

Design and Access Statement

51 Claude Road, Chorlton-cum-Hardy, M21 8BZ

Rear extension and internal remodelling to existing dwelling

April 2022



This document has been prepared for and on behalf of James and Sally De le Vingne

©darwent architecture ltd

info@darwentarchitecture.co.uk

www.darwentarchitecture.co.uk

The Island, Castleton, Hope Valley, S33 8WN

Trafalgar House, 5-7 High Lane, Chorlton-cum-hardy, Manchester, M21 9DJ

(01433) 695560

(0161) 8813031

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1.0 Introduction

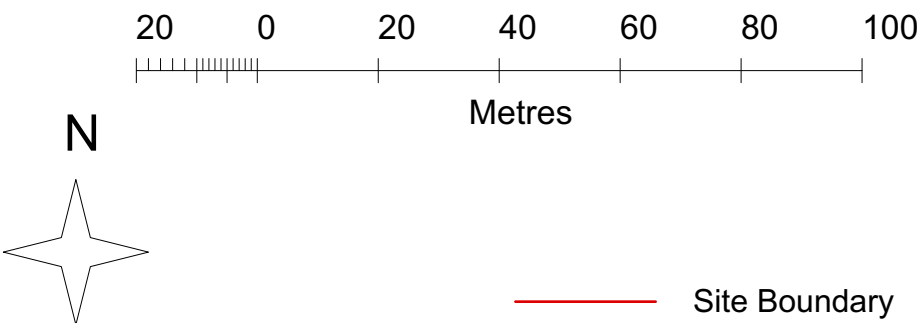
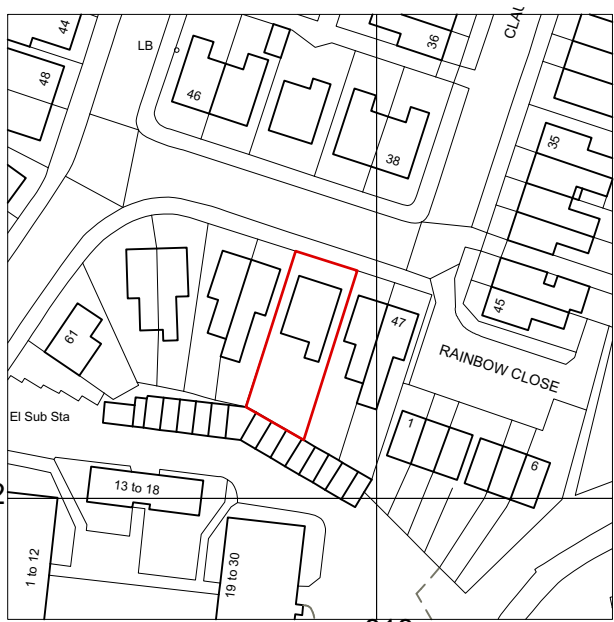
Darwent Architecture have been appointed by the client James and Sally De Le Vingne to prepare designs for the extension and remodelling of their family home to create a more functional and efficient space.

The proposals include a new rear extension to the ground floor/garden level to create a new open plan kitchen/dining space. The application also includes the remodelling of existing internal walls and openings in order to re-configure the layouts of the first and second floors to create more functional spaces that also comply with current building regulations.

2.0 Site and Location

The property is located on Claude Road in Chorlton-cum-Hardy and is within the Manchester City Council district. The property does not sit within the Chorltonville conservation area although it does positively contribute to the style and architecture of the wider area and is a considered a great example of Edwardian architecture.

The house itself is a detached 4 bedroom property set back from the roadside with a small garden to the front of the property and a larger garden to the rear.



