

**DESIGN AND ACCESS STATEMENT  
& HERITAGE ASSESSMENT  
171 BROOKLANDS ROAD SALE**

Rev A



## **1.0 INTRODUCTION**

- 1.1 The design and access statement supplements a Householder planning application for extensions to 171 Brooklands Road in Sale
- 1.2 The statement should be read in conjunction with the architectural drawings
- 1.3 The dwelling is located within the Brooklands Road Conservation Area

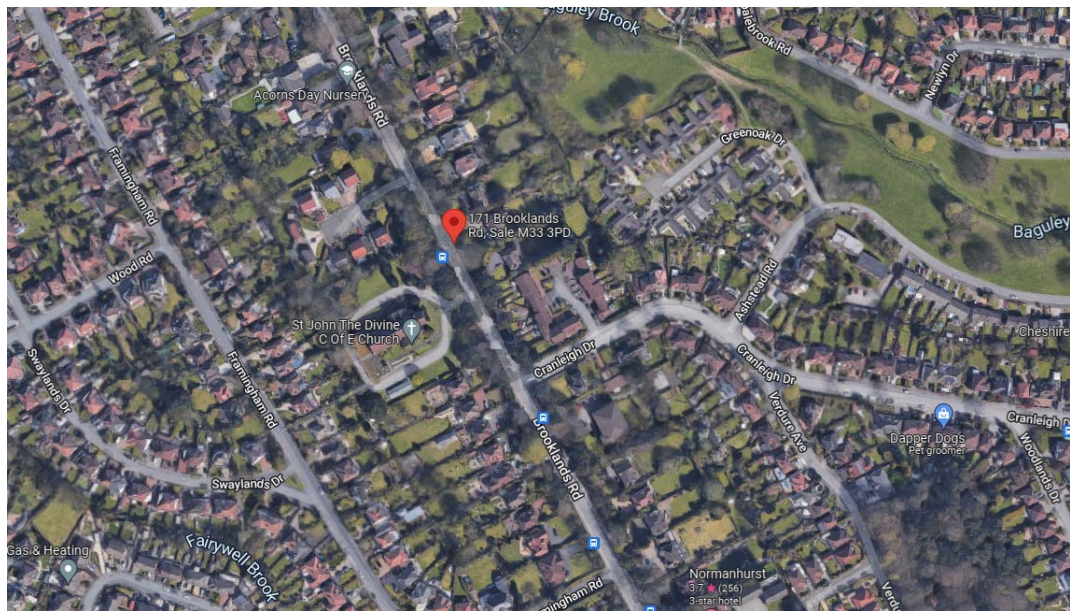
## **2.0 EXISTING SITE CONTEXT**

- 2.1 The site is located halfway along the length of Brooklands Road on the east side of the road and opposite St John The Devine C of E church and just north o Cranleigh Gardens
- 2.2 The dwelling is within Manchester City Council's Brooklands Road Conservation Area
- 2.3 The Conservation area stretches from 153 Brooklands Road close to Baguley Brook at the north end to 201 Brooklands Road at the south end. The Conservation area sits to east side on the road and is bounded on the east by the boundary with Trafford MBC
- 2.4 171 Brooklands Road is situated close to the centre of the Conservation Area. The east boundary coincides with the rear garden fence of the property
- 2.5 The Conservation Area is almost exclusively residential and aside from a relatively new housing development on the corner of Cranleigh Drive the area characterised by deep building plots with detached villa style properties.
- 2.6 Normanhurst is considered to be of the greatest significance within the area. Normanhurst is currently used as a 3-star hotel and is some 200m south of the application property
- 2.7 Brooklands road was initially established in the 1860s as an avenue of stately mansions constructed by Samuel Brooks (1793-1864) a calico manufacturer, banker and landowner in Sale
- 2.8 The road connected the newly constructed train station at Marslands Bridge – now Brooklands Metro Station
- 2.9 St John the Devine C of E church was constructed in 1866-1868
- 2.10 A number of villas were constructed on the length of the road but few of these survive today.
- 2.11 However, even those rebuilt houses followed the same character in terms of siting. Houses tended to be large detached two storey properties set back from the road and in long rectangular plots. It is this setting that defines the character of the Conservation Area rather than the particular architectural styles of the houses themselves.
- 2.12 171 Brooklands Road was constructed in circa 1925 in an Arts and Craft style that is characterised by steep complex roofscapes with tall chimneys and projecting bay windows
- 2.13 Its location on the plot follows the building line of the rest of the road in that is set

