DA19009 – BURNAGE LANE
DESIGN AND ACCESS STATEMENT

DATE	August 2023
APPLICANT	DPH 2 Ltd
PROPOSAL	Demolition of existing commercial space and erection of a mixed-used development to create two Class E units and 9 apartments.
DEVELOPMENT ADDRESS	283 - 285 Mauldeth Rd and 184-186 Burnage Lane, M19 1HL

1.0 INTRODUCTION

The statement is part of a suite of documents that is being submitted to Manchester City Council for an application for full planning permission to demolish the existing three shops and erect a mixed-use building containing two Class E units and 9 Class C3 apartments.

2.0 SITE AND AREA

The proposal is to develop a site occupying the corner of the junction of Burnage Lane and Mauldeth Road in Burnage, Manchester. Currently, there are low quality retail units at the end of their serviceable life. The existing building is in a poor state and unattractive as half of the shops are falling into disuse and physically deteriorating, turning the corner into an eyesore.

The site is surrounded by residential semi-detached properties of 2.5 storeys and The Victoria Inn across the street from it. This part of Burnage Lane is a popular local shopping zone with various commercial untis in the surrounding ground floors.

3.0 USE & AMOUNT

The site is currently vacant and the commercial space is released back to the landlord.

The proposal is to demolish the existing low-quality units and create two new large ones together with 9 apartments on two stories above the shops as per the accommodation schedule below:

Schedule - Room - Proposed			
Level	Number	Name	Area
LEVEL 0	051	Retail Unit 1	217 m²
LEVEL 0	052	Retail Unit 2	210 m²
LEVEL 1	151	2B3P	69 m²
LEVEL 1	152	3B5P	94 m²
LEVEL 1	153	1B2P	53 m²
LEVEL 1	154	1B2P	56 m²
LEVEL 1	155	2B4P	81 m²
LEVEL 2	250	2B4P	79 m²
LEVEL 2	251	2B3P	67 m²
LEVEL 2	252	1B2P	52 m²
LEVEL 2	253	1B2P	53 m²
11			1030 m²

4.0 LAYOUT

The proposal is based upon the best exploitation of the advantages of the site – use, amenity, daylight against the constraints of the number of units required. Additionally there is a desire to create an active frontage to improve on the footfall of the area.

All of the apartments are within the national prescribed area standards and have ample layouts accommodating a moderns way of live. There is sufficient inbuilt storage in each unit. The mix is as prescribed by MCC policies as follows:

1 x 3B5P – 11%
3 x 2B4P – 33%
1 x 2B3P – 11%
4 x 1B2P – 45%

4.0 SCALE

The proposal is in line with the existing scale of dwellings in the surrounding area of no more than 3 storeys. The third floor is set back from the neighbouring houses which prevents any overlooking and overshadowing. At the same time the three storeys at the corner of Mauldeth Road and Burnage Lane create a book end for the street.

5.0 APPEARANCE

The proposal steps up from two to three storeys to create a distinctive corner tower element. The building has been considered so that it will relate not only to the scale and massing of the existing surroundings. The proposed materials are same colour palette as the local area but with a contemporary touch by the introduction of varying horizontal or vertical cladding.

6.0 ACCESS

The site's vehicular access is from Mauldeth Road. Car parking is adjacent to the site entrance minimising its impact and can be accessed directly from a secondary entrance. There will be 4 allocated parking bays (45% provision) for the new apartments and 100% cycling storage provision. Pedestrians can access the site both from Burnage Lane or Mauldeth Road.

7.0 CONCLUSION

The proposal complies with all relevant policies and is a much needed improvement on the existing provision on site. The proposed mass and aesthetic is in keeping with the street scene. The scheme will be a positive contribution to the character of this part of Burnage.