Location Plan @ 1:1250



Front Elevation



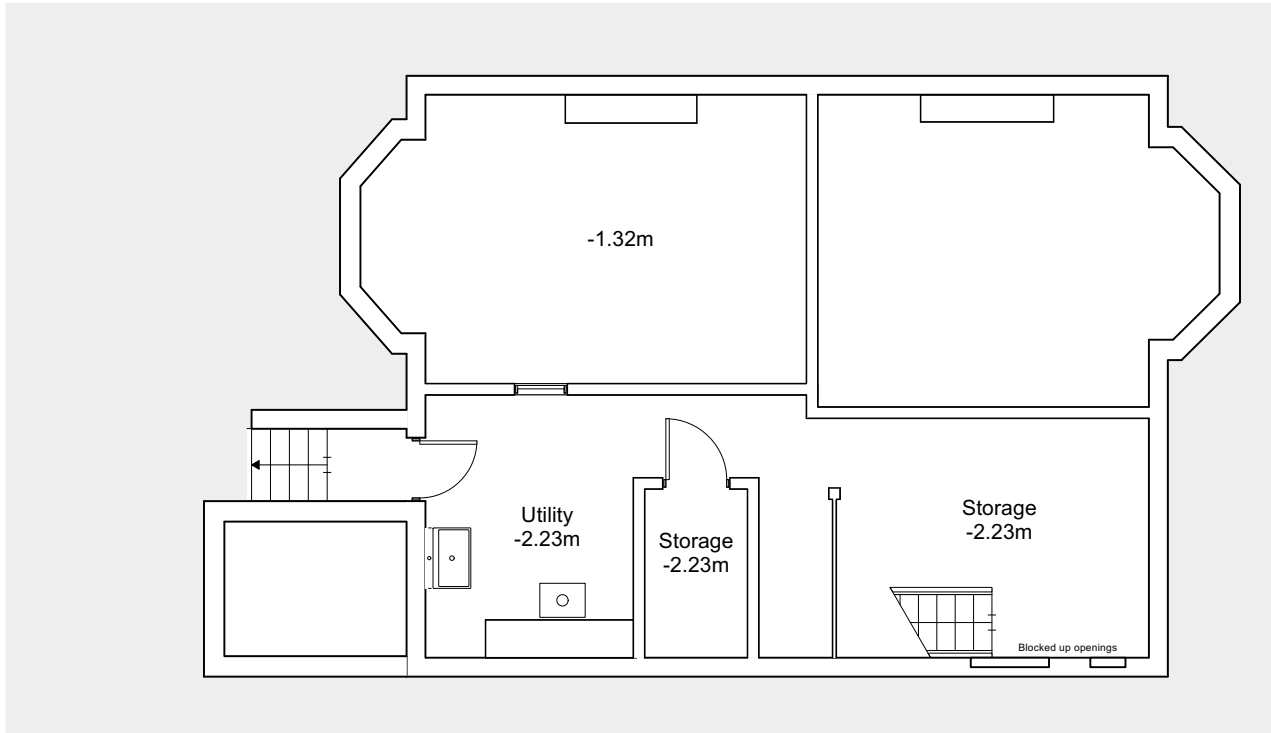
Rear Elevation

3.0 Existing Dwelling

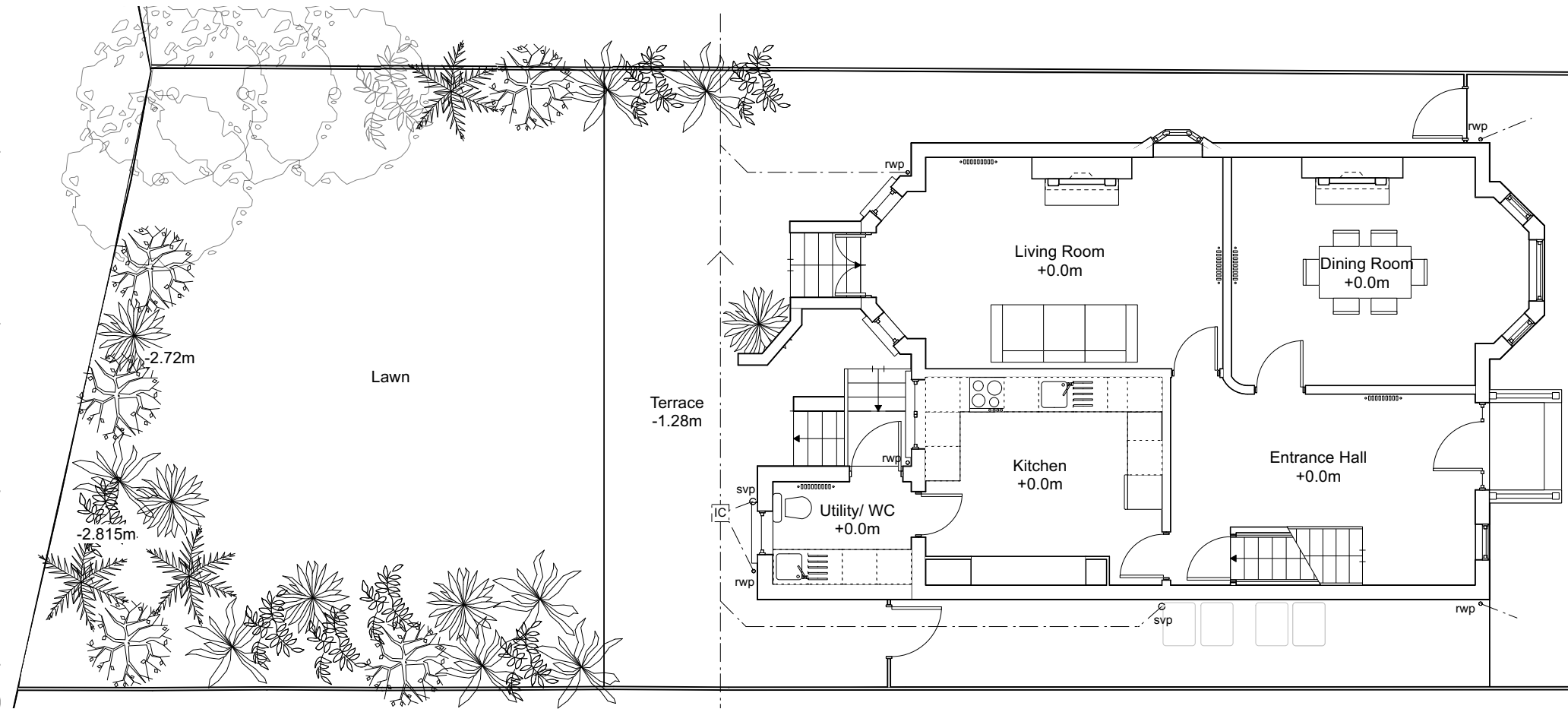
The existing dwelling is a large detached property built with red brick walls and a blue slate roof. The property spans 4 storeys with cellar rooms to the basement and living accommodation to the ground floor including a living room, dining room, kitchen and utility/WC. The remaining floors consist of 4 bedrooms a bathroom and a separate WC room.

