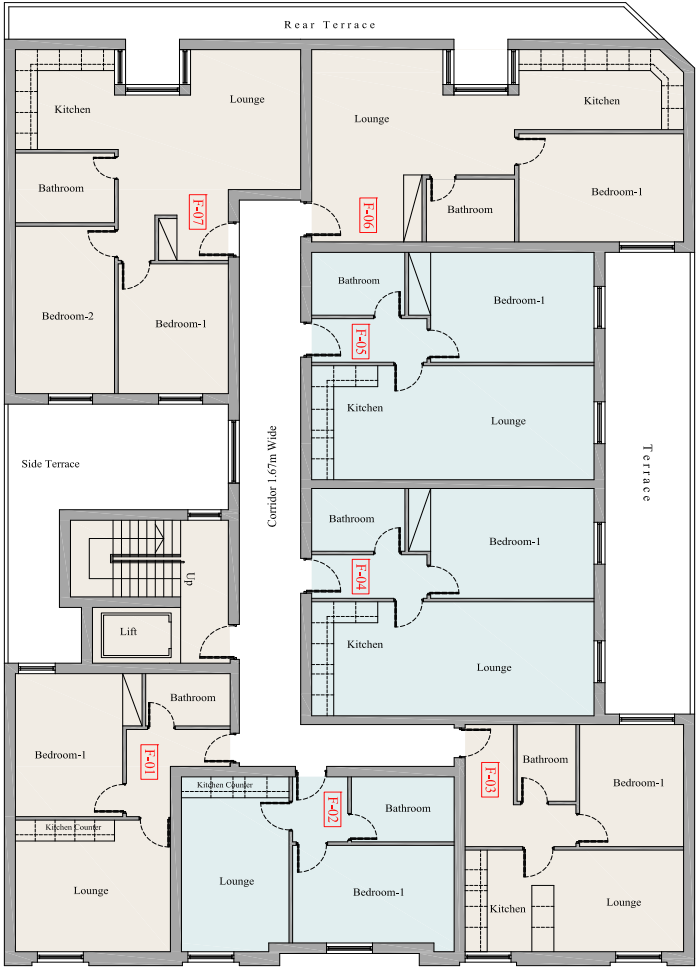
The Building complies with part M Regulations where all doors and access is made accessible to wheelchairs.

The Ground Floor:

- Commercial unit 138 square meters.
- Ancillary facilities which include



Front Commercial Area	138.81m²
Front Passage and Stair Case	44.97m²
Services Area	05.22m²
Waste Bin Storage Area	2.29m²
Bicycle Storage Area	14.64m²
Rear Car Parking Area	237.07m²



F-01	One Bed One Person	38.00m²
F-02	One Bed One Person	36.11m²
F-03	One Bed Two Person	38.75m²
F-04	One Bed Two Person	50.13m²
F-05	One Bed Two Person	50.13m²
F-06	One Bed One Person	52.84m²
F-07	Two Bed Three Persons	62.43m²

