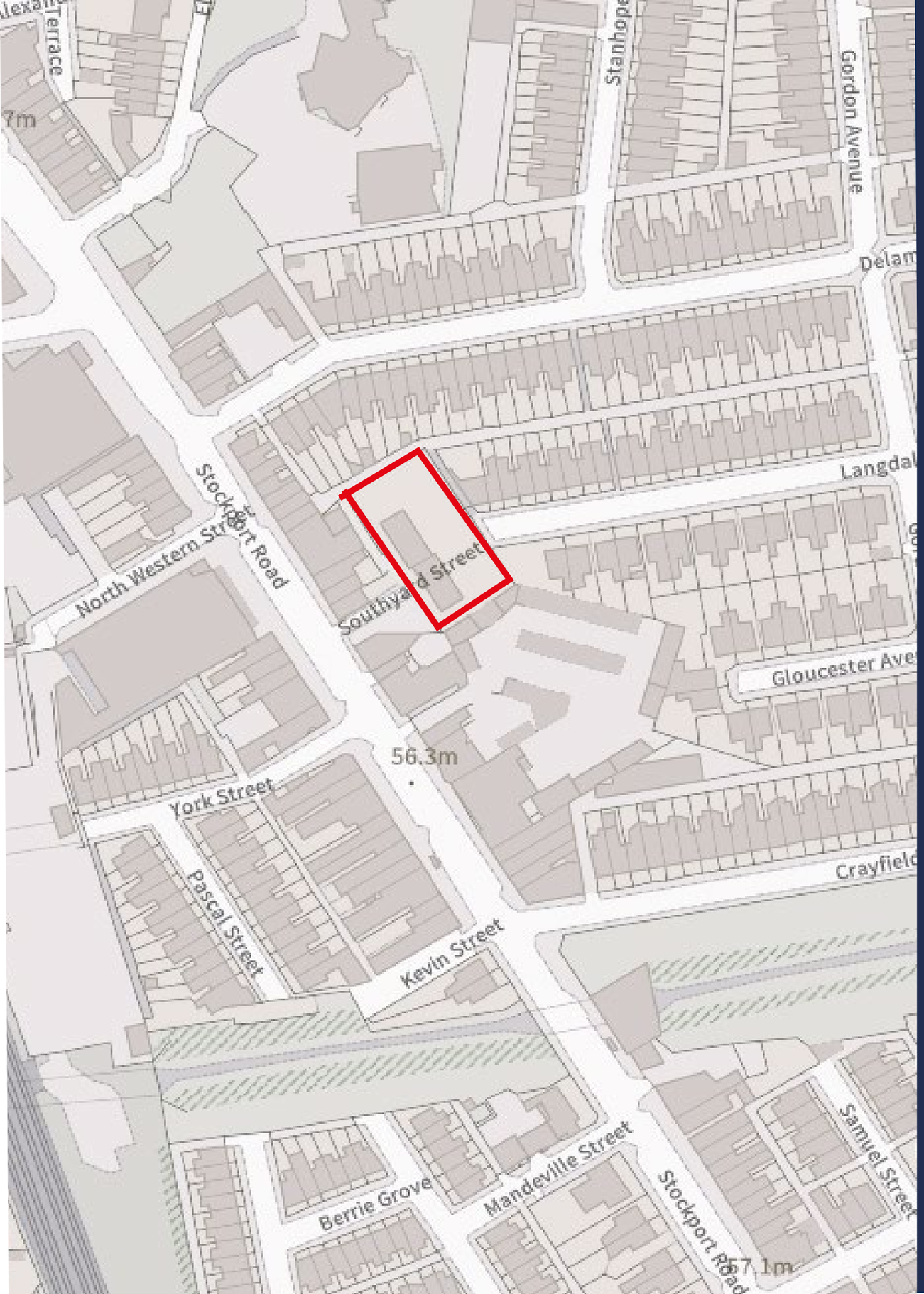

Stage 3

Developed Design

Langdale Mews
Levenshulme

Langdale Avenue
M19 3NT

P4bA

Revision Schedule

Revision	Comments	Issued By	Date
01.	First Issue	SG	15.03.2024

DESIGN & ACCESS STATEMENT

CONTENTS

1.1 Application Type

1.2 Location of Proposed Development

1.3 Current Development Description

1.4 Proposed Development Description

1.5 Statement Preparation Date

1.6 Statement Amendment Dates

1.7 Applicant

1.8 Architecture

2.1 Previous Applications

3.1 Use & Amount

3.2 Access

3.3 Layout

3.4 Scale

3.5 Appearance

3.6 Relevant Planning Policies

3.7 Drainage

3.8 Air Quality

3.9 Visual Amenity

3.10 Residential Amenity

3.11 Biodiversity

3.12 Crime Impact Statement

3.13 Environmental Impact Assessment

3.14 Noise Impact Assessment

3.15 Appraisal

1.1 / APPLICATION TYPE

This design and access statement has been produced in support of a planning application for the extension of an existing apartment block to create additional apartments.

1.2 / LOCATION OF PROPOSED DEVELOPMENT

Langdale Mews, Langdale Avenue, Levenshulme, M19 3NT

1.3 / CURRENT DEVELOPMENT DESCRIPTION

The site, Langdale Mews, is located within the District Centre of Levenshulme. The existing building is a 4 storey apartment block with dormers to the front elevation and rooflights to the back of the roof. To the Ground, First and Second floors there are 4No. 2 bed apartments per floor. The Third floor is comprised of 4No. 1 bed apartments. To the North and East of the site the area is predominantly residential, comprising terrace and semi detached proerties. To the South there are some single storey garage units and to the East the site is bound by a terrace comprising retail/commercial at ground floor, fronting Stockport Road.

1.4 / PROPOSED DEVELOPMENT DESCRIPTION

This design and access statement has been produced in support of a planning application for the addition of a third apartment block attached to the existing block. The proposal is for 1No. 3 bed apartment to Ground and First floors with 2No.1 bed duplex apartments set across the Second and Third floors.

1.5 / STATEMENT PREPARATION DATE

March 2024

1.6 / STATEMENT AMENDMENT DATE

N/A

1.7 / APPLICANT

HS Propert Group

1.8 / ARCHITECTURE

P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ.

2.1 / PREVIOUS APPLICATIONS

No relevant history from last 30 years on MCC planning map.

