



DESIGN & ACCESS STATEMENT

38 WHITELOW ROAD, CHORLTON / 2255

22 FEBRUARY 2022

To accompany the full Planning Application
& Conservation Area Consent at:

38 Whitelow Road
Chorlton
M21 9HR

Type of Application:

Householder Planning Application
& Conservation Area Consent

Description of Proposed Development:

Proposed rear and side extension and internal remodel

Applicant:

Jamie Smith, Gemma Tate
38 Whitelow Road
Chorlton
M21 9HR

Agent:

Butterfield Architecture Ltd.
102 Roseneath Road,
Urmston,
Manchester,
M41 5AZ

Date of Preparation:

22.02.2022

To be read in conjunction with the accompanying planning drawings; the complete list of submitted drawings can be found on the Drawing Issue Register issued 22.02.2022

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S U M M A R Y

This statement sets out the case for planning consent for the development of No. 38 Whitelow Road.

The report explains and justifies the overall design of the proposals and the relationship with the host dwelling, street scene and the wider context. The report also provides justification that the proposals are in keeping with the NPPF and the wider local plan.

The proposal is of high quality and of sensitive design. The design aesthetic has been developed drawing inspiration and design themes from the existing building, including features, materials and design influences.

Having considered all aspects of the proposals in depth the report concludes that there are no grounds to reject the application and therefore the application should be approved.

The Proposal:

The proposal is for an innovative and high quality design that compliments its host dwelling and the surrounding area.

The proposed development will future proof the home, allowing it to remain a comfortable family home for a modern generation.

The semi-detached property currently has no real connection to the large and mature garden to its side, it does not respect its orientation and its damp, north facing side does not utilise the sunny south facing side of the garden. Whilst the garden is sunny the area immediately around the house is usually in shade, making it an unpleasant area for facilitating outside leisure.

Approving the proposed scheme would ensure that the indoor spaces utilise the garden and provide several outdoor spaces to enjoy the garden throughout the day, based on the sun path across the site. It will create

sufficient value in the property to facilitate the required investment and to transform the property for the future into a practical family home.

The proposals contained within the planning application are:

- Demolition in part of an existing boundary garden wall, fence and garden access gates.
- Replacement of the garden wall, fence and garden access gates with a modern single storey side extension that is designed to look and feel like a continuation of the existing garden wall and fence, with a hidden double garage behind it, and a setback roof to the main living area to work with perspective making the extension effectively invisible.
- Rear extension to the main house accommodating a master suite and several key ground floor spaces to facilitate a work from home work life balance.
- Refurbishment of the existing basement rooms to create a new bedroom and family room.

Planning Context:

Policy - Having reviewed the Local Plan, the site sits within the 'Wilbraham Road / Edge Lane Conservation Area' and as such, 'Article 4' directions apply. Developments should aim to complement or at least maintain the character of the area.

Conclusion:

- The quality of the proposed design and specifications in the proposals are very high, and the nature of the proposals should be welcomed.
- We see no planning policy grounds that might lead to the application being refused.
- Planning precedent supports the case that the proposals should be approved.

SITE

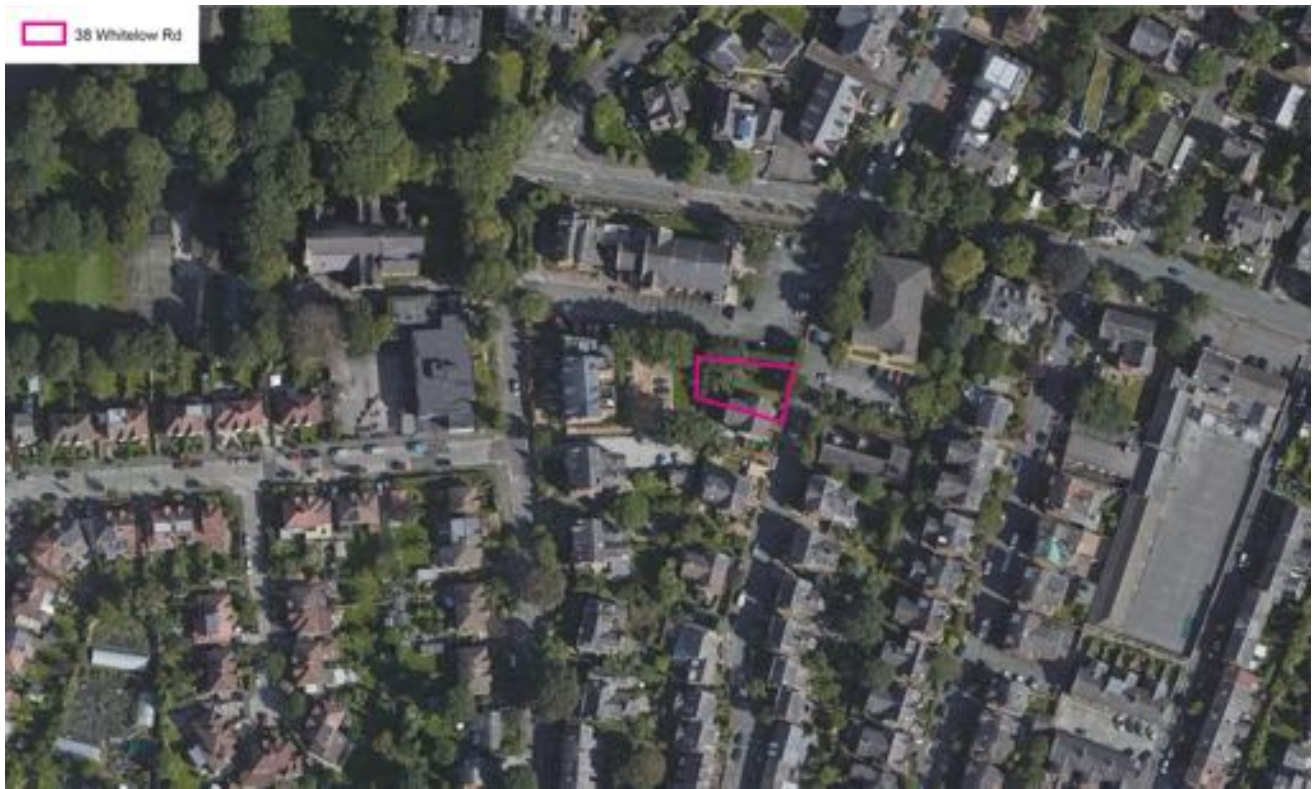
The site is situated between Chorlton Green and High Lane in Chorlton and within the 'Wilbraham Road / Edge Lane' conservation area. The northern part of the road includes widely spaced pairs of semi-detached Victorian houses at either side in red stock brick and of differing styles. Ornamental detailing is minimal on all properties, but similarities include brick arches to the front doors, single storey bay windows to the front and chimneys to the gable walls.

