



MAYBANK HOUSE, ALTRINCHAM DESIGN & ACCESS STATEMENT

21769 - 8000 - 02 | JUNE 2022

REVISION	DATE	NOTES
P-00	05.05.2022	First Issue
P-01	20.06.2022	Issued For Planning
P-02	14.09.2022	Proposed Site Plan amended to show a single refuse store.



1.0 INTRODUCTION 4

1.1 Site Analysis 5

1.2 Existing Site Layout 6

1.3 Proposed Site Layout 7

2.0 LAYOUT 8

2.1 Existing Plans 8

2.2 Existing Plans 9

2.3 Proposed Plans 10

2.4 Proposed Plans 11

2.5 Existing Elevations 12

2.6 Proposed Elevations 13

3.0 SCALE AND MASSING 14

4.0 LANDSCAPING 15

5.0 ACCESS 16

6.0 CONCLUSION 17

1.0 INTRODUCTION

Overview

This Design and Access Statement has been prepared by Corstorphine & Wright Architects to support a full planning application, on behalf of Sumo Developments, for the conversion of Maybank House, 588 Altrincham Road, Manchester M23 9JH to residential apartments.

The applicant owns the site which is currently occupied by a former care home which is no longer in use. The proposal is to convert the property to provide 9No. residential apartments for private rental.

This Design and Access Statement should be read in conjunction with the Drawings and Supporting Documents listed below:

Drawings:

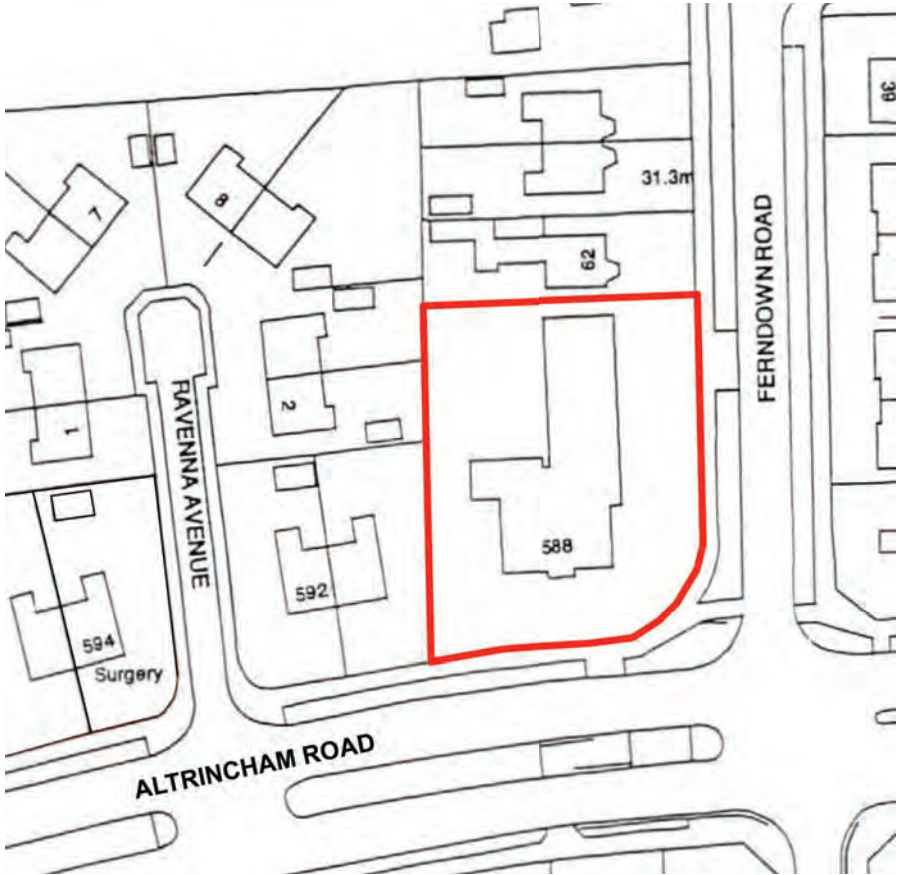
- 21769-CWA-B1-XX-DR-A-0200 - Site Location Plan
- 21769-CWA-B1-XX-DR-A-0201 - Existing Site Plan (Topographical Survey)
- 21769-CWA-B1-00-DR-A-0202 - Existing Ground Floor Plan
- 21769-CWA-B1-01-DR-A-0203 - Existing First Floor Plan
- 21769-CWA-B1-02-DR-A-0204 - Existing Second Floor Plan
- 21769-CWA-B1-RF-DR-A-0205 - Existing Roof Plan
- 21769-CWA-B1-ZZ-DR-A-0210 - Existing Elevations
- 21769-CWA-B1-XX-DR-A-2001 - Proposed Site Plan
- 21769-CWA-B1-00-DR-A-2002 - Proposed Ground Floor Plan
- 21769-CWA-B1-01-DR-A-2003 - Proposed First Floor Plan
- 21769-CWA-B1-02-DR-A-2004 - Proposed Second Floor Plan
- 21769-CWA-B1-RF-DR-A-2005 - Proposed Roof Plan
- 21769-CWA-B1-ZZ-DR-A-2010 - Proposed Elevations
- 21769-CWA-B1-ZZ-DR-A-2020 - Proposed Sections
- 21769-CWA-B1-ZZ-DR-A-0301-0312 - Proposed Visuals 1-12

Supporting Documents:

- Planning Statement
- Transport Statement



Site Location



Site Location Plan



1.1 Site Analysis

The application site lies in Baguley, north east of Timperley at the junction of the A560 Altrincham Road and Ferndown Road. The surrounding area is almost exclusively residential featuring detached and semi-detached properties with front and rear private gardens.

The site has two points of access to the highway. One on Altrincham Road, which is currently used by pedestrians, and one is on Ferndown Road, which also provides vehicular access into the site.

The site is enclosed to the south and east sides with a low level wall with established hedges behind. Towards the rear of the site on Ferndown Road, the boundary wall and timber fence are approximately 1.8m high.

The western and northern boundaries have timber panel fences separating the site from the neighbouring residential properties, with adequate soft screening provided by existing trees and shrubs in its grounds and those of the neighbouring properties.

The grounds in which the building sits is distinctly split into two areas with the northern part of the site being predominantly grassed garden amenity space and the southern half of the site to the front end of the property being a large area of hardstanding. Footpaths around the perimeter of the building are formed from laid concrete paving slabs.