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout scale, appearance and landscape of the proposed development are appropriate and in keeping with the context of the area and will enhance the amenity of the site, its surrounds and the local community.
The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled 'Design and Access Statements: How to write, read and use them' (2006).
For the reasons given above the proposed scheme complies with UDP Policies DES1, DES2, DES7, DES8, EN17 and EN19.

3.1 / USE & AMOUNT

The principle of developing existing sites is in line with national planning policy and this site would fall into that category. Given the close proximity to existing ameneties and public transport links, the site is in a highly sustainable location. Pre-application planning advice has been sought for this development. The initial feasibility design submitted as part of the pre-app was for 8No. 1 bed apartments. Following feedback the number of proposed apartments has been halved and a broader mix incorporated, providing much needed 3 bedroom apartments to the area.

3.2 / ACCESS

The existing pedestrian and vehicular access to the site, located at the end of Langdale Avenue, is to be maintained. To the rear of the site there is also an existing pedestrian access giving a direct route to Stockport Road (A6). Within a 2 minute walk there is access to frequent buses serving Manchester city centre.
The existing hardstanding to the front of the building has no defined parking bays, so it is difficult to ascertain "existing" car parking levels available to current residents. From the numerous site visits undertaken during this design process it is clear that current parking arrangements are on an ad-hoc basis with no real structure to where residents may park. The existing refuse arrangements also add to the uncoordinated nature of car parking as there is no defined area where refuse is stored. The current location of bins would prevent efficient use of the available space. It is proposed to create a new enclosed refuse store which would be more aesthetically pleasing than the current situation and allow efficient use of the space. With clearly defined parking bays we would create an efficient and organised car parking arrangement which serves both the existing and proposed development. The addition of the proposed 4 apartments would give a total number of 20 apartments. With a properly designed car park and refuse layout a total number of 16 parking spaces could be accommodated. Which would give an 80% parking ratio for the existing and proposed developments combined. According to Manchester City Council census data for 2021, 39% of households do not own a car. Given this and the highly sustainable nature of the site, it is considered that the proposal would not create any further parking issues on the suurounding roads. As part of the applicant's commitment to providing a sustainable development it is proposed to create a covered and secure 20 space cycle parking area. providing 100% cycle parking ratio, where currently none exists. This will give existing and proposed residents the opportunity to not only improve their health but also reduce their carbon footprint.

Denotes site location

Public transport map.

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06. 23061 | **Proposed Site Plan** | 1:250 @A3 | **Feasibility** | LANGDALE MEWS LEVENSHULME M19 3NT

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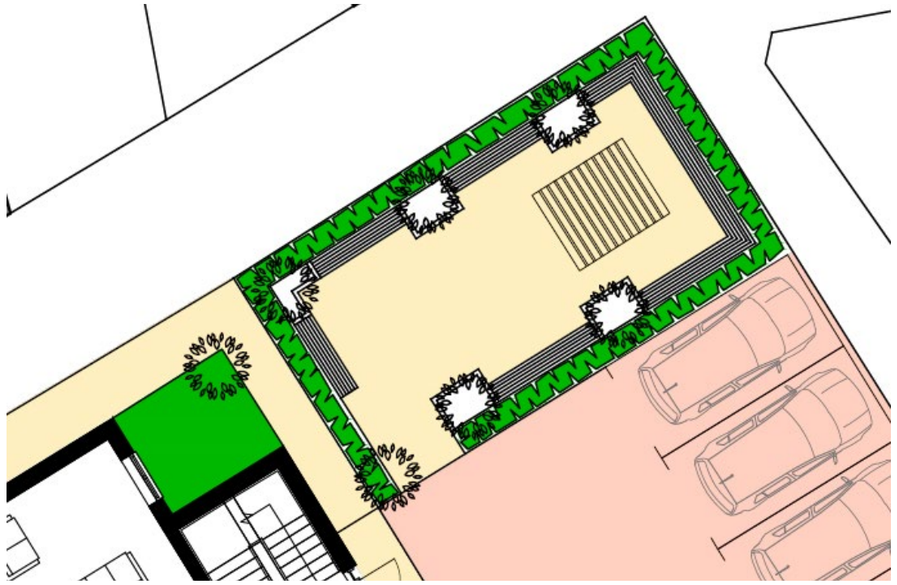
3.3 / LAYOUT

The proposed extension to the existing apartment block has been defined by the existing constraints of the site. Due to the existing parking arrangement and building footprint the natural thing to do was follow the profile of the existing gable at the Northern end of the building. There is currently an under used patch of grass where the proposed extension is located. In terms of amenity space this is of low value and is poorly maintained, with the existing brick boundary wall in a poor state of repair. It is proposed to create a landscaped seating area to the northern corner of the site. This will comprise of slatted timber seating surrounded by planting with individual planters dividing the space to create an intimate area that residents can enjoy. A pergoda is proposed within this newly created area to offer some shade and add interest. To the rear of the existing block there is currently an area of patchy grass and rubble from the collapsed boundary wall. It is proposed to repair the boundary wall and resurface the area at the rear of the existing and proposed blocks with paving to create private spaces for the ground floor residents. Landscaped planters along the boundary will provide an aestetically pleasing area to relax.

For the proposed extension there is a mix of 3 and 1 bedroom apartments offering generous accommodation in line with nationally described space standards. The 3 bedroom apartments are located at ground and first floors, with the ground apartment having access to a private amenity area to the rear accessed via double doors off the kitchen. The first floor 3 bed apartment has 2 juliet balconies serving the master bedroom and the living area. On the second and third floors there is 2 No. 1 bedroom deuplex apartments proposed, with the living space benefitting from a juliet balcony.



Plan showing proposed communal amenity space.

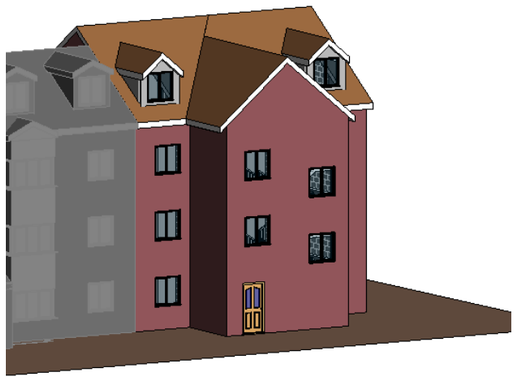
View of the eastern corner of the site showing collapsed boundary wall.

View to the rear of the existing block showing poor quality amenity space.

View to the rear of the existing block showing poor quality amenity space.