The southern part of the road's architectural topography is more diverse, with terraced and cottage style housing and more ornamental detailing. The southern part of the road is also the boundary of the 'Chorlton Green Conservation Area'.

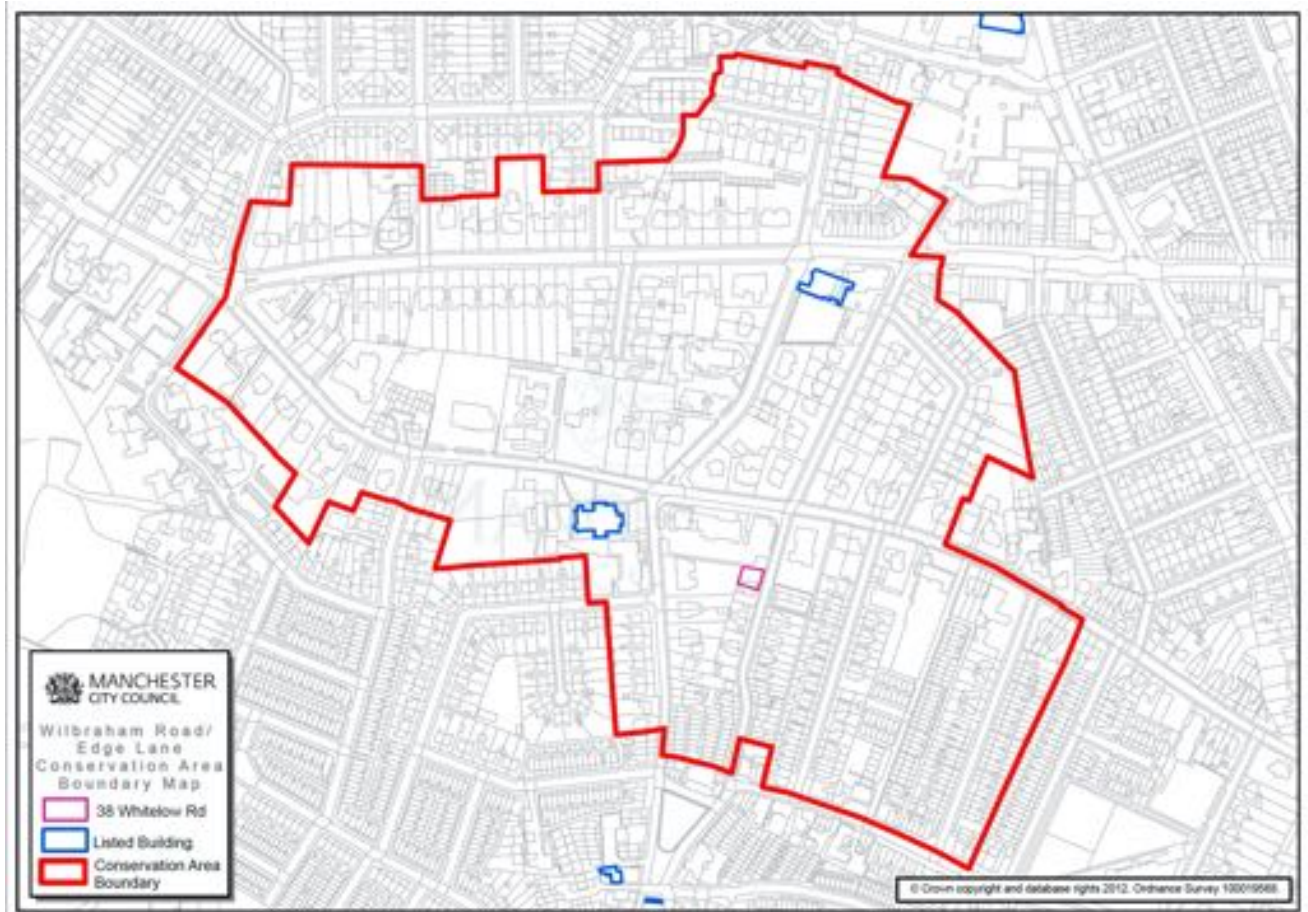
The conservation area map and the google earth site map show the development within its context.



Above: Drone image of 38 Whitelow Road showing the extensive side garden and white rendered northern gable and outrigger



Above: Site google earth image showing the site highlighted by a pink boundary line



Above: OS Map showing the Wilbraham Road/ Edge Lane Conservation Area, the site is highlighted by a pink boundary line

CONTEXT

Site Analysis

This is a very private garden and an unusual site in that the house is surrounded by an open aspect, it shares 3 boundaries with apartments or community buildings; to the north the garden shares a boundary with St Johns RC Church which is directly onto its car park.

There are established trees (evergreens) along the boundary and as such there are no views between the sites across the boundary.

To the west of the house and garden lies 5/7 St Clements Road, an apartment development, a former house conversion and there are some trees along the border and then planting/grass before the car park. From the garden and the ground floor of the house there are no views between the sites across the boundary.

To the east of the house there is a substation and from the east of the garden there is greenery (trees) and the car park to another apartment development.

Consequently, there is no overlooking from or to any aspect from this property either from the garden or the house.

Current situation

The garden is north facing and overshadowed by trees and the existing kitchen and garden are cold and damp. The large garden is underutilised and there is no connection to the garden from the house.

The area of the garden that benefits from evening sun is to the north east where the driveway currently is.

To the eastern end of this northern boundary there is a parking space/drive onto Whitelow Road. The road level at this point is lower than the garden.

Trees

Part of the conservation areas overall appeal are the established mature trees across the area. The boundary line of St Johns RC Church and 38 Whitelows garden is lined by mature conifers and the South West corner of the garden boundary has a mature oak.

