



185 BURNAGE LANE , BURNAGE

PLANNING and DESIGN & ACCESS STATEMENT for CHANGE of USE to FORM 5 NEW DWELLINGS at 185 Burnage Lane, Manchester, M19 1FE On behalf of Mr. Ali Shaukat Nov 2022

1.0 INTRODUCTION

This document is prepared in support of a Full Planning Application, for the redevelopment and change of use of existing brick retail unit to form 5 new apartment dwellings over three floors. The existing shop is a high single storey hairdressing unit and part of a terrace parade of retail most of which are two storeys with residential over retail. The applicant wishes to convert the existing ground floor and partial basement into two flats and extend over and to the rear to form a further three units.

2.0 CONTEXT

2.1 PHYSICAL - The 175m² site, occupies the middle plot between 183 and 187 Burnage Lane. The site is level with a pedestrian paving area to the front and a gated service alley to the rear. 183 Burnage lane is the corner end plot of the retail parade and has a flat roof level with that of 185. However no.187 next to the site is the original high two storey pitched roof terrace that extends southwards for 6 units. The housing to the north and opposite side of the street are a mix of 2 storey residential semi detached and terraced dwellings built in the mid 20th century. The front of the parade is set back from the other retail units and has a large area of paving in front as well as a parking lay by for shoppers.



Existing ground floor Plan

The site is bounded to the rear by brick garden and yard walls opening on to the service alley with mature private rear gardens to the east. The redevelopment of the site would not impact the trees and landscaping of the adjacent properties and would not overshadow or overlook any sensitive areas.

2.2 SOCIO ECONOMICS – The current retail offer in this Local Centre, is of a secondary nature and for local convenience retail only. The property was until recently a hairdressing salon and had been in business for over twenty years. The proprietor wished to retire and put the lease up for sale. No retail rental offers were forthcoming and the site was sold at auction to the applicant. The applicant and his family are currently living close by with his in-laws and wishes to develop the site to provide his family with a large 3 to 4 bedroom dwelling, along with the other four units to finance the development. The surrounding properties are low to middle socio- economic area with a mix of home ownership and rental, across a mix of age groups and ethnicities. Family properties in the

area are in high demand, with good schools and leisure facilities close by.

2.3 PLANNING POLICY – Manchester Council encourages a good range of high quality family housing, with a move to higher densities for new housing. This site is in a residential area is well served for transport and amenity, and will add to the residential offer in the area.

The site is on the northern edge of Burnage lane 'Local Centre' and contributes to the principles of development outlined in **SP1 of The Manchester Core Strategy 2012-2027**

Policy H6 of the Strategy gives priority to family housing residential development in this area. This redevelopment provides two new 3/4 bed family properties.

Policy EN1 encourages the reinforcement of a sense of place and local character, by good high quality urban design. The new proposal respects the scale and form of the existing buildings, and provides new street frontage, strengthening and improving the street scene on Burnage lane.

Policy DM1 calls for good design, low environmental impact, high energy efficiency, good security and access, with good internal accommodation and amenity. The proposals seek to achieve these standards and exceed where possible. The new flats are sized to comply with National House building Space Standards, have internal storage areas, shared yard space and roof terrace.



View south along Burnage Lane as existing



Aerial View of Burnage Local Centre

3.0 DEVELOPMENT PROPOSALS

3.1 DESIGN CONTEXT _ The applicant wishes to develop the property to provide five new dwellings accessed from Burnage lane. The current property looks out of context with the adjacent parade of shops in both scale and form. The new development seeks to emulate the scale and form of the existing terrace. A more modern approach to materials and form is proposed, but it will be still in keeping with the local scale and form.



3.2 SCALE _ The new development, whilst it is 2.5 storeys in scale, does not rise above the adjacent two storey shops, due to the reduced floor to floor of the new build unit. The roof line and pitch of the existing terrace is being respected, as is the eaves height. The extension at the rear will take the form of a pitched outrigger similar to the rest of the terrace rear extensions.