The current ground floor layout requires rationalisation to unify the spaces in particular to create a better connection to the south facing garden. The rear garden slopes down to the boundary wall with the ground floor level approximately 1.3m lower than the terrace with a further 1.5m drop to the bottom of the garden.

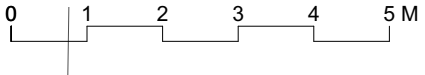
As the house sits in a north to south orientation proposed designs have taken into account the angle of the sun during the day to ensure that a good level of daylight is retained with consideration made on overheating and also overlooking from neighbouring properties to the south.



Existing Basement Plan 1:100



Existing Ground Floor Plan 1:100

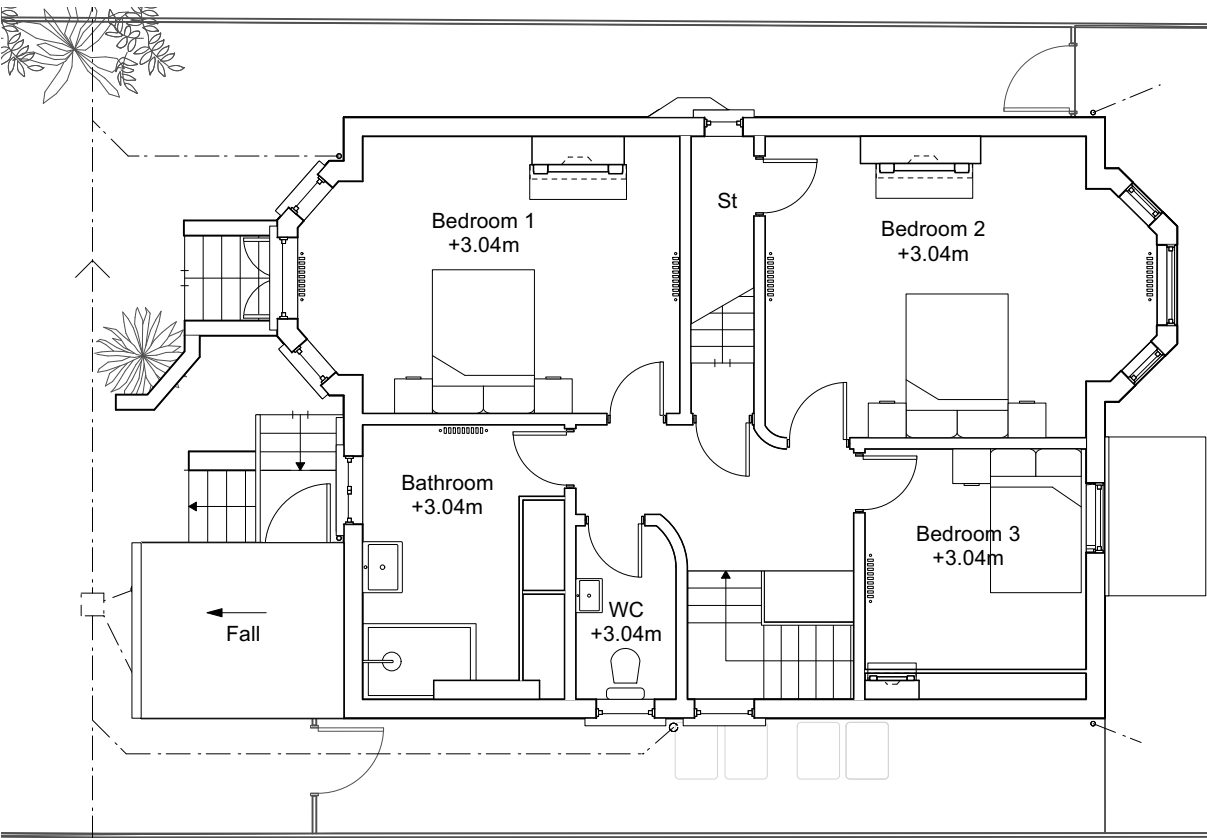


3.0 Existing Dwelling

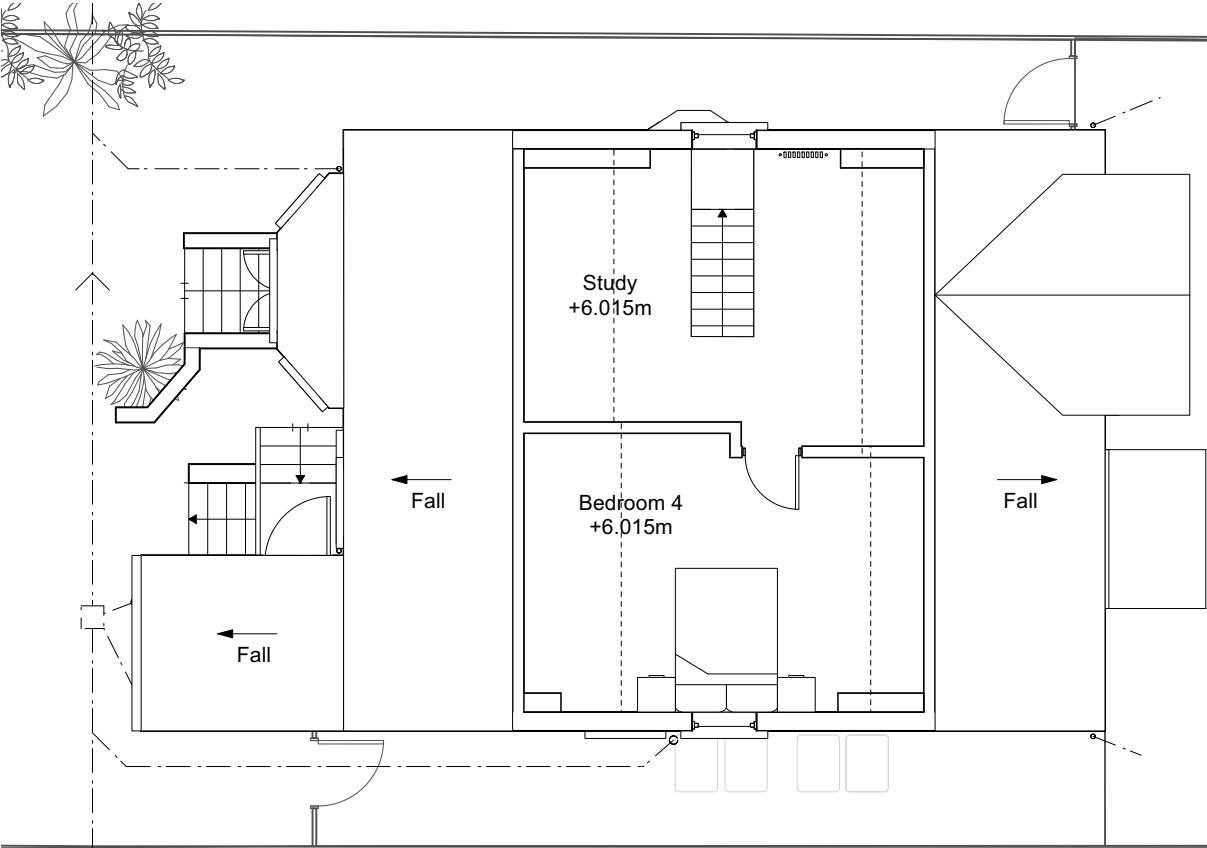
At first floor there is an opportunity to re-arrange the bedrooms/bathroom in particular the loft bedroom which is currently non compliant with Building Regulations. The loft bedroom would ideally house 2 bedrooms with the first floor retaining 3 good sized bedrooms with bathrooms and en-suite to the larger bedrooms.