3.4 / SCALE

The proposed extension has the same design as the existing building, closely following the existing ridge height. To achieve the required space standards it has been neccessary to increase the ridge height by approximately 150mm. Roof profiles and dormer features are all in keeping with the existing building which do not sit out of place with the existing scale. As part of this proposal pre-application feedback was sought and the submitted feasibility plans indicated a potential roof configuration that was considered to not be appropriate for this site. To enable access to the proposed third floor as a separate apartment would have required the communal staircase to run up to the third floor. As part of our design development we explored how this work and it became apparent that this would not be appropriate. To overcome this we introduced a duplex apartment to second and third floors, negating the need to take the stair up to the third floor. In doing so we have been able to reduce the proposed scale and make it more in keeping with the existing development.



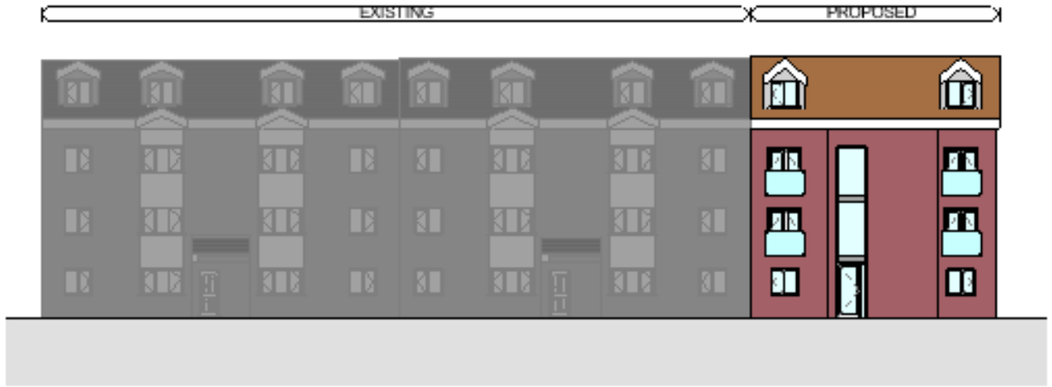
Design development showing communal stair giving access to third floor.

Current proposal following design devpoment

Feasibility third floor plan submitted at pre-app stage

3.5 / APPEARANCE

The proposed development will be sympathetic to the existing block. Using matching materials for the roof, walls and dormers. Whilst the main materials will be matching, the style of the extension will have a slightly more modern appearance. Curtain walling is proposed to the communal staircase creating a bright and airy space. Full height glazing will flood the stair with natural light with opaue spandrel panels at floor level. The juliet balconies to the front elevation are proposed to have a glass balustrade, giving unobstructed views out from the living spaces. The flat roof to the comunal stair has been designed as a green roof, providing a pleasing view from the third floor dormers of the proposed block. This will also assist in providing a different habitat for biodiversity.



1 **Front Elevation**
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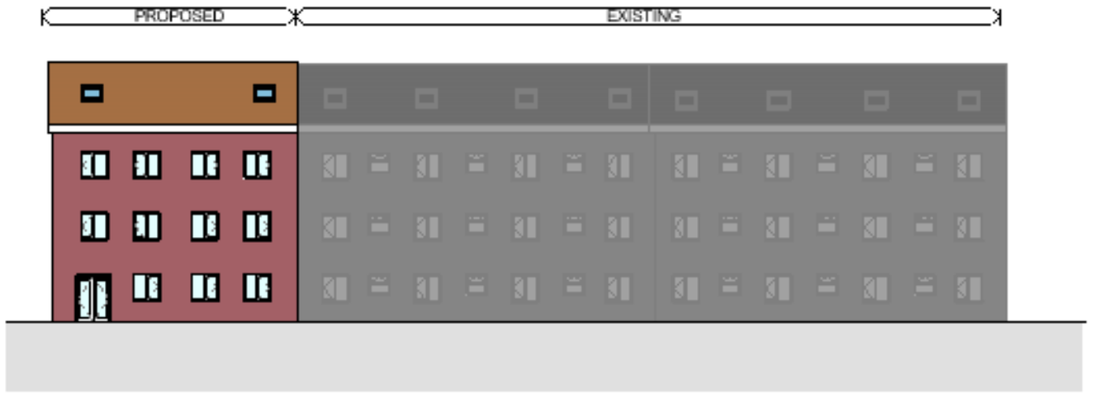


