

planning **House No. 13**

13 Lynway Drive, Withington, M20 4TS / Extension
Analysis / Approach / **Design and Access Statement**

material studio architects

Design & Access Statement / **Lynway Drive** / Feb 22
On behalf of House No.13 Owners for **Manchester Council**

existing property



1.



2.



3.

design evaluation

1. Project Vision

This Planning Application comprises a rear single-storey infill extension, and new pitched roof over a previous double-storey side extension, onto an existing 4 bedroom semi-detached property in Withington, South Manchester, to provide additional and improved living accommodation.

The design will comply with all current regulations and standards including the latest energy efficiency and access requirements for works to existing dwellings.

2. Property Description

The site is currently occupied by a 4 bedroom house built in the 1930s, on a corner plot. It is red brick clad with a clay tile pitched roof and white uPVC casement windows, with a white render double-storey bay window. In addition, there is an existing double storey side extension with a flat roof, and a small single garage in concrete set to one side. The property is in need of refurbishment.

The house is set back from the pavement by approximately 5 metres, across a front garden and hardstanding.

There is a large private garden at the rear, which is enclosed by high timber fencing and extensive mature planting.

3. Architectural Context

Lynway Drive is a typical 1930s Manchester street of semi-detached properties. It comprises predominately 4 bedroom houses set back from the pavement, with red brick, clay tiled pitched roofs and white uPVC casement windows.

Whilst there is some consistency, there is a noticeable amount of variation in architectural treatment and detail along the street, with numerous properties extended and modified over the years.

4. Planning Considerations

The property is not listed, is not in a conservation area, and is considered to be in a low to very low risk area of flooding.

The proposal has referenced national, regional and local planning policy documents including:

- The Local Plan (Manchester)
- Manchester Supplementary Planning Documents
- National Planning Policy Framework (NPPF)
- The National Design Guide 2019

5. Ownership

The client currently holds the freehold for the whole property.

6. Character & Identity

The proposal will be high quality, enhancing the identity of the neighbourhood and complimenting the character of the existing house and street.

7. Built Form & External Appearance

The new extensions have been designed to be compact and efficient, and will continue the formal language and materials of the existing property.

8. Movement & Access

The property is located a short walking distance from local shops and amenities.

Parking will remain as existing, within the demise of the property. Bikes can be stored within the property.

The layout of the house will remain accessible with amenities located at ground floor level.

9. Nature & Landscaping

The private garden at the rear will be retained and enhanced to provide a high quality, green external environment. In addition, there will be a much better connection between inside and outside space via improved openings in the rear elevation.

10. Public Spaces

As a domestic project, there are no new public spaces proposed as part of the proposals.

11. Uses

The property will remain as a residential dwelling use class C3.

12. Refuse

The waste strategy will not be affected by the new extension, and is designed to meet the current requirements of the local authority. Utilities provision will comply fully with the latest building regulations.

Bins will be stored within the curtilage of the property and will be put out on collection day.

13. Lifespan & Sustainability

The proposal has been designed to be as efficient as possible, with a fabric first approach, where the new envelope is designed to meet current energy requirements under Part L for works to existing dwellings.

The materials will be high quality and will be robust and durable, easy to manage and maintain.

New windows will increase the thermal credentials of the house while providing a more uniform appearance to the facades.

The mix of open plan and cellular spaces will allow the occupants flexibility in the way they live and will be easy to change and adapt over time.

The location of the site is considered to be highly sustainable in its proximity to local amenities and transport options.

14. Quantity:

The proposal is to remodel and extend the existing dwelling to provide an enlarged and reworked 4-bed family home, increasing the gross internal area.

15. Impact:

The rear extension and pitched roof side addition will be a simple subservient elements, at a scale and form appropriate to the house and the street, with minimal impact on neighbouring properties.

Careful consideration has been taken to ensure there are no large windows that overlook any areas which would not have already been seen without these alterations.

As a result of the scale of the proposals, the

neighbouring properties will not see an adverse impact on their access to natural daylight.

16. Boundaries:

The extension will be built within the curtilage of the property, and adjacent to No11 existing single storey rear extension.

A party wall surveyor can be appointed at the next stage, to deal with any relevant issues that may arise from this arrangement.

17. Concluding Summary:

The proposal has been designed in line with national and local authority guidelines, policies and frameworks.

The property is not in a conservation area and is not classed as being listed.

External alterations are designed to be sympathetic to the existing property and to enhance the character of its immediate surroundings, with minimal impact on the street scene and to neighbouring properties.

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