

Design & Access Statement

Conversion of existing Dwelling to 3 self contained apartments
at
71 Ash Tree Road, Crumpsall Manchester M8 5SA

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1.0 Introduction

1.1 The purpose of this document is to outline the proposal of the conversion of an existing dwelling into 3 self contained 1 bedroomed apartments.

1.2 The full address of the site to which the proposal relates is 71 Ash Tree Road, Crumpsall Manchester M8 5SA

1.3 The existing property is a large three storey end terrace house which has typical material use of brickwork outer façade, tiled roof and UPVC windows.

1.4 The property currently has four double bedrooms and two small, single bedrooms and is occupied by a large, extended family with all the associated activity of friends and family visiting. Along with activity and vehicular movements to and from the property for work, shopping, school, social and recreational events.

1.5 This document is to be read in conjunction with the information contained within the appendix and the below drawings which together form the planning application for the new development proposed herewith.

Planning Application Drawings:

111216_01_Existing Plans

111216_02_Proposed Plans

111216_03_Location Plan

2.0 Existing Site & Surroundings

2.1 The site is located in an existing primarily residential area with good links to Manchester city centre and further afield via the nearby tram line and main bus links.

2.2 The property itself is an end terrace which is close to local amenities, Crumpsall Lane primary school and is a few hundred metres away from North General Hospital.

2.3 The site has direct access and overlooks Crumpsall park; a largre recreational area which is home to childrens 5 a side, a community centre, toilets and multi use games.

2.4 No on-site parking is currently available hower street parking is readily available on both Ash Tree Road and Woodfield Road.

2.5 Generally within the immediate area there is a good mixture of property types but primarily large terraced properties.

3.0 Amount of Development & Use

3.1 The proposal is for the retainment of the existing building with the internal dividing of the floor plate to provide a one bedroom apartment per floor.

4.0 Design & Layout

4.1 The following key factors have influenced the design and layout of the proposed development:

- The impact on the character and appearance of the area
- The impact on the living conditions of the adjacent properties
- The current demand for properties for young professionals or single families looking for modern day living.
- The impact on road network and general transport links etc.

4.2 Each apartment provides a good sized open plan living / dining space with fixed kitchen units and flexible furniture arrangement for a typical lounge or dining space.

4.3 The living and sleeping quarters are divided by a good sized bathroom with a WC, shower and basin.

4.4 Accessibility issues will be overcome with the ground floor apartment being prioritized for disabled use with increased door opening widths and general improved access throughout.

4.5 The new layout will promote and enhance a community feel with shared ground floor provision for mail storage and easy access to the cycle store and rear yard which will provide space for bin storage along with space for drying clothes. Crumpsall Park can be utilised and will provide additional amenity space for the residents.

4.6 The proposal will retain the existing arrangement for refuse storage and collection.

4.7 Adjacent Properties

4.7.1 As already established in this design summary, the existing building fabric is to be retained and will retain its aesthetic connection to existing adjacent properties.

4.7.2 There are no overlooking issues as all exiting windows are retained with no movement of existing building footprint.

4.7.3 As an end-terraced property and given the position of the stairs, the proposal will only result in two small dining areas adjoining what are likely to be bedrooms in the neighbouring property, such that the impact on this property will be negligible.

4.8 Access

4.6.1 Street parking is available and given the sustainable location of the site and type of accommodation that is being provided, it is unlikely that there will be greater pressure on this parking than with the current use.

4.6.2 It is proposed that the existing utility room is utilised as a secure bike store, which will encourage this mode of transport.

5.0 Policy

5.1 Core Strategy policy SP1 emphasises the importance or high quality and diverse housing in the Inner Areas such as this – North Manchester.

5.2 Whilst policy H3 states that priority will be given to family housing where it can be sustained, the Housing Need and Demand Assessment 2010 also indicates a need to retain graduates and highly skilled employees. The supporting text to policy H3 highlights that 43% of the housing stock in North Manchester consists of 2-bedroom properties. This proposal will create 3, high quality 1-bedroom apartments and will therefore add to the diversity of properties available and will be ideal for graduates.

5.3 In addition, 'Places for Everyone' (publication document) indicates at paragraph 7.31 that smaller households are forecast to account for over half of the growth in households. Manchester are targeted with providing 84% apartments and 16% houses.

5.4 In accordance with policy DM1 the proposal: will have limited impact on the surrounding area when compared to the current use of the property; provides a suitable amount of private amenity space and is ideally located to take advantage of Crumpsall Park; provides good quality internal accommodation and space for refuse collection and storage.

6.0 Sustainability

6.1 The development will promote the use of sustainable materials throughout construction including timber and pressed metal for partitions and encourage sustainable construction practices with the main contractor.

6.2 As already mentioned within this summary, the development is located close to sustainable travel methods and the cycle store will encourage cycle use.

7.0 Summary

7.1 The existing dwelling at 71 Ash Tree Road, Crumpsall is a very large 6 bedroomed property which whilst accommodating one single family is regarded as sufficient can in many respects be regarded as excessive living.

7.2 Whilst the existing property has been upgraded with recent material upgrades the energy costs alone to heat and run such a large property will be impactful for one family.

7.3 RPC Architectural Design strongly believe the sub-division of the existing area into 3 No. good sized self contained apartments will not only meet a specific requirement in the area and aligned to current policy but also provide a good standard of living accommodation for a wider number of people specifically graduates and young professionals.

Appendix



Figure 1 – Front View



Figure 2 – Rear View



Figure 3– Side View