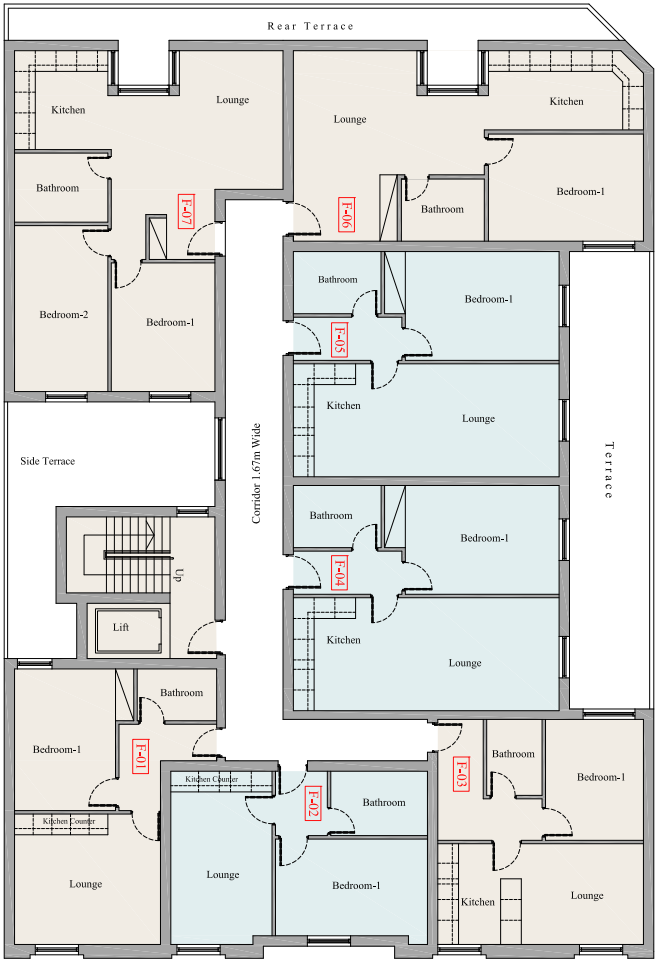
PROPOSED PLAN

The first floor consists of 6 one bed apartments and 1 two bed apartments.

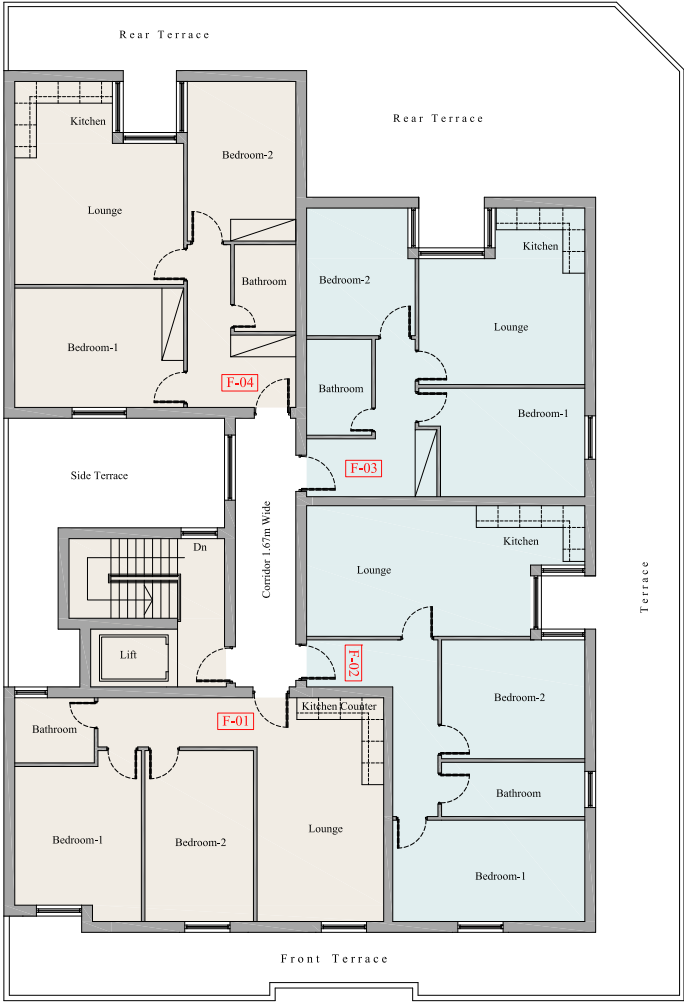
The second floor

The third floor

The scheme will provide a total of 13 apartments comprising a mix of 1 and 2 beds. The apartments will be accessed from a dedicated residential entrance fronting Barlow Moor Road. The car parking spaces will be accessed from The apartments will be generously sized and comprise well-designed living accommodation to reflect modern occupier expectations with external balcony and terrace areas provided. Nationally Described Space Standards are met and exceeded for the proposed apartments in terms of overall areas and room sizes. The apartments will benefit from good levels of natural light and outlook. They will comply with all relevant building regulations in terms of energy performance and efficiency.



F-01	One Bed One Person	38.00m²
F-02	One Bed One Person	36.11m²
F-03	One Bed Two Person	38.75m²
F-04	One Bed Two Person	50.13m²
F-05	One Bed Two Person	50.13m²
F-06	One Bed One Person	52.84m²
F-07	Two Bed Three Persons	62.43m²



F-01	Two Bed Three Persons	62.10m²
F-02	Two Bed Four Persons	69.85m²
F-03	Two Bed Four Persons	58.00m²
F-04	Two Bed Four Persons	66.49m²

CONTEXTUAL ELEVATION

The first elevation shows the exiting frontage of barlow moor road.



