

Stage 3 Developed Design

12 & 12A Errwood Road
Levenshulme Manchester M19 2PA



P4B/A

Revision Schedule

Revision	Comments	Issued By	Date
01.	Initial Document Issue	SG	16.06.2023

Design & Access Statement

P4bA

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	Security
3.4	Layout
3.5	Scale
3.6	Appearance

1.1 / APPLICATION TYPE

This design and access statement has been produced in support of a full planning application for the conversion of 2 existing dwellings to 8 No. apartments, including a 3 storey extension.

1.2 / LOCATION OF PROPOSED DEVELOPMENT

12 & 12a Errwood Road Levenshulme Manchester M19 2PA

1.3 / CURRENT DEVELOPMENT DESCRIPTION

The existing property at 12a is a one bedroom dwelling. The adjacent property at number 12 is a 4 bedroom dwelling.

1.4 / PROPOSED DEVELOPMENT DESCRIPTION

The proposal is to create 7 x 1 bedroom and 1 x 2 bedroom apartments from the existing 2 properties. A 3 storey rear extension is also proposed and the existing basement windows will be provided with enlarged lightwells to create habitable space in the basement.

1.5 / STATEMENT PREPARATION DATE

June 2023

1.6 / STATEMENT AMENDMENT DATE

N/A

1.7 / APPLICANT

linex Properties Ltd, 2-4 Millgate, Stockport. SK1 2LX.

1.8 / ARCHITECTURE

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

2.1 / PREVIOUS APPLICATIONS

1990 - Ref: 036108 - Single storey extension side of existing dwellinghouse to form a new dwelling for a handicapped person. APPROVED

2021 - Ref: 129445/FH/2021 - Erection of first floor side extension to existing property, together with the erection of detached outbuilding to the front and rear to form double garages. PENDING CONSIDERATION

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.

3.1 / USE & AMOUNT

The proposal seeks permission for converting 2 No. dwellings into 8 apartments. As part of this project we have sought pre-application planning advice from Manchester City Council. We received an email dated 26.05.23 from Carl Glennon. Whilst we acknowledge that this proposal does take off the market a larger family home, it is only one 4 bedroom home. This property (12 Errwood) has the potential to create 7No. apartments, which would provide much needed accommodation in this highly sought after area. It also has the potential to create additional availability of larger family homes in the area by people who are looking to downsize, but who still want to live in the area. There is also precedent set for conversion of single dwellings into apartments in the immediate vicinity of the application site. This can be seen directly opposite on Arliss Avenue, facing the site.

At the time of writing this document on the 14th June 2023, a search on Rightmove for houses with 3 + bedrooms within half a mile radius of the application site revealed there were 49 properties available for sale. This would suggest that there is not an acute shortage of available larger family homes within the local area.

rightmove

BuyRentHouse PricesFind AgentCommercialInspire

M19 2PA

+ 1/2 mile

Min Price to Max Price

3 Bed to Max Beds

Properties For Sale in M19 2PA, within 0.5 miles, at least 3 bed > Save search Create Alert

48 resultsSort: Highest PriceListMap

Prioritise properties with... Add keyword

1/20

FEATURED PROPERTY



Burnage Lane, Burnage

Semi-Detached 3 1

0.31 miles

A spacious three double bedroom semi detached home offering light and airy accommodation, complete with two large reception rooms, modern fitted kitchen, three good sized double bedrooms and...

Added on 12/06/2023 by Gascoigne Hal...

£340,000

 0161 524 3391 Local call rate

Map above indicating 3 plus bedroom homes available within a half mile radius of application site.

P4BA - DEVELOPED DESIGN

5

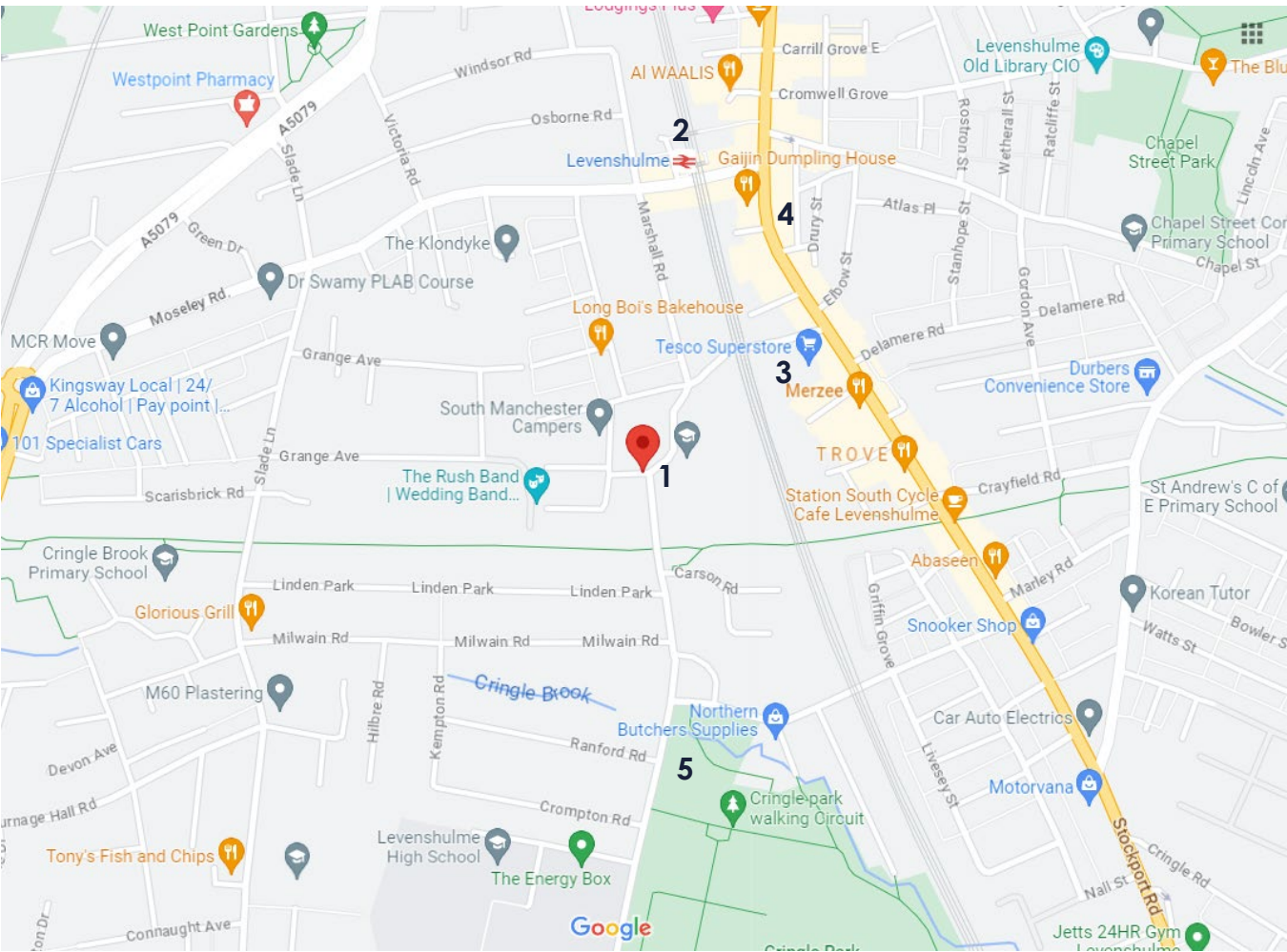
3.2 / ACCESS

The existing buildings are fronting onto Errwood Road, with an existing shared pedestrian/vehicular access point which is to be retained. A total of 6No. vehicle parking bays are proposed to the front of the development which will utilise this existing access point. Cars will be able to manouvre in and out of the bays within the curtilage of the site, enabling them to drive in and out of the site in a forward gear.

The site occupies a highly sustainable location with a train station serving central Manchester located within a 5 minute walk, as can be seen on the diagram opposite. Buses serving Manchester city centre are every few minutes, with the stop located a 6 minute walk away. There are also supermarkets and a broad range of shops and services located on Stockport Road a short walk away.

Cycle parking has been provided at a ratio of 1 space per apartment, with an additional 2 spaces provided to visitors. The proposed cycle store will be covered to ensure resident's cycles are protected. A sheffiled stand will be provided to ensure adequate fixing when locking cycles up. Access into the cycle store will be controlled by keypad. The store has been positioned to the rear of the development to keep it discreet, whilst still maintaining a good level of natural surviellance from residents.