2 **Rear Elevation**
1 : 200

Existing Site Photos

FRONT ELEVATION

VIEW FACING EXISTING CAR PARK

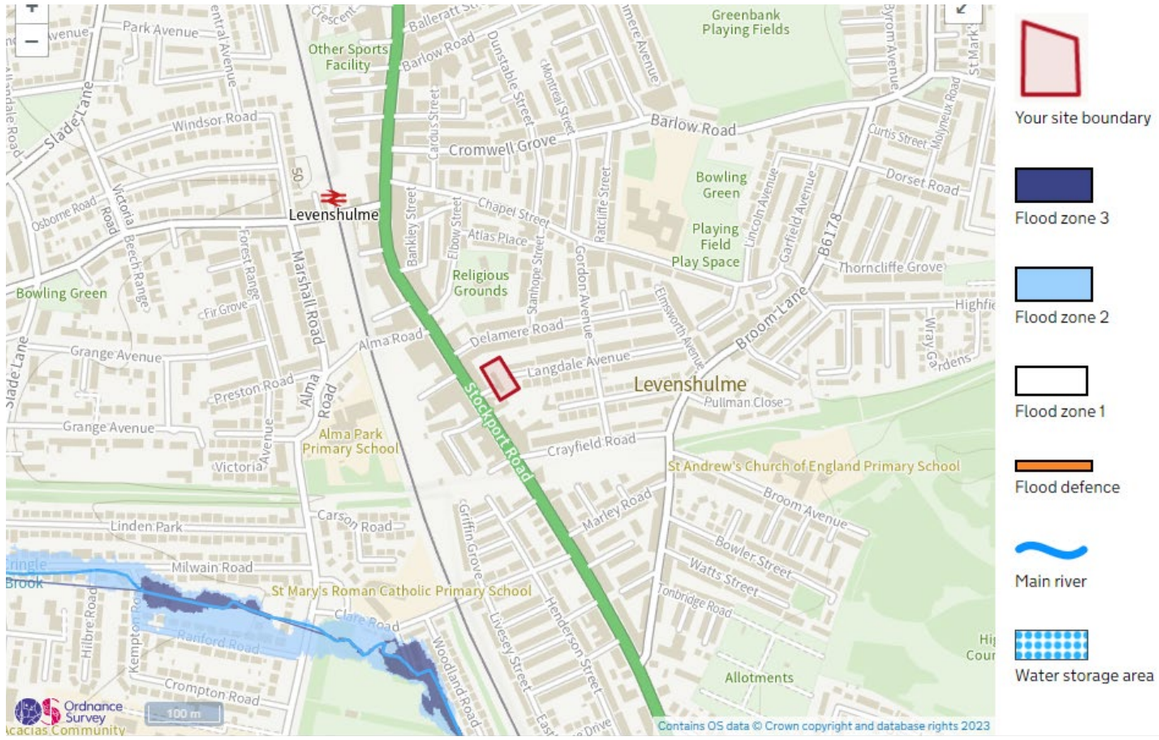
VIEW LOOKING EAST

VIEW LOOKING WEST

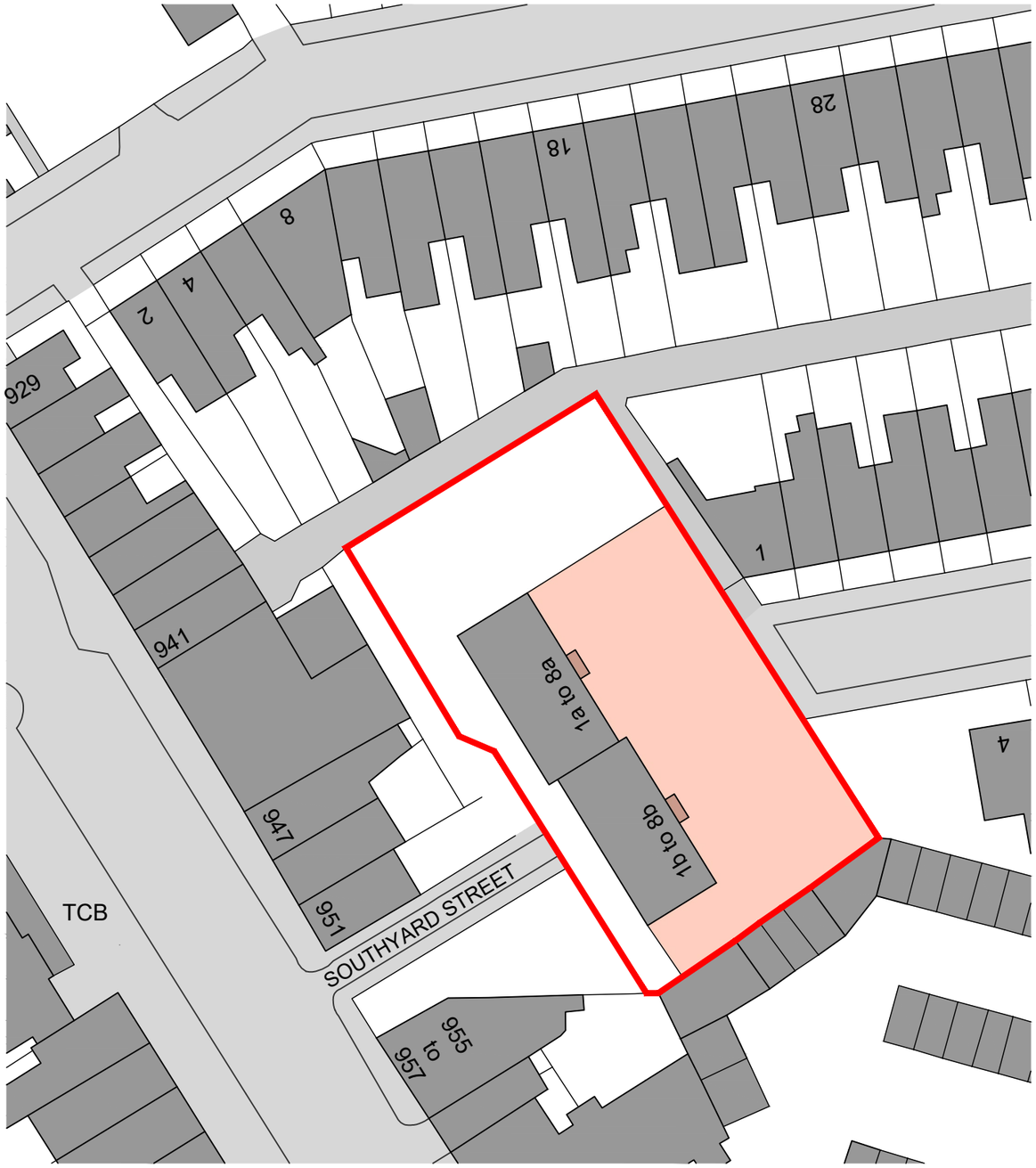
Planning polcy Map

Legal Boundary Map (Land Registry)

Flood Risk Map

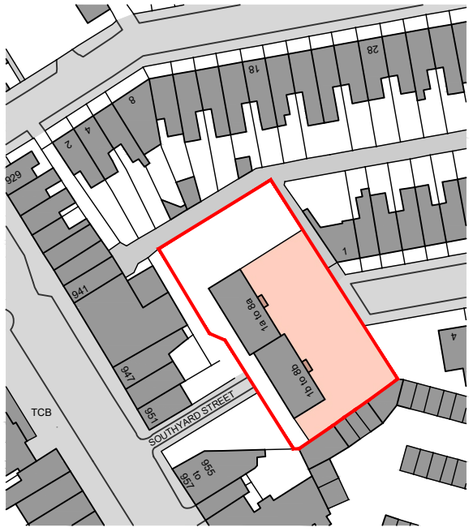


Site Constraints



Existing Site Plan (Scale - 1:500)

0m 10 20 30m



Location Plan (Scale - 1:1250)