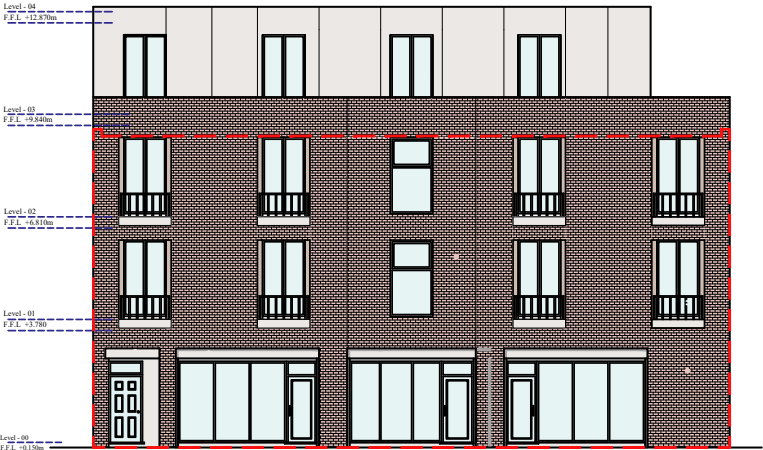
Existing Street Elevation to Barlow Moor Road

This elevation shows how the proposed building sits within the new approved 479 barlow moor road currently being constructed. The facade of the proposed building matches the proposed ground floor symmetry of glazed doors and windows to establish a rhythm and form a continuous appearance forming a coherent look on barlow moor road.

