

DESIGN, ACCESS & HERITAGE STATEMENT

To support a full planning application for:

'Proposed Development at No.462 & No.464 Wilmslow Road, Withington'.

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1.0 INTRODUCTION

This Design & Access Statement has been prepared in support of a full planning application for proposed development at No.462 & No.464 Wilmslow Road, Withington.

Development description:

Amalgamation of two separate units to create a larger single unit including part change of use from Laundrette (sui-generis Use Class) to offices (Use Class E - Commercial, Business and Service), proposed single storey rear extension, proposed roof alterations including 4 dormers and associated external alterations.

*The above description maybe subject to change by the local planning authority when registering the application.

Planning History

No.462 Wilmslow Road

Planning Reference: 041057
Proposal: Single storey extension at rear of existing laundry and change of use of ground floor storage area to form laundry extension and dry cleaners.
Decision / Date: Approved / May 1992

Planning Reference: F13941
Proposal: Change of use of rear ground floor and 1st floor to sunbed treatment rooms.
Decision / Date: Approved / Sep 1980

No.464 Wilmslow Road

Planning Reference: 072927/FU/2004/S1
Proposal: Change of use of shop (A1) to food and drink use (A3) including flue at rear
Decision / Date: Withdrawn / Dec 2004

Planning Reference: 059658/FO/SOUTH1/00
Proposal: Single storey rear extension to opticians
Decision / Date: Approved / Aug 2000

2.0 SITE LOCATION & CONTEXT

The application site is situated circa. 3 miles south of the city centre of Manchester and located in Withington Village. Withington Village is a key District Centre in South Manchester and is located within a wider residential area, and as a result it is a well-used district centre with a considerable range of service and comparison goods operators

The site is located at and fronts Wilmslow Road and falls within the Withington Conservation Area. Withington Conservation Area was designated by the Council in July 1983 and Wilmslow Road forms a north-south spine through the area.

The site surrounding and context comprises of an eclectic mix of buildings predominantly of brick and also those of stone, characterised by more prominent historical buildings such as banks and public buildings.