0m 10 20 30 40 50 60m

01A | **Location & Site Plan**

23061

AS INDICATED @A3

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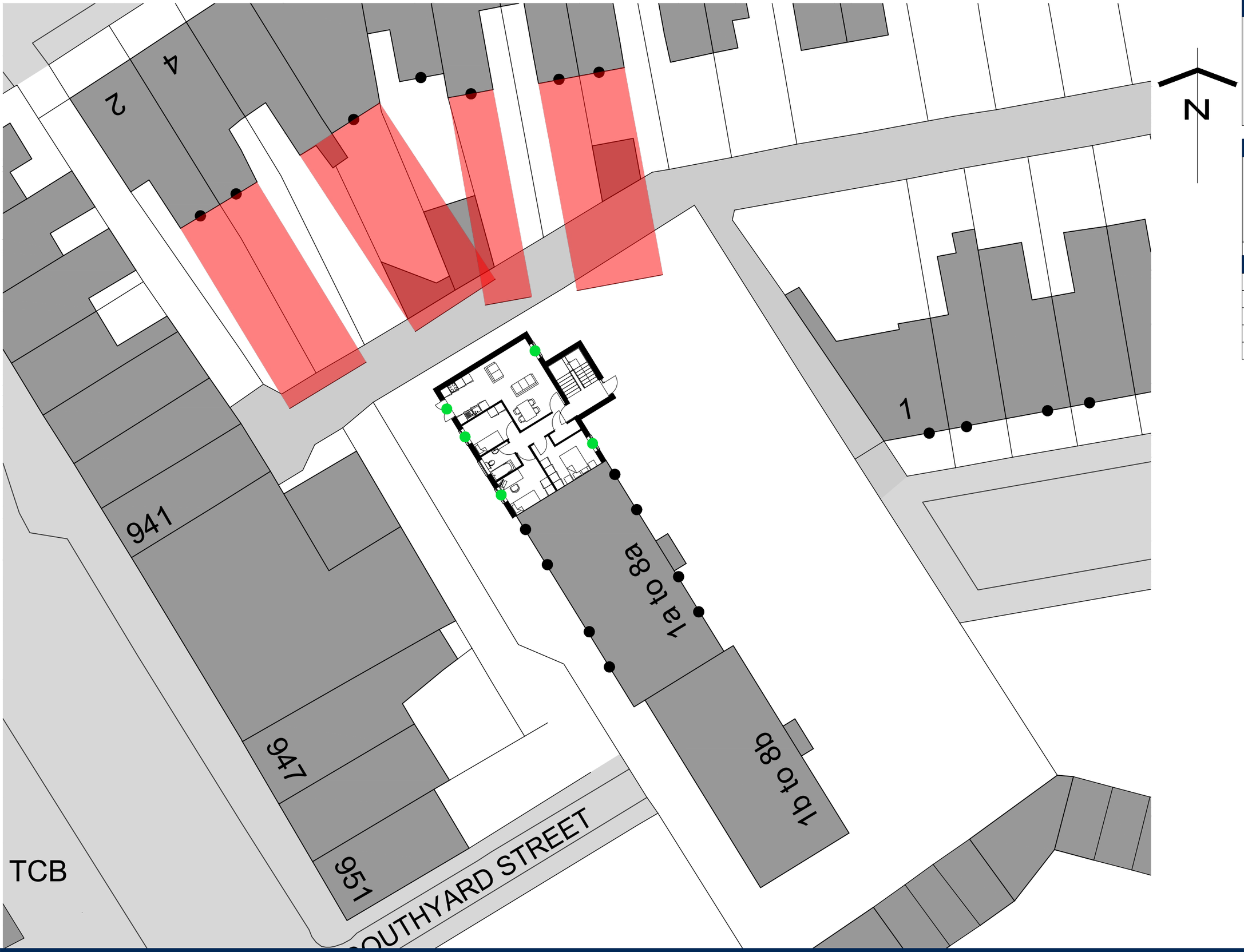

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Constraints Key

	Site Boundary Line
●	Existing Habitable Window
○	Existing Non-Hab Window
●	Proposed Habitable Window
○	Proposed Non-Hab Window

02A

23061

Site Constraints Plan - Level 0

0m 2 4 6 8 10 12m

1:250 @A3

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Constraints Key

	Site Boundary Line
●	Existing Habitable Window
○	Existing Non-Hab Window
●	Proposed Habitable Window
○	Proposed Non-Hab Window

03A

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Site Constraints Plan - Level 1

0m 2 4 6 8 10 12m

1:250 @A3

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Constraints Key

	Site Boundary Line
●	Existing Habitable Window
○	Existing Non-Hab Window
●	Proposed Habitable Window
○	Proposed Non-Hab Window

04A

23061

Site Constraints Plan - Level 2

0m 2 4 6 8 10 12m

1:250 @A3

Feasibility

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Proposed Building

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06. **Proposed Site Plan**

23061 | 0m 1 2 3 4 5m | 1:250 @A3

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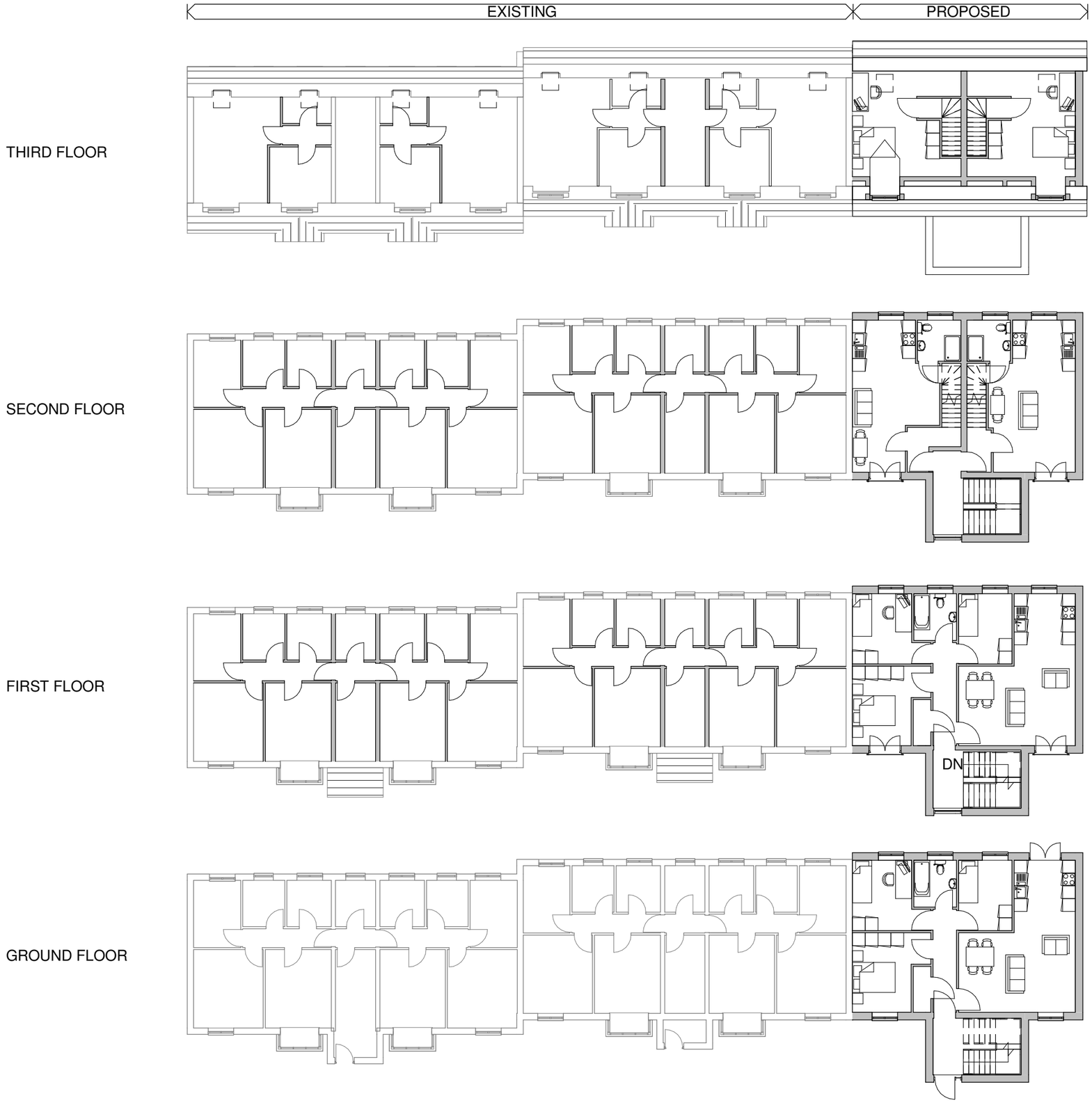