1.2 Existing Site Layout

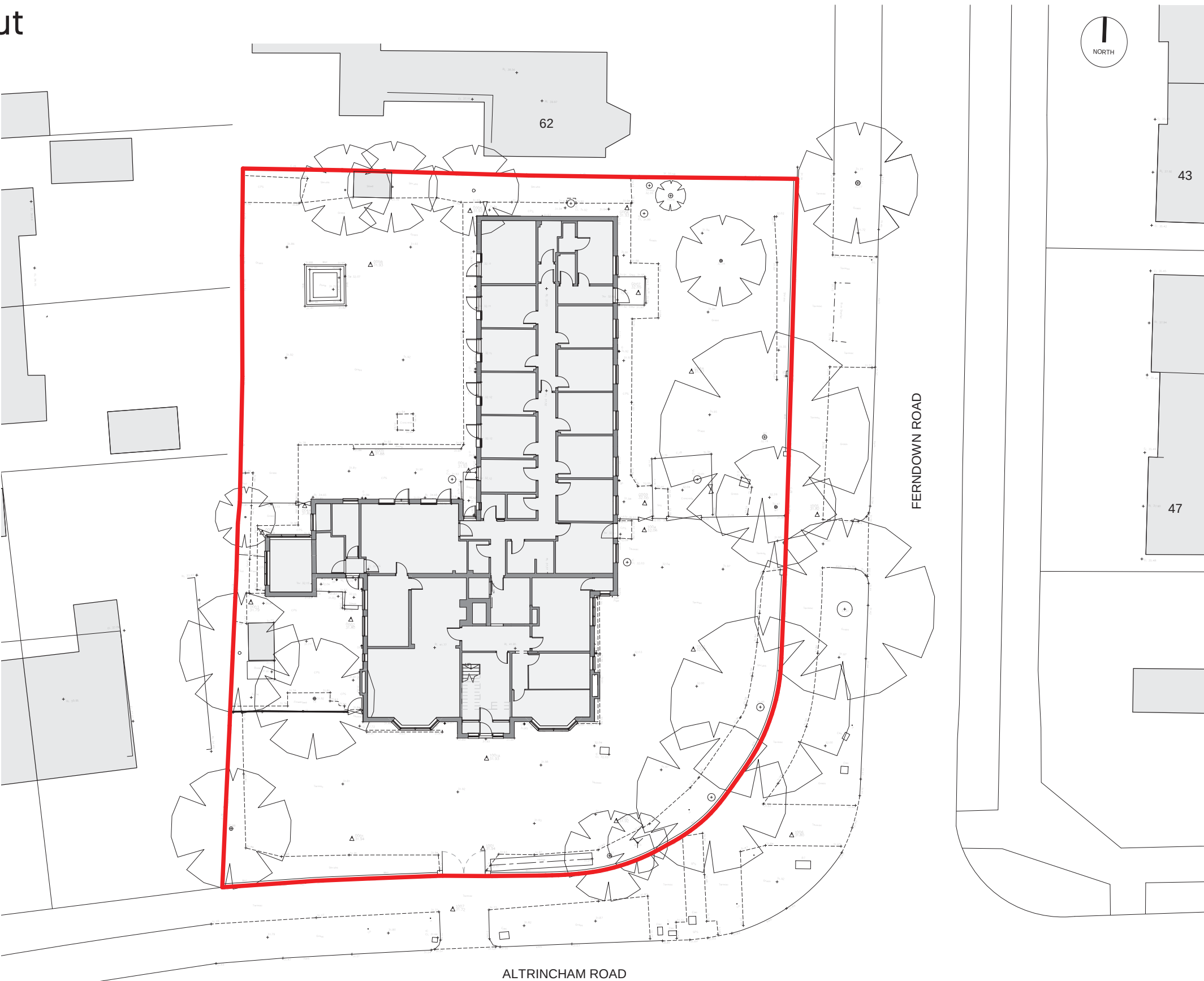
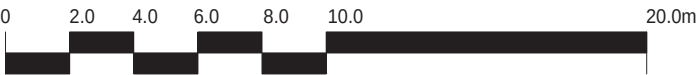
The site is occupied by a single property which formally served as a residential care home. The property consists of a substantial two storey pitched roof detached house onto which two single storey extensions have been added. A small flat roof extension projects from the north west of the original property and a much larger pitched roof extension runs from the north east corner of the building right up to the rear of the site. There is some accommodation within the roof space of this larger extension, accessed by a fold down ladder.

The property is located centrally on the site with a paved forecourt to the front and part of both sides, and large lawned areas to the rear and the rest of the east side. The paved forecourt is bordered by a soft landscaped strip behind a low brick wall. This landscape strip contains shrubs, an established hedge and some mature trees to the west and east boundaries. A pedestrian gate is centrally located on the southern boundary, giving access from Altrincham Road. A vehicular gate is situated on the eastern boundary, giving access from Ferndown Road.

The front forecourt is used for car parking. There is a refuse store enclosure to the east of the building close to the entrance gate to Ferndown Road.



Photo: View of Existing Entrance Forecourt



Existing Site Plan

1.3 Proposed Site Layout

The proposed development does not extend the existing footprint of the building. The existing pedestrian and vehicular points of access remain the same. A total of 9No. car parking spaces, including 1No. accessible space will be provided down the east side of the building, with the accessible space being located to the west side to give access to the apartment in that section of the building.

A refuse store will be provided in a similar location to the existing one, serving all apartments. The lawned areas will remain in place, but some sub-division will create private garden spaces dedicated to individual apartments with some communal garden space remaining to the rear of the property. A secure cycle store will be located on the west side of the property.

KEY

PROPOSED SITE BOUNDARY
(SITE AREA: 1643.5 m² / 17690 ft²)

AREAS TO BE DEMOLISHED

THRESHOLD / ENTRY POINT

EXISTING TREES - TO BE RETAINED

EXISTING TREES - TO BE REMOVED

NEW EVERGREEN HEDGING (PLANTED IN SINGLE ROW) FOR SOFT SCREENING

GRASS AREAS

NEW AREAS OF SHRUB/PLANTING

EXISTING TARMAC - SHARED SURFACE / FOOTPATH

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7

2.0 LAYOUT

2.1 Existing Plans

Existing Plans

The existing building was formally used as a residential care home providing accommodation for 25No. residents. The original house has a central entrance and hallway with 2 storeys of accommodation either side. There is a large roof space which has not been used.