Existing Rear Elevation (South) 1:100



Existing First Floor Plan 1:100



Existing Second Floor Plan 1:100



4.0 Client Brief

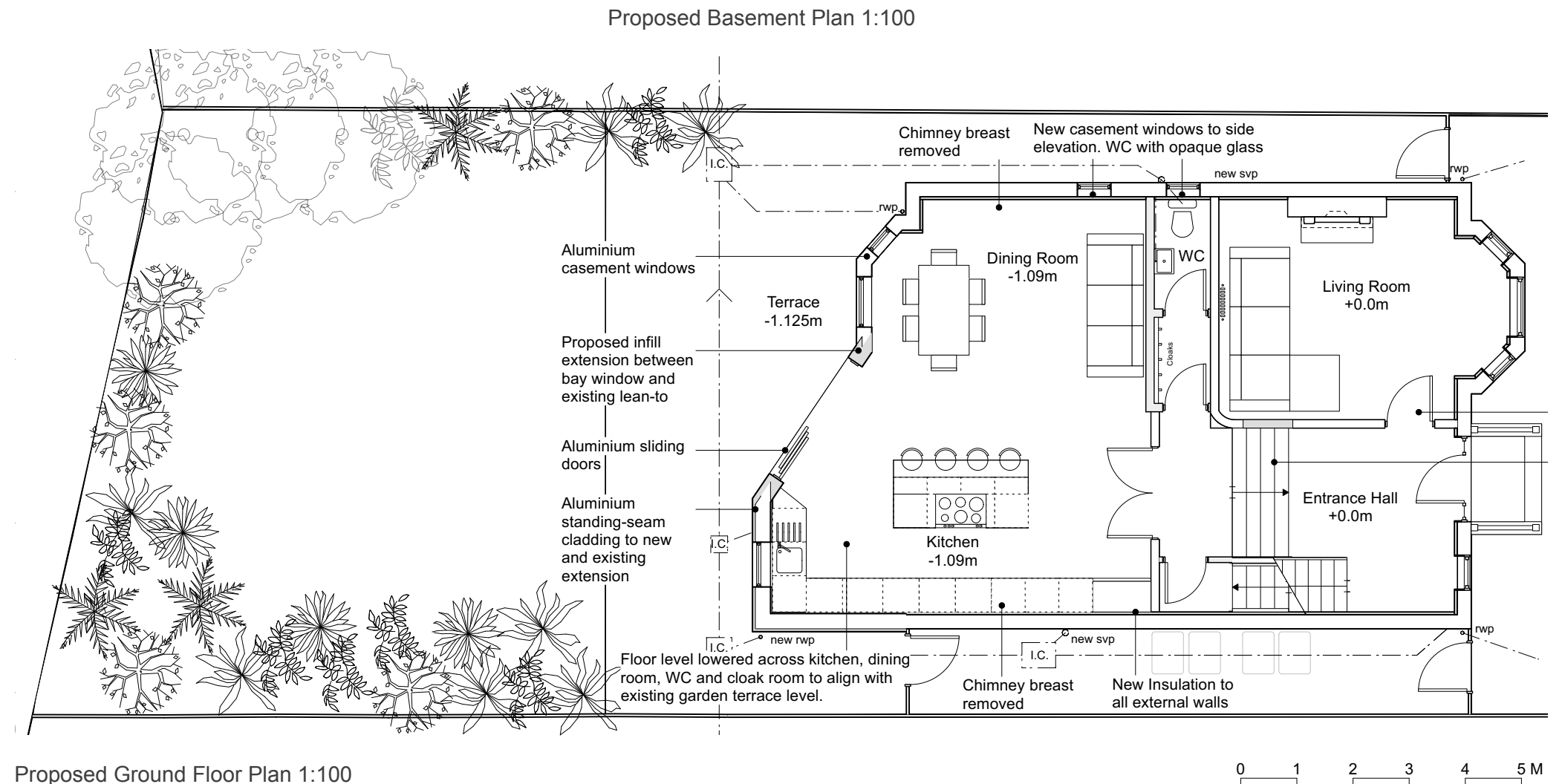
The clients are looking to extend and re-model the existing dwelling with the following aspirations:

- Remodel the back of the property to re-organise the living areas.
- Ideally this would create a large open plan space with better links to the garden which is currently 1m lower than the ground floor level.
- Explore options of how to better utilise the basement spaces.
- Remodel some existing internal walls to enhance the flow of spaces.
- Modify the first floor layouts to form a larger master suite with separate en-suite.
- Re-design the access to the second floor to comply with current building regulations.

5.0 Proposed Scheme

The proposals have been carefully considered and aim to enhance the existing dwelling to suit the current and future needs of the client. The proposed changes to ground and basement floor levels include:

- Lowering the floor level to the kitchen/dining room in order to create a better link to the rear garden.
- A new staircase within the hallway to step down to the rear kitchen/dining space.
- The access to the basement is altered to align with the new floor level with an utility room and workshop space added to the basement level.
- The living room entrance door is altered to achieve the stepped access.
- A new WC and cloak room is added to the kitchen level.
- The rear chimney breast on both sides have been removed all the way through to the roof level to maximise the space on all levels.
- A new infill extension is created between the bay window and existing outrigger with a new 3 panel sliding door added.
- 2 new window openings are added to the west elevation to provide daylight to the dining room and WC. The window in the WC replaces the existing bay window at a reduced level to align with the new floor level.
- The new extension infill and the existing outrigger will be clad in vertical standing seam aluminium.



5.0 Proposed Scheme

The proposed changes to the first floor level include:

