DESIGN AND ACCESS STATEMENT,

Conversion of 3No existing basements in to 1 bed flats including amendments from existing staircases above, with some internal remodelling. 3No loft conversions to create 3No 2 bed flats in lieu of 3No 1 bed flats. Construction of 3.5 storey rear extension to create 5No 2 bed flats and 1 No 1 bed flat, including associated external works.

5,6&7 Beaconsfield
Manchester
M14 8UP

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Submitted to Manchester City Council on behalf of This Space Ltd



Figure 1. Aerial plan

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Figure 2. Beaconsfield From Derby Road



Figure 3. Gables to No.s 5&6

1 INTRODUCTION

1.1 Site Location

Beaconsfield is an early C19 crescent of residential properties, located to the south of Derby Road, approximately 150m east of Wilmslow Rd, 500m south of Fallowfield centre and approximately 3miles south of Manchester city centre. Wilmslow Road is served by numerous and regular bus services to/from Manchester city centre.

1.2 Current / Existing Use

The proposed development relates to Nos 5,6&7 Beaconsfield, which are 3No adjacent properties, more or less centrally located in the crescent, with 5&6 being positioned to form the corner, which are angled and give a curved appearance to the front elevation that enhances the distinctive crescent shaped frontage. The majority, if not all of the properties within the Beaconsfield crescent have been converted in to flats at some stage in the past. Nos 5,6&7 are no exception, with each being currently subdivided in to 5No flats. 2 No to ground floor, 2 No to 1st floor and 1No in the loft. There are existing cellars to each property, but these are currently only used for storage and accommodate the incoming electric and gas meters. Many of the adjacent properties have had their basements converted to flats as is clearly evident by the glazed windows set behind light wells on the frontage and less distinctive accesses and/or windows in the rear elevations. The cellars do not extend under the outriggers to Nos 5,6&7, which is likely reflected in the other properties in Beaconsfield. There were windows to the cellar fronts of all 3 properties, but these are currently bricked up. Nos 5&6 cellars also had side windows which are also currently bricked up. There are individual external access doors to each of the 3No cellars.



Figure 4. Front elevation

1.3 Development Proposal

The proposal is to convert the 3 No basements in to individual 1 bed flats, construct rear dormers to convert the 3No 1 bed loft flats in to 3no 2bed flats and to construct a 3.5 storey new development in the vacant space to the rear and between Nos 5&6 Beaconsfield. The new development would provide 1No 1 bed flat and 5No 2 bed flats. To accommodate the cellar and loft alterations, the proposals include some internal remodelling, particularly to the existing staircases. The internal alterations result in a reduction of apartments within the existing ground, first and loft areas within No2 5,6&7 as shown in the amended planning application and also identified in section '2.7 Apartment floor areas' of this document

Whilst the staircase alterations are primarily to improve general access, the changes also introduce double door fire protection to all flats.

Given the distinctive character of the front of the crescent, there are no changes proposed to the front elevations, other than to open up the former cellar windows & associated lightwells.

In order to maintain resident access from the front, the ground floor of No5 is replanned to provide a link through to the new development at the rear.

The ground floor of all the existing properties are elevated, as was common with such Victorian and Edwardian residences, in this instance, generally by 6No steps above the footpath. This precludes the opportunity to provide any level access to the main entrance doors. Consequently, it was felt that it would be advantageous to look at the access to and then the internal design of the new lower ground floor flats in the new development to the rear.



Figure 5. Existing Rear access up to outrigger-down to cellar



Figure 6. Access from Derby Road

2 DEVELOPMENT DETAILS

2.1 The Existing Site

The existing properties at Nos 5,6&7 Beaconsfield as described above, are all currently in residential use, each comprising 5No apartments. Beaconsfield is a crescent/terrace of equally sized properties, each providing similar residential accommodation. The front of the crescent has an unadopted road and footway which encircles a rather unkempt 'island', which as a result of its lack of maintenance, creates a rather attractive rural appearance. The yards to the rear of the properties along the 2 'wings' are mainly undefined without fencing and mainly concreted. There is an accessway from the North West corner to the South East corner that runs around the rear of the properties. This is approximately 3m wide providing potential vehicle access as it is similarly concreted. The South West corner of the site is divided in to almost equal halves by this track which curves around the rear of the roughly grassed area bounded by the side elevations to Nos 5&6. The site boundary to the proposed rear development, follows a straighten version of that line. The land to the South West of the curving track is similarly finished with rough grass.