Below: Street Scene of 38 Whitelow Road showing boundary wall and fence.



PLANNING PRECEDENT

4 Manchester Road

Probably the most relevant precedent for our development as a contemporary addition within a conservation area facing a main highway.

The addition to the property included a rear 2 storey extension and a separate 2 storey side extension, set back from the building line of the original house linked by the ground floor.

The application obtained planning approval in 2010 and is now built.



5/7 St Clements Road

Directly behind 38 Whitelow Road, the conversion of 2 semi-detached homes to form 14 apartments, with a sizeable 2 storey side extension.

The development focuses on a more traditional design approach and façade retention and a modern newbuild side/rear extension, with modern features such as zinc clad roof terraces.

The application obtained planning approval in 2004 and is now built and occupied.



72 High Lane

Close to 38 Whitelow Road, the addition to the property incorporates modern materials, floor to ceiling glazed panels and sliding doors as well as gallery windows and a green roof.

The application obtained planning approval in 2007 and is now built.



PLANNING PRECEDENT

Manchester Centre for Buddhist Meditation

Contemporary two storey extension to the side of an existing church building. Utilising white render, timber cladding and floor to ceiling height glazing in contrast to the red stock brick church.

The application was approved in 2011 and is now built.



33 Chorlton Green

A more modest rear ground floor extension, clad in Zinc

The use of this modern material in contrast to the original brick home which is visible from the green in the heart of the conservation area.

The application was approved in 2018 and is now built.



Former School, Chorlton Green

A well known building in the heart of the conservation area and fronting the green.

The refurbishment and extension of the old school to convert it to several apartments include a modern side extension with large glazed units, timber cladding and aluminium capping.

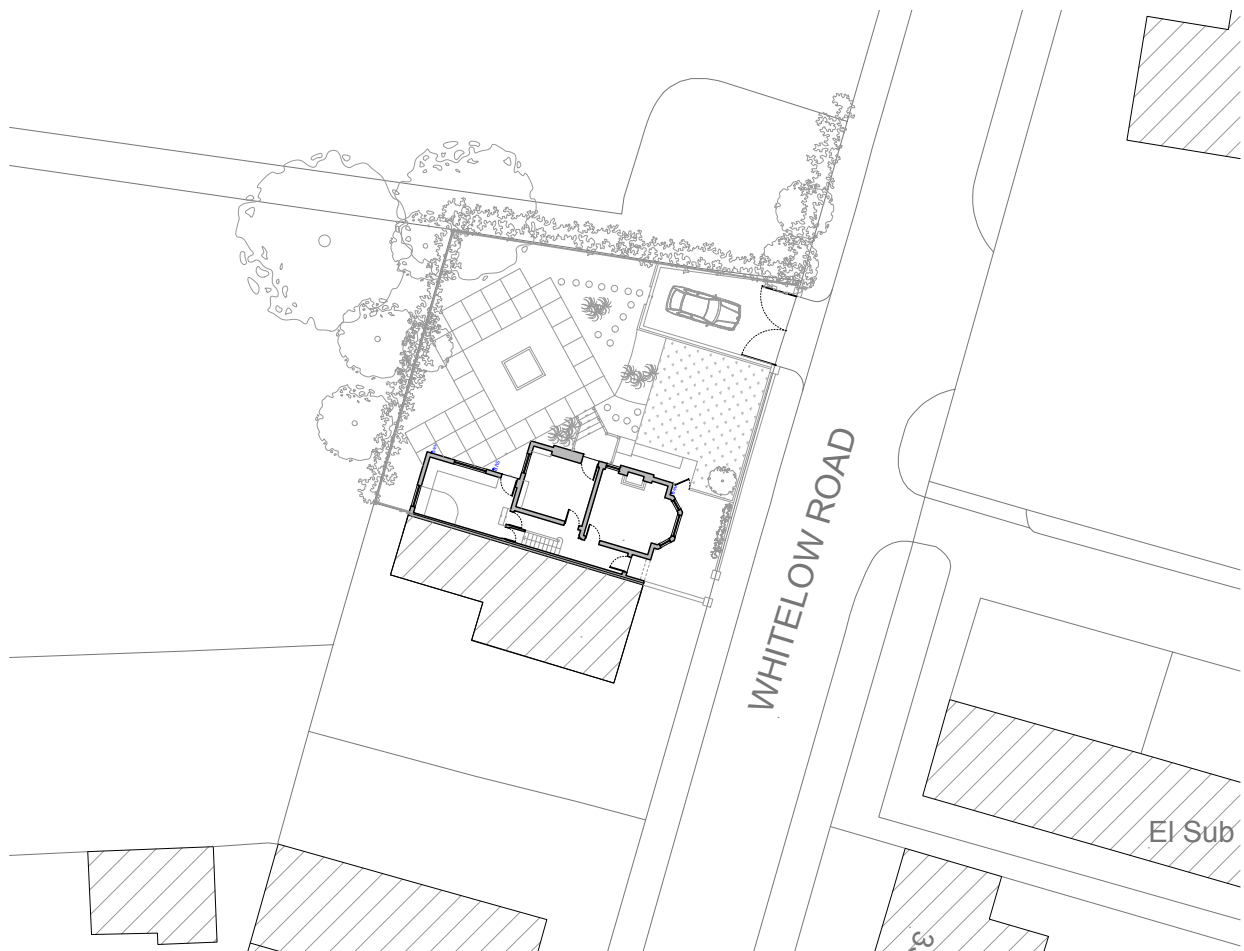
The application was approved in 2009 and is now built.