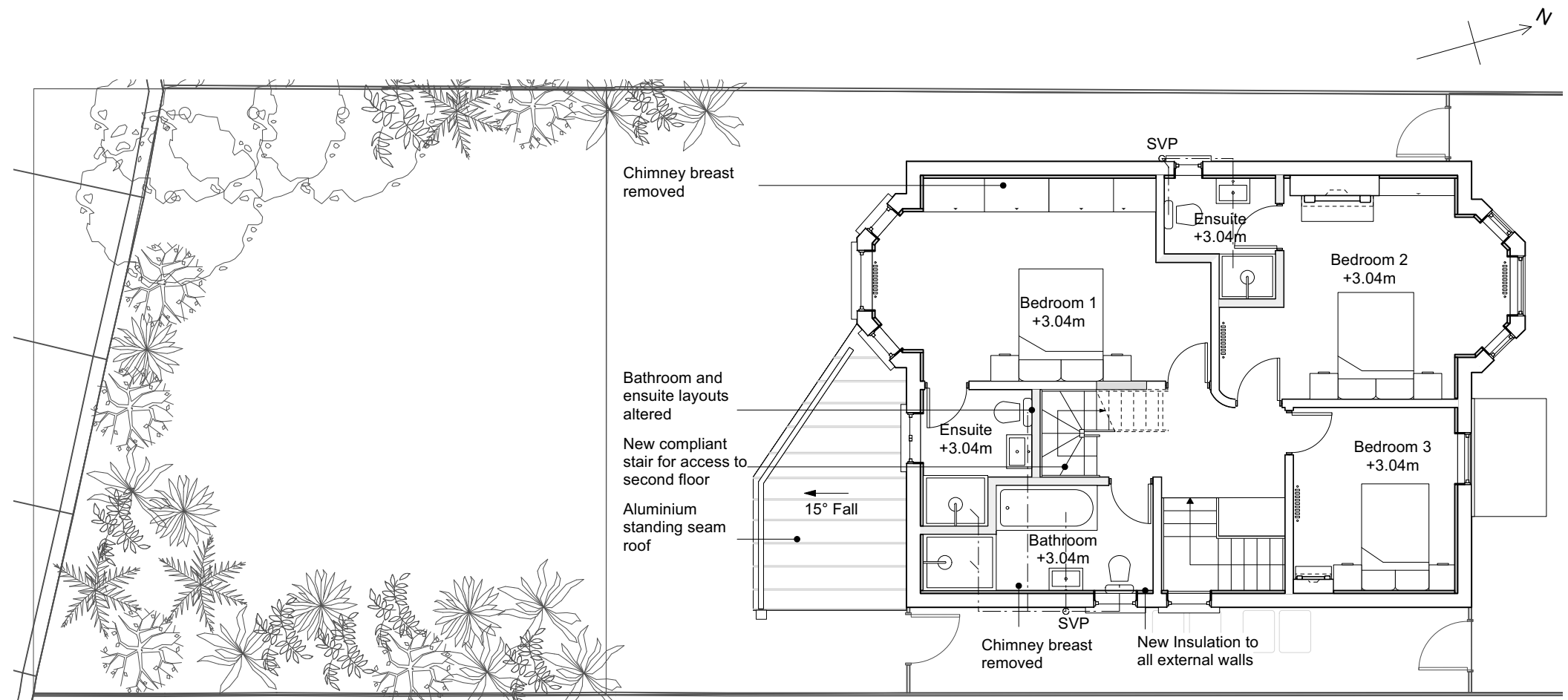
- Removal of the existing stair to the second floor with a new stair added centrally.
- The existing bathroom is altered to create a family bathroom and en-suite to serve the main bedroom.
- A new en-suite is added within bedroom 2.

The proposed changes to the second floor level include:

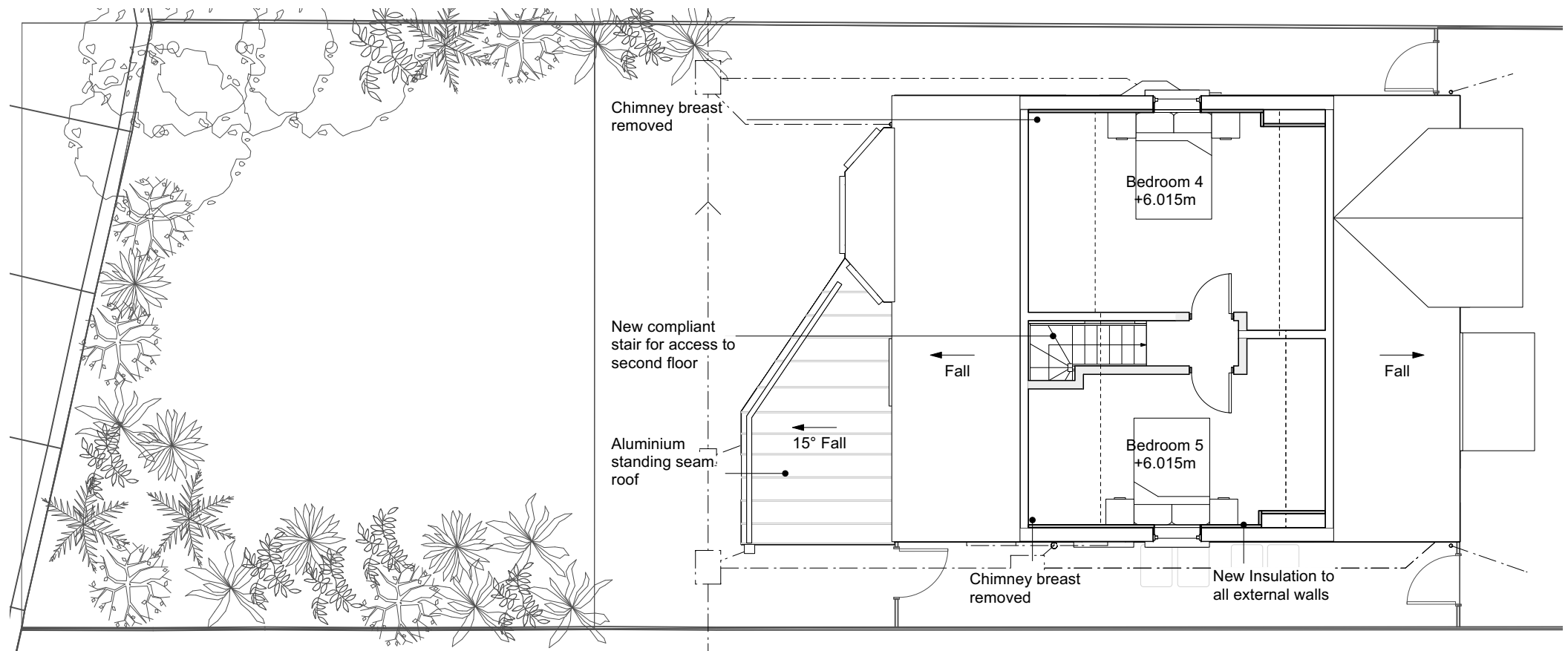
- The layout is altered to suit the new stair case with 2 large bedrooms created.