2.2 Surrounding Areas

The site is situated within a significant and well established residential area, with similar period properties along the length of Derby Road, although those properties are now interspersed with more recent residential developments varying from 1930's semi detached properties to larger apartment blocks. The south and west boundaries of Beaconsfield are defined by a high brick wall. Directly to the west of the site is a bungalow built to the rear of properties facing Derby Road. Directly to the south of the site is Moorfield Avenue which comprises 4No pairs of semi-detached dwellings. To the east of the site is The Kingdom Hall of



Figure 7. Gable to Moorfield Avenue



Figure 8. Boundary wall to West

the Jehovah's Witnesses. This is accessed from around the 'landscaped island' that creates the front access to Beaconsfield but the proposed development would not be visible from, or have sight of the Kingdom Hall.

The property is sited within walking distance of the shops in Fallowfield village centre approximately 500mm to the north.

2.3 Proposed Use

It is proposed to retain but remodel the internal layouts of Nos 5,6&7 Beaconsfield to provide better and more efficient common areas and to add a small dormer to the rear of each property and convert the existing basements. Many of the adjacent properties already have rear dormers and have converted their existing basements. The proposals also include a 3.5 storey rear extension to provide additional flats of a similar size to those throughout Beaconsfield, although as stated above, the new extension does allow the inclusion of 2 level access flats, suitable for full wheelchair accessibility.

2.4 Proposed Floor Space

The proposals fall in to 3 separate parts in terms of additional floor area.

Firstly the cellar conversions create no additional floor space. Each cellar flat equates to 62m2. The total area subject to conversion from storage to flats equals 188m2.

Secondly the rear loft dormers add a floor area of approximately 7m2 to each existing loft apartment. The total increased floor area in the dormers equals 20m2

Thirdly, the rear extension comprises,

Ground floor 137.5m2

First floor 135.9m2



Figure 9. Site plan

Second floor 135.9m2

Loft 41.3m2

TOTAL increase in floor area of 20m2(lofts) and 450.6m2 (extension) equals 470.6m2

2.5 Proposed Layout

The development comprises internal alterations to all 3 existing properties and the addition of the 3.5 storey rear extension. The existing ground floor front entrance to each property is raised approximately 1m above outside ground level, via 6 staggered steps. The ground and first floor 'levels' in the outriggers are approximately 500mm below the main ground and 1st floors. There are cellars and lofts to the main building elements at the front but no cellars or any loft space to the outriggers.

No5 Beaconsfield retains the existing entrance and staircase. The existing ground floor layout is altered to accommodate access through the front of the property to the new staircase in the new rear extension. The cellar is converted to a self-contained flat with access being gained from the new staircase. Utilising the new staircase provides a better means of escape from the flat, which will also incorporate fire escape windows to both front and rear.

Nos6&7 Beaconsfield retain the staircase to No6, which becomes a common stair serving both former properties. This simplifies access to the both cellars and enables each flat to be provided with a fire lobby to create double door protection to the single staircase. As with No5, both cellars are converted to 2No self-contained flats. These also have escape windows to both front and rear, but both front living space windows are designed to match those on the already converted properties within Beaconsfield, thus including an external lightwell that will be tanked and drained

to meet the requirements of the Flood Risk Assessment. Both have loft flats that will benefit by a rear dormer that will accommodate a 2nd bedroom.

The rear extension, provisionally referred to as 5A, comprises the infilling of the space between the gables of Nos 5&6. The ground floor level is set at 36.65AOD, in accordance with the requirements of the Flood Risk Assessment. Consequently, the ground floor of the extension is lower than the ground floor of the existing main building, residing almost 'half height' to the existing cellars. In order for the extension staircase to include access to the existing No5 ground and cellar levels, it is designed with 2 flights per floor level change, with the half landings providing access to the cellar and ground floor of No5. As the extension finished ground floor level is part way between the existing cellar and ground floor levels, the layout takes advantage to incorporate a level access entrance and fire escape.