Refuse provision has been calculated in accordance with Manchester City Councils guidance document GD04 and the waste management proforma submitted in conjunction with this application. Refuse storage has been located to the left hand side of the building, which affords residents easy access to the store whilst still being set back far enough to not be too noticable. The enclosure will be finished in close boarded timber.



- | | | |
|---|----------------------|-----------------|
| 1 | The Site | |
| 2 | Train Station | (4 minute walk) |
| 3 | Supermarket | (2 minute walk) |
| 4 | Bus Stops | (6 minute walk) |
| 5 | Cringle Park | (5 minute walk) |

3.2 / SECURITY

Entrance into the building will be controlled by an intercom system, allowing residents to grant access to any visitors to the property. A secure post box will be located externally, with residents having their own key to access any mail. All new windows to the property will be PAS 24 rated.

3.3 / LAYOUT

The internal layout has been developed around the retention of the existing stair and circulation areas, with both main entrance doors to 12 and 12a being retained. A 3 storey rear extension is proposed to increase floor area. Following the pre-application advice a 2 bedroom apartment has been introduced to the basement, to broaden the mix of apartments. All apartments have been designed to National space standards and include fixed storage. Smoke lobbies have been added to each apartment for compliance with building regulations. Room layouts have been considered to maximise natural daylight to main living areas.

Externally a residents garden is proposed which will feature a paved area which could be used for seating. Low maintenance soft landscaping is identified on the proposed site plan which will provide residents with a pleasant space to relax. Due to the level difference between the rear garden and apartments 3 and 4, a degree of separation will be provided ensuring people using the rear garden will not be able to look into these apartments at the same level. An enclosed defensible space is to be provided to apartments 3 and 4 to protect their privacy further. This will provide these 2 apartments with their own dedicated amenity space.

3.5 / SCALE

The proposal to construct a 3 storey extension to the rear of the building will be in keeping with the surrounding buildings and will not create overlooking to existing adjacent properties. Similarly, the small single storey rear extension at the back of 12a will not have any negative impact on neighbours.

3.6 / APPEARANCE

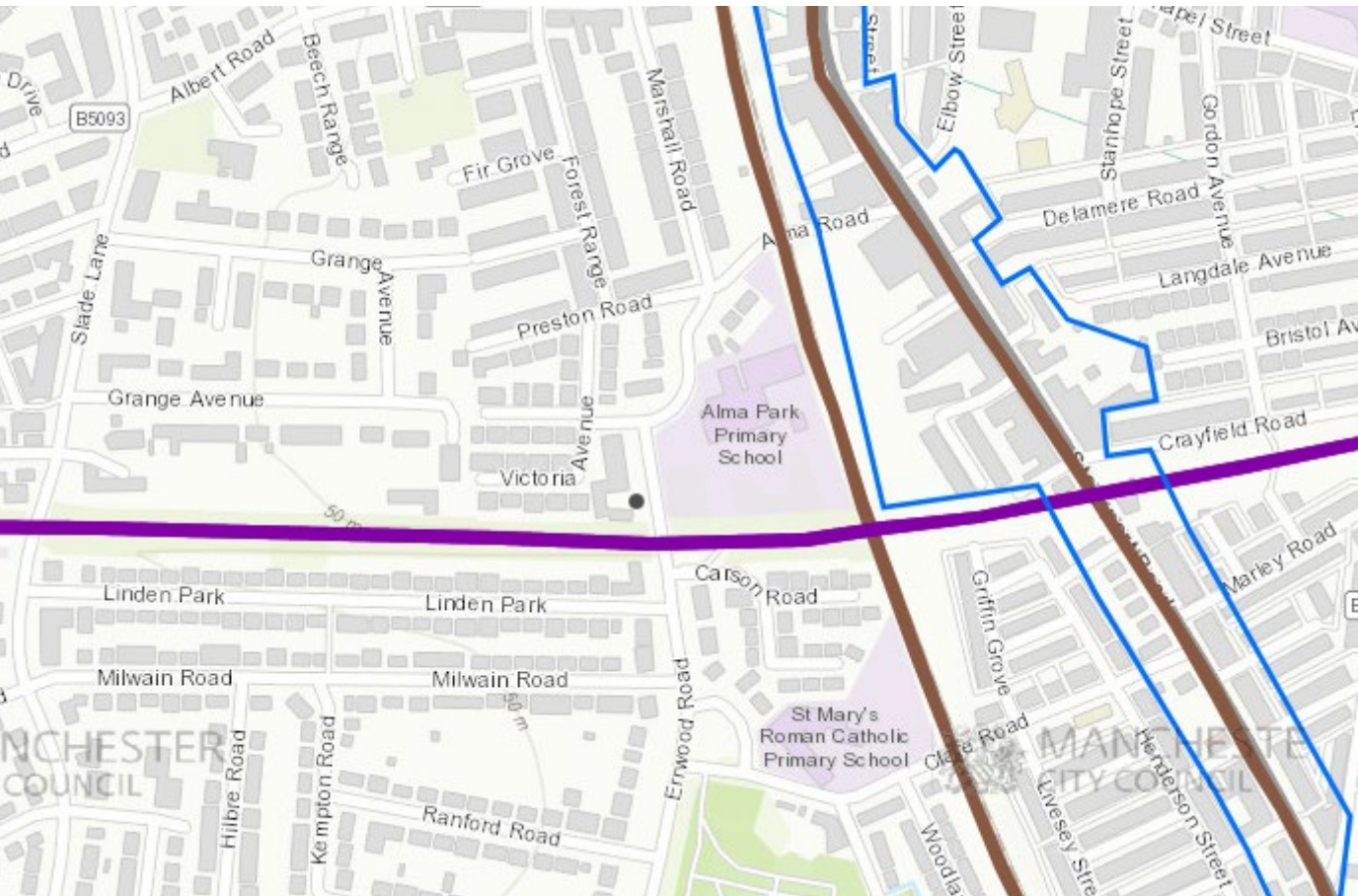
All of the proposed new elements to this building have been designed to be in keeping with the existing building fabric. The pitched roofs will be finished in slate tiles to match existing and the roof geometry has been designed to be sympathetic to the existing building. All of the new windows are proposed to the rear of the building and will be in a style to match existing finished in white UPVC. A facing brick to match is proposed for the external wall construction.