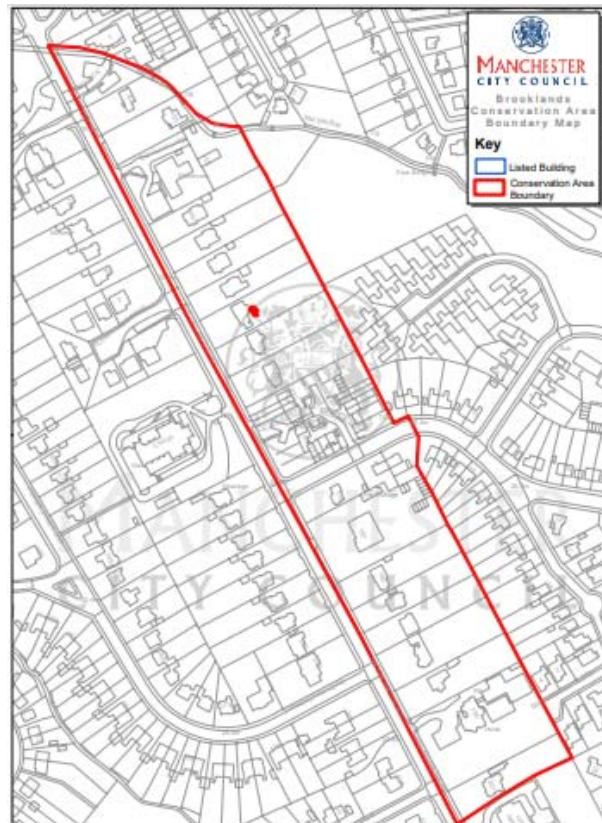
back some 20m from the road with the front of the property landscaped with what are now mature trees and with a long back garden

2.14 Unlike many of the houses along the road, the dwelling is constructed with its longer side facing the road and with the attached garages covering most of the width of the plot

2.15 Aside from a very small 600mm extension to the existing front porch there are no plans in the proposal to extend the building line forward



*Site in context*



*Outline of Brooklands Road Conservation Area*

### 3.0 EXISTING BUILDING

- 3.1 The dwelling was constructed in circa 1925 in an Arts and Craft architectural style using brick with a roughcast render finish
- 3.2 The dwelling is two-storey with a piked gable above the projecting bay window to the left of the entrance door. The projecting gable is clad in stained cedar boards. Similar cladding has been used the gable above the entrance porch and to the lean to gables of the garages at each side of the dwelling
- 3.3 A steep clay tile hipped pitch roof has been used with a projecting gable to the rear of the property that has been adjusted at some point in the past
- 3.4 A series of feature chimneys are present on the roof. All of these have caused historic issues with water ingress
- 3.5 Windows have a variety of styles and shapes typical of the informal style of the Arts and Crafts movement. All of the windows are of double glazed upvc or sliding aluminium doors although leaded glass has been used to the front elevation and some of the rear windows. The garage doors are of ppc metal



- 3.6 The ground floor is accessed from a central projecting porch. The porch is quite shallow with just sufficient room to open the door
- 3.7 Two reception rooms flank the hall space both with fireplaces. The room on the right is larger and grander but with poor daylight
- 3.8 The kitchen is relatively small for the house and positioned centrally with no direct daylight.
- 3.9 The dining room is located within the projecting wing at the rear of the property with windows to each side and a large patio door arrangement providing access to the garden
- 3.10 A lean to garage and utility space is located to the left of the property. The garage is punctuated by a number of chimney breasts that makes it rather narrow and the owner is currently using this as a gym space



- 3.11 A second single storey garage extends to the right of the property and is currently used as a workshop
- 3.12 The central dogleg stair provided access to the first floor with three bedrooms accessed directly from the landing. A jack and jill en-suite has been added to the bedrooms on the right side.
- 3.13 A bathroom is situated in the middle of the front elevation but is quite small and has no wc
- 3.14 The original fourth bedroom has been subdivided at some point in the past and is now a narrow room used as a study. The rest of the space comprises of the separate wc and a new ensuite bathroom provided to the fifth bedroom
- 3.15 The fifth bedroom is the largest master bedroom situated in the previous extension above the dining space below.
- 3.16 The house has a large open plan loft with hipped rafters and dwarf gables to each end of the roof.