05 | Proposed Floor Plans

23061

1 : 200 @ A3

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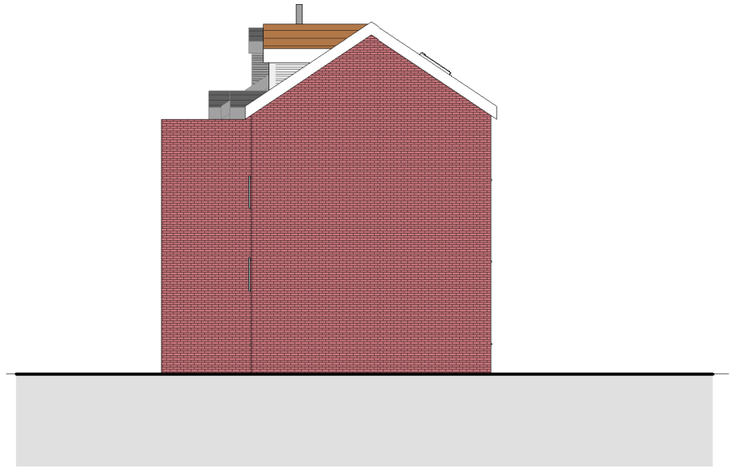
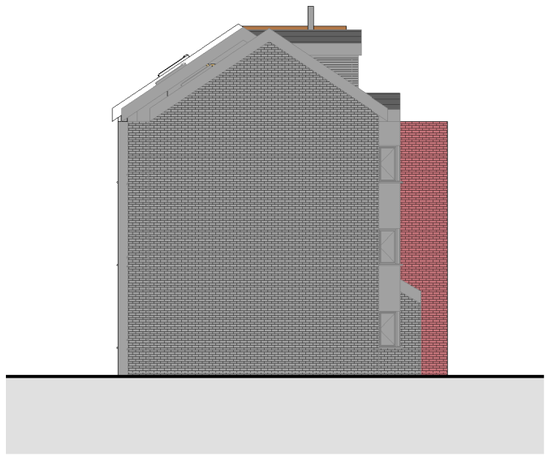
1 : 200



3 Right Elevation
1 : 200

2 Rear Elevation
1 : 200



4 Left Elevation
1 : 200

06
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Proposed Elevations

1 : 200 @ A3

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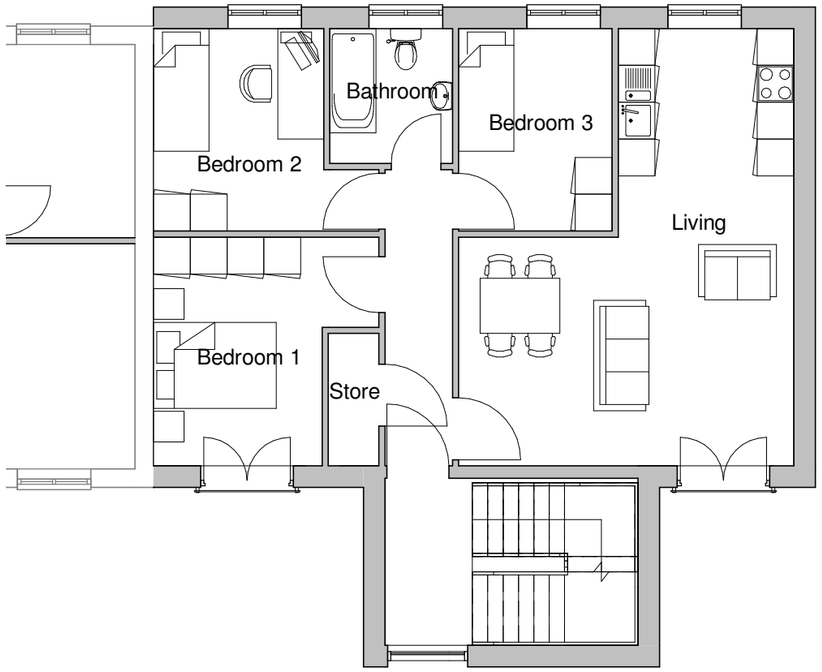