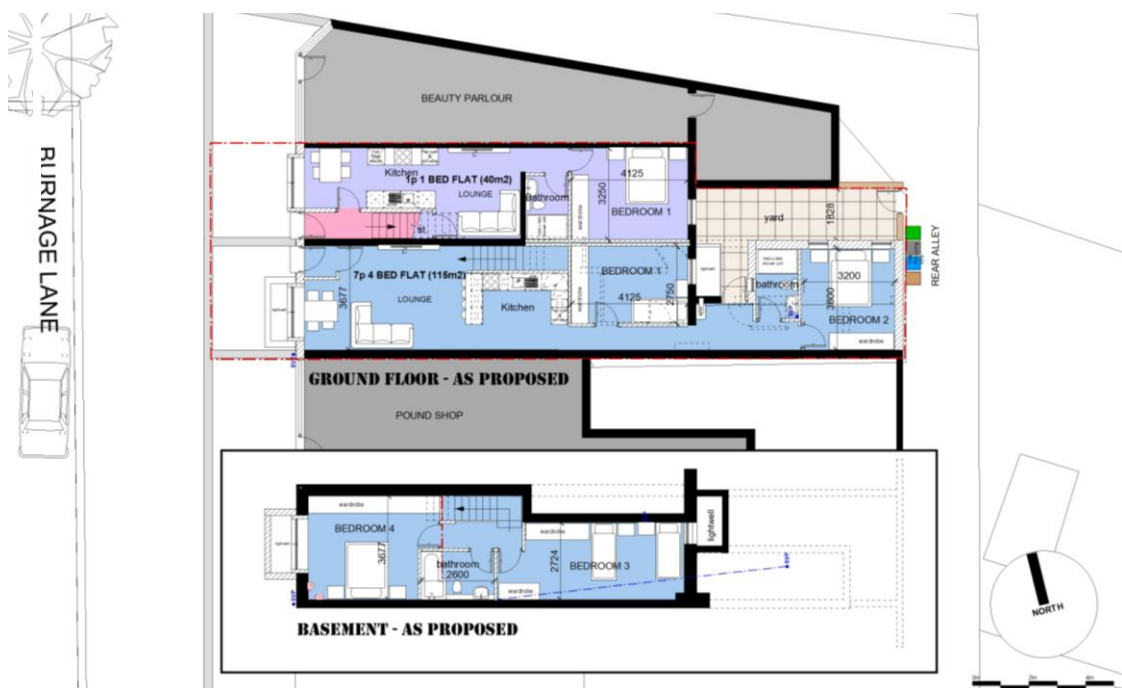
3.3 LAYOUT_ Taking the building line from the existing gable end, the new development will have accommodation over 4 levels including the existing basement in half of the ground floor.

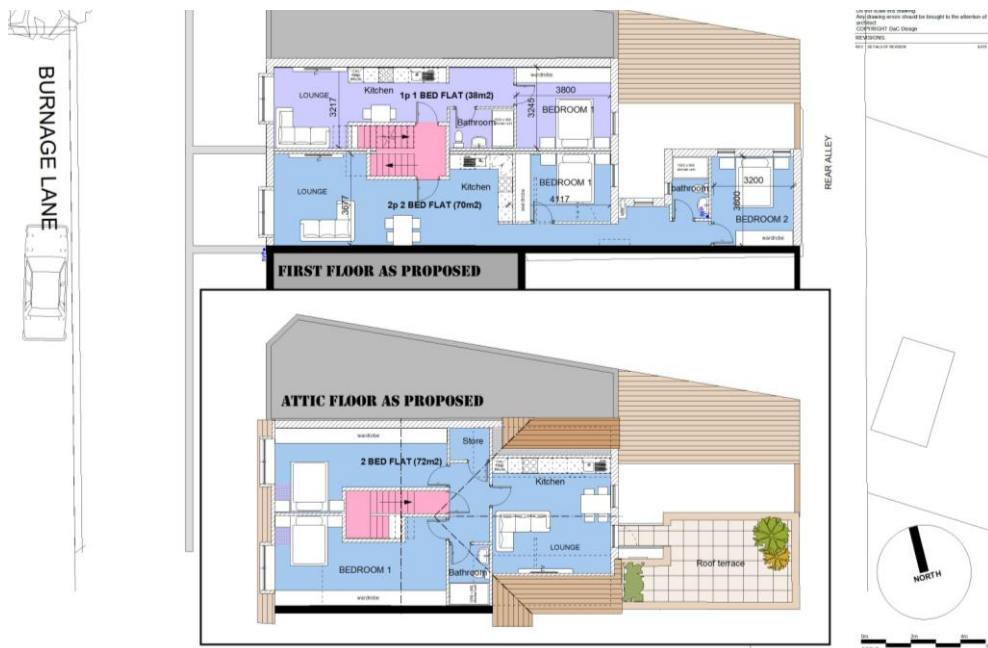
Ground floor accommodation includes two flats independently accessed from Burnage lane with front doors opening into open plan living/dining areas with bathrooms and bedrooms to the rear of the site. The 4 bed flat also has two bedrooms and a bathroom in the basement. An existing light well will serve the rear bedroom whilst a new light well will be formed in the pavement to the front on Burnage lane, for the front room.

First floor accommodation provides two flats a 1 bed and a 2 bed both access from the new staircase from the street level.

The Second floor in the roof space is another two bedroom unit with a roof terrace over the rear extension.