#### 4.0 CLIENT BRIEF

- 4.1 Three generations of the family currently reside in the property but the client now needs to accommodate elderly parents as well and therefore requires more space. In addition the pandemic has led to a new work at home regime for some of the family
- 4.2 The client has requested that the front porch is extended as little as possible to enable the doors to fully open and to accommodate shoe racks. Some adjustment to the edge of the lawn to widen the drive slightly will be required to facilitate this small extension
- 4.3 A larger reception room has been requested for family gatherings
- 4.4 The client has asked that the existing chimneys be removed or at least rebuilt where this is not possible. The chimneys are taking up valuable internal space at each level and have been the source of long-term water ingress.
- 4.5 The existing kitchen is to be extended in to a more central focal point for the family and a second smaller kitchen and utility space are to be provided
- 4.6 The family now includes some young children so the dining space so additional play

space is required

- 4.7 A vital downstairs cloakroom has also been requested
- 4.8 On the first floor the third bedroom is to include an ensuite bathroom and dressing room
- 4.9 The smaller fourth bedroom is to be extended so that it can accommodate a double bed
- 4.10 The client has requested that the large attic space be utilised as an open plan office with a separate wc. The elevated views over the long back garden are particularly important
- 4.10 Finally, the displaced workshop and gym are to be located within a separate ancillary building at the bottom of the back garden. Some social space should be included with access to a patio area

## **5.0 PROPOSED LAYOUT**

- 5.1 The brief has been developed into the application drawings and is described below
- 5.2 A small 300mm projection has been added to the front porch to assist in opening doors and storing shoes prior to entering the house
- 5.3 The existing single storey workshop to the right has been demolished. A new single storey extension has been proposed using the same footprint but extending the current set back garage door to the same line as the main building.
- 5.4 A new fireplace and chimney are proposed and a projecting bay window has been proposed to the front elevation to assist with daylight in the deep plan room
- 5.5 The existing small kitchen has been extended into the existing garage and utility space and a larger opening has been proposed between the kitchen and dining space to maximise daylight
- 5.6 A single storey extension has been proposed to the rear of the property to provide the extended dining space and play space for the children. Roof lights are proposed in order to maximise the daylight
- 5.7 A separate cloaks room has been provided to the dining space
- 5.8 The existing gym space is to be vacated and will provide the second kitchen space and utility rooms whilst maintaining a small storage area for cycles accessed via the existing garage door.
- 5.9 Upstairs the new ensuite and larger fourth bedroom have been achieved by extending over the existing garage. This provides a simple extension to the fourth bedroom and provides a new en-suite bathroom and dressing area to the third bedroom.
- 5.10 Chimneys have been removed from the former external wall in order to maximise the space and reduce the ongoing issues with leaking roofs at the interfaces. Notable one of the chimneys is to be retained above the roof in order to maintain some interest to the roof scape.

- 5.11 The existing en-suite arrangement to the master bedroom in the rear wing have been remodelled to try and introduce a more open plan bathroom with a window
- 5.12 The proposed plans introduce two new windows to the north facing elevations. One of these is to the dressing room and the other to the master en-suite. Both windows will be obscure glazed to maintain visual amenity for the neighbour.
- 5.13 A new dogleg stair will be introduced providing access to the current roof space and is positioned directly over the existing stair.
- 5.14 The attic space has been enlarged by virtue of the new first floor extension over the garage and by lifting the current low-level roof over the existing ensuites at the south of the house to the same level as the existing roof
- 5.15 It is also proposed to lift the existing ridge on the rear wing in order to achieve enough headroom to extend the attic space over the existing master suite which as tall ceilings
- 5.16 Better headroom, better daylighting and improved views have been achieved by proposing three new hipped dormer windows.
- 5.17 The displaced workshop and gym on the ground floor have been relocated to a new ancillary garden building at the bottom of the long garden
- 5.18 The proposed new building includes a social sitting area with direct access to a new patio area

