

B2ARCHITECTURE

Design & Access Statement
No.262 Ryebank Road,
Chorlton
MAY 2024

Index

Introduction	3
The Existing Site	4
The Proposed Scheme – Siting	5
Design	6
Height & Massing	6
Accommodation Comparison	7
Façade Analysis	8
Access	9
Landscape	10
Developed Design with Precedent Examples	11



Introduction

The Proposed scheme is for the erection of two new dwellings on the site with the demolition of the current single detached house that occupies the site at No.262 Ryebank Road. The application is for a pair of semi-detached houses. St Werburgh Developments complete two previous successful schemes for new houses in the Chortlon area and hopes to deliver another outstanding development with this application.

The application has been submitted to Manchester City Council on behalf of St Werburgh Development Ltd. The site is on the west side of Ryebank Road, Chorlton and the site is located in a predominately residential area and sits next to other semi-detached properties. There are some more recent mews houses to the north and north-west of the site called Ryebank Mews and on Alderfield Road to the rear. Longford Park and the Trafford Athletic Club are situated to the west and north-west behind the residential area.

The Existing Site









The site area is 996 sq metres as currently is occupied by a detached house and a few outbuildings for residential use. The site is large for the area and the other dwellings on the road are mostly two storey Semi-detached dwellings with modest land around each dwelling. This dwelling has had a single storey rear extension added and a Upvc Conservatory.

The existing dwelling is a red brick construction with a clay tile roof. It has tile hanging to the first floor as well as some timber boarding in a black & white effect.

The dwelling is currently vacant but is still a residential dwelling. It sits behind a red low brick wall with a grey concrete capping.

The Existing Site



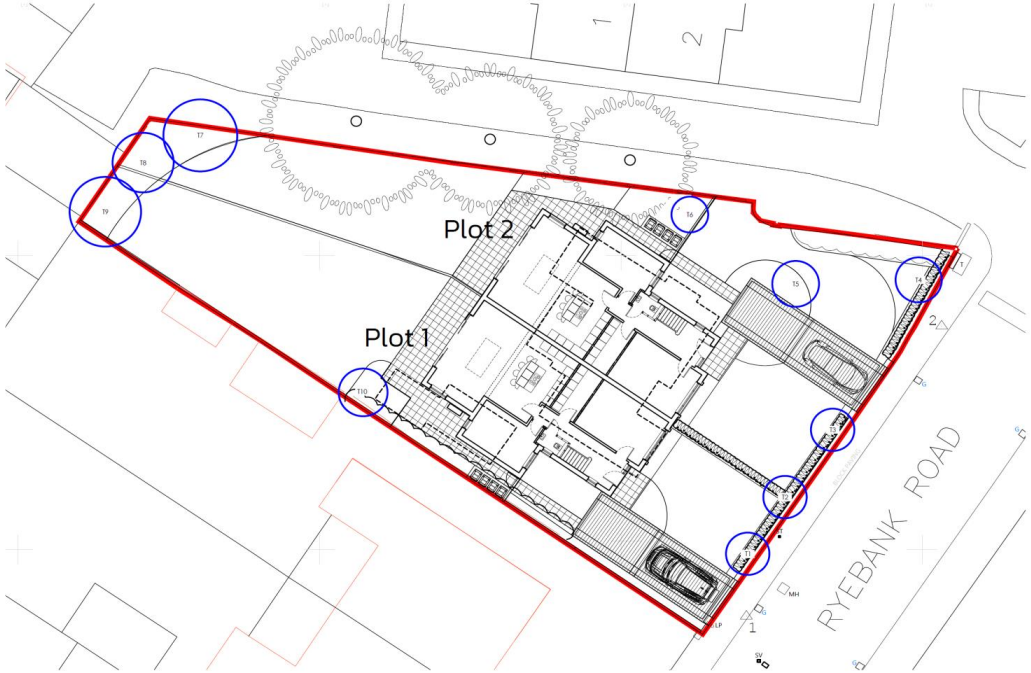
1908 OS Map

The maps prior to and up to 1908 illustrate an empty site where the current dwelling stands and the road known as Ryebank Road ran due north east from Edge Lane between the property known as Rye Bank and Meadow Bank (both properties have been demolished and replaced). In 1881 the only dwelling on the road wasa large detached house (originally part of the Longford Estate) and then by 1908 the 14 semi-detached houses were built until development in the 1930's when many more semi-detached dwellings were constructed.