The floor plans of the 1st and 2nd floors of the extension are identical and comprise 2No 2 bed flats and the common staircase. The ground floor is similar but with the slightly smaller footprint available as a result of providing the entrance/exit, there is just 1No 2bed flat and 1No 1bed flat. However, with the benefit of level access it was decided to make each of these flats fully wheelchair accessible. This is a welcomed provision as the historically common raised ground floor level of Victorian and Edwardian properties like Beaconsfield do not easily allow such provision, without significant internal changes and/or potential external unwelcomed ramps and ancillary supports. Each of these flats is also provided with a small wheelchair accessible patio, which would, if in the unfortunate event of a fire situation, provide direct external escape.



Figure 10. Proposed West elevation

2.6 Proposed Design and Scale

The cellar conversions are a natural progression along Beaconsfield where many of the existing cellars have already been converted to flats., by opening up the original front cellar windows and perhaps with slightly larger lightwells. Light is provided to the rear of the cellars by changing the existing full height access doors into windows.

Similarly, the proposed rear dormer extensions are a natural progression along the rear roofscape of Beaconsfield where many rear loft extensions have already been built.

The parameters for the size of the rear extension footprint have been referred to in section 2.5 above and the height was derived from a desire to retain a similar eaves height to the existing rear elevation, in conjunction with a lower ridge line, in order to not detract from the massing, roofscape and character that they currently present to views of the rear of Beaconsfield.

The new elevations are designed to slightly contrast with the existing rear proportions and fenestration pattern, in order to provide a more adhesive architectural treatment to the turning of the (rear) corner, which creates the 'crescent' which is such a distinctive feature of 'Beaconsfield'. The front elevations of Nos 5&6 are subtly angled to create a curved effect which is emphasized by the roof profile. However, the rear elevations between Nos 5&6 are currently just ungainly proportioned gables, with little thought to visual appearance and do nothing to reflect the quality of the front elevations. Similar external materials are however utilised for the extension, with primarily brickwork elevations and a slate roof. Extended blank panels of brickwork are avoided and stronger vertical emphasis is created by combining the windows in to vertical curtain wall type panels, with spandrel glass panels across the floor levels.

2.7 Apartment floor areas

Extension Ground floor	
Apartment 6 – 41.6m^2	Apartment 7 – 58.5m^2

Existing lower Ground floor		
Apt 1 (No.5) – 61.1m^2	Apartment 1 - 61m^2	Apartment 2 - 47.8m^2

Extension first floor	
Apartment 8 - 48.8m^2	Apartment 9 – 57.7m^2

Existing Ground floor				
Apt 2 (No.5) - 57.3m^2	Apartment 3 - 47.3m^2	Apartment 4 - 38m^2	Apartment 5 - 31.6m^2	Apartment 6 - 33.7m^2