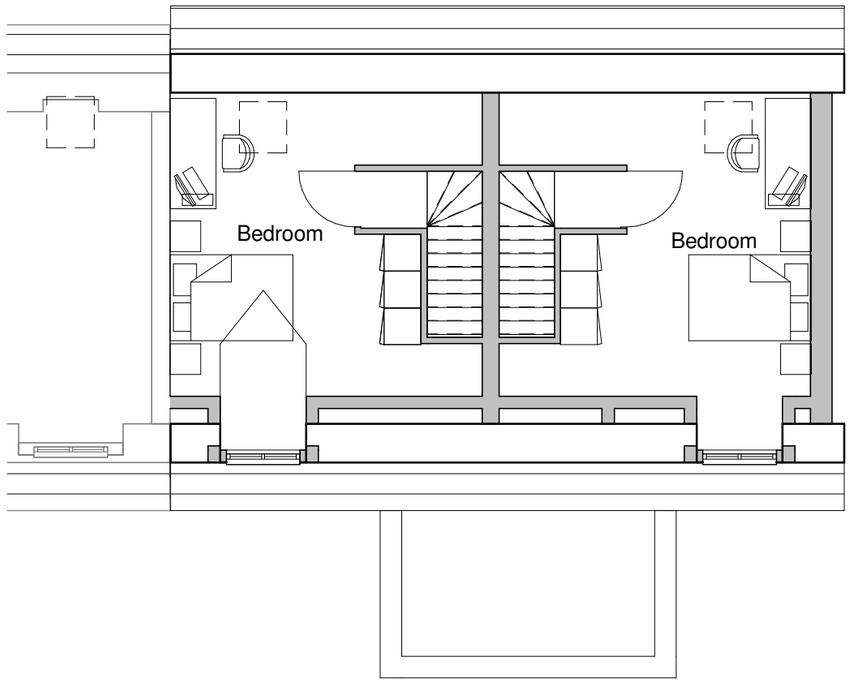

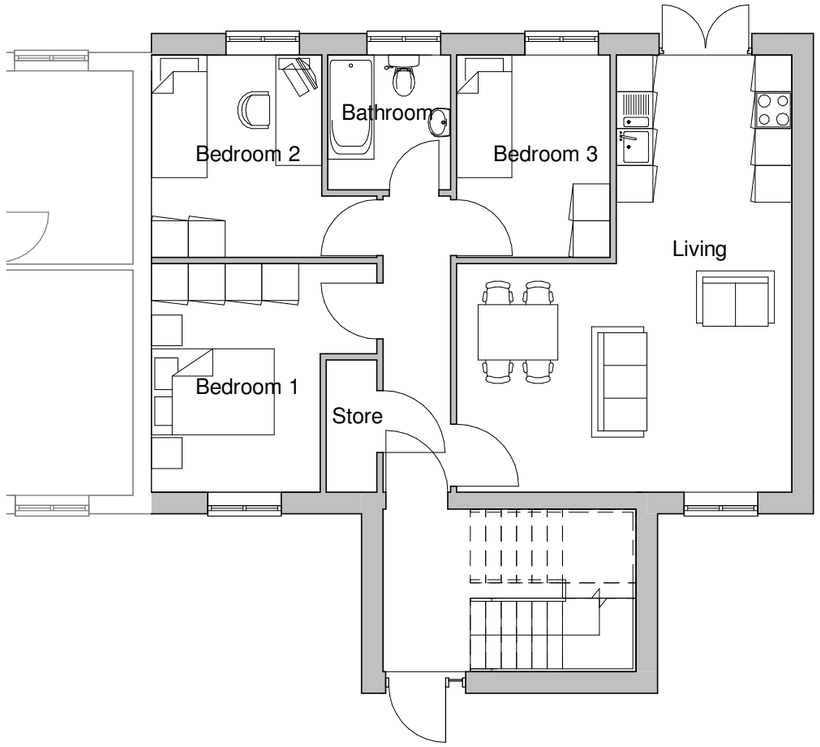

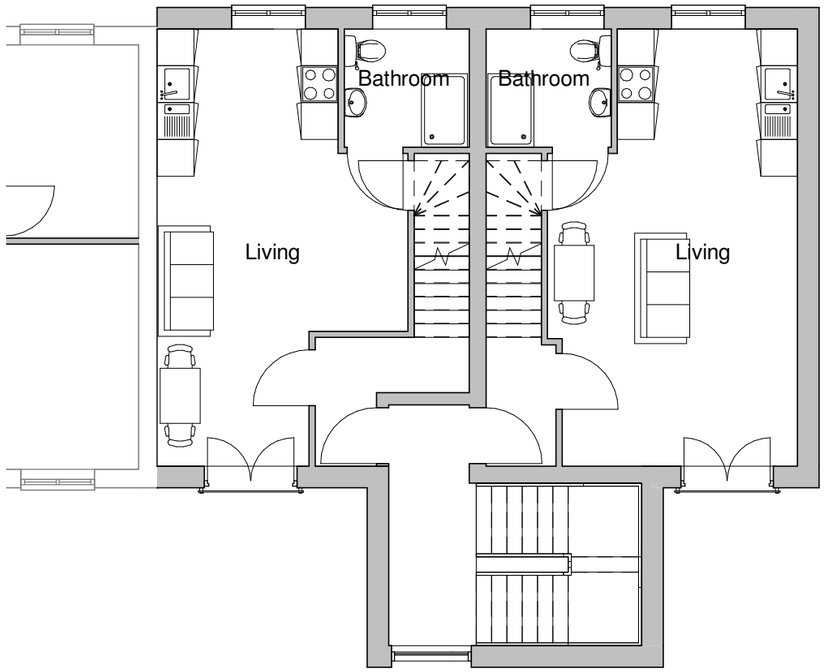

07 | Proposed Floor Plans 100

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1 : 100 @ A3

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