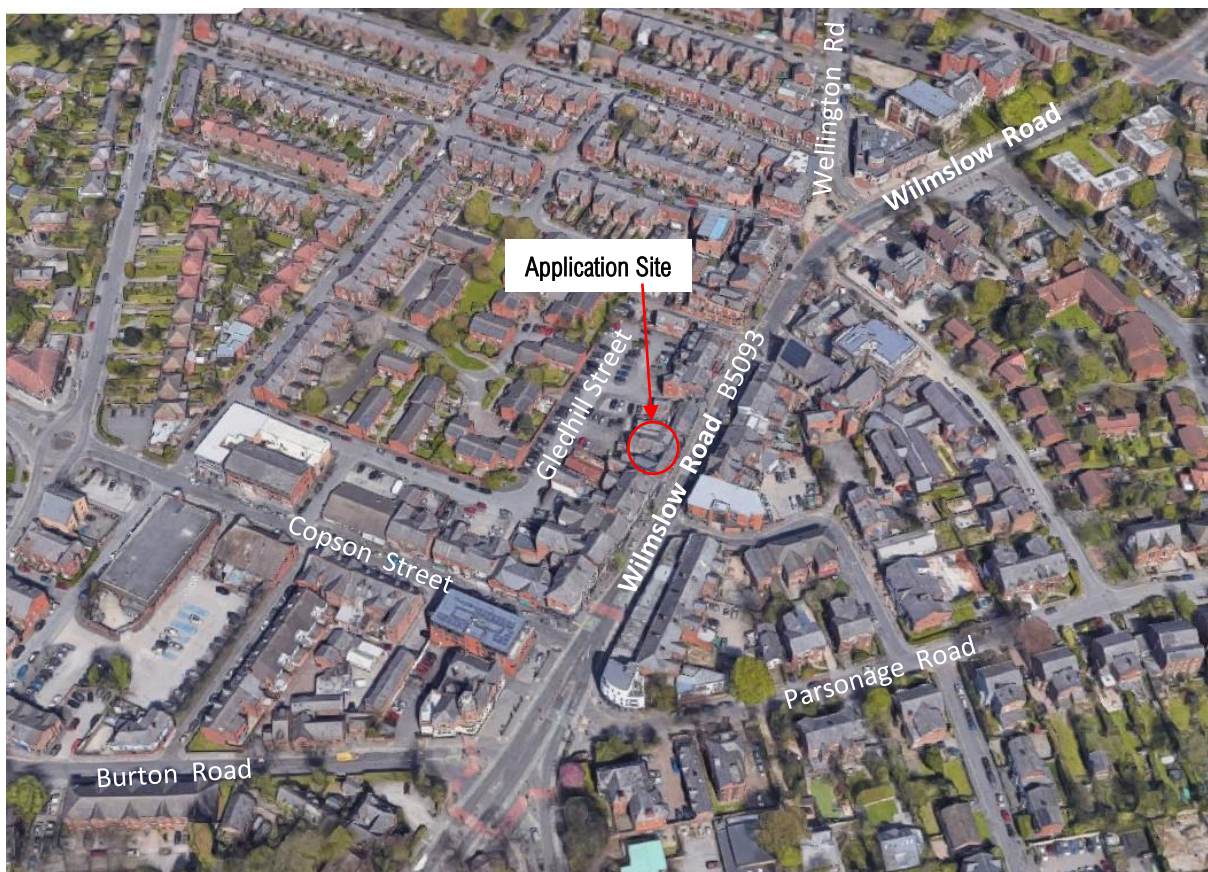


Fig. 01 Aerial view of application site (source: google maps)



3.0 EXISTING SITE LAYOUT

The application site is on the western side of Wilmslow Road and comprises two separate properties; No.462 and adjoining property No.464.

3.1 No.462 Wilmslow Road

The existing property is currently in use as a Laundrette (sui-generis use) and has been for many years. The plot is linear and narrow, fronting Wilmslow Road and stretching to rear towards a car park and Gledhill Street beyond.

The property partly single storey and part two storey; the front being a single storey block of very modest size. The building is of traditional construction with brickwork elevations under a part pitched slate roof and part flat roof. To the rear is an attached single storey store/machine room externally accessed from the small gated yard. The yard itself is also accessed off Gledhill Street.

3.2 No.464 Wilmslow Road

No.464 is to the south of No.462 and adjoins it with shared party walls in particular at ground floor level. The existing property is vacant, the last use is and understood to be a property lettings agents. The plot again is linear and narrow, fronting Wilmslow Road and stretching to a lesser extent than No.462 to the rear.

The property is predominantly two storey with a very small single storey lean to extension at rear. The frontage is two storey and characteristic of adjoining property No.466; in traditional construction with brickwork elevations under a pitched slate roof. To the rear is a gated yard accessed off Gledhill Street