## 6.0 PROPOSED ELEVATIONS

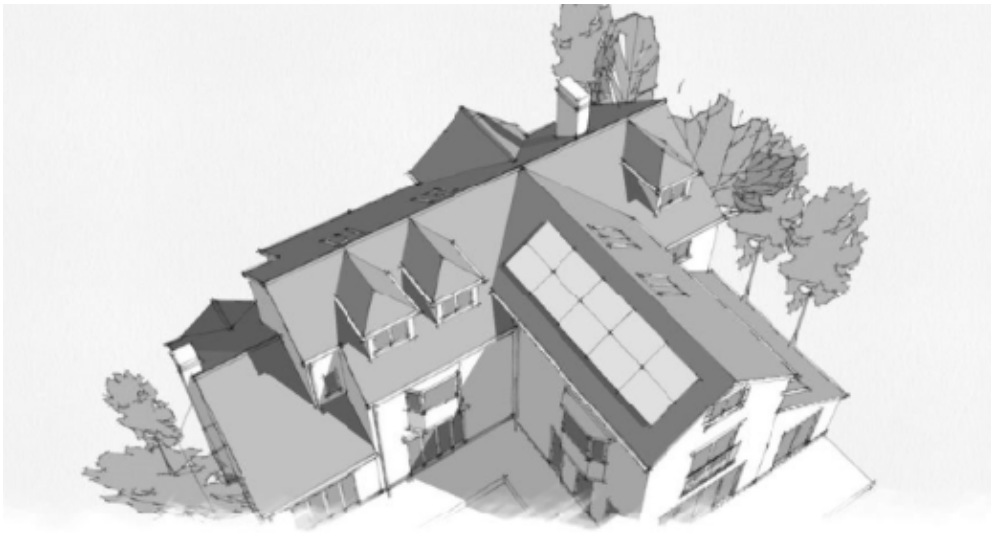
- 6.1 Elevations of the main dwelling have been developed to respect the existing architectural character of the house.
- 6.2 Roofs have been designed to retain their complex arrangement with new dormers, gables and dropped eaves lines and deep soffits
- 6.3 Dormers have been designed with flat roofs due to height restriction in the existing roof space. The dormer cheeks will be lead clad.



- 6.4 Windows have been designed with the same proportions as existing windows and rooflights have been designed as conservation style
- 6.5 The extension to the rear has been lifted slightly to afford headroom in the attic space and make the gable more traditional in appearance. Some stone features have

been used to the new window surrounds.

- 6.6 Materials will match the existing with brick plinths and rendered external walls together with clay tiles to match the existing roof.



## 7.0 HERITAGE IMPACT ASSESSMENT

- 7.1 The conservation area is described in the Council's guidance as being more about the setting of the house in relation to the road and less about the individual architectural styles of the dwellings which the Council recognise as being varied throughout the Conservation Area and of secondary value

The size, shape footprint and positioning of the houses are of great significance in contributing to the character of the conservation area, but the architecture of the buildings, with the exception of Normanhurst, is of secondary value. In that respect only they could be regarded as neutral elements in the conservation area.

- 7.2 The proposed extensions are mostly on the existing footprint of the existing house. A single storey extension labelled as 'play room' is located at the rear of the house and is largely screened on the north elevation by mature trees in the adjacent garden.
- 7.3 The extension to the right of the house will come further forward than the existing garage but will not project beyond the line of the main dwelling and does not therefore affect the setting of the dwelling in relation to the urban context
- 7.4 There is no historical significance to the interior of the building.
- 7.5 The scale and massing of the building have been designed so as not to be imposing. The ridge has not been lifted and the eaves lines have been articulated with traditional architectural features that compliment the existing dwelling and retains the local distinctiveness
- 7.6 Materials used are complimentary to the existing dwelling and new features such as the dormers are of traditional hipped roof arrangement popular in houses of this style whilst new rooflights are designed as conservation style
- 7.7 The ancillary garden room has been designed to be more contemporary whilst retaining the same palette of materials. The location of the outbuilding to the far corner of the site does not detract from the appearance of the public realm and is far enough away from the dwelling that it does not affect the visual appearance of the house.
- 7.8 The client has proposed the use of pv panels to the roof which may be considered out of character with the Arts and Crafts style and this can be removed if the planners consider it to be controversial.

### Revisions

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|---|----------|-----------------|
| A | 16.03.22 | Dormers amended |
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