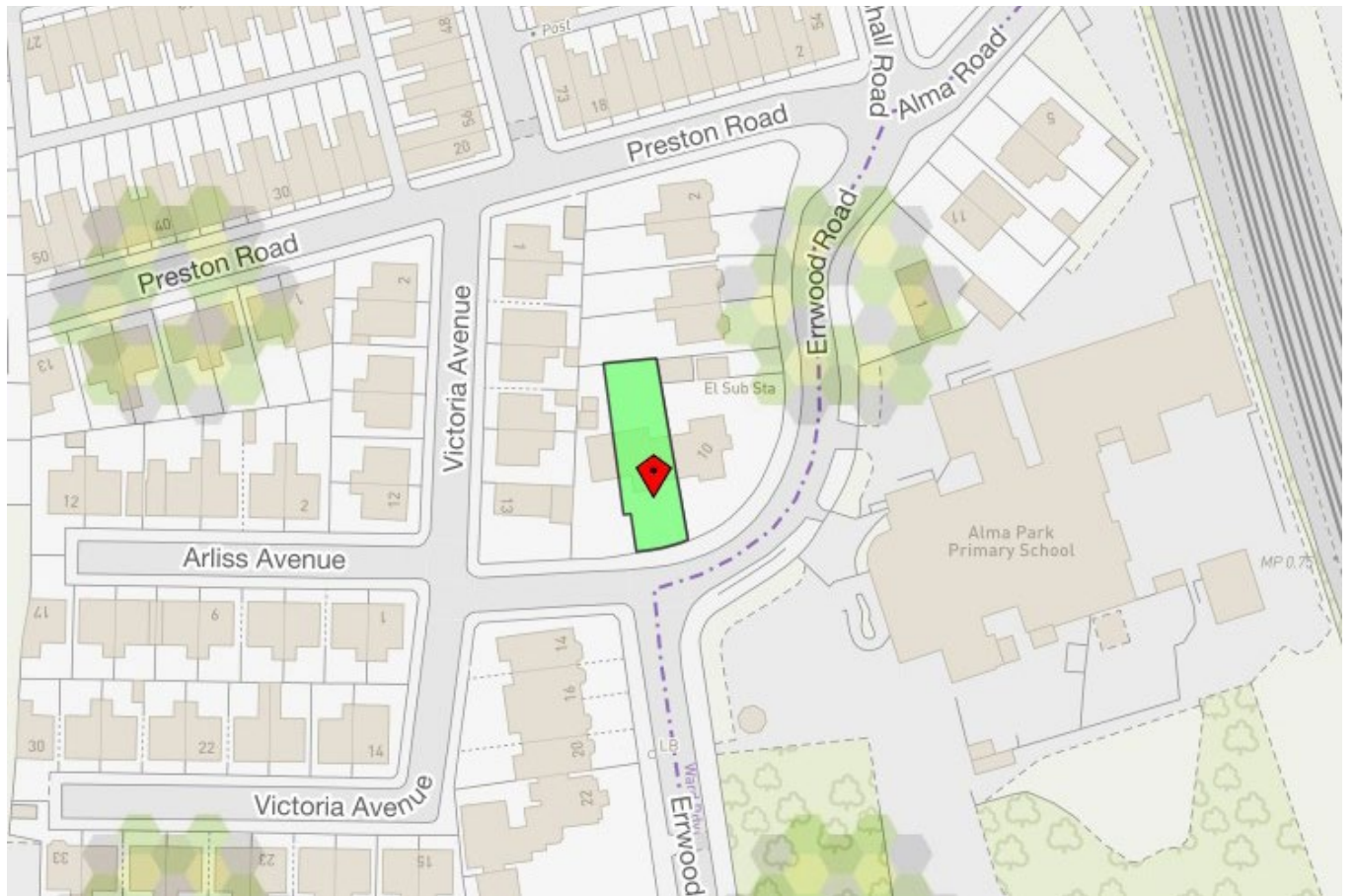
Existing Site Photos



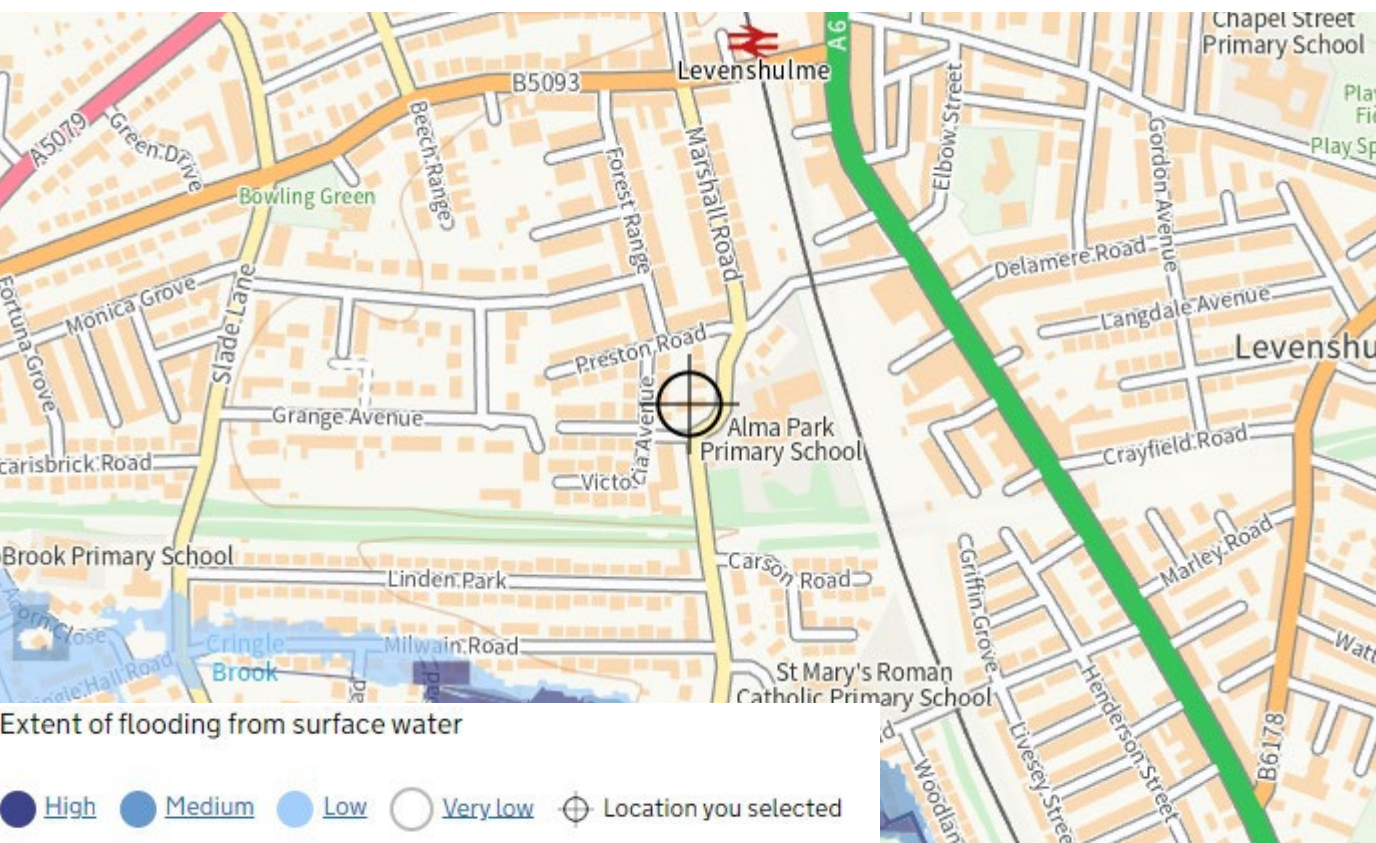
Land Use Map (unitary development plan)



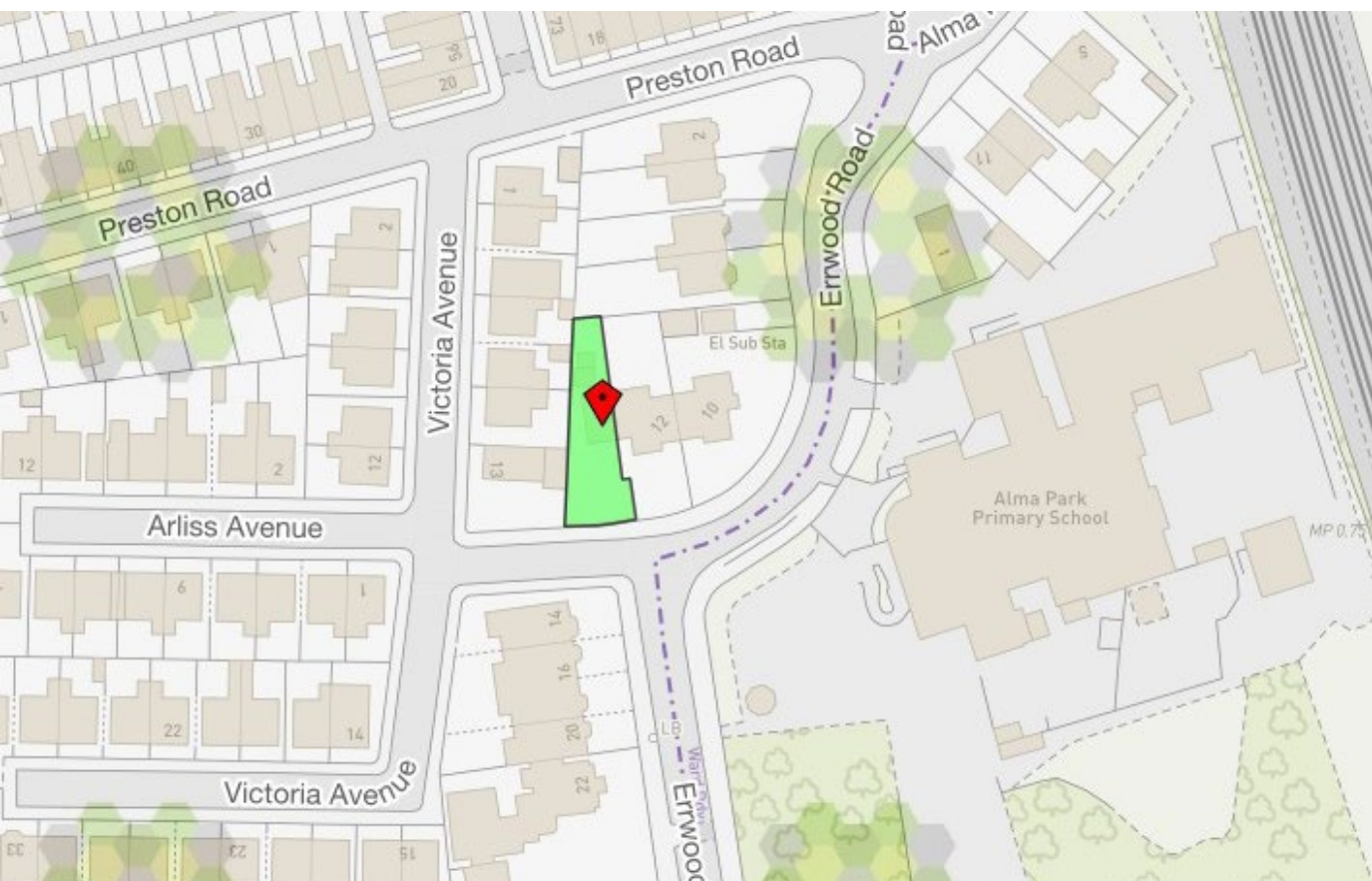
Legal Boundary Map (Land Registry No.12)