PROJECT BRIEF

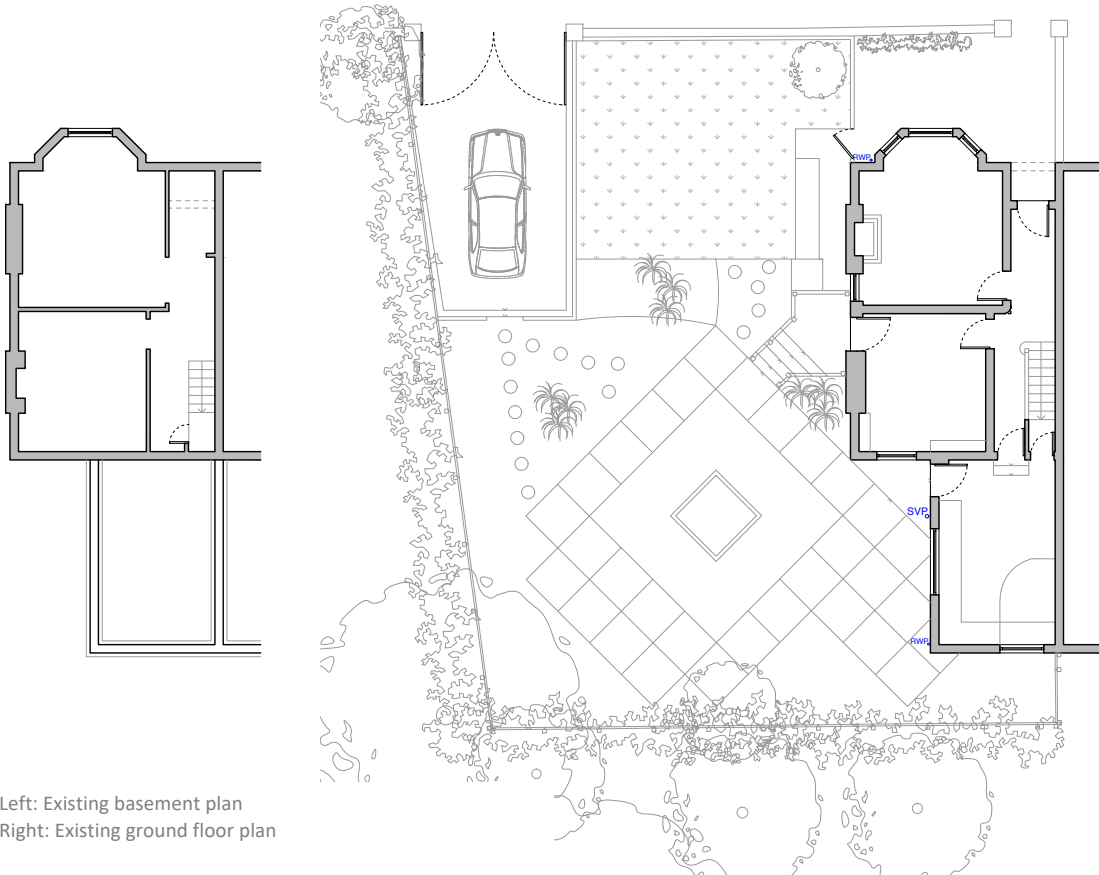
The key points of the client project brief include:

- Construction of extension to rear outrigger to improve space and thermal efficiency
- Inclusive of shower room, office and gym to facilitate home working
- Opening up side of house to the garden
- Conversion of existing dining room to utility and storage inclusive of a ground floor WC
- New kitchen, dining, living space with glazing onto the garden
- Access to a front garden to capitalise on morning sun
- Green roof to new ground floor extension
- New master suite, wardrobe, storage, and shower room with views out onto the garden
- Conversion of the first floor middle bedroom to a decent family sized bathroom
- New double garage
- New ground floor extension to side
- Incorporating green roof to decrease water runoff and increase local biodiversity
- Roof terrace to capitalise on the sunny south facing location
- Retention of existing bin storage area (relocated)
- Insulating and rendering existing gable wall