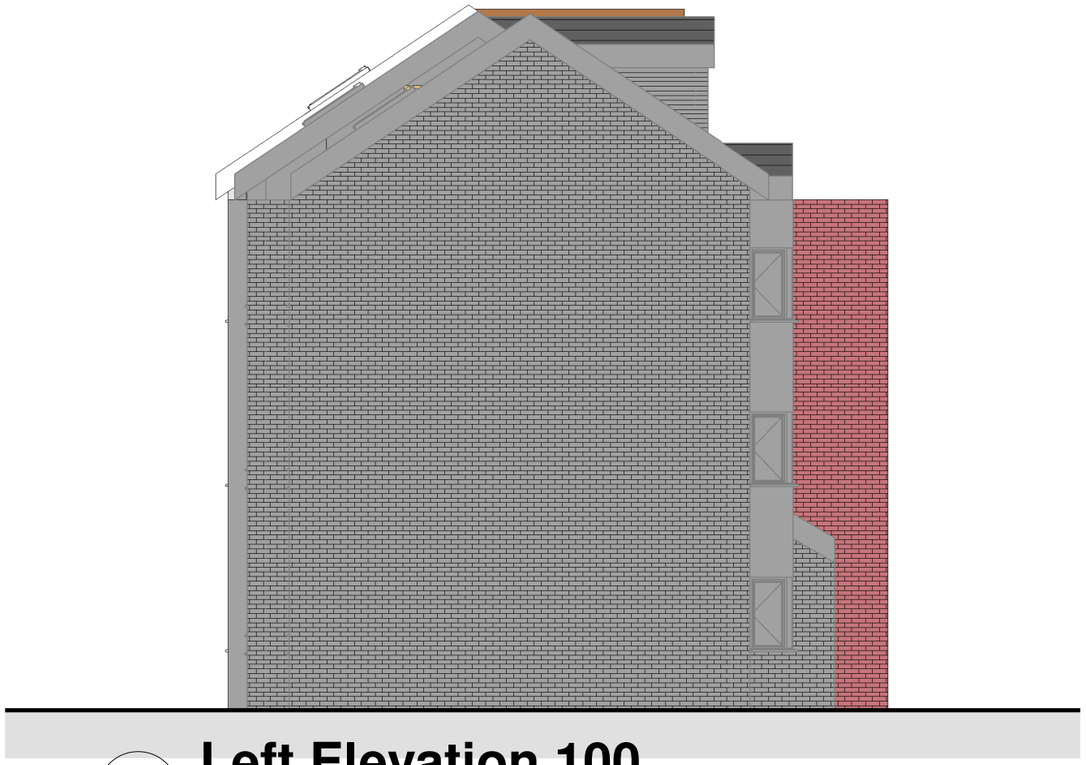
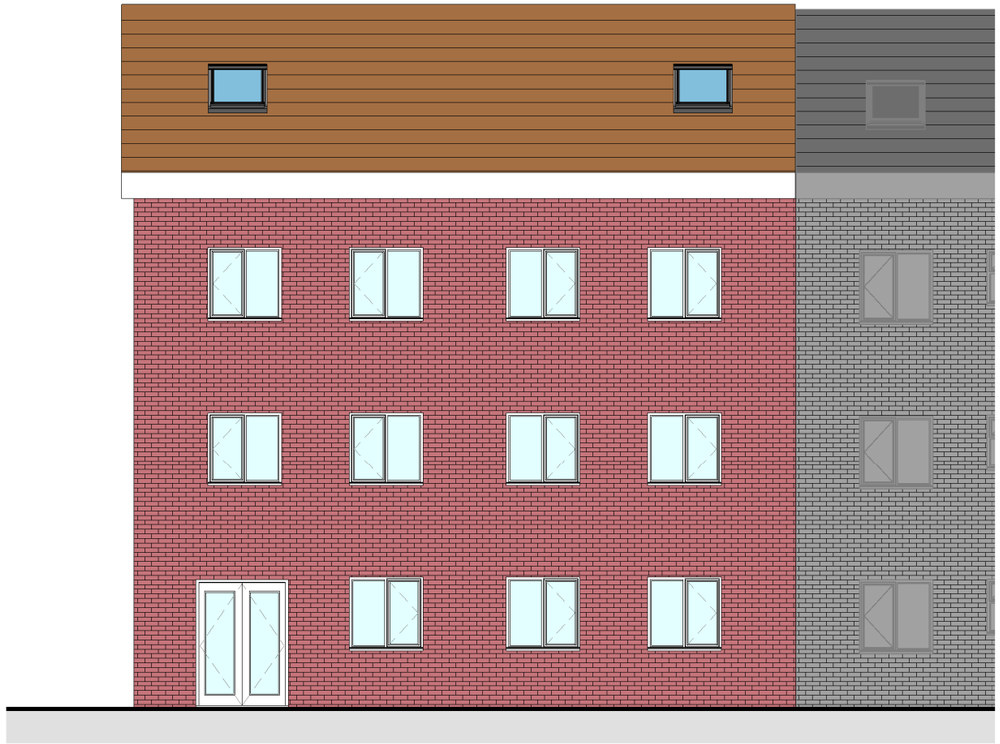
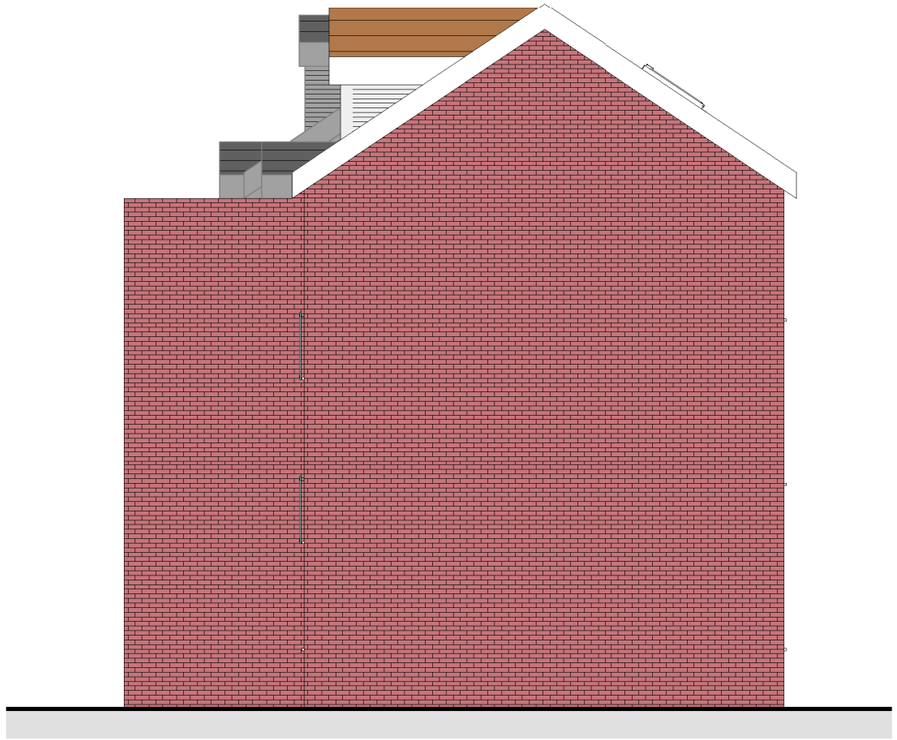


3 **Left Elevation 100**
1 : 100





08 | **Proposed Elevations 100**
23061
1 : 100 @ A3

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