Flood Risk Map

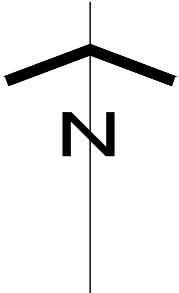
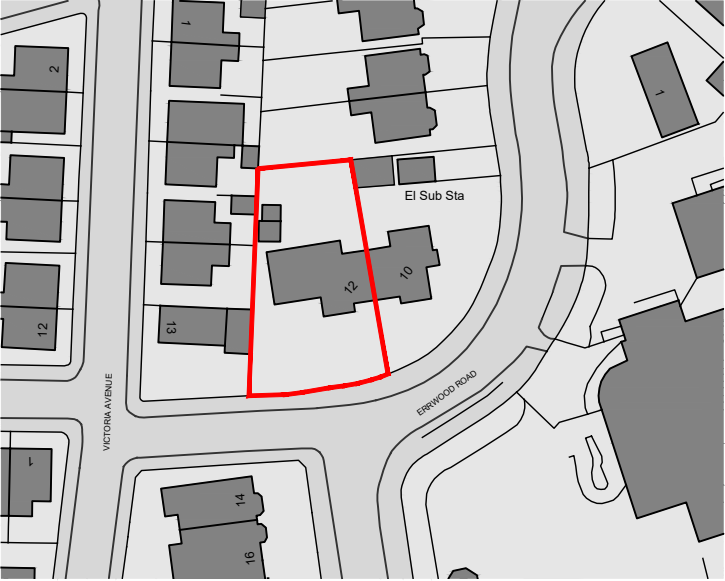
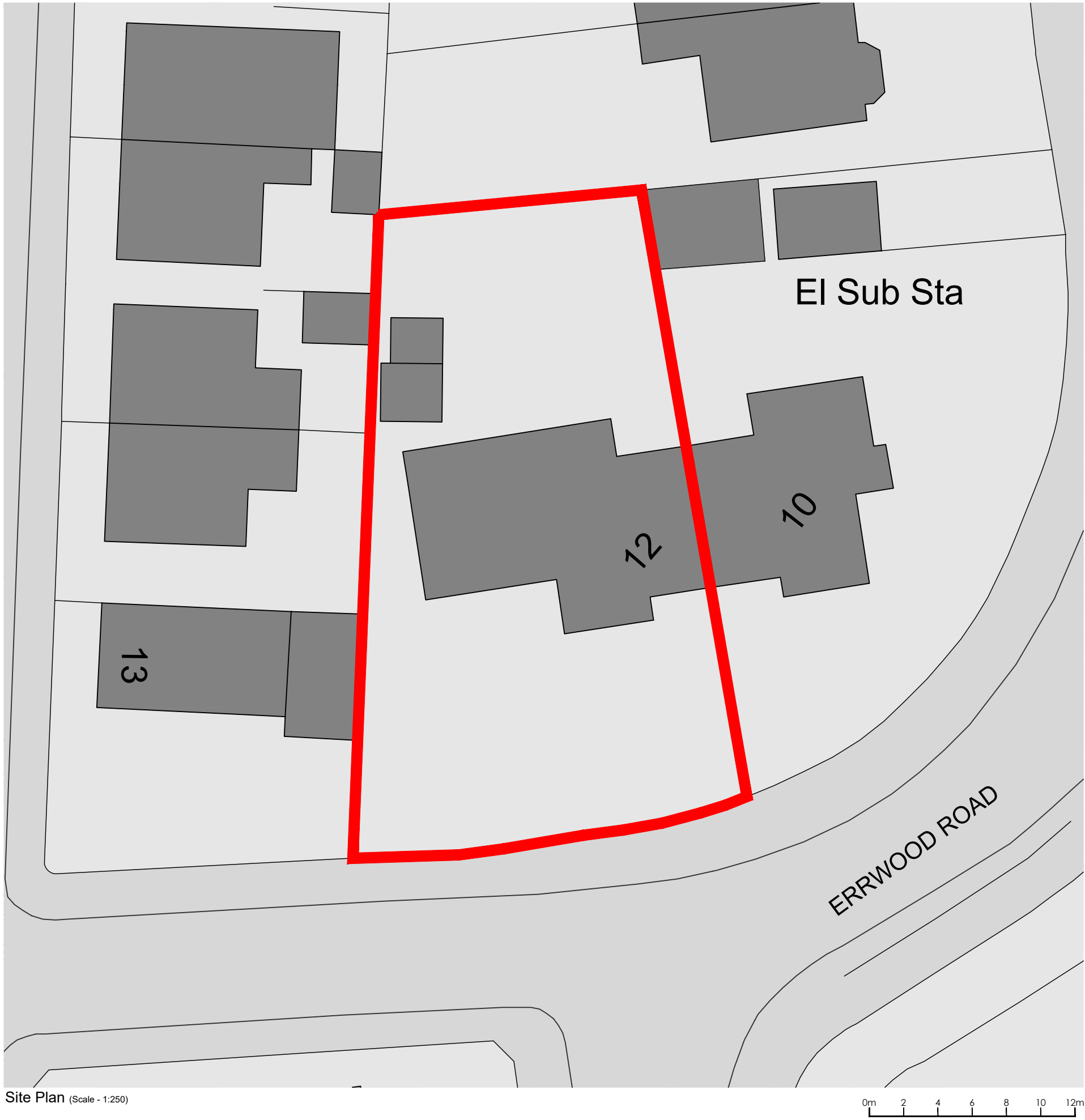


Legal Boundary Map (Land Registry No.12a)