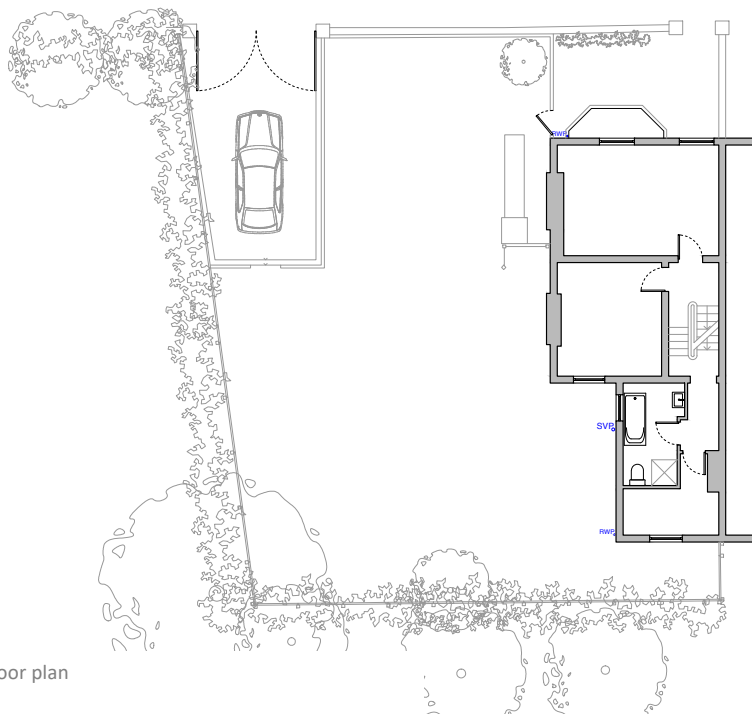


Above: Existing site plan orientated North

EXISTING DRAWINGS

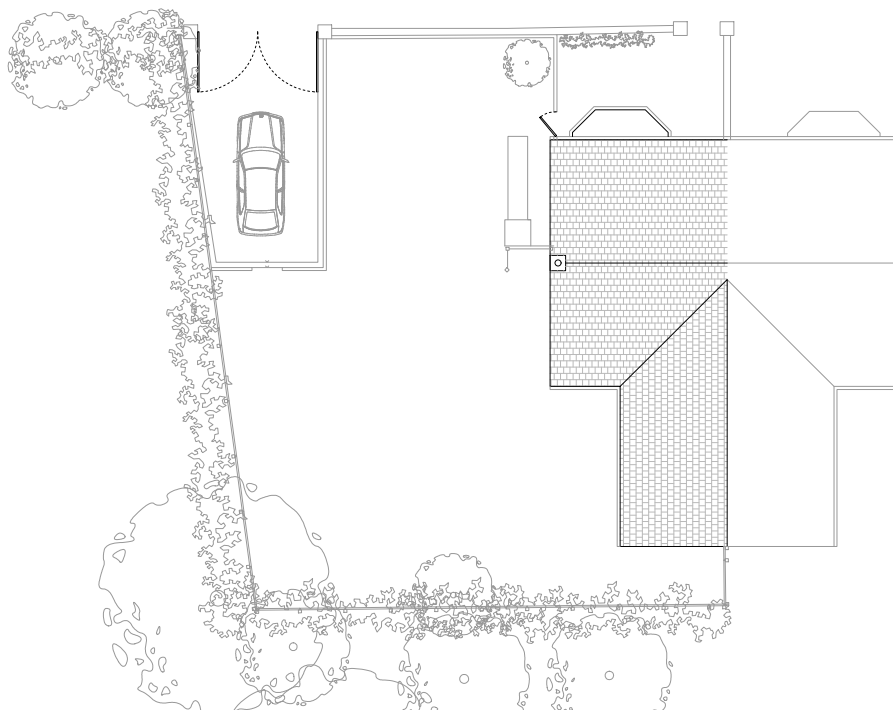
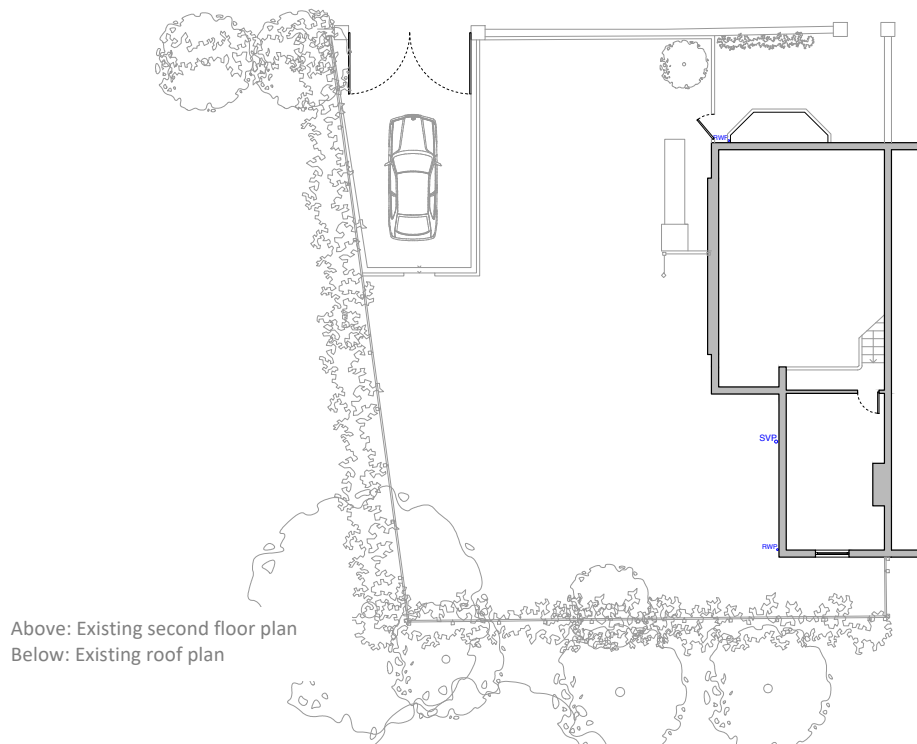


Above Left: Existing basement plan
Above Right: Existing ground floor plan

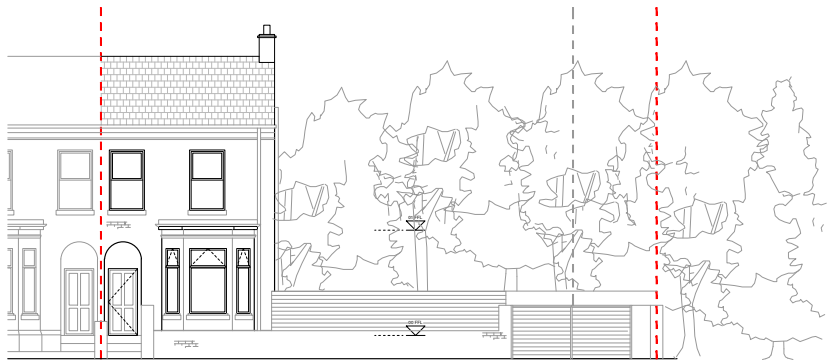


Above: Existing first floor plan

EXISTING DRAWINGS



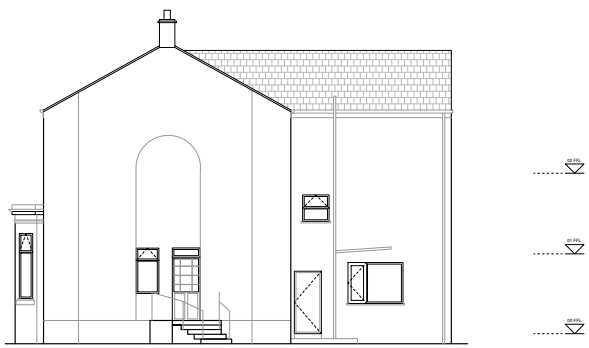
EXISTING DRAWINGS



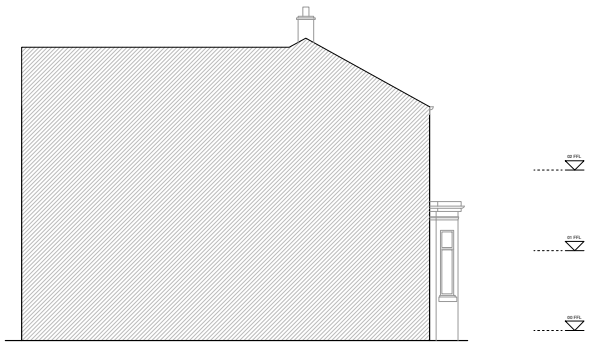
FRONT ELEVATION



REAR ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

PLANNING POLICY

The proposal aims to achieve an innovative and high quality of design that compliments its host dwelling and the surrounding area.

Planning Context:

Policy – Having reviewed the Local Plan, the site sits within the ‘Wilbraham Road / Edge Lane Conservation Area’ and as such, ‘Article 4’ directions apply. Developments should aim to complement or at least maintain the character of the area.

