

Design & Access Statement

Sandhurst House

Abode Architecture Ltd

ABODE

Ref - 483MAN-3.0 [A]

Date - 31.10.2022

**Flat 12, Sandhurst House, Didsbury,
Manhchester, M20 2HW**

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01

Introduction

Planning History

Introduction

This Design and Access Statement has been prepared to support the householder application at Flat 12 Sandhurst House This report has been written in accordance with CABE's guide 'Design and Access Statements

The application seeks planning approval for the installation of an external condenser associated with the internal air conditioning units.

This document should be read in conjunction with the submitted architectural drawings.

Planning History

111835/LO/2016/S2

The Administration Building
Former Manchester Metropolitan University
Didsbury Campus
Manchester
M20 2RW

Listed building consent (AMENDED SCHEME) for internal and external alterations in association with the refurbishment of building to form 32 residential dwellings (17no. Townhouses and 15no. Apartments) and including the erection of two storey extension to internal courtyard, installation of internal courtyard canopy, creation of an internal lift shaft, roof terraces, entrances to dwellinghouses and associated landscaping, boundary treatment, following selective demolition of internal structures and existing buildings within the courtyard.

02

The Site

Site Location

Site Character

Site Photos

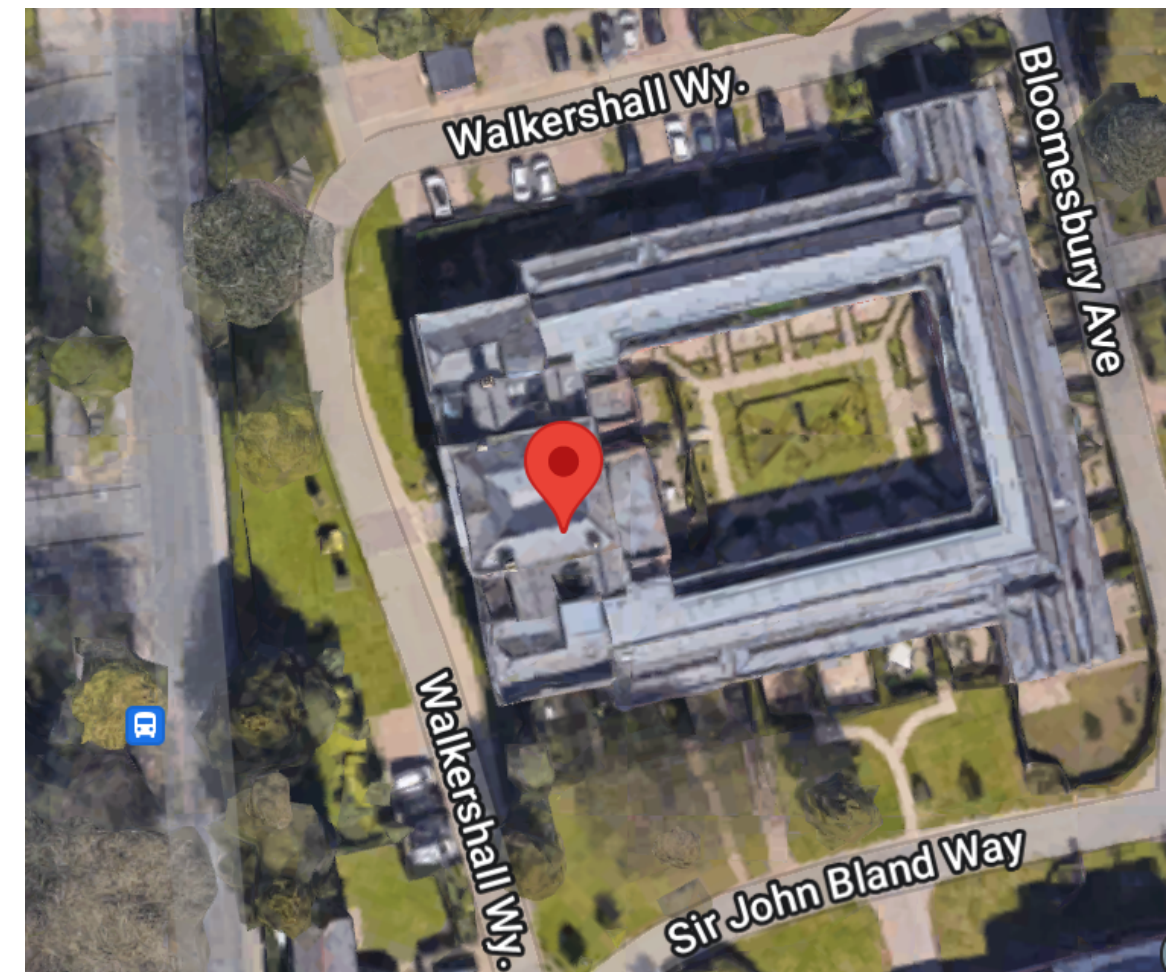
The Site

Site Location

The application site is situated within the old Manchester university campus in Didsbury off Wilmslow Road.

The surrounding area is predominantly residential comprising of mixture of apartments through to large detached dwellings

The site sits within the St James conservation area and within the listed curtilage of Sandhurst House a grade II* listed property reference 1254970.



Site Character

The site is located along Wilmslow Road, within the apartment complex formed by the conversion of the old administration building for Manchester university within the Didsbury Campus.

The area is mixed in property type with residential properties varying from 1 bedroom apartments through to large detached family homes. There are also small clusters of office space and general amenity along with Fletcher Moss Park. .

Site Description

The application site is within the demise of the existing apartment curtilage sited on the external terrace area to the North of the property.

03

Design

Use

Scale

Layout

Design



The proposals have been considered to ensure that the condenser is obscured by the existing parapet walls around the terrace area and sitting on freestanding frame on the deck to prevent fixing to the existing building fabric. Acoustic mounts will be utilised to mitigate vibration and noise pollution to neighbours and the applicant, a small core hole of 50mm dia will be formed to create a passage for pipework in a discreet location as shown on the plans.