Existing Plans

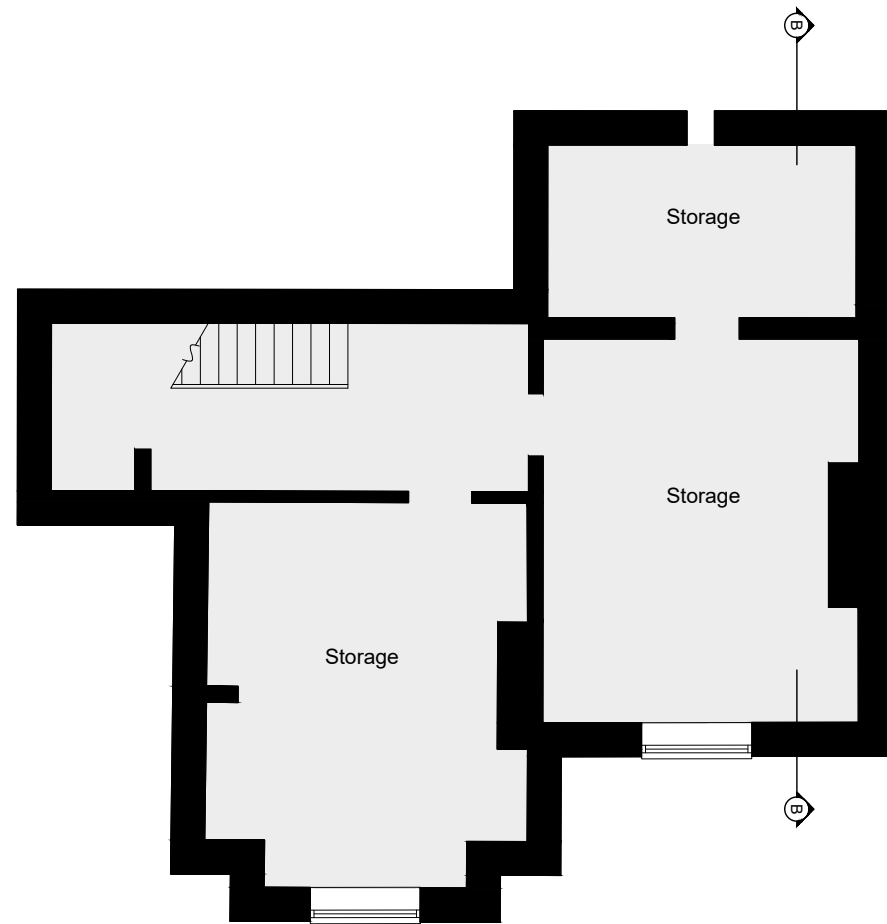
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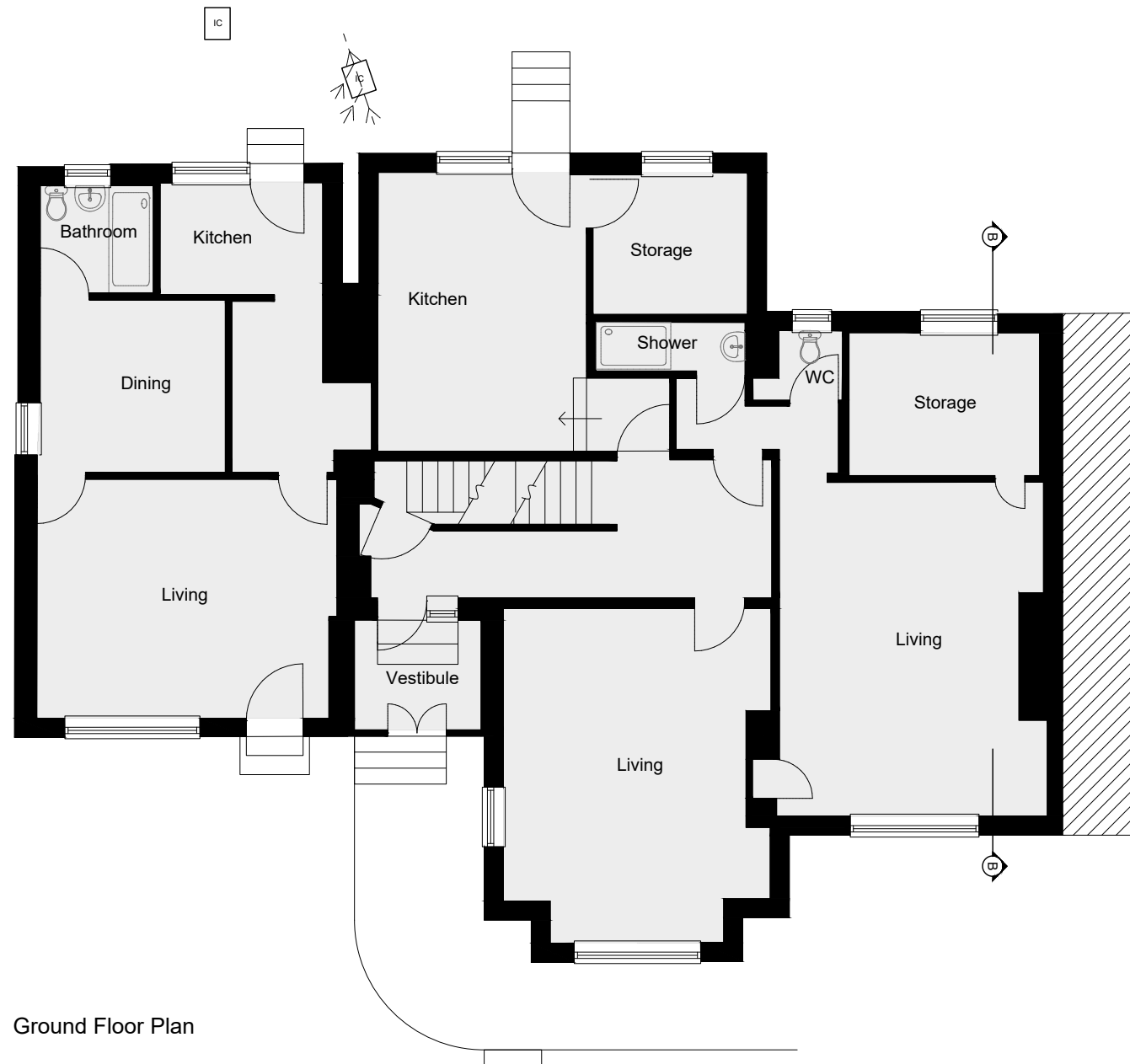
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Basement Plan

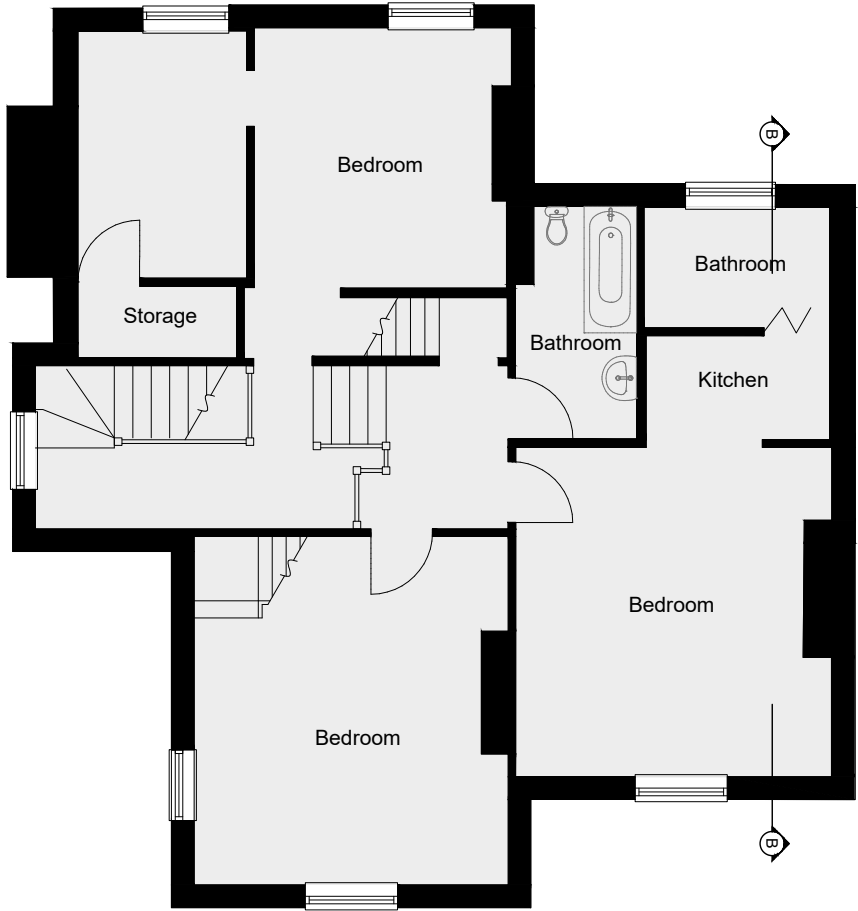


Ground Floor Plan

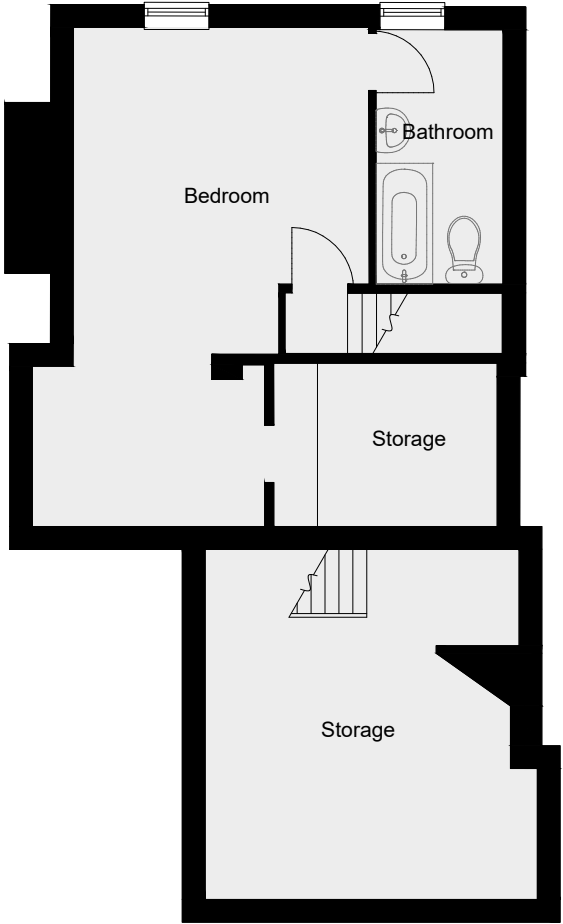
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First Floor Plan