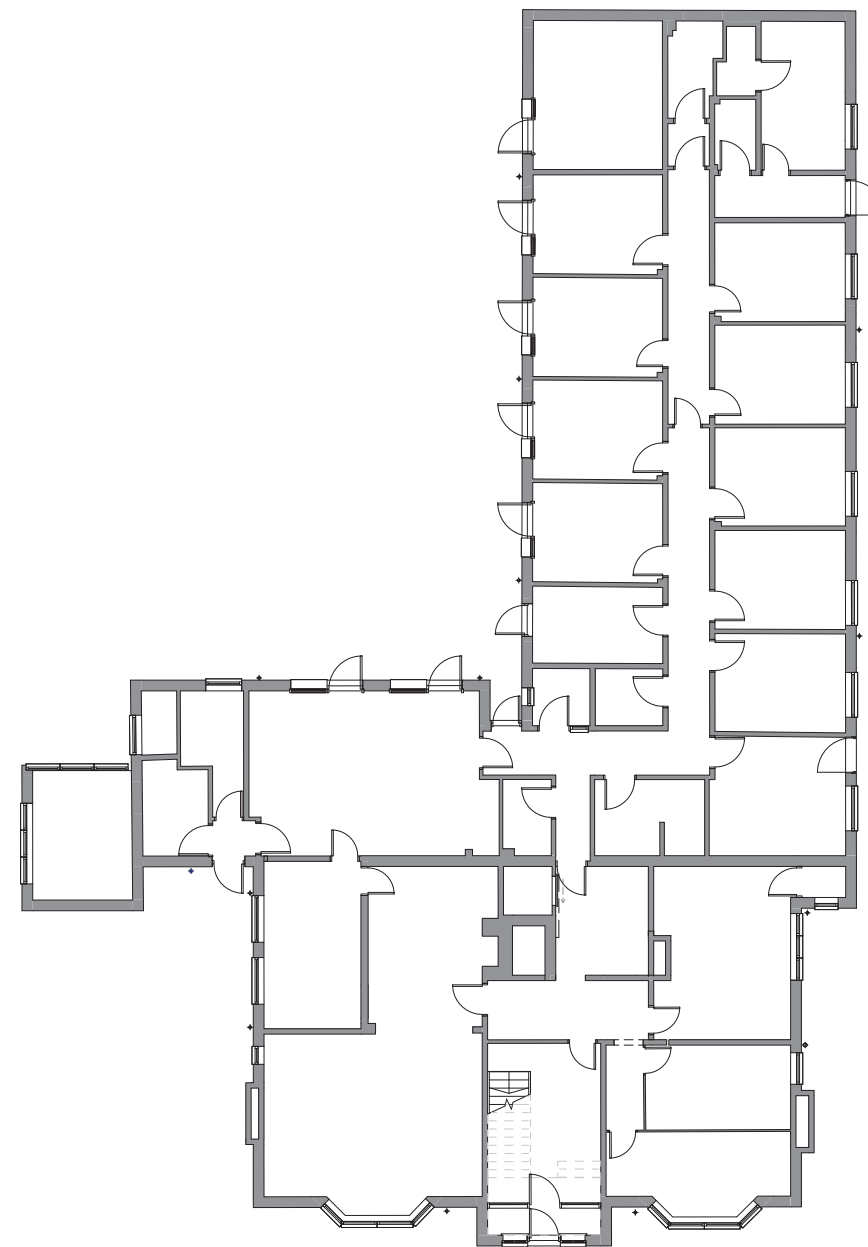
At ground floor, a corridor off the central hallway leads to the two single storey extensions at the rear of the property. The smaller extension contained the communal lounge looking out onto the rear garden. The larger extension has individual rooms either side of a central corridor. The rooms have views out onto the garden to the east and west.



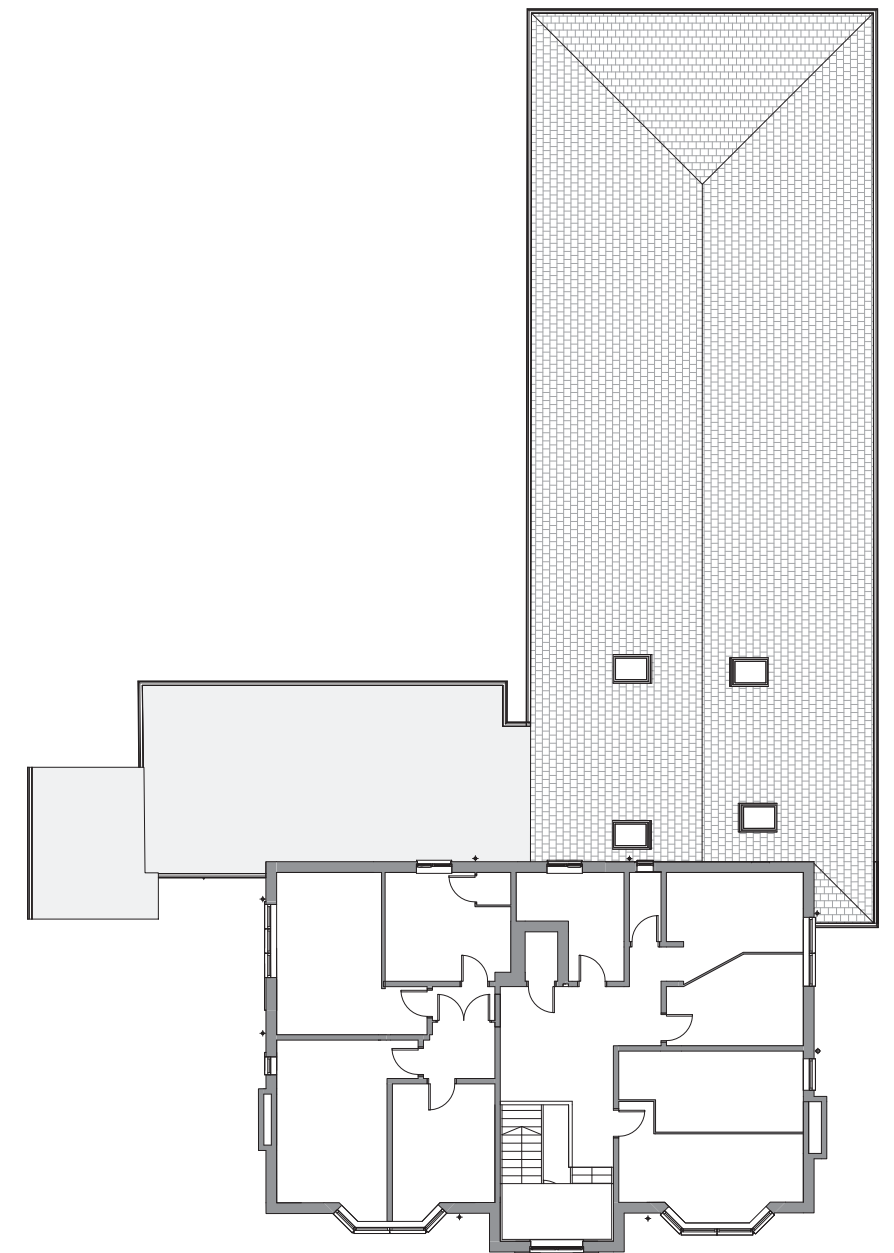
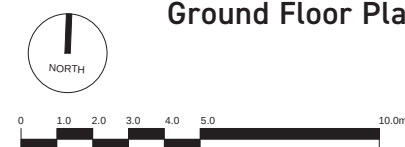
Photo: View of Existing Rear Garden



