



Design & Access statement

576 Burnage Lane
Burnage
Manchester

Introduction

We were appointed architects to provide a design for the conversion and extension to 576 Burnage Lane into 10 residential apartments with car parking



Proposed view looking from the east

Site

The site is located on Burnage Lane, Burnage approx. 5miles South of Manchester City Centre. The building is detached and stands alone. The site is accessed directly from Burnage Lane and Barcroft Road for deliveries. The main elevation faces Burnage Lane. There is a bus stop directly opposite the site and there is Burnage Train station nearby with the metro link a little further away



View looking from the south



View looking from the west

Existing aerial view



Site outlined in red

Site Assessment

Topography

The site on Burnage Lane is connected to Barcicroft Road and the site has a level topography

Existing Buildings

The existing buildings nearby are residential

Local Transport Services

There is a bus stop directly opposite the site and there is Burnage Train station nearby with the metro link a little further away. There is parking on site

Existing Services

We understand the existing site is served by all statutory services as well as foul and surface water systems within Burnage Lane. As the area is currently a residential area it is assumed that there is sufficient capacity within the adjacent utility systems to supply the new development.

Site Constraints

The site is in a residential area and neighbouring properties have influenced the design.

Site Layout

The site is quadrilateral in shape. The site is 8000m² footprint which we will be fully developed. There are landscape design

Building Layout, styling and Form

The existing building is 2 storeys in scale. We have retained the existing footprint of the original building and extended in parts to form a 2 storey building within the new extension following what will be demolition of the outrigger which was a later addition. A third storey will be created in the attic.

We have therefore proposed to integrate some of the local vernacular materials into the scheme and provide a traditional design, which suits the local planning department and adjoining neighbours and the surrounding setting. The apartments are well proportioned with careful and considered fenestration and therefore is of architectural merit .



East Facing elevation

Facing brick walls with parapet roof junctions are more discerning detailing ,robust and secure .During the pre application process we had the opportunity to discuss in detail various aspects of the design and the final outcome of this can be seen in the design. There are a number of details that have been discussed with the conservation officer and agreed as quality design and detailing which include stone moulded parapets, the existing entrance facing Burnage Lane will be retained as a central access to all apartments. New windows set back in reveals at all levels .The architectural language in respect to fenestration highlights a strong vertical emphasis within the design synonymous with buildings of this period

Materials have been carefully specified to reflect the context of the surrounding area. Rendered walls ,projecting cills soldier brick lintels to window heads There are to be no external balconys as there is sufficient amenity space

Walls :- Rendered Blockwork

Roofs :- parapet walls

Lintols and Cills :- Brick soldier arch and projecting cills

Windows :- New windows to be upvc ral 7016

Gutters and RWP's :- Black round section upvc rw goods .

The height of the existing building has been maintained, there are some increases in height at the rear following demolition of the outrigger but the overall height of the new extension has been restricted to below the height of the gable. Access into the building will be via a level entrance from the hallway all other

residential areas of the ground floor can be accessed either through corridor and staircase. Corridors are to be well lit with contrasting wall and floor colour and texture, with clearly identifiable ironmongery to doors and signs installed as necessary, also of contrasting colour and texture. There are no steps within the corridors.

Access to the floors is via an ambulant staircase.

Site Landscaping

There are no opportunities for landscaping within this application.

Sustainability

The site has existing foul and surface water drainage which connect to existing public sewers. There may however be opportunities for sustainable drainage systems in terms of grey water storage and recycling and soak ways but this will depend on the existing ground conditions. A drainage report has been prepared to support this application and will form part of the submission.

It is proposed to design the new building extension to be environmentally friendly with carbon usage and heat losses to be better than the current Building Regulation standards.

Natural ventilation will be via opening windows and roof lights although some mechanical ventilation and extract will be required under Building Regulations. These systems will be designed as energy efficient systems. It may also be possible to provide natural 'stack' ventilation but this again will be subject to specialist design.

We will investigate the possibilities of providing both energy from renewable resources (photovoltaic heat pumps) and the possibility of grey water use but these will be assessed on a lifetime costing basis and can only be provided if they provide both environmental and economic advantages.

Accessibility

Site Access

The site is located in Burnage. The topography of the surrounding roads mean access could be gained locally in wheelchairs.

Dwelling Access

The new dwellings will be designed to comply with Building Regulation requirements for accessibility both to and within the dwellings. This will include level access to the ground and upper floors.