Second Floor Plan

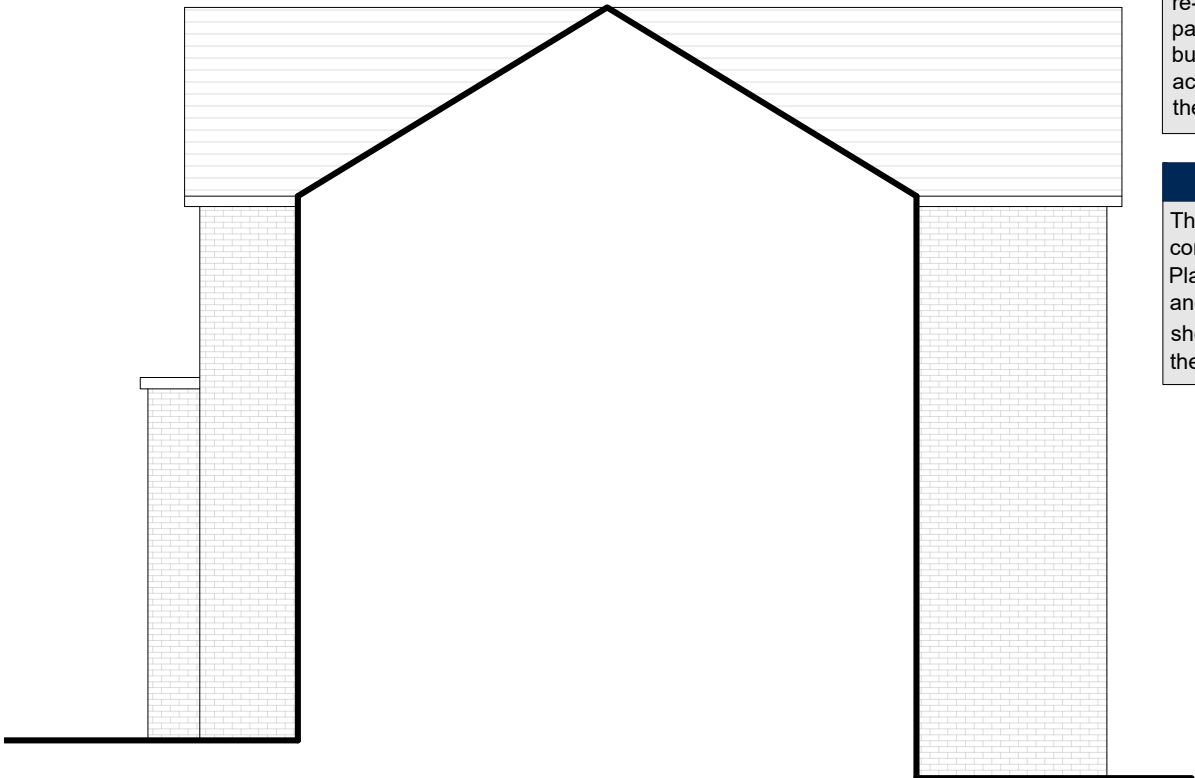
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Side Elevation



Side Elevation



Front Elevation

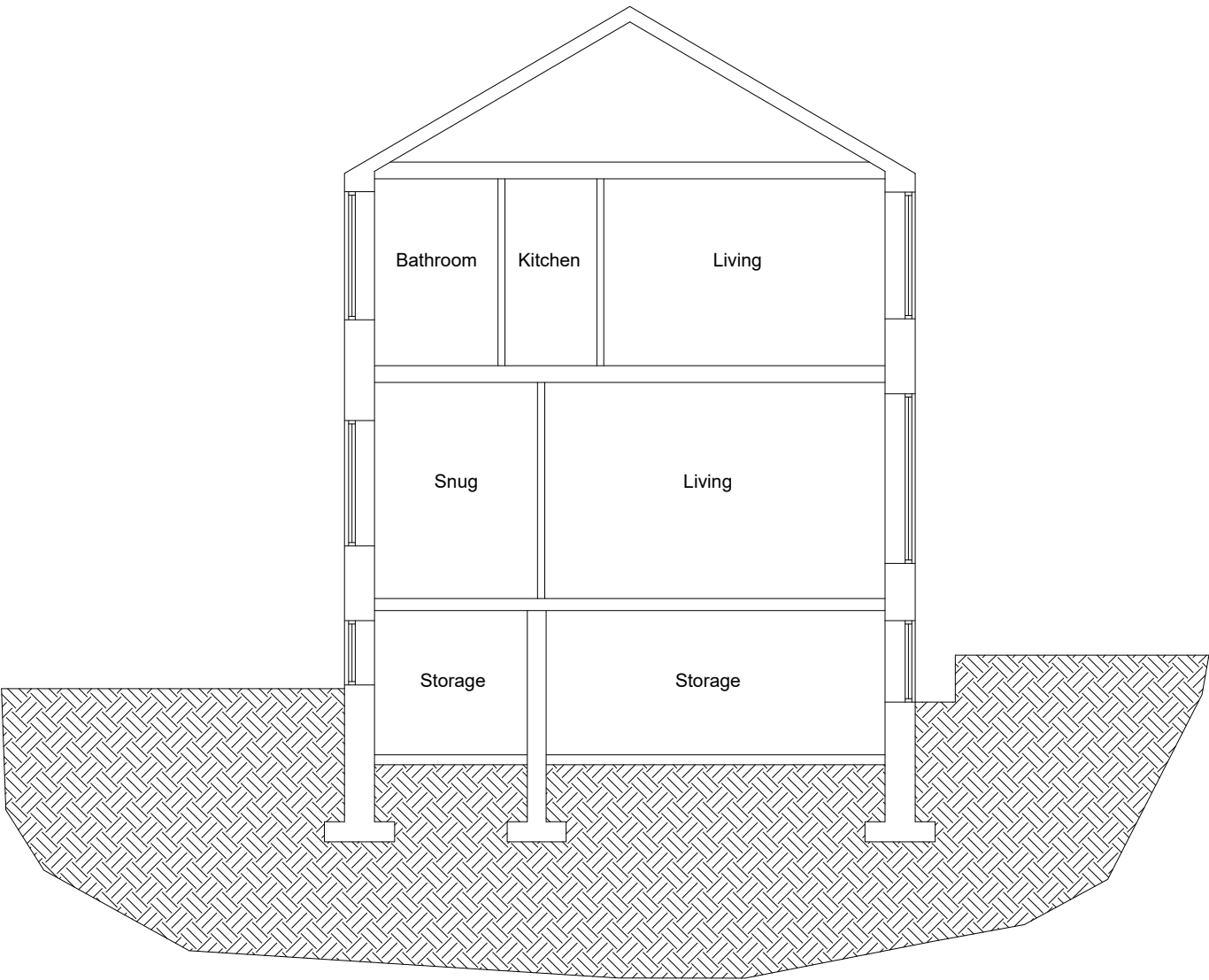


Rear Elevation

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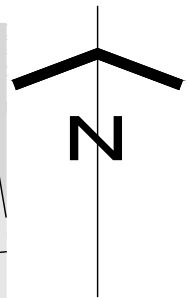


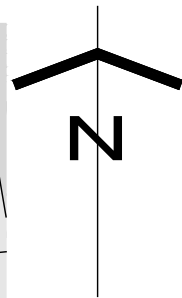
Site Constraints

P4b/A

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	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window
	Constraints Hatch
	Bin Store
	Bike Store
	Car Parking





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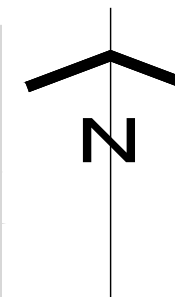
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Feasibility Key

	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window
	Constraints Hatch
	Bin Store
	Bike Store
	Car Parking

Proposed Site Plan

P4b/A



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Feasibility Key

	Site Boundary Line
	Tarmac
	Paving
	Soft Landscaping

Existing trees to be retained.

Existing boundary wall treatment to be retained.