Photo: Existing East-Facing Windows

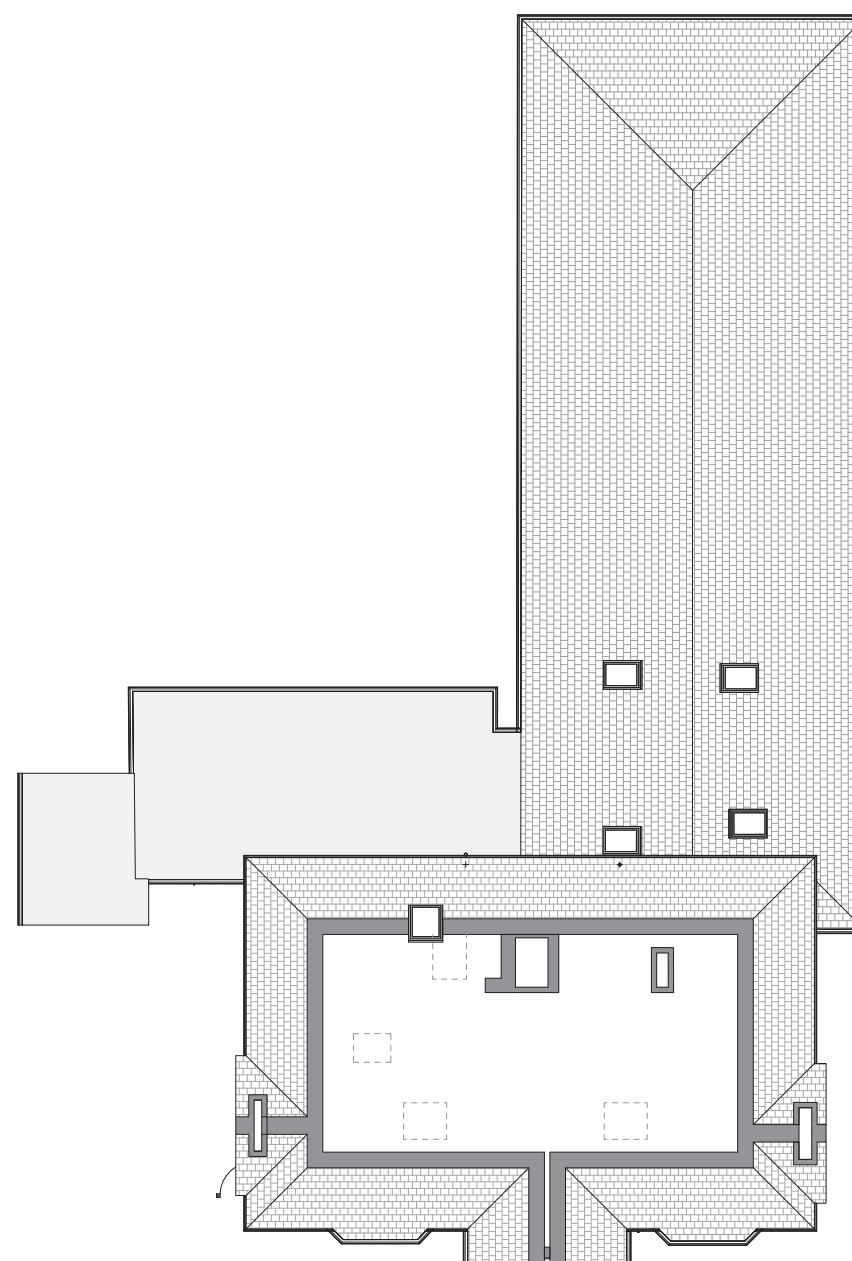


Ground Floor Plan

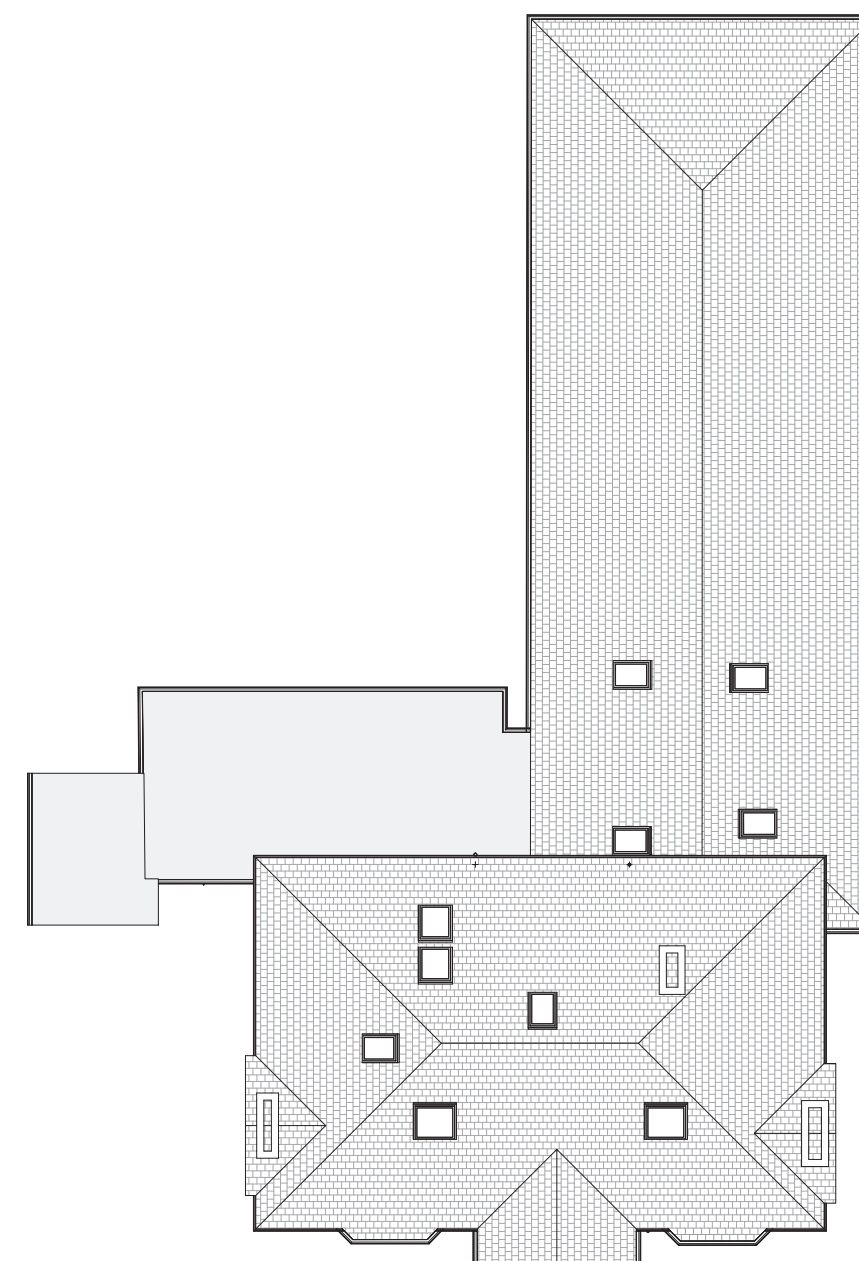
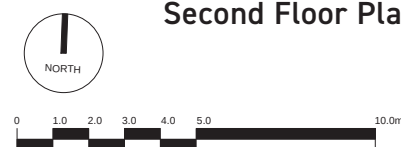


First Floor Plan

2.2 Existing Plans



Second Floor Plan



Roof Plan

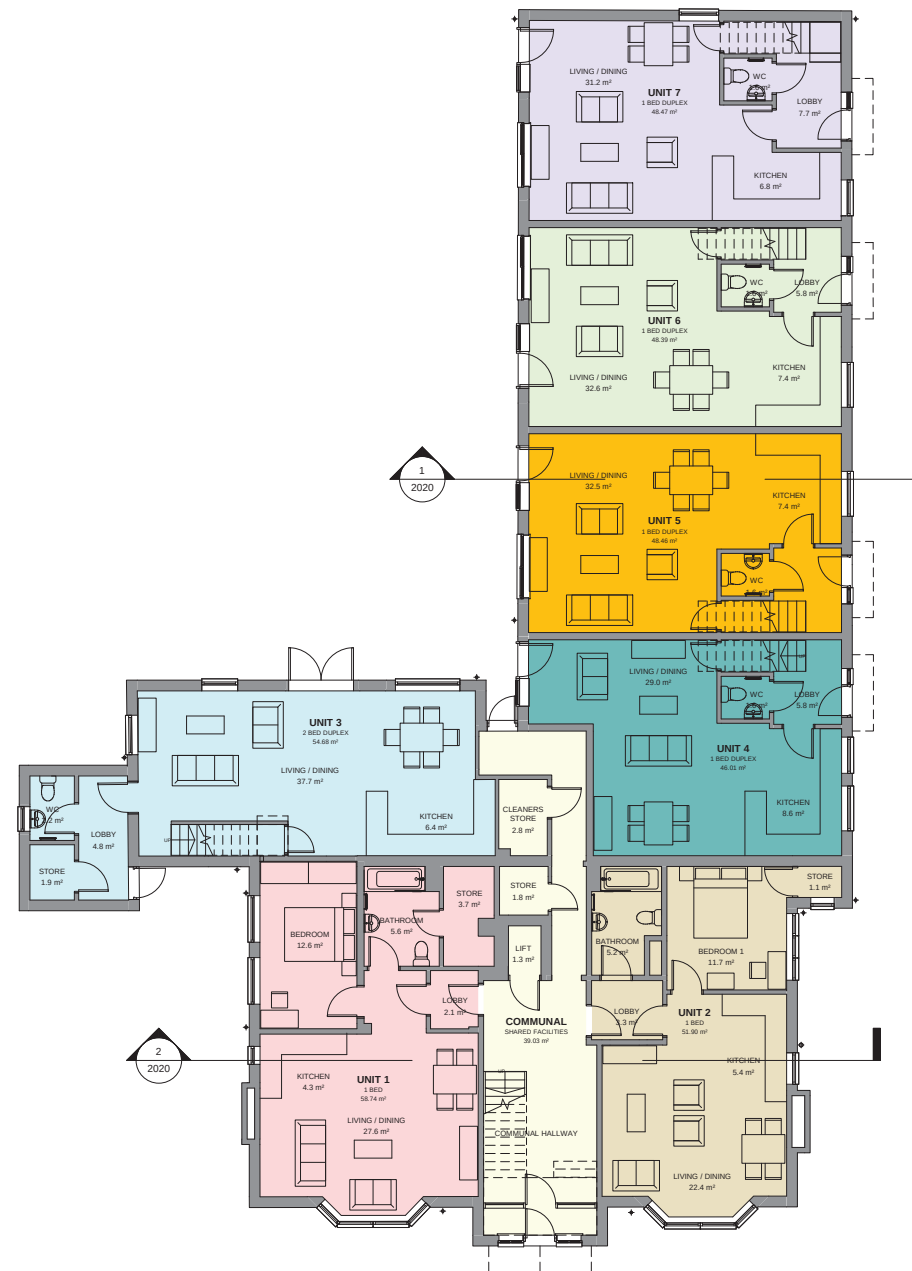
2.3 Proposed Plans

Proposed Plans

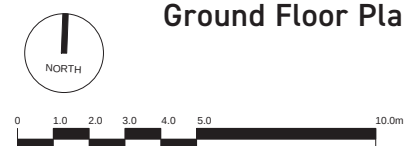
The proposed retains the central entrance and hallway to the original house and provides one 1 bed apartment either side at ground floor and one 2 bed apartment either side at first floor, with the second bedrooms with ensuites being in the roof space.