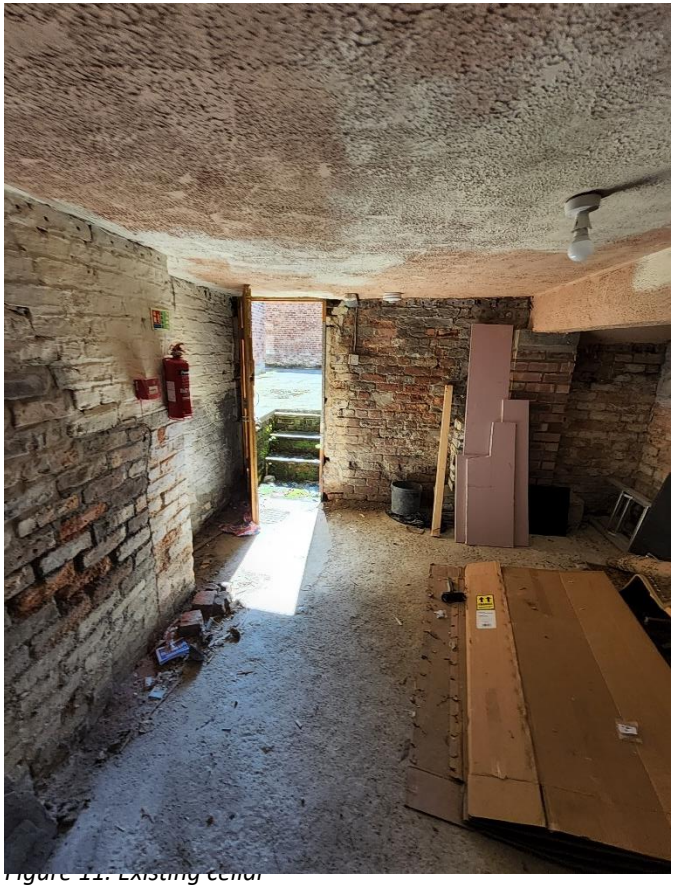


Figure 11: Existing cellar

Extension Second floor	
Apartment 11 - 48.8m^2	Apartment 10 - 57.7m^2

Existing first floor					
Apartment 3 (No.5) - 32.6m^2	Apartment 4 (No.5) - 40.9m^2	Apartment 7 - 38.3m^2	Apartment 8 - 35.9m^2	Apartment 9 - 39m^2	Apartment 10 - 47.8m^2

Existing Second floor		
Apartment 5 (No.5) - 55.9m^2	Apartment 11 - 58.1m^2	Apartment 12 - 47.5m^2

3 LOCAL IMPACT

3.1 Cellars

The proposals fall in to 3 separate parts in terms of potential impact.

Firstly the cellar conversions, which involve fitting out of existing space and opening up of existing windows. This is in keeping with other properties in Beaconsfield and involves little visual alterations and has no wider local impact.



Figure 12. Rear loft dormer 9&10

3.2 Lofts

Secondly, the rear loft dormers are again consistent with many of the adjacent properties in Beaconsfield. These will not be visible from the front and due to the presence of other existing rear dormers, there visual impact will be almost unnoticeable along the roofscape. The distance from the boundary, the high boundary wall and the orientation of the dormers in relation to adjacent properties limits any overlooking.



Figure 13. Proposed South elevation

3.3 Rear extension

Thirdly, the 3.5 storey rear extension which by way of mass alone has a potentially more significant impact. However, the proposed development has been positioned and 'scaled' to fit visually and practically between the 2 exposed side gables of Nos 5&6 Beaconsfield. Those exposed gables are of no architectural merit or even interest and their only current benefit is to provide windows to either bathrooms or kitchens to upper floors of Nos 5&6. The loss of those windows has been considered with the internal rationalisation of Nos 5&6, losing many unnecessary internal corridors, making flats more open plan and creating more open and generally lighter living spaces.

The level of the lower ground floor has been set to comply with the findings of the Flood Risk Assessment. The eaves are set to more or less line through with the existing rear eaves, which, with a lower ridge line, ensure that the extension is physically subservient to the massing of the existing crescent/terrace, thus minimising the overall visual impact. The footprint of the proposed extension goes no nearer to the Beaconsfield south and west boundary brick walls than any of the existing properties, and in reality, being sited within the gap created on the outside of the 'crescent', the new windows, even at their nearest to the boundary, are over 3.5m further away than the existing outrigger gable windows.

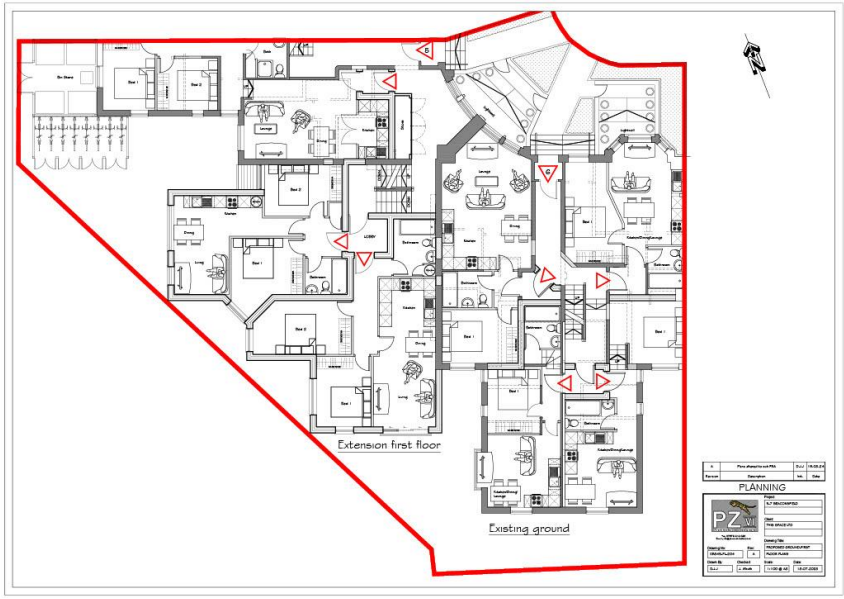


Figure 14. Ground floor plan

4 ACCESSIBILITY

4.1 Location

Beaconsfield is located only 150m from Wilmslow Road which is served by one of the busiest and most frequent bus routes to/from Manchester City Centre and out to the southern suburbs. There is a significant cycle network spreading out from the dedicated cycle lanes in Wilmslow Rd.