PROPOSED PLANS

P4b/A

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Schedule of Accommodation

	1 Bed Apt	2 Bed Apt
Bsmnt		1
Level 0	4	
Level 1	2	
Level 2	1	
Total		8

Key

	Apartment
	Communal
	Circulation
	Bin Store
	Bike Store
	Car Parking

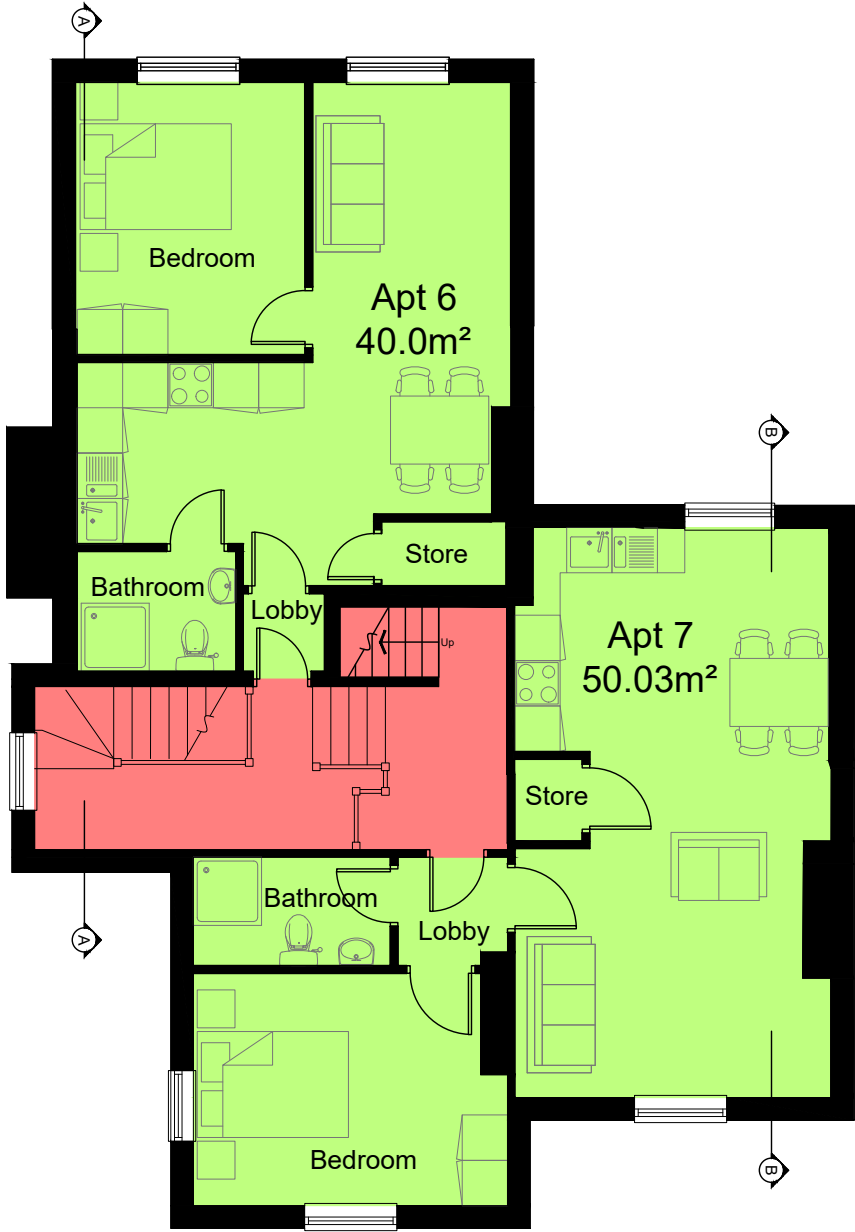


Schedule of Accommodation		
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Level 0	4	
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Total	8	

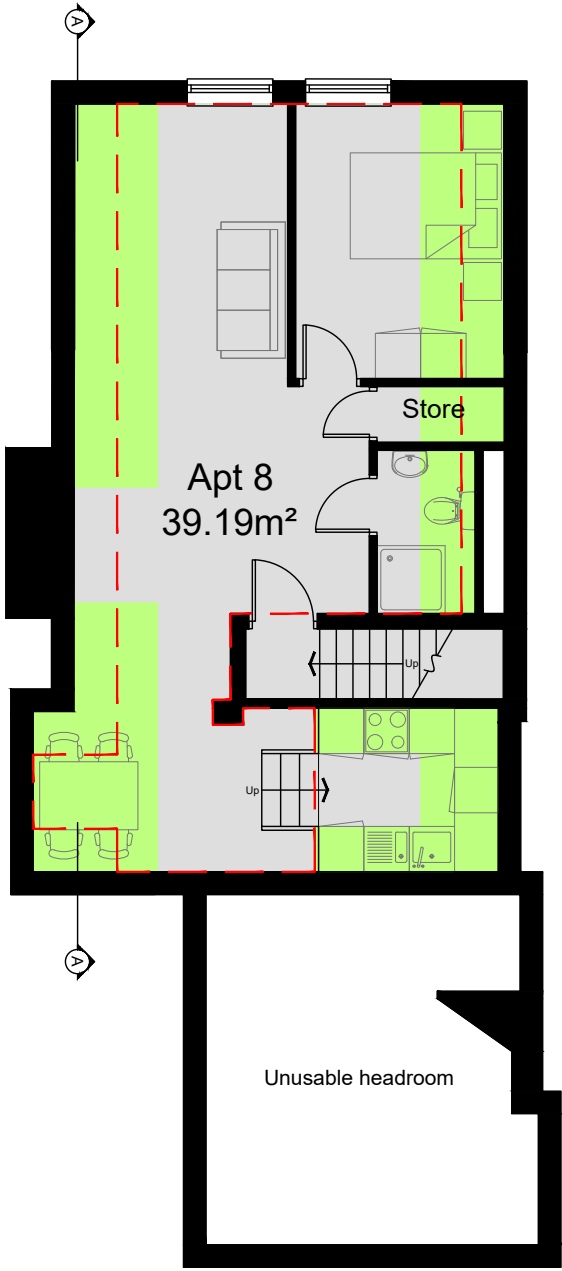
Key	
	Apartment
	Communal
	Circulation
	Bin Store
	Bike Store
	Car Parking

Dash line indicates useable floor area at 1500mm height.

Grey area indicates minimum 1.8m head height space.



First Floor Plan



Second Floor Plan

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Front Elevation

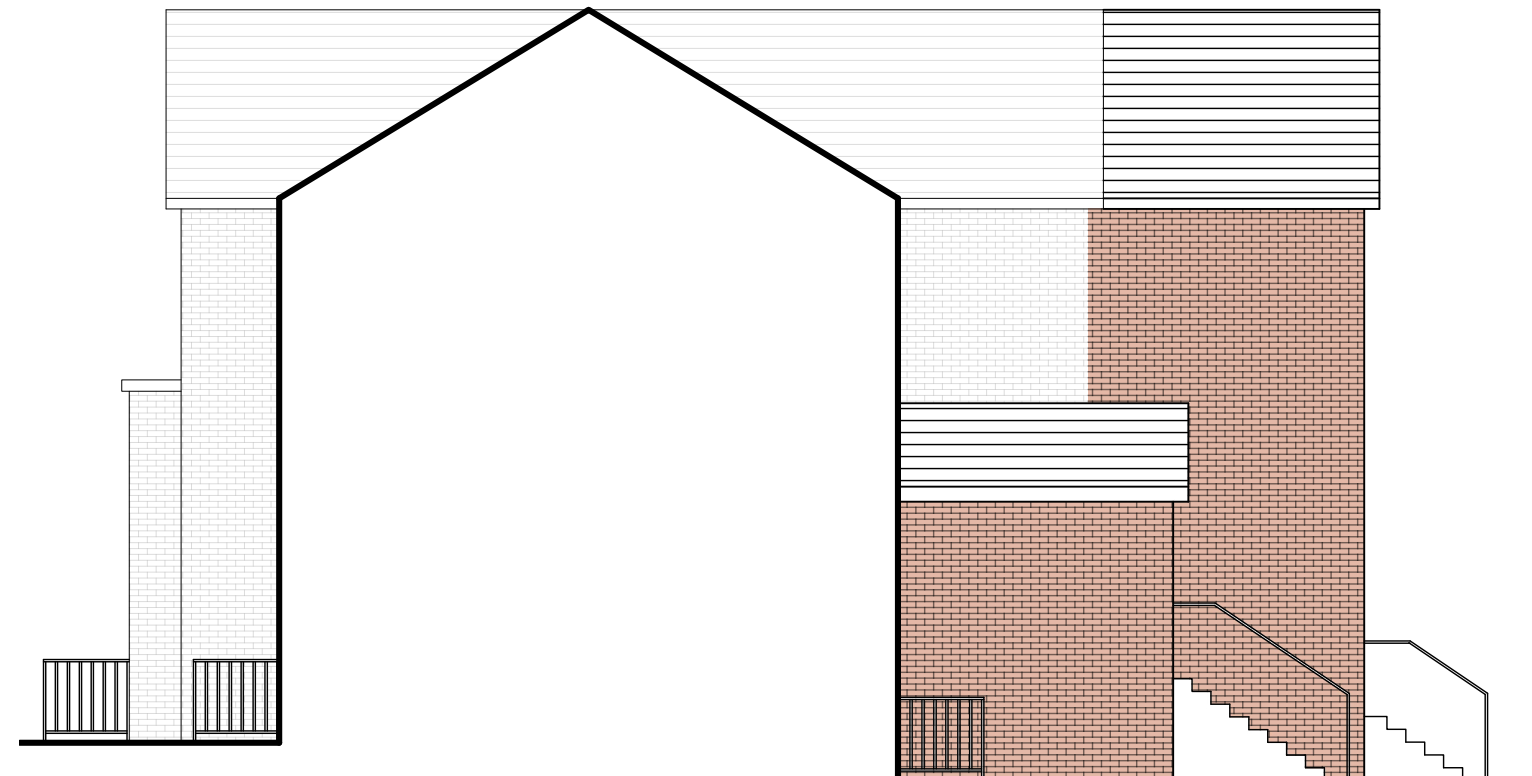


Rear Elevation



Side Elevation

Existing glass block to be replaced with window.