The small rear extension has an additional floor added to create a 2 bedroom apartment with its own front door at the west side of the property.

The large single storey extension is divided into 4No. duplex apartments with ensuite bedrooms in the roof space. These dual aspect apartments look out over the gardens to the east and west, and are entered from the east side via individual front doors. They have rear doors leading to the rear garden to the west of the property.

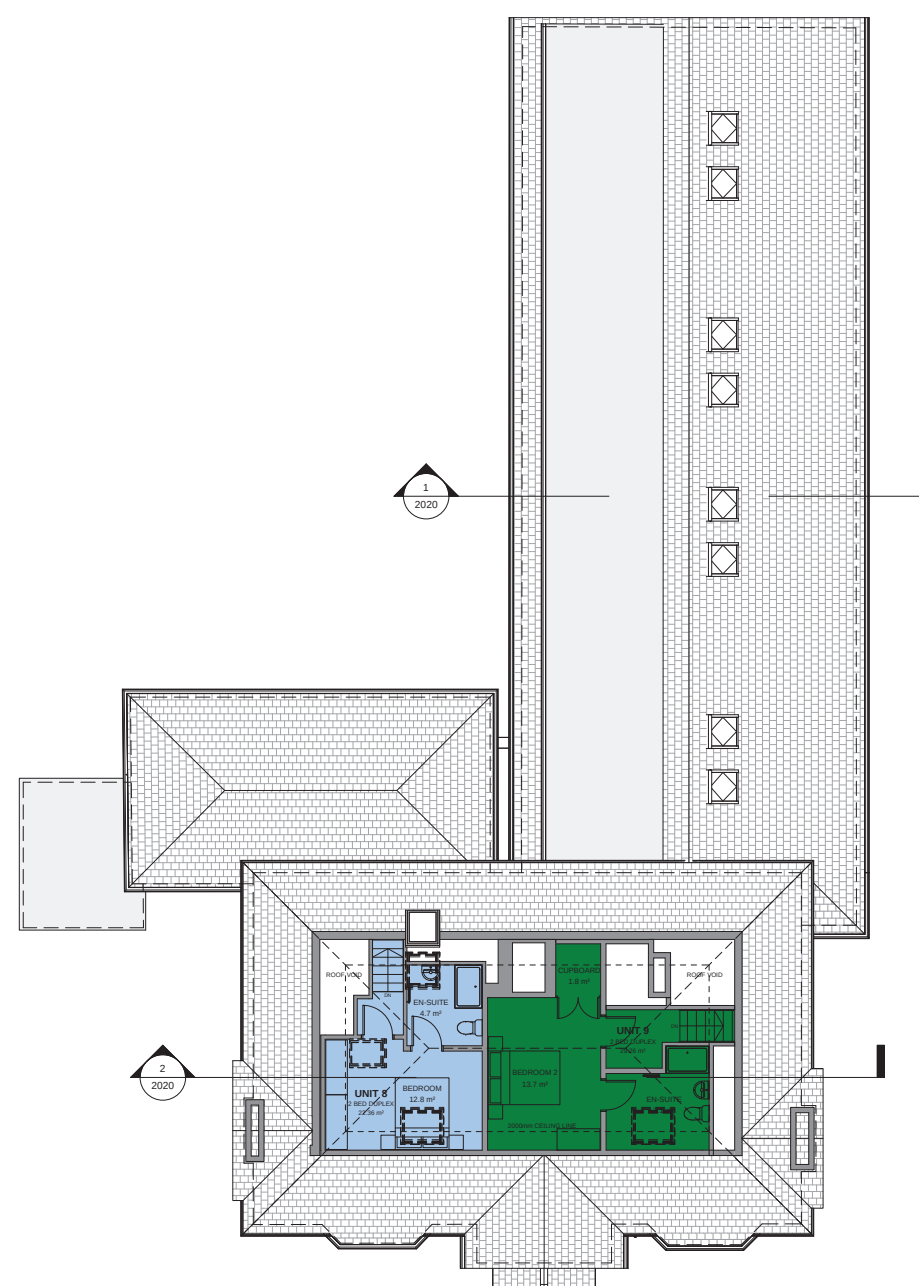


Ground Floor Plan

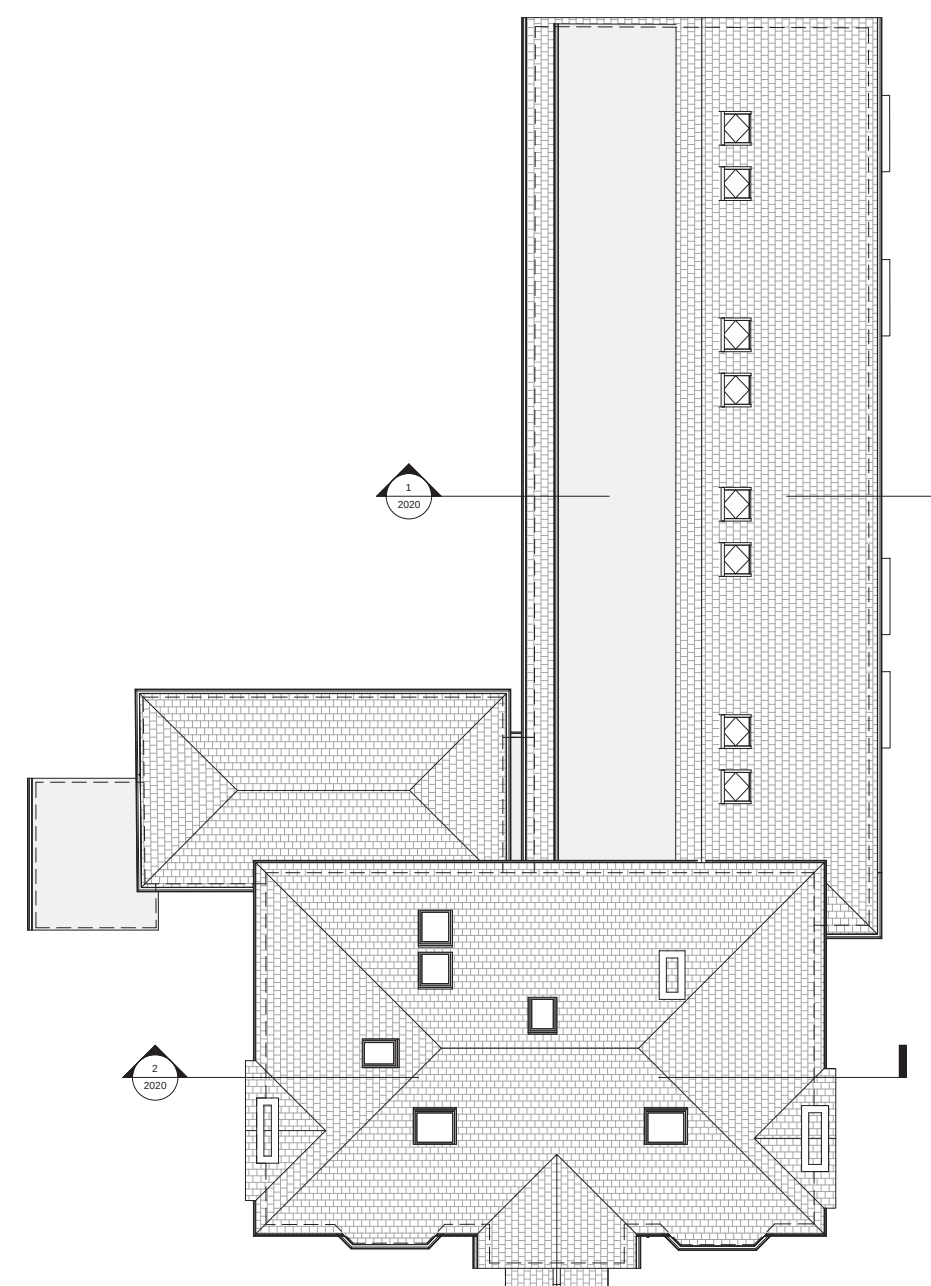


First Floor Plan

2.4 Proposed Plans



Second Floor Plan



Roof Plan

2.5 Existing Elevations

Existing Elevations

The existing building is constructed in brown-multi facing brick which is typical of the area. The original house has a pitched, hipped clay tiled roof. Window and door frames and fascias are timber painted white.

The two rear extensions have been constructed in a similar brick with window and door frames and fascias to match the main house.

The small extension has a flat roof and the large one has a pitched concrete tile roof.



3 Existing South Elevation
1:100



1 Existing North Elevation
1:100



2 Existing East Elevation
1:100



4 Existing West Elevation
1:100

2.6 Proposed Elevations

Proposed Elevations

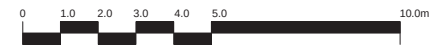
The front and side elevations of the original house remain unchanged by the proposals. The rear elevation is affected by the addition of another storey onto the existing small flat roof extension. This will be constructed in facing brickwork to match the existing and will have a hipped roof in clay tiles also to match the main house.

The roof of the larger rear extension will be raised by 450mm in order to achieve more useable space at first floor level. A continuous dormer structure will be constructed on the west side of the pitched roof with windows looking over the rear garden. The dormer will have a flat single ply membrane roof in dark grey and its walls will be clad in terracotta Trespa panelling.

The existing concrete roof tiles will be reused on the remaining areas of the pitched roof. There will be 2No. Velux style rooflights per apartment at high level on the east facing roof of this extension.