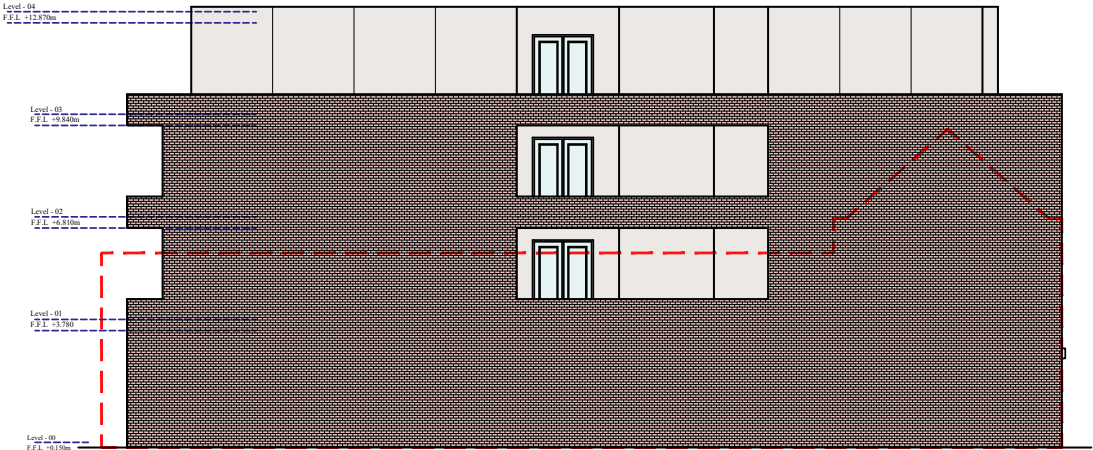


Proposed Street Elevation to Barlow Moor Road

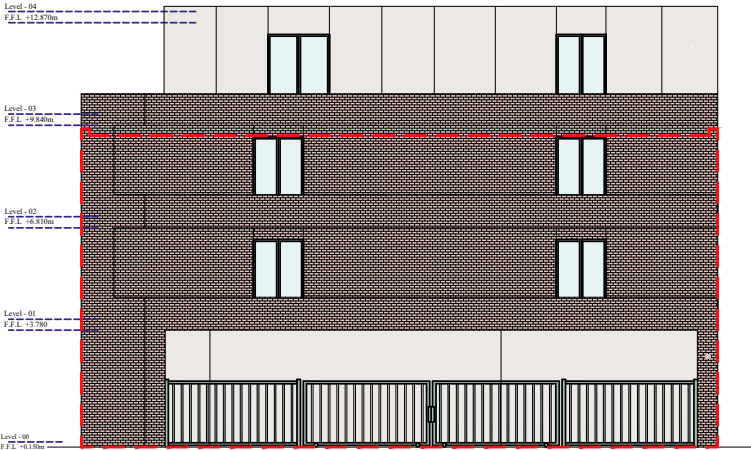
PROPOSED ELEVATIONS



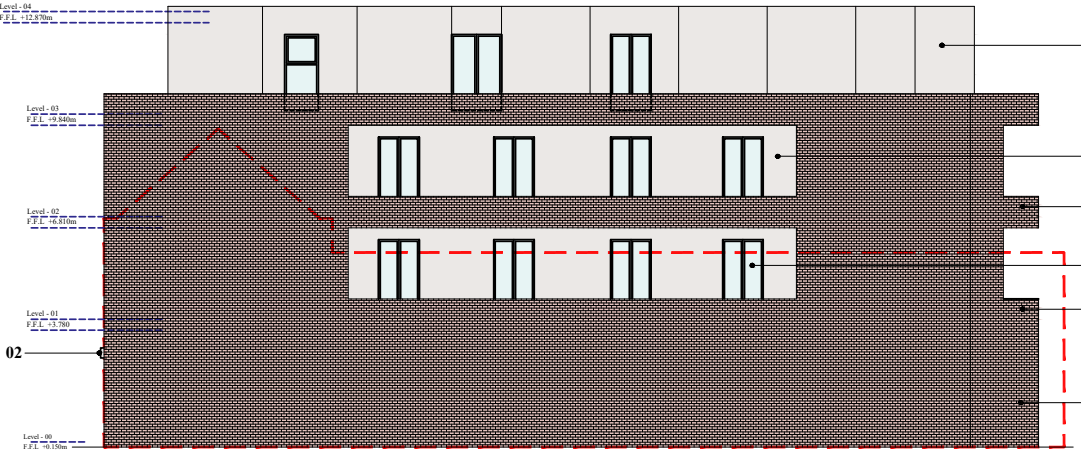
Proposed Front Elevation



Proposed Left Side Elevation

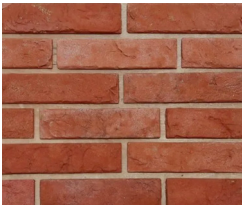


Proposed Rear Elevation



Proposed Right Side Elevation

MATERIALITY



- | | |
|-----|---|
| 01. | Commercial Shops Front Aluminum Frame and Glass |
| 02. | Red Brick Cladding |
| 03. | Balcony |
| 04. | Steel Railing on Balcony |
| 05. | Red Brick Cladding in Recess Area |
| 06. | Double Glazed Windows |
| 07. | Dekton Wall Cladding |
| 08. | Passage Door to Access Stair Case and Lift |
| 09. | Dekton Wall Cladding in Recess Area |
| 10. | Projection above Door |
| 11. | Security Shutter in Recess |