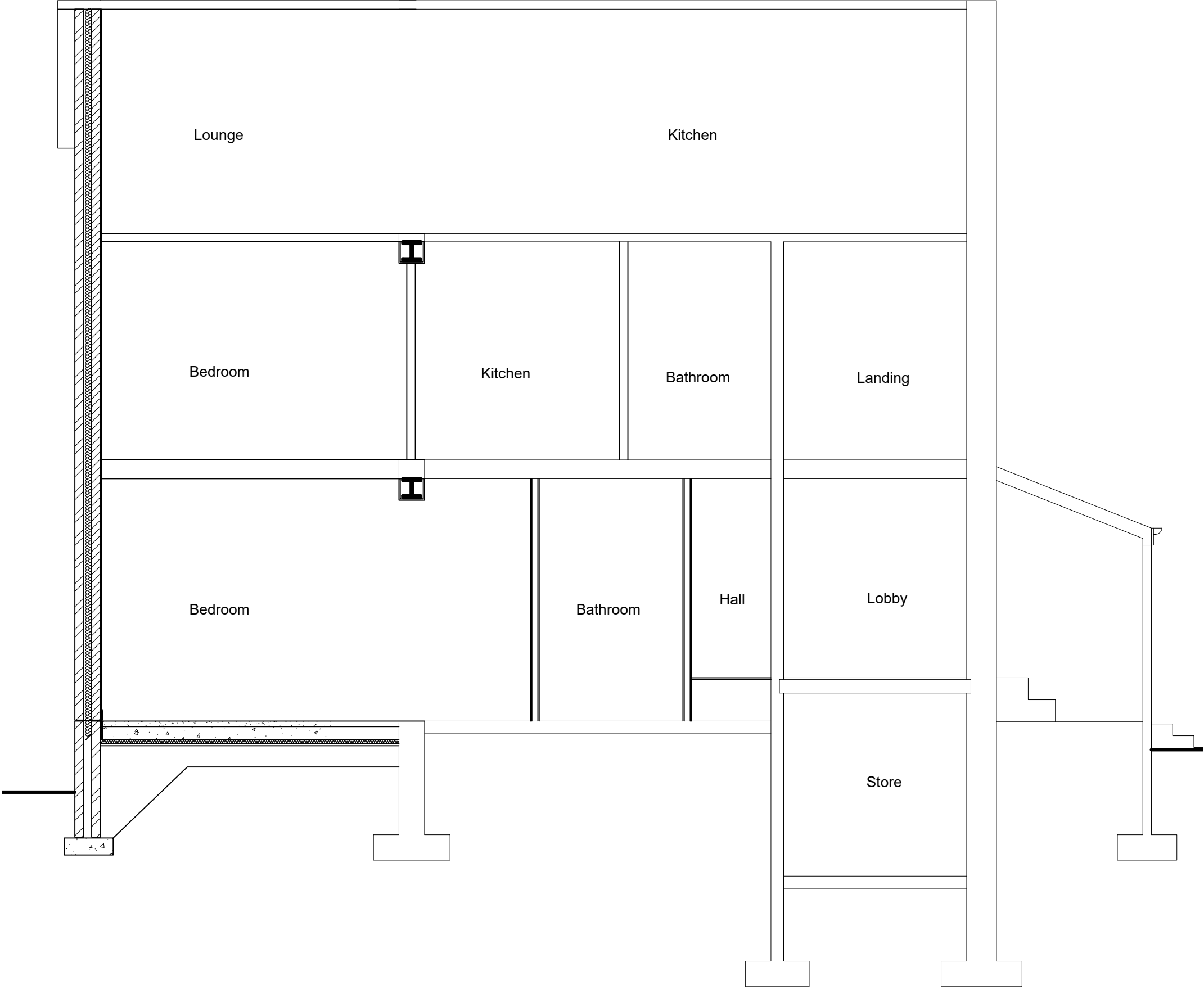


Side Elevation

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12. Proposed Section A-A

23017

0m 1 2 3m

1:50 @A3

Developed Design

12 & 12a Erwood Road Manchester M19 2PA



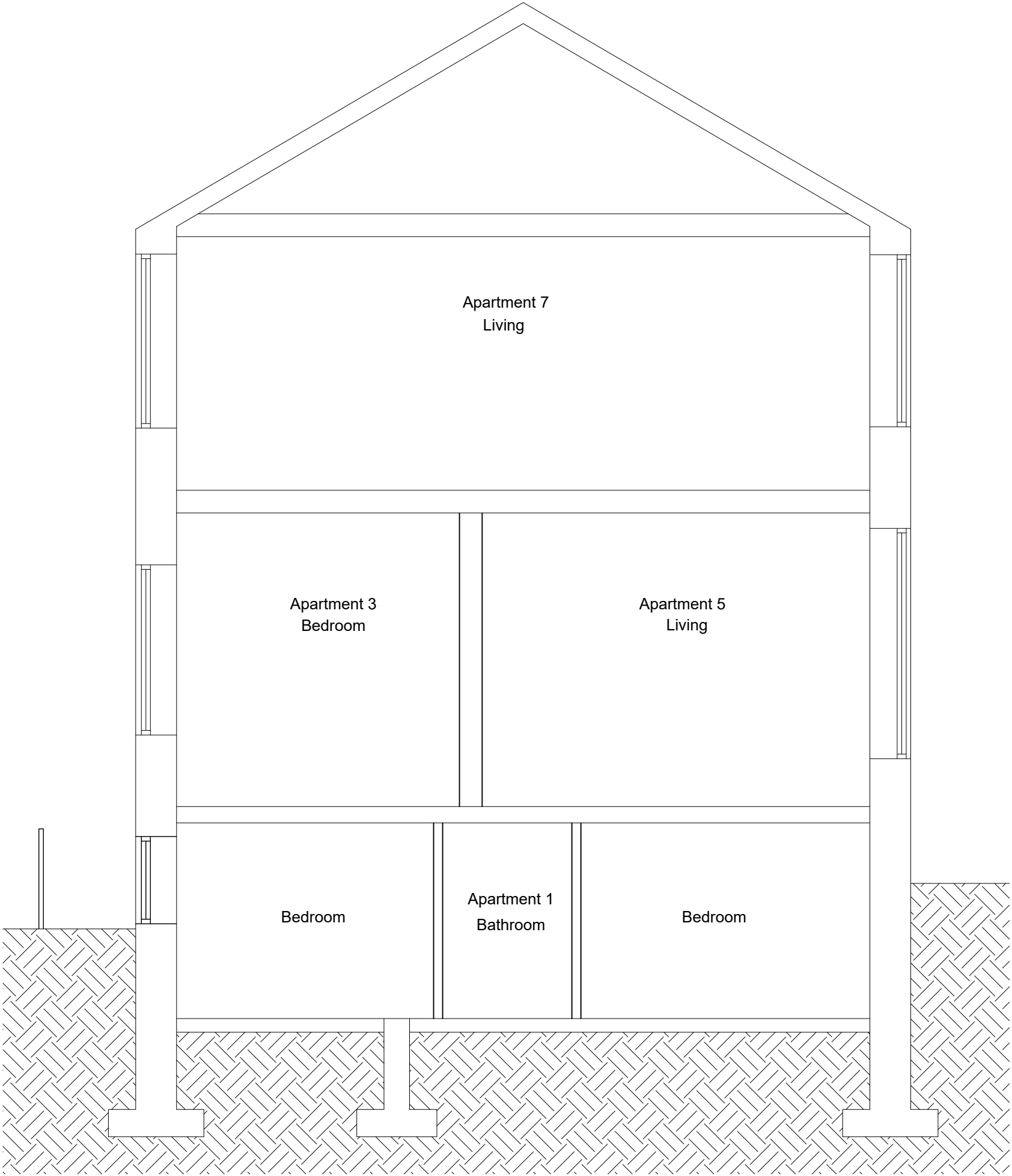
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