3 Proposed South Elevation
1 : 100



1 Proposed North Elevation
1 : 100



2 Proposed East Elevation
1 : 100



4 Proposed West Elevation
1 : 100

3.0 SCALE AND MASSING

Scale and Massing

The proposal involves the conversion of the former care home property to form 9No. residential apartments: 6No. 1 Bed and 3No. 2 Beds.

The footprint of the existing building will not be increased by the proposed development. An additional floor will be added to the small extension at the rear of the original house.

The new pitched roof will be considerably lower than the roof to the main house. The pitched roof to the larger side extension will have its ridge height raised by 450mm and will have a gable at the north end to replace the existing hipped roof. There will be a continuous dormer roof on the west side of this extension. The proposal will have no significant effect on the scale and massing of the property and its appearance within the street scene.



Existing Massing Model



Proposed Massing Model



Proposed View On Approach From Altrincham Road

SCHEDULE OF AREAS (GIA)			
LEVEL / LOCATION	APARTMENT TYPE	AREA (sq.m)	Area (sq.ft)
UNIT 1			
00 - GROUND FLOOR	1 BED	59 m²	632 ft²
		59 m²	632 ft²
UNIT 2			
00 - GROUND FLOOR	1 BED	52 m²	559 ft²
		52 m²	559 ft²
UNIT 3			
00 - GROUND FLOOR	2 BED DUPLEX	55 m²	589 ft²
01 - FIRST FLOOR	2 BED DUPLEX	43 m²	466 ft²
		98 m²	1055 ft²
UNIT 4			
00 - GROUND FLOOR	1 BED DUPLEX	46 m²	495 ft²
01 - FIRST FLOOR	1 BED DUPLEX	34 m²	371 ft²
		80 m²	866 ft²
UNIT 5			
00 - GROUND FLOOR	1 BED DUPLEX	48 m²	522 ft²
01 - FIRST FLOOR	1 BED DUPLEX	32 m²	342 ft²
		80 m²	864 ft²
UNIT 6			
00 - GROUND FLOOR	1 BED DUPLEX	48 m²	522 ft²
01 - FIRST FLOOR	1 BED DUPLEX	32 m²	342 ft²
		80 m²	863 ft²
UNIT 7			
00 - GROUND FLOOR	1 BED DUPLEX	48 m²	522 ft²
01 - FIRST FLOOR	1 BED DUPLEX	33 m²	353 ft²
		81 m²	875 ft²
UNIT 8			
01 - FIRST FLOOR	2 BED DUPLEX	61 m²	652 ft²
02 - SECOND FLOOR	2 BED DUPLEX	22 m²	241 ft²
		83 m²	893 ft²
UNIT 9			
01 - FIRST FLOOR	2 BED DUPLEX	56 m²	598 ft²
02 - SECOND FLOOR	2 BED DUPLEX	29 m²	315 ft²
		85 m²	913 ft²
TOTAL FLOOR SPACE (EXCLUDING ALL COMMUNAL & ANCILLARY AREAS)		699 m²	7519 ft²