The 5 units will conform to the nationally described space standards.





- 3.4 APPEARANCE** _ the development has been designed to have a contemporary appearance. The elevation to Burnage lane pitched and slated to match the other properties along the road. The new bay windows of the living rooms of the flats are expressed as modern box bays forming matching box dormers at the roof line. These will be metal clad in dark grey. To the rear the elevation will be facing brick to match the existing terrace, with matching red tile roof and dark grey framed windows.



3.5 ENVIRONMENTAL - Environmental Sustainability.

This development will seek to achieve high levels of insulation and air tightness, over and above the basic Building Regs standards, thereby reaching the Council's objective for sustainability. This will be achieved by including the following features into the design:

- The use of low energy lighting throughout.
- Careful design of the external fabric to achieve high levels of insulation and low levels of air permeability and to better the standards as required by the most recent version of Part L of The Building Regulations (adopted June 2022).
- Use of solar water heating and photovoltaic panels to reduce energy consumption.
- Wherever possible by sourcing all building materials locally and always responsibly.
- By providing waste storage facilities that allow segregation of recyclable materials and which achieve the requirements of Manchester City Council.

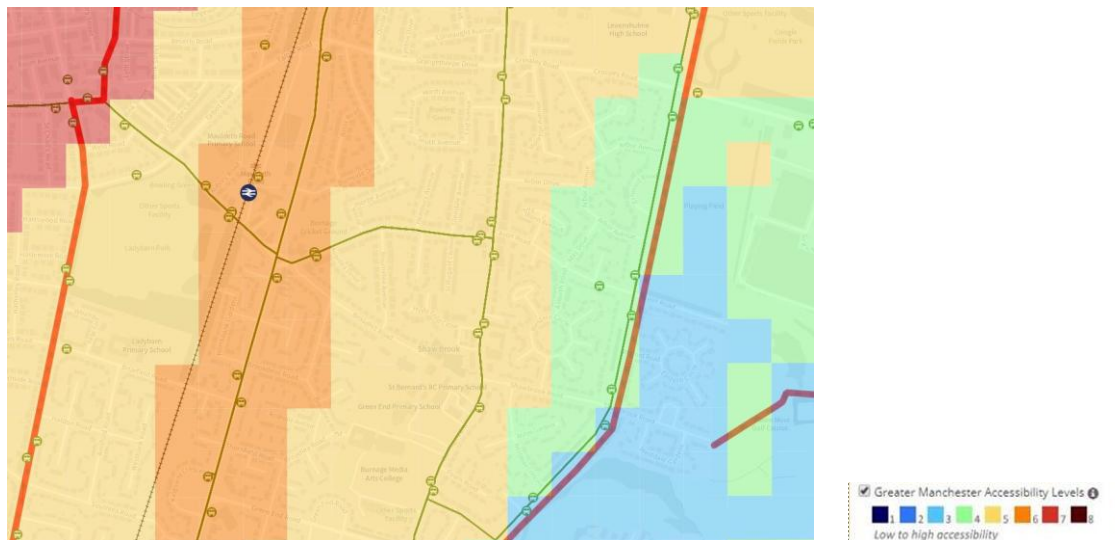
- By generally designing the houses to provide good, spacious adaptable accommodation which will encourage families to live in them for, ideally, their whole lifetime thereby achieving the aim of The Lifetime Homes Initiative.
- By using a 'brownfield' site of low ecological value and which is in a sustainable location.

From the Environment Agency Flood Risk Map the site does not appear to be in a flood risk area.

4.0 ACCESS

4.1 PARKING AND TRANSPORT LINKS – The site is within easy walking distance of major bus routes into and out of Manchester centre and to local facilities. Mauldeth Rd Train station is less than a kilometer away and there are several dedicated cycle routes in the area. It is in a level 5 area of accessibility.

There are no existing dedicated parking spaces for the property and none are proposed. The local schools, sports facilities and retail outlets all within easy walking distance and there is ample street parking for visitors.



4.2 INCLUSIVE ACCESS – The new ground floor dwellings will comply with current DDA and building regulations requirements for new dwellings. However the upper floors will only be served by an ambulant disabled accessible staircase, provision of a lift not being practical for the small number of units and the size of the site. The staircase is straight and will be wide enough for a future chair lift to be installed if required.

5.0 CONSULTATIONS

No formal consultation has been carried out so far.

6.0 WASTE MANAGEMENT STRATEGY

The properties will each have a bin storage area to the rear alley area, with access to the front pavement on Burnage lane for council waste disposal pick up days. Each property will have sufficient space for a 140L General waste bin; a 140L paper and card bin; a 140L other recycling; a food waste caddy.