Proposed Front Elevation

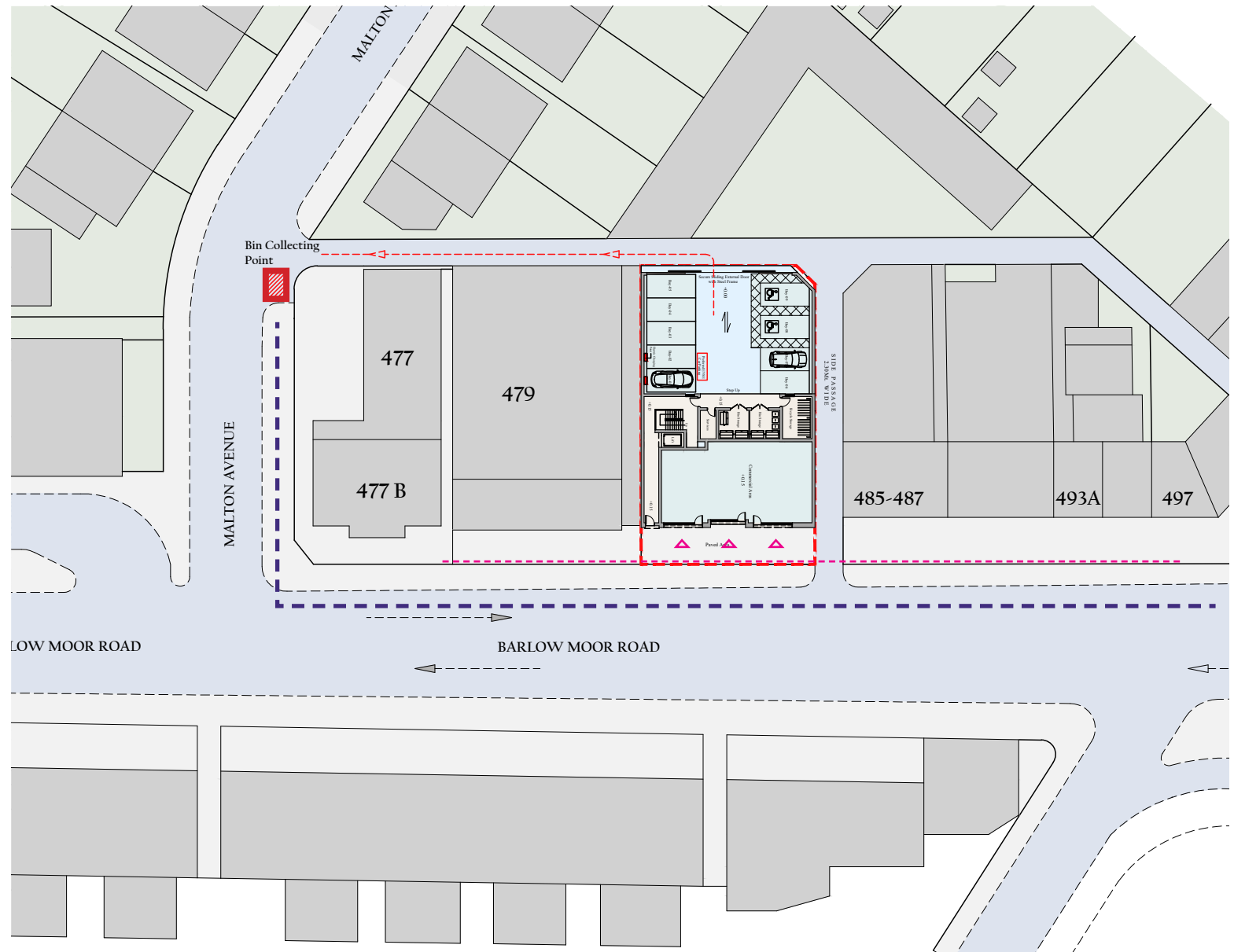
SERVICING, PARKING AND CYCLE STORE

General servicing and deliveries will take place from the curbside on Malton Avenue or from A5145 Barlow Moor Road, in line with the previous users arrangements. Fire tenders and emergency vehicles will access the site from the roadside on the A5145 Barlow Moor Road or from Malton Avenue.

An internal secure cycle store to accommodate 15 cycles is located on the ground floor for residents use which can be accessed from the front or rear of the building

A total of 4 parking spaces are to be provided at the rear of the property. Refuse collection will be undertaken from the roadside in the same manner; this will likely be undertaken by a private operator.





BUILDING USE SUMMARY

Area and accommodation schedule						
Level	Floor	Areas				Net/Gross
		GIA		NIA		
		m2	ft2	m2	ft2	
Residential	Third Floor	327.53	3524.22	71.09	764.93	78.29
	Second Floor	517.44	5567.65	187.05	2012.65	63.85
	Frist Floor	517.44	5567.65	187.05	2012.65	63.85
	Ground Floor	90	968.4			
Commercial	Ground Floor	138.81	1493.59			

Accommodation -Apartments							
Apartment no.	1 Bedroom	2 Bedroom	Bathrooms	Terrace	Total	NIA	
						m2	ft2
	12	6			18	913.22	9826.24

First Floor	1	/		1	/	38.00	408.88
	2	/		1	/	36.11	388.54
	3	/		1	/	38.75	416.95
	4	/		1	/	50.13	539.39
	5	/		1	/	50.13	539.39
	6	/		1	/	52.84	568.55
	7	/	/	1	/	62.43	671.74
Second Floor	1	/		1	/	38.00	408.88
	2	/		1	/	36.11	388.54
	3	/		1	/	38.75	416.95
	4	/		1	/	50.13	539.39
	5	/		1	/	50.13	539.39
	6	/		1	/	52.84	568.55
	7	/	/	1	/	62.43	671.74
Third Floor	1	/		1	/	62.10	668.19
	2	/		1	/	69.85	751.58
	3	/		1	/	58.00	624.08
	4	/		1	/	66.49	715.43