Existing Rear View



Proposed Rear View From Communal Garden



Proposed View Of Additional Storey To Rear of Original House

4.0 LANDSCAPING

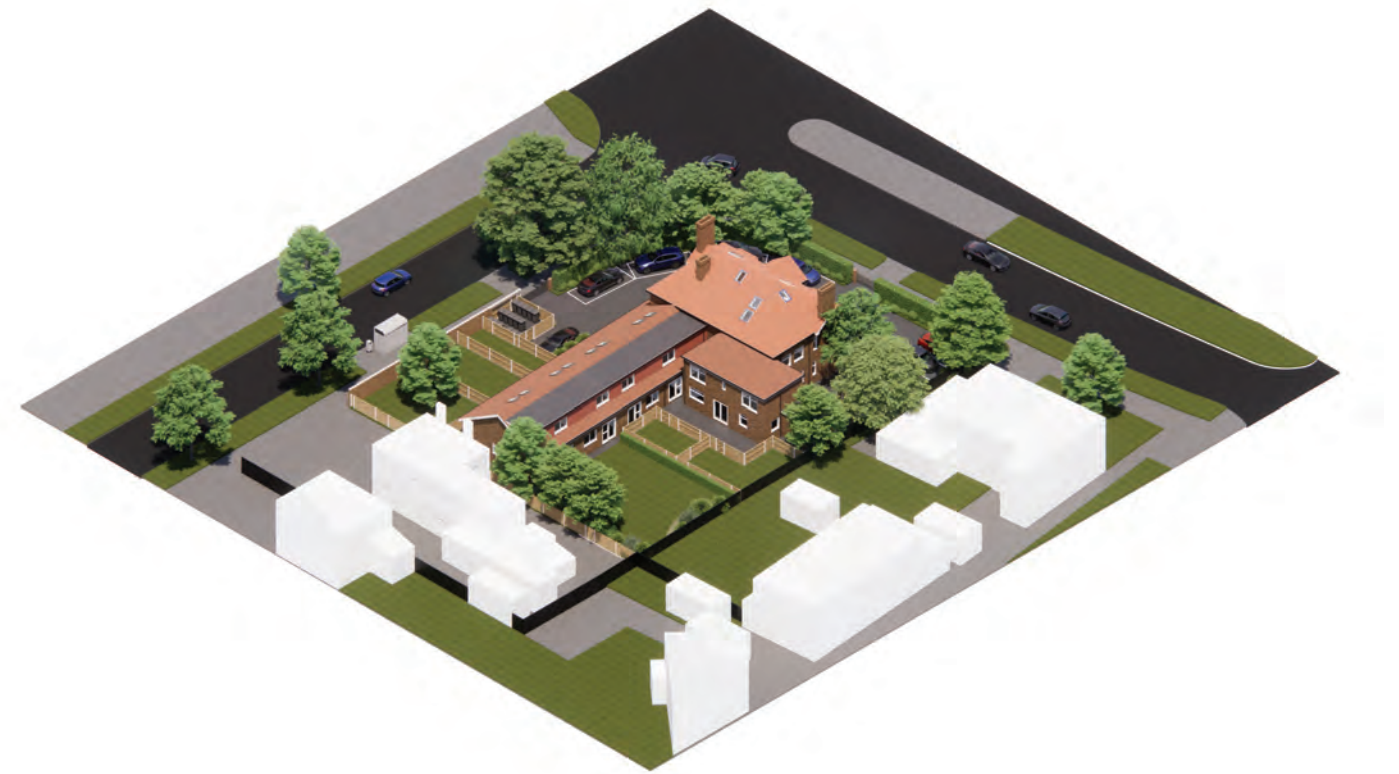
Landscaping

The proposal has been designed to retain virtually all the existing landscape features, including all mature trees which enhance the setting of the building.

The lawned areas will be sub-divided by 1500mm high timber fences to create private and communal garden spaces for residents. The refuse store will also be enclosed by a close boarded timber fence 1500mm high and screened from the adjacent apartments by planting.

Footpaths will be retained to all sides of the building giving pedestrian access to the apartment entrances and garden amenity spaces.

The existing forecourt to the building will be retained and car parking spaces will be marked out in thermoplastic paint.



Proposed Aerial View: Retention of Existing Mature Trees & Sub-Division of Private Gardens



Proposed View of Typical Private Garden



Proposed View of Communal Garden

5.0 ACCESS

Access

The application site is in a very accessible location in Baguley, approximately 2 miles north east of Altrincham, 3 miles south of Stretford and 3.75 miles west of Cheadle. Manchester Airport is approximately 3.5 miles to the south.

The site is bordered by the A560 Altrincham Road to the south which provides access to Princess Parkway and the M56 motorway to the east and link to Timperley and Altrincham to the west. There is a shared footway/cycleway on the northern carriageway of Altrincham Road.

Vehicular access to the site is via an existing gate off Ferndown Road. There are 9No. car parking spaces provided on the forecourt to the front and side of the property, including 1No. accessible space. There are 3No. electric vehicle charging points included within the proposal. The remaining 6No. spaces will also be served by ducting to facilitate the future installation of EVCP provisions.

The proposal will provide 100% cycle parking in a secure cycle shelter located on the western side of the property. The site is well served by public transport and local amenities with bus stops within a minute's walk, a local store and pharmacy 2.5 minutes walk, a Tesco Extra 6 minutes walk and Moor Road Metrolink station 10.5 minutes walk away. A detailed analysis of all forms transport in the vicinity of the site is contained within the Transport Statement prepared by Mode Transport Planning.

Within the site there will be level threshold access to all apartments. There is also a lift in the main house which will give access to the first floor apartments. There is no lift access to the roof space but there are bedrooms at first floor in both apartments and no unique facilities within the roof space. All apartments exceed Nationally Described Space Standards.



- Key
- - Site

— - Road Networks

— - Train Networks

● - Train Stations

— - Tram Networks

● - Tram Stops

6.0 CONCLUSION

Conclusion

The application site lies in a very accessible, predominantly residential area surrounded by properties of a similar age and appearance. The original property was designed for residential use before being extended and converted for use as a care home.

The conversion back to 9No. private rented apartments represents a lesser intensity of use on the site and is entirely in keeping with the surrounding uses. The proposal does not seek to extend the footprint of the existing property and retains all the existing established landscaped features. This is an excellent site for much needed residential accommodation of this type in this area.



Proposed View From Forecourt



Proposed Aerial View of From South East

 Member

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