Precedent - Local planning precedent for each of the aspects we propose were outlined earlier in the report. Other examples of precedent are readily available. In most instances the precedent would justify and facilitate an even greater scale of development to that which we propose. Planning precedent supports the approval of the application.

The applicant is mindful that the site would support a larger extension/ separate dwelling, however they see this as their long-term family home and as such their priorities are to create a sustainable home with good connection into the garden, and to create outside leisure spaces that capitalise on the sun path around the site.



Above: Street Scene of 38 Whitelow Road showing boundary wall and fence.

Policy DC18 - This policy encourages and helps ensure the protection, preservation and enhancement of Conservation Areas, our proposals satisfy the following criteria as outlined below:

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;

The existing character of this specific part of the conservation area is its openness. The design retains key views through the site and enhances the original garden boundary wall as part of the new design, respecting the original front line of the existing house. The points above preserve the character and nature of the conservation area.

ii) the effect of major changes to the appearance of existing buildings;

The existing building is to be retained with a partial demolition to the rear outrigger. The appearance to the front of the existing building will remain unchanged.

The ground floor side extension will have a minimal impact to the street, being built into the existing boundary garden wall and clad in timber to match that of the boundary garden fence.

The side gable wall will include 2 extra windows to the first floor. The proposal of a two storey rear extension will tie into the existing outriggers pitched roof, incorporating roof lights and a Juliette balcony to the first floor.

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

All boundary treatments and trees are to be retained. The design of the proposed ground floor side extension is as such that it retains, restores and extends the boundary garden wall across the front of the site, using materials that would appear to be a continuation of the fence, hiding the garage behind. The extension has been located to benefit from solar gain and away from existing trees.

iv) the effect of signs and advertisements;

Not applicable

v) any further guidance on specific areas which has been approved by the Council.

Not applicable

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

The planning application is for full planning and therefore this is not applicable.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that

it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

Not applicable

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

Please refer to the planning submission drawings.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

The proposal is within the 'Wilbraham Road / Edge Lane Conservation Area' and as such this point is not applicable.

PROPOSED DESIGN

The current house is badly rendered at its gable and this along with a poorly constructed outrigger creates damp internally. The spaces within the house do not link to the unusually large mature garden to the side which is underutilized.

The property has excellent connections to transport and a wide range of amenities and the family are looking to make this their long term home.

The Priorities

- Demolish in part the ground and first floors of the rear outrigger and replace with a thermally efficient newbuild extension that meets BR standards.
- Reorientate the internal layout of the house to provide a downstairs WC, utility and laundry room, increased storage and a family sized bathroom
- To erect a ground floor, single storey subservient 'pavilion' style extension, providing a garage with two enclosed parking spaces, an open plan dining/ kitchen/ living space with connection to the garden
- To create a first floor roof terrace to take advantage of the sunpath through the site and to provide an increased outdoor leisure provision.
- To incorporate a living green roof to decrease water runoff and increase local biodiversity.

The existing building is orientated east and its large side garden is shadowed by its gable end and outrigger. The aim is to provide a higher quality of light through the design and to push out in part to the sunnier side of the garden to capitalise on solar thermal gain through large rooflights to allow the sun to penetrate into the spaces.

Setting the side extension back from the road and respecting the original building line provides an east facing outdoor space that can be utilized as a morning garden.

Respecting the original roof pitch line on the rear outrigger extension and incorporating several high level windows on the South West rear of the building will

also help in providing a more varied natural lighting arrangement within the internal spaces of the house.

Housing Density

Site Area:
308sqm

Existing Building:
65sqm

Existing Plot Ratio:
21:79

Proposed Extensions:
108sqm

Total Proposed Built Area:
178sqm

Proposed Plot Ratio:
57:43

In light of the plot ratio, taking into account the 27sqm roof terrace as part of the area used for outdoor leisure the plot ratio is:

Proposed Plot Ratio including Terrace:
49:51

The proposals also include 38sqm of green roof, decreasing the overall area of hardstanding.

Security

The extension of the existing garden wall and the incorporation of it to the design of the garage provides a secure boundary preventing access from the street. A lighting strategy will illuminate the outdoor leisure spaces and a security system will be incorporated to ensure the outdoor spaces are safe

Parking

The proposals include the erection of a double garage increasing the housings of street parking provision by 100%. A total of 2x off road parking spaces are proposed meeting car parking provision for this house typology.

Refuse and Recycling

It is proposed that the existing bin storage unit (recycling bins) is retained and relocated as shown.

Building Scale

It is proposed that the scales are sympathetic to that of the existing proportions of the house. The single storey side extension respects the height of the bay window, whilst the garage height is lower at the boundary line, with its higher element pulled back from the street.

The rear outrigger extension links in with the existing pitched roof so overall outrigger building height is not increased.

Building Hierarchy

The side extension respects the building line setback of the original house, pulled back from the street. It is proposed that the garage be designed in such a way

