



MODE Architects Limited

DESIGN & ACCESS STATEMENT

Conversion and extension of existing building at 42 Ladybarn Rd, Manchester.

Issued: March 2024

Job Reference: 23 039/DA/V01

Site Address:

42 Ladybarn Rd, Manc, M14 6WW

Client:

DSJMK Properties

Proposal:

Conversion and extension of existing building

To incorporate an office and 8 flats.

Report Prepared By:

Rahat Abid BA(Hons) B.Arch

MODE Architects Ltd

Contact Details:

MODE Architects Ltd

2nd Floor, Piccadilly House,

59 Piccadilly, Hanley,

Stoke-on-Trent,

ST1 1HR

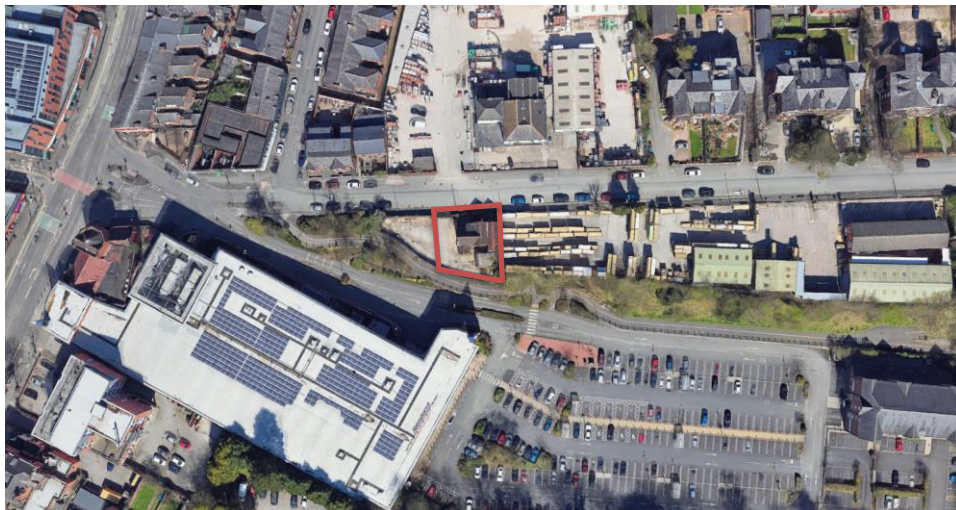
Email: info@mode-architects.co.uk

Tel: 01782 479644

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1 INTRODUCTION

- 1.1 MODE Architects Ltd. have been instructed by DSJMK Properties to seek planning permission for the conversion and extension of 42 Ladybarn Road located in Manchester, M14 6WW, into a large office space attached with 8 flats.
- 1.2 The application seeks to request approval for all matters on this application.
- 1.3 The application refers to an existing building on site adjacent to a lumber yard, the site location can be seen in the image below.



2 THE SITE DESCRIPTION

- 2.1 The plot of land is on the south side of Ladybarn Road with a property on the site that was for commercial use prior to the client's acquisition.

- 2.2 The structure on the site is a two-story building with an approximate height of 8 meters, the buildings designs features, multiple pitched roofs accompanied by gable ends on the front and side elevations.
- 2.3 The building's main material being red brick and tiled roof along with shutters located on the stored frontage and side elevation.
- 2.4 The site is currently vacant. With its previous use being a tool store, adjacent to the building is an empty plot of land with concrete paving as the hard standing.
- 2.5 To the rear of the site is a garage which sits close to the retaining wall of the site shared with Sainsbury's

3 AMOUNT

- 3.1 The proposal seeks permission to construct a large ground floor office space alongside 8 flats, 6 of which are one-bedroom flats and 2 two-bedroom flats across 3 floors.
- 3.2 All flats comply with the technical space standards or above.
- 3.3 Over 90% of the original building is used for the scheme, paying close attention to retaining as much of the original building as possible and designing the extension to be in keeping with the original architecture.
- 3.4 The original ground floor will be extended and converted into ground floor office space and two flats totalling 231m².
- 3.5 The total floor area for all floors equates to 590 m²

4 LANDSCAPING AND ENVIRONMENT

- 4.1 Due to the nature of this site, there isn't any vegetation or landscaping associated with the site.

5 LAYOUT

- 5.1 The layout of this development has been carefully considered, to ensure maximum use of the original building.
- 5.2 The layout is carefully considered to ensure that all rooms are more than compliant with the technical space standards and designed to provide a comfortable place of living for future tenants.
- 5.3 Thoughtful consideration is given to the placement of each bedroom and the kitchen/dining rooms, ensuring privacy and natural sunlight is available to all rooms which require it.
- 5.4 The bin and cycle store have been positioned towards the rear with ample access down the side of the property.
- 5.5 Parking is not included in the scheme for this site due to the nature of the building's location, however a transport statement will be provided to show in depth the alternative options available for more sustainable travel within the location.

6 APPEARANCE

- 6.1 The extension aims to improve the original building while retaining its style and character. The building's roof has been raised slightly to make use of the empty roof space to create two more high quality living spaces. The buildings pitches and gable ends will be retained in the extensions design, making the addition as seamless to the original building as possible.

- 6.2 The rear has been designed to keep the same glazing style with a roof extension proving a balcony to overlook the southern section of the site.
- 6.3 The material finish will be brickwork to match existing while incorporating similar styling of glazing throughout the building.
- 6.4 The windows and doors to be UPVC windows to match existing, with more updated styling.
- 6.5 New Roof to match existing material and colour to retain the original style of the facade.

7 ACCESS

- 7.1 The detailed design will comply with Building Regulations Part M and K where possible.
- 7.2 The building is located on Ladybarn Road, offering great access to the city using sustainable transport which will be detailed in an accompanying transport statement. With detailed breakdowns of various access in to the site.