

DESIGN AND ACCESS STATEMENT

PROPOSED NEW RESIDENTIAL PROPERTIES AND EXTENSION TO EXISTING PHARMACY

521 Wilbraham Road

Chorlton

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1.0 INTRODUCTION

The proposal involves the creation of 3no. self contained apartments with associated ancillary areas. Also included in the application is the refurbishment and extension of the existing pharmacy at 521 Wilbraham Road.

2.0 THE SITE

Existing Site

The site is located on an established commercial/residential street in Chorlton. The application site is in the middle of a terrace of commercial units at ground floor which have residential to the upper floors and rear.

The site to the north is bounded by Wilbraham Road with similar commercial/residential units opposite. To the east and west of the terrace is an established vehicle and pedestrian access to the rear of the property. This area is illuminated by street lighting and also gives vehicle and pedestrian access to a block of existing garages which have been converted to business units. The area has surveillance from other adjacent properties and multi storey apartments. The access to both the east and west provides a through road with no dead ends. The east, west and south of the property is bounded by other residential properties with a mix of 2 storey semi detached and multi level apartments.



The above image shows an aerial view of the property

Boundary Conditions

South – Existing vehicle rear access and garage units

North – Wilbraham Road and simialr commerical/residential properties

East – Existing semi detached residetnial properties

West – Existing multi level residential properties



The above image shows an aerial view of the property



The above image shows the context of the site when viewed to the West on Wilbraham Road



The above image shows the established vehicle/pedestrian access points of Wilbraham Road to the east and west of the commercial/residential block



The above image shows the established vehicle/pedestrian to the rear highlighting the existing vehicle access and illumination to the rear along with the business units within the rear garage area.



Additional images showing the rear access area

3.0 SITE ACCESS

The site does not have any existing off road parking and the site is accessed by pedestrians only to the front for the commercial unit and the rear for the new residential units which is in keeping with the neighbouring HMO property. The access to the rear will create defined separate lockable entrances to the rear yard and subsequent lockable entrance doors

Communal lockable bin storage is to be located within the curtilage of the proposed site.

4.0 SCHEME DESIGN

Layout

The internal layout of the existing ground floor pharmacy is to be extended to allow for increased efficiency of the storage to the business. At first and second floor the proposals are to convert the existing storage areas into 2 residential units to be created all of which meet national minimum standards. The existing property currently has a large roof void and this is to be utilised at the rear to create a dormer to allow for an additional apartment to be created in what is currently unused space. At ground floor there is a communal entrance which is lockable and allows for a secure communal bin storage area

Appearance/Scale

The scale of the proposed extensions is in keeping with the existing building and do not go higher than the existing roof line. The use of red brickwork and tiled roofs is in keeping with the existing building. At ground floor a small sympathetic extension is to be created to support the pharmacy. The existing streetscene to Wilbraham Road is to remain unchanged



The above images shows precedents across Wilbraham Road where a modern zinc extension to the upper floors has been extended at second and roof level beyond the previous building line along with numerous dormers taken up to the existing ridge line. The current application proposals are similar in logic but other adjacent properties have been developed further in respect to size and scale

Sustainability

Where possible modern methods of construction will be adopted, and materials sourced locally and ethically. The new residential property will have increased insulation values beyond the minimum standards set down, low energy lighting and efficient fittings. Renewable energy technologies will be researched and installed where necessary when reviewed with the SAP calculations. All these elements will improve the future running costs of the building and give a more sustainable solution.

Crime Prevention Measures

The proposals will meet the “Secure by Design” standards wherever possible. This is especially the case to the boundary and main entrance points to minimise potential for any criminal/antisocial behaviour. The rear access point is an established vehicle and pedestrian use and this is to be utilised for this development. The applicant is unaware of any current security risks on this access

5.0 MATERIALS

The materials within the existing area are predominantly red/orange brickwork with tiled pitched roofs. The proposed residential property is in keeping with the surrounding area with the mass of the building being constructed with a red/orange brick to match the adjacent property. A tiled pitched roof will also match the existing adjacent properties.

6.0 LANDSCAPING

There are no proposed works to the existing landscaping to the application site

7.0 DRAINAGE

The foul and surface water wastes will be connected to the existing combined mains drains/sewers from the existing property which will be cleaned and repaired where necessary to ensure they are fully operational to the satisfaction of the local authority Building Control officer.

8.0 EVALUATION

The applicant is a local resident to Chorlton and supports the local community by operating the existing pharmacy. The applicant is committed to the area and this development allows for the pharmacy to a more sustainable business.

The site lends itself to the development of 3 residential properties along with the improvement of the existing commercial unit and is not detrimental to the overall density of the surrounding area. We feel this is a sympathetic approach to providing new housing provision in Manchester along with improving local facilities.