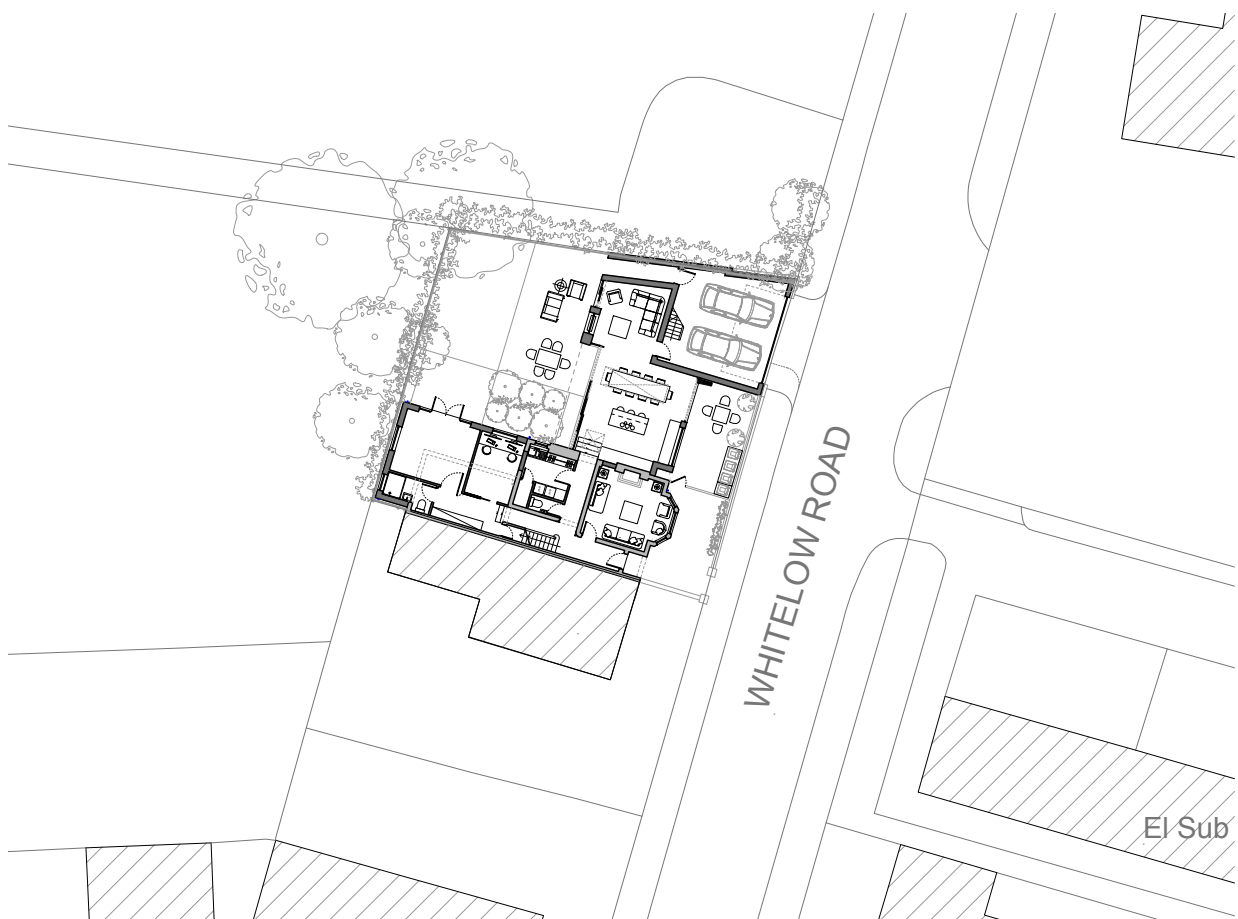
that it would appear as an extension to the original garden wall and fence, appearing much the same in proportion as its current design.

The rear outrigger respects the gable wall of the original house, increasing the size of the original outrigger to match that of the gable. The extended roof will tie into the original roof pitch and the walls will be rendered to match that of the gable.

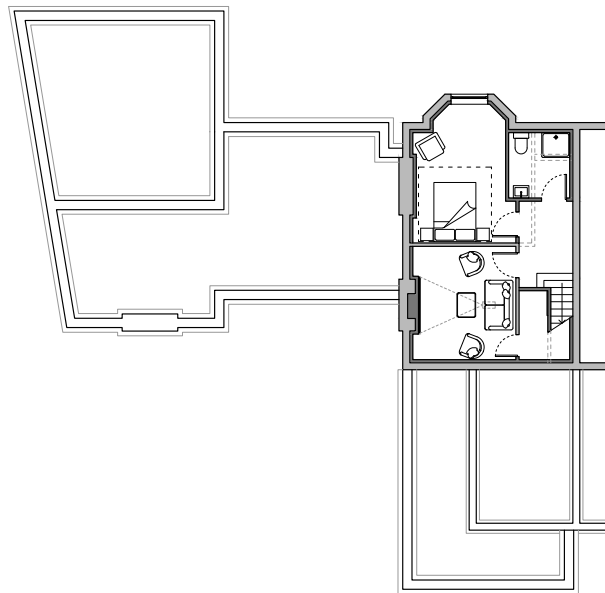
Improved Relationship with the Street

The extended boundary garden wall and fence serves to strengthen the existing conservation area aesthetic and provides a clear boundary line to the street. The garage access will alleviate the streetscape from a solid row of cars, forced to provide access to the garage and enabling the street scene to breathe.