Landscape

The landscape to the rear garden of the property will remain largely unchanged in the scheme. As the internal levels will be altered to align with the existing terrace the garden level will be more accessible than currently designed. The existing flagstone terrace will be altered to suit the new extension outline.



Proposed First Floor Plan 1:100



Proposed Second Floor Plan 1:100

0 1 2 3 4 5 M

5.0 Proposed Scheme



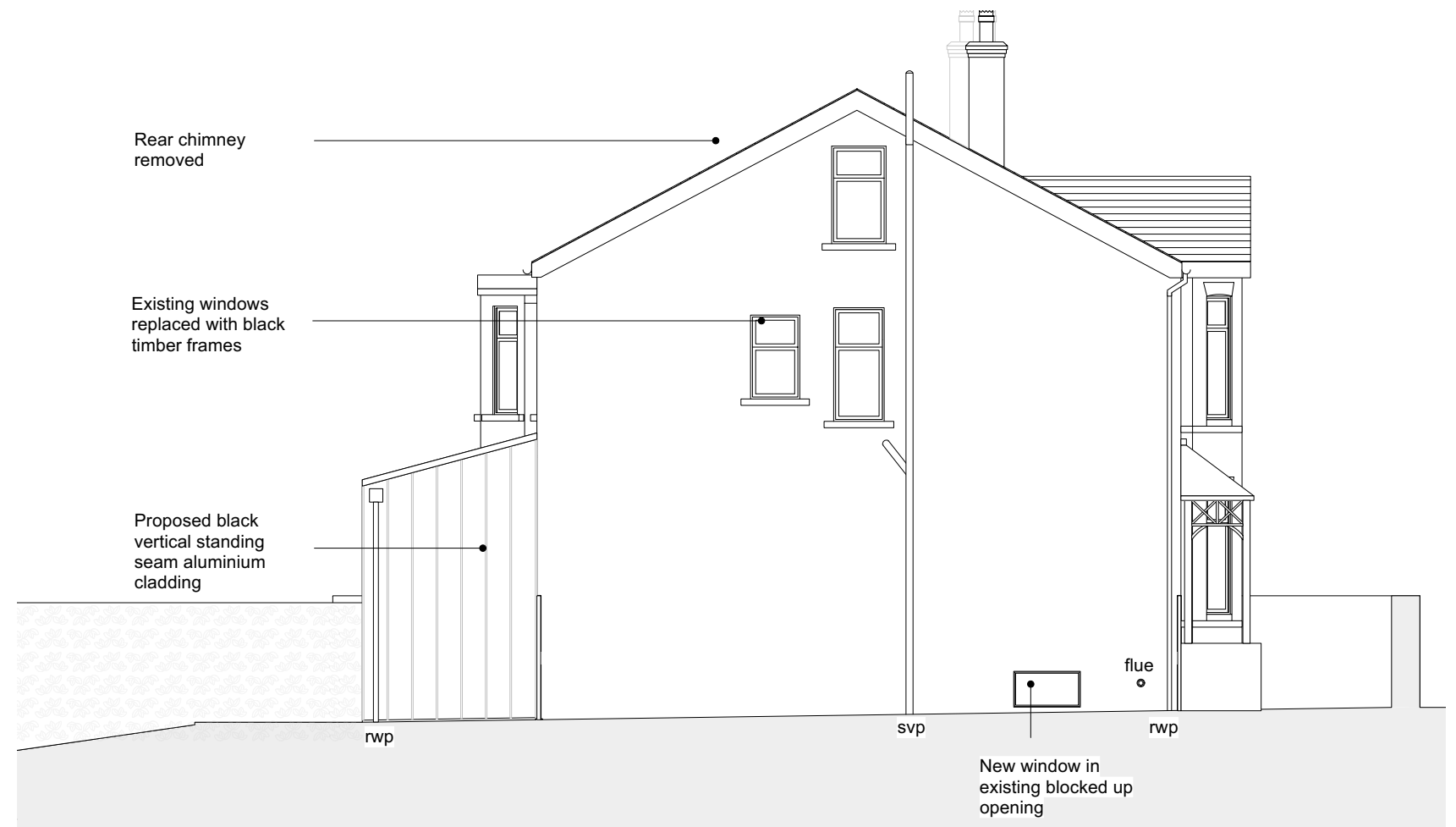
Proposed Rear Elevation (South) 1:100

Material and Appearance

The proposed materials for the extension infill include black vertical standing seam aluminium cladding. The material has been chosen in order to offer a contemporary take on the proposed extension.

By creating an interesting extension form inspired from the existing bay with sloping wall and roof, the extension will provide a greatly enhanced living area and visual enhancements to the external appearance of the back of the house. This approach also allows for the original building form to be retained and appreciated.

The material is widely used in new contemporary extensions and can dramatically enhance the context of the building.



Proposed East Elevation 1:100



Proposed West Elevation 1:100

6.0 Impact on Neighbouring Buildings

The property is not within the Chorltonville conservation area however it does contribute to the over style and character of the area. The conservation area is defined by the unified appearances of the front elevation of properties from the street scape. The rear elevations of all nearby properties are not overlooked therefore numerous dwelling have been altered and enhanced throughout the years.

The proposals are focused to the rear of the house with the front elevation remaining unchanged in the new scheme. The proposals have been designed to make a positive contribution to the built environment with the design developed in order to be sympathetic to the context and local surroundings. The design has also been developed to be respectful and complementary to the architectural character of the existing house.

The proposed alterations to the rear and considered to be aesthetically in keeping with the established residential context and uses high quality materials- aluminium windows/doors and aluminium standing seam cladding. The form, shape and proportion of the new extension also mirror the existing massing of the outrigger.

In terms of visual impact to the neighbouring properties there are no right to light issues or party wall issues relating to the design. We have also considered the overlooking of the rear elevation from the neighbouring flats to the south. The new windows and doors will include integrated blinds within the door and window units in order to provide privacy throughout the day and also to help overheating from direct sunlight.

7.0 Access and Parking

Access and parking will remain unchanged within the scheme. Parking in the area is currently on-street. Access into the dwelling is through the main entrance with access routes down either side of the property linking through to the rear garden.