Ryebank Road Semi-detached houses

The Proposed Scheme



Site layout (Not to scale)

The street contains a number of Semi-detached houses of various ages including some which appear on the 1908 OS map. We have designed a scheme for 2new dwellings, a pair of Semi-Detached houses. The dwellings are two storey with rooms in the attic space and a gable to the rear with views for the main bedroom which take its principle of design from these pre-1908 houses further up Ryebank Road. The majority of new houses use the roof space as accommodation rather than leave empty.

Siting

The new dwellings are situated on the existing building line of the street and both have car parking to the side of each dwelling. They have their garden amenity space to the rear and have front gardens which are sited behind a low front wall and hedge to replicate the characteristics of the original street.

Design

When considering the design of the property we evaluated the local area which consists of various different styles from the simple early 20th century brick built buildings and their occasional use of white render. The proximity of neighbouring dwellings which are a 1930's Semi-Detached and 2 storey in height. The majority are Semi-detached houses so the decision was made to replicate a modern version of a red brick pair of Semi-detached houses.

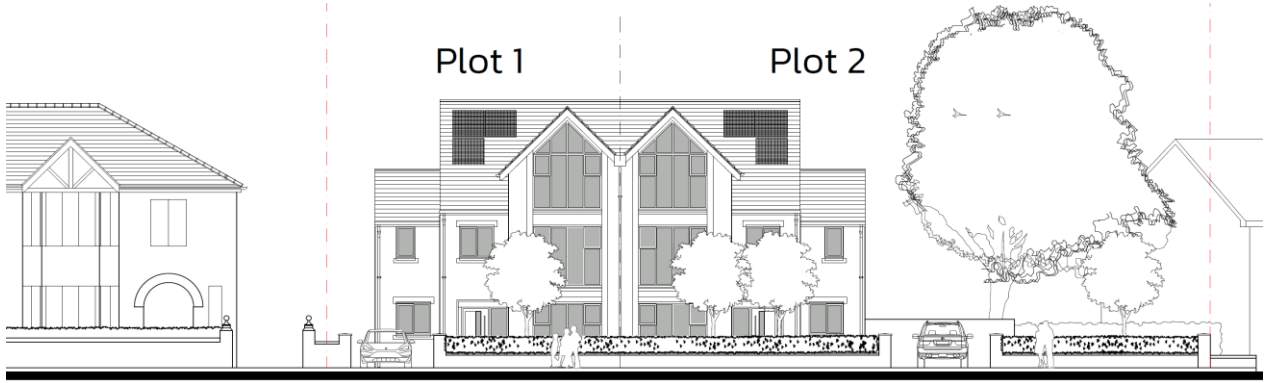
The applicant requested that the design represents a modern quality design for a urban dwelling whilst fitting in with the streetscape of providing high density family living space. The choice of modern red multi brick building will go well with a Kentdale Blue Grey slate and light grey frame windows for materials with a feature Red/Pink sandstone to highlight the front doors, cills and heads to openings.



3D Massing of Proposed Dwellings (not to scale)

Height and Massing

The design process for the new dwellings ensures the height and massing are similar to that of the existing street scene and surrounding area – it is important that the new elements do not overly dominate their surroundings or the existing house in terms of size or massing. The ridge height of the proposed is similar to that of the existing semi-detached houses on the road and take the principles set out by the early 20th century semi-detached units further down Ryebank Road.



Proposed Street Scene (not to scale)

Accommodation Comparison

The Existing dwelling on the site as the present building is a detached 2 storey house of approx. 162sqm.The Proposal is to build two 5bed 8person 2 ½ storey dwellings and they are approximately 168 sqm in size.