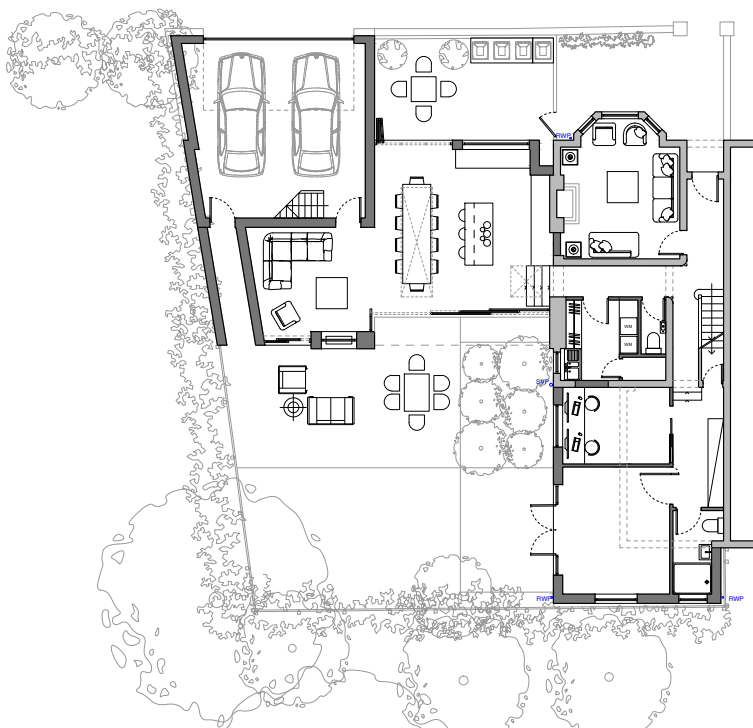
Below: Proposed site plan



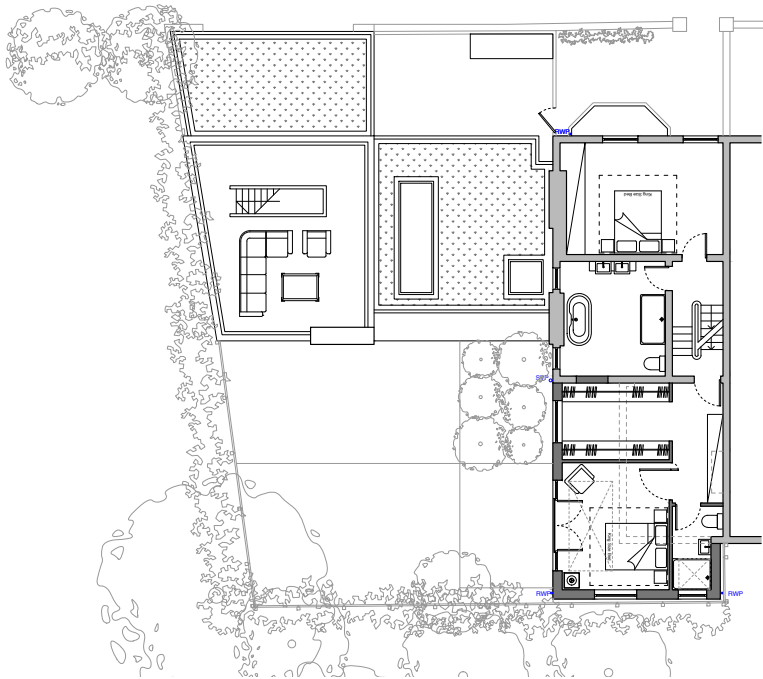
PROPOSED DRAWINGS



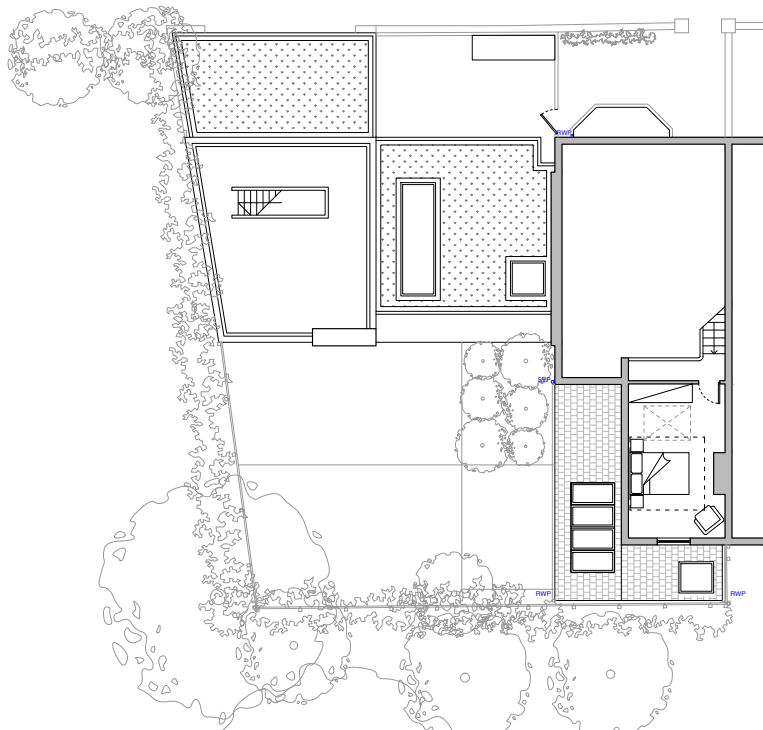
Above: Proposed basement plan
Below: Proposed ground floor plan



PROPOSED DRAWINGS



Above: Proposed first floor plan
Below: Proposed second floor plan

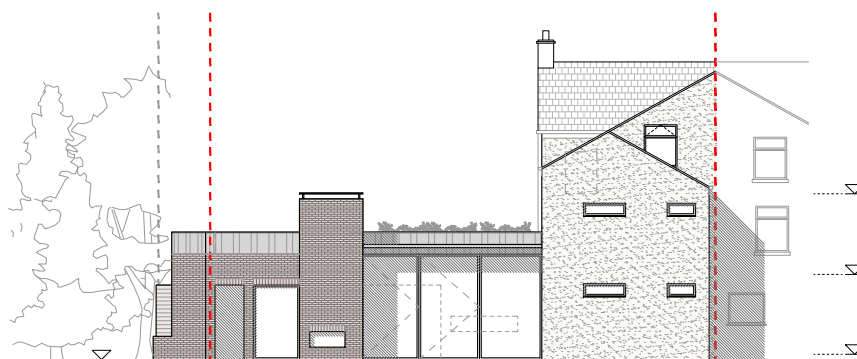
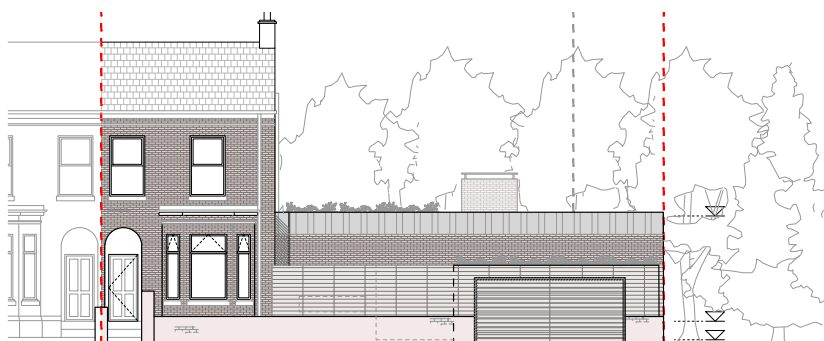


PROPOSED DRAWINGS

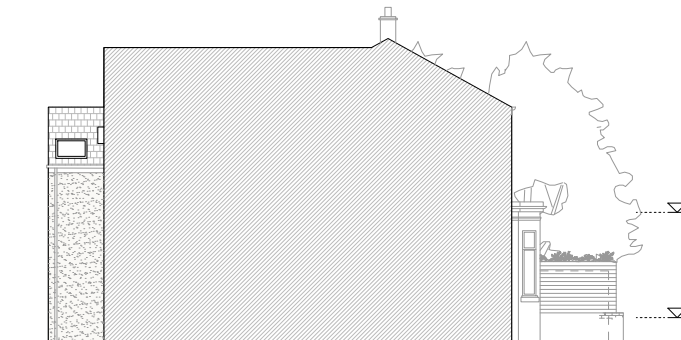