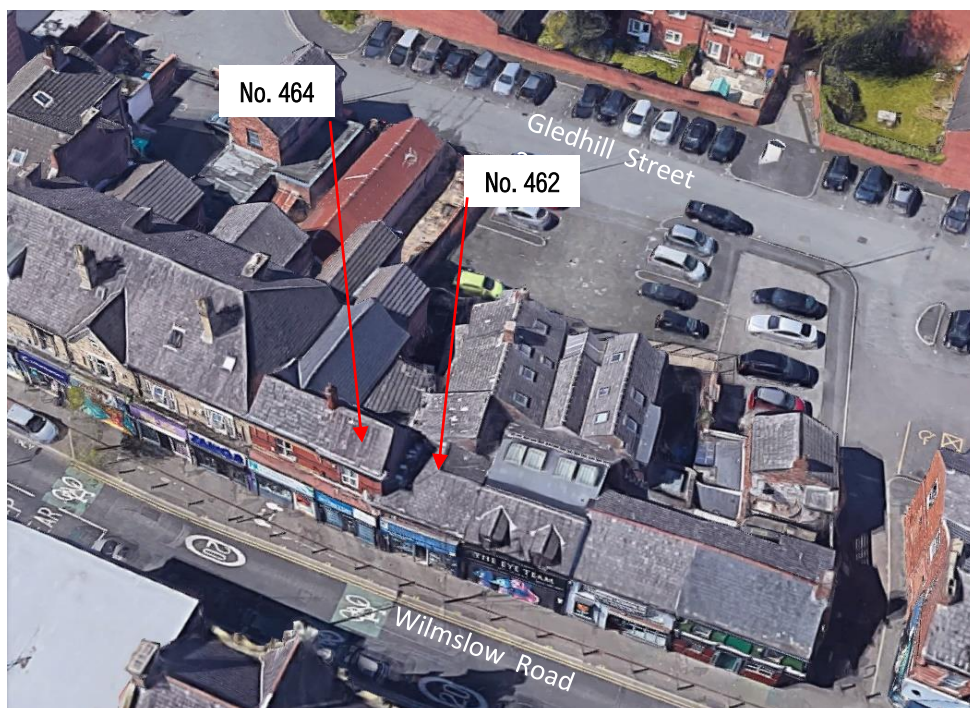


Fig. 02 Aerial view of application properties (source: google maps)



Fig. 03 Photograph of site frontage (from Wilmslow Road)



Fig. 04 Photograph of site at rear (from Gledhill Street)

4.0 DEVELOPMENT PROPOSALS

4.1 Description of proposed development

Amalgamation of two separate units to create a larger single unit including part change of use (sui generis to use class E), proposed single storey rear extension, proposed roof alterations including 4 dormers and various internal and external alterations.

*The above description maybe subject to change by the local planning authority when registering the application.

4.2 Use

Unit No.462

The existing property No.462 is currently in use as a Laundrette (Use Class Sui-generis). The first floor appears to be ancillary to this use with storage of relevant equipment & machinery. This application is seeking for the change of use of ground and first floor to Office (*Use Class E – Commercial, Business and Service*).

Unit No.464

The existing property No.464 (ground and first floor, last use was a 'property letting agents') we believe automatically now falls into Use Class E (*Use Class E – Commercial, Business and Service*). However we are proposing a single storey rear extension for additional office space, conversion of basement storage to office space and proposed loft conversion to provide additional office space.

4.3 Layout

The proposed layout is defined by the merger of the two properties and need to create additional spaces with associated and efficient circulations and ancillary spaces. The primary internal structural form of each property is retained with minor alteration only to create appropriate circulation flow for users and also relevant fire escape routes.

Two separate structural openings in party wall between the two properties at ground level are proposed; they are strategically positioned for circulation and escape purposes. On first floor there is a single structural opening, again to allow easy flow and fire escape from upper floor.

Main Entrance

For security and control of access; a single main entrance is proposed hence the existing shopfront at No.464 will be modified to put in window panel in lieu of the entrance door thus only existing entrance at No.462 to remain.

Rear Extension

The existing footprint of No.462 significantly extends out to back relative to No.464 hence there is a staggered arrangement of the rear yards. The proposed single storey extension to rear of No.464 extending out in line with single storey side extension of No.462 'squares off' this awkward arrangement at rear and also provides valuable additional office space with perimeter windows. The additional floor area created by the extension is approx.. 12.5m².

Loft Conversion

The existing first floor room at front of No.464 is of modest size, however the floor to ceiling height is disproportionately high at circa 3.4m. This allows the potential to utilise the roof space by gaining further headroom by way of lowering the first floor room ceiling height. The loft will be accessed by a new flight of stairs leading from the large first floor foyer. This approach to gain additional floor space is deemed more practical and sustainable than extending the footprint of the first floor.