Section 03

Use

The use will remain as existing as used for residential purposes.

Scale

The proposed development consists of the installation of a single external condenser unit

Layout

The layout has been informed by the requirement for external space and utilising the existing building form to cloak the unit.

04

Access

Access

Accessibility

The site is accessible by a range of transport types foot, cycle and bus. The internal access arrangements will remain unchanged by the proposals.

05

Heritage Statement

Heritage Statement

Specification

The works include the installation of a Mitsubishi inverter driven multi split system comprising of 1 outdoor unit with 3 set of refrigerant pipework and relevant cabling each controlling 3 individual wall mounted air conditioning units. Runs denoted on Abode proposed plans.

External condenser will be sat on independent rubber anti vibration condenser blocks and not fixed to structure, copper pipework will be used with Kaiflex 13mm thick ac insulation and installed above the existing false ceiling level internally and concealed behind wall liner when on the vertical plane.

For full method statement refer to contractor document provided separately.

The installation of the external mounted unit has been considered to be as discreet as possible, installing tight to the corner of the external terrace. The condenser will be concealed by the existing roofline the rear and the parapet to the principal facade, there will be no visibility of the unit other than from within the applicants demise.

The condenser will cover view of the existing facing brickwork to the gable end of the admin block which will have no effect upon the existing facade and is cloaking areas of lower importance on the buildings facade. The installation of the AC units has been requested by the applicant to improve the enjoyment of the property within the summer months and reduce the reliance upon natural gasses for heating. The only portion of the existing fabric to be effected by the installation will be a small penetration of circa 50mm diameter through the facing brickwork. The opening is to be filled by mixing mortar with water and brick dust of a matching colour to the desired shade. The mixture should be at a consistency where it can form a ball. Trowel the mixture and pack it into the hole. Using a pointing tool to pack it in tightly. Once filled, press a brick onto the wet mortar mixture to ensure that once dried, it matches the texture of the existing brick.



Internal AC Locations

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