8.0 Environmental Impact & Ecology

In keeping with government directions on energy efficient homes, it is intended to construct the extension to better than current building regulation thermal performance.

The proposed scheme includes the insulation of all external walls to reduce the amount of heat loss in the property and inevitably reduce the amount of energy used.

Solar shading has also been considered with all new glazing to the south elevation including integrated blinds within the window and doors units. These will be manually used to ensure solar shading and reduce overheating in the rear open plan kitchen/dining room.

There will be a construction management plan in place to minimise constriction wastage.

9.0 Drainage

Drainage currently wraps around the property before connecting to the public sewers. The existing above ground services will be modified to include new rainwater goods to the rear extensions. Foul drainage will be altered with a new drainage route added to the west elevation to provide drainage to the new WC and Ensuite.



Front Elevation- No changes proposed



Existing Rear Elevation



Proposed Rear Elevation- 3D image

10.0 Flood Impact

As the site is within Flood Zone 1, a flood risk assessment is not required.

11.0 Refuse Collection

Refuse collection will remain unchanged within the scheme with the Bins currently kept to the side elevation of the property.

12.0 Further Information

For further Information please refer to planning drawings:

381_PL001- Location Plan
381_PL002- Site Block Plan
381_PL003- Existing Basement Plan
381_PL004- Existing Ground Floor Plan
381_PL005- Existing First Floor Plan
381_PL006- Existing Second Floor Plan
381_PL007- Existing Roof Plan
381_PL008- Existing North and South Elevations
381_PL009- Existing East and West Elevations
381_PL010- Proposed Basement Plan
381_PL011- Proposed Ground Floor Plan
381_PL012- Proposed First Floor Plan
381_PL013- Proposed Second Floor Plan
381_PL014- Proposed Roof Plan
381_PL015- Proposed North and South Elevations
381_PL016- Proposed East and West Elevations
381_PL017- Proposed Sections

13.0 Conclusion

In Summary, it is considered that the principle of the rear extension infill to the property should be considered acceptable.

The proposals create a contemporary open plan kitchen and dining space to the ground floor which has enhance natural light and better links to the rear garden. Additionally the proposed massing is not dramatically increased from the existing. The proposed materiality of the extension also creates and interesting addition to the dwelling which sits comfortably within the context.

The proposal is considered compliant with all national and local policy and have been considered to impact as little as possible on the neighbouring properties in terms of overlooking and overbearing. How the scheme is considered compliant with all national and local policies- with reference to these.