Mauldeth Rd railway station on the Manchester to Stockport line is 900k to the south east.
Burton Rd Metrolink tram station is 1.5k to the south west.

Secure cycle parking is provided adjacent to the rear extension access.
A dedicated enclosed area for re-cycling bims is provided adjacent to the rear extension access

4.2 Layout

The 3No properties are currently subdivided into apartments with access from 3 separate front doors, each of which are set 6 steps above the footpath to the front of the properties. There is rear access, but access is similarly limited by either steps up to the outrigger flats, or down steps to the current vacant cellars.

The proposal incorporates 2No fully accessible apartments in the new rear extension. Whilst this requires approaching the extension from the rear, this is accessible from either the northern end of Beaconsfield at the footpath crossing on Derby Road or at the eastern end adjacent to the Kingdom Hall.



Figure 14. Beaconsfield West wing

5 LANDSCAPING

5.1 Soft Landscaping

The front of Nos 5,6 &7 Beaconsfield like most of the other frontages are currently part paved and part grass with some hedging plants. Some o the adjacent property frontages are just paved. The proposals to create 3No increased sized lightwells would only require minimum adjustments to the hard works and grassed areas to accommodate the level changes, it is proposed to include a low maintenance hedge to the rear of the existing front boundary wall to provide some ecological gain as well as provide a softer approach to the front doors. It is likely that the steps within the lightwells would be provided with large pots as shown on the plans, to provide a softer green outlook from the living space within the cellar apartment. However, these could not be permanent beds as the lightwells need to be tanked to accommodate the requirements of the Flood Risk Assessment.

The rear of Nos 5,6&7 is currently a grassed area that has not been maintained by previous owners. Access from the existing apartments is generally limited to the rear ground floor outrigger apartments and has therefore been neglected. The ground level of the grassed area is partly raised with a low stone wall following the curve of the rear access ‘track’ referred to in section 2.1 above.



Figure 15. Beaconsfield South wing end

5.2 Hard Landscaping

The existing hard landscaping to the front of the properties will be rearranged as described in 5.1 above, to accommodate the lightwell amendments. The existing entrance footpath and steps will be retained in principle but re-laid to provide a more even footway.

The ground floor level of the proposed rear extension is set more or less at the same level as the existing raised rough grassed area. Access from and to the rear' track', is gained by a less than 1:20 gradient flagged path, providing disabled access/egress to the extension rear entrance, which lead in to the staircase.

2No patios have been included to provide private external space for the 2No ground floor accessible apartments. These patios also provide additional escape options from those 2No apartments.

The remainder of the site, around the extension is to be laid with a wildflower garden.

6 CONCLUSION

6.1 Development summary

The proposed development combines 3 elements. All providing additional residential accommodation with little visual impact, in a highly sustainable and well established, residential location. Each element provides slightly different type of accommodation, all of which are currently in much demand locally.

Firstly, converting existing vacant basement spaces into single bed apartments. The alterations are limited to internal layout changes to fit out the apartment and create internal access either from the existing staircase in No 6 (&7), or from the new extension staircase as for No5. Many of the other cellars to Beaconsfield have already been converted to apartments.

Secondly, adding a rear dormer to each property turns single bed loft accommodation in to 2 bed accommodation. External impact is again negligible as many of the other Beaconsfield properties already have rear dormers.

Thirdly, the new rear extension creates 1No single bed and 5No double bed apartments, with storage in the loft space. The ground floor comprises 1No single bed and 1No 2 bed apartment, both of which are fully accessible, with additional fire escapes through private patios. The extension fills in the gap between the existing side gables of Nos 5&6 at the outside corner of the crescent. The proposed extension is set further back from both the south and west boundary walls than the existing building and the ridge is set down below the existing gable, so visual impact is minimal.

The development meets a much needed requirement for residential accommodation in such a sustainable location with minimal impact on the visual amenity of either adjacent residential properties or the street scene and wider suburban locality.