Escape from First Floor

As mentioned earlier, the proposals intend to retain the general structure of each property; hence the existing stairs at No.464 is retained in same position for communal use once the properties are merged. The first floor of No.462 extends out to rear by a significant distance from the location of this stair, therefore for fire escape purposes an external metal escape stairs is proposed at the rear gable wall of No.464

4.4 Appearance & Materials

The overall approach to external appearance is to ensure proposed development where possible to closely match the existing and/or complement the host building.

Rear Extension at No.464

The external walls to match the facing bricks of existing rear elevation; roof tiles to closely match colour of existing roof covering; windows to be uPVC double glazed, colour black.

Roof Alteration at No.462

The hip to gable conversion, will have tiles to closely match existing. The proposed flat roof will have single ply membrane; colour grey.

Roof Dormers at No.464

The proposed front dormer to have exposed walls and dormer cheeks clad in plain hanging tiles to match existing roof. Windows to be uPVC double glazed, frame colour black; fascia to be treated softwood timber painted black; Gutters/Downpipes to be uPVC, colour black.

The proposed rear dormer to have exposed walls and dormer cheeks clad in plain hanging tiles to match existing roof. The dormer to have flat roof with nominal fall (1:40) and covered in EPDM colour dark grey. Windows to be uPVC double glazed, colour black; fascia to be treated softwood timber painted black; Gutters/Downpipes to be uPVC colour black.

Roof Dormers at No.462

The proposed two dormers to front roof slope to match size/configuration of those existing at No.460. Also to match roof and wall finishes.

External Fires Escape Stairs

The stair, platforms, handrails, balustrading will be constructed from mild steel and all coated black.

Shop Frontage

To create a pleasant aesthetic to the shopfront at both business and non-business hours; an internal shutter box and shutter curtain has been proposed. The proposed shutter curtain is to have perforated laths further enhancing the visual appearance and connectivity with internal spaces. The shutter will be manufactured from mild steel and powder coated to reflect the company (health care provider) corporate colour; RAL 4006

The actual shopfront will have expansive glazing and will comprise of a slimline extruded aluminium profiled framed unit; the profile section size is circa.H45mm x W100mm The frame is to be powder coated to reflect the company (health care provider) corporate colour; RAL4006.

5.0 WASTE STRATEGY

All waste will be containerised and stored in the rear yard, both secured and screened off from the public highway.

The designated area for the containers will be to the southern perimeter of the proposed reconfigured rear yard. The surface is concrete hardstanding, allowing easy manoeuvrability and also cleaning/ washing. The size of the container storage area is to be adequate to accommodate forecasted waste stream, see calculations below. Based on Manchester City Council guidance document 'GD 04 Waste Storage and Collection Guidance for New Developments (version 6.00)' The following waste stream and associated storage containers is anticipated:

- Proposed Gross Floor Space (Office Use) 224m²
- Based on 2600 litres per 1000m² Floor Space, the total waste storage capacity recommended is 583 litres.
- 50% of this capacity would be retained for recycling equating to approx. 292 litres

Based on the above indicative waste storage requirements; 3 x 240 litre bins (total 720 litre capacity) are proposed. After completion of the proposed development work and upon occupancy, the occupants/operators of the premises will be required to enter an agreement with a registered waste carrier for collection and disposal of their waste.

6.0 ACCESS

The location of the buildings on Wilmslow Road is close to a variety of frequent public transport options. It is not envisaged that the modest increase in gross floor area and the change of use proposal will generate any increased vehicular traffic. There is no change proposed to the approach or external gradients leading to primary entrances. The main entrance currently serving No.464 will be removed, however the existing entrance at No.462 will be retained for access to the propose merged units. The entrance at No.464 provides level access for wheelchair users. A self-contained unisex accessible toilet will be provided at the ground floor; this will improve the accessibility

7.0 HERITAGE STATEMENT

7.1 INTRODUCTION

This statement is in support of a full planning application and to be read in conjunction with all other planning drawings and documents.

7.2 PROPOSAL

'Amalgamation of two separate units to create a larger single unit including part change of use from Laundrette (sui-generis Use Class) to offices (Use Class E - Commercial, Business and Service), proposed single storey rear extension, proposed roof alterations including 4 dormers and associated external alterations.'

The proposed development comprises the following key elements:

- 1) Amalgamating the two properties..
- 2) Single storey rear extension at No.464.
- 3) External escape stairs to rear of No.462.
- 4) Roof Alterations including proposed dormers, hip to gable and flat roof conversion
- 5) Alteration to shopfront of No.464 to omit entrance door.
- 6) Conversion of basement store at No.464 to office spac

7.3 THE HERITAGE ASSET

The site is located to the western side of Wilmslow Road and within the Withington District Centre and Conservation Area. The site comprises of two properties (No.462 & 464) and is on a commercial parade that starts at Copson Street and stretches to the north and terminating at an alleyway (Barbican Street). This parade of shops fronting Wilmslow Road are of varying styles, height and architectural character. The rear of the parade or block, as well as being of varied style/ height, it is also very disjointed with any historical or original appearance lost due to many recent extensions and alterations.

Both of the properties within the application site can be described as of 'no exceptional' architectural qualities relative to some of the other buildings within the Conservation Area. Although No.464 has some prominence onto Wilmslow Road; No.464 is rather discrete and very modest in size. As described in the previous paragraph, the rear of the properties and parade in general lack any uniform aesthetic and do not retain much original features.

7.4 ASSESSMENT OF IMPACT

Below is a list of key changes and statements with regard to impact on the building and Conservation Area.

Single storey rear extension

The proposed extension is located at the rear of the property, which is generally visible from Gledhill Street. However due to the single storey modest height, and rear fencing/ boundary treatment, the it will be predominantly screened. The extension is of an infill nature and will tidy up the rear yard arrangement. It is considered that there will be no perceived harm to the host property or the character of the area.

External escape stairs to rear

An external fire escape stair is proposed from first floor of No.462, terminating at the rear yard. Although the lower half of the stair will be screened by the rear boundary fence, the upper half will be visible from the public domain/ Gledhill Street. Having considered the existing rear 'streetscape' and the presence of external escape stairs on adjoining properties, we believe the proposed fire escape stairs will not result in visual harm.

Rear dormer to No.464

The dormer will be to the rear roof slope of the two storey block and will be approx. 15m from the rear site boundary. The chosen materials of hanging tiles to walls and dark window frames; will make the dormer extension discrete and being set-back from the rear boundary it will not be dominating nor harming the rear elevation.

Front dormer to No.464

The proposed dormer will be very modest in size and align with the first floor window to front. The form, materials and location means this dormer will enhance rather than harm the building and street scene.

Front dormers to No.462

The two proposed dormer windows are to provide views and daylight to the front of the first floor. The dormers will be similar in size and configuration to adjoining property No.460. These proposals will provide some symmetry and balance to the elevation stretch comprising properties No.460 and 462. As can be seen from the existing and proposed elevations, the proposal enhance rather than harm the street scene.

Roof Alterations to No.462

The main roof of No.462 has a hipped section, the front slope will be converted to gable end abutting the gable of No.464. The rear of the existing hipped roof and associated small pitched sections will be altered to a small flat roof area. Both the hip to gable conversion and conversion to flat roof will not result in changing the existing ridge height. Visually from the front there will only be a subtle change; whilst the flat roof will not be visible at all; therefore no visual harm to the front or rear street scene.

Alteration to shopfront No.464

The door will be removed and replaced with fixed panel; this is a very minor change with no associated visual harm.

8.0 CONCLUSION

This document (in conjunction with the accompanying planning drawings) have illustrated the strategy and design principles for the proposed development.

It is anticipated that the local authority will acknowledge that the development proposals carefully respond to the site context and would not result in harm to the buildings or the Conservation Area. The proposal complies with local plans and policies with regard to development management and heritage considerations and trust the local authority will therefore grant planning consent.