The proposed dwellings are bigger than the National Design Standards in the table opposite requires in space standards as the space required for this size of dwelling is 134sqm.

Unit	NDSS sqm	Proposed
5bed 8person 3Storey	134	223

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)[2]			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Façade Analysis

The existing building is a red brick detached house with an old clay tiled roof with matching tile hanging to the first-floor elevations and some black & white timber paneling over and next to the front door . It has white Upvc windows and a large timber main front door. It's had a Upvc conservatory added to the rear as well as a red brick flat roof single storey extension.

The Semi-detached dwellings on Ryebank Road are red brick with red clay tiled roofs or grey slate with different front bay designs of box or semi-circular. To the rear they are multi-red brick houses with no details. There are various designs here with a few more recent red brick extensions. Most have White Upvc Windows and doors. Some have white render to the first floor on the front elevations with timber boarding. Most properties are set behind low brick walls with small front gardens/driveways.





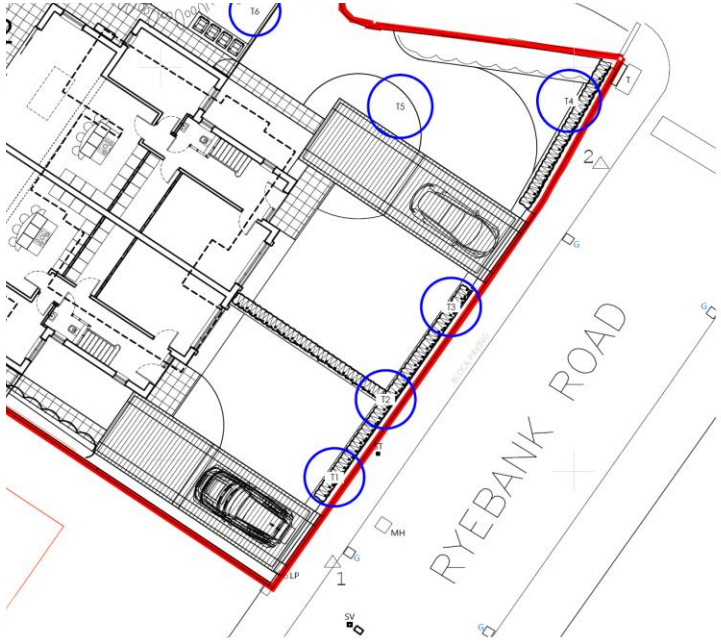
Access

- The proposed scheme is accessed off Ryebank Road which is a residential street running off Edge Lane. The design for 2 houses provides 2 external surfaces spaces per dwelling with room for a cycle and bin area to the rear amenity space.

- The site is in a sustainable Urban Area with Stretford Metro Station around a 10 to 12 minutes walk away as well as two bus stops on Edge Lane. Its close to Longford Park and Trafford Athletic Ground whilst St Johns RC Primary School is on Longford Road. The nearest Secondary school is Stretford Grammar School which is about a 10minute walk along Edge Lane. Chorlton town centre is an approx. 15 min walk away to the east down Wilbraham Rd.

- The entrance to the development and the houses will be constructed with level thresholds for disability access as per the Approved Building Regulation Document Part M.

- The houses will be constructed to current Building Regulations – which will include a toilet on the main living floor with a door opening out, the appropriate door sizes required to comply with Part M 'Access to and Use of Buildings' which also requires appropriate socket and switch heights.



Vehicular & Pedestrian Access

Landscape



Landscape Drawing subject to Approval by Manchester City Council

Existing Landscape – Currently the only landscaping on site is grass areas and some hard standing to the front for parking and access and to the rear a patio area.. There are a number of outbuildings such as a shed, greenhouse etc... for gardening use.

The existing trees to the rear will remain and are far enough away from the construction to allow a retaining fence to be constructed.

The Proposed Landscaping has been designed by JS Garden Projects and a drawing will be included in the application to Manchester City Council.







Precedent Examples All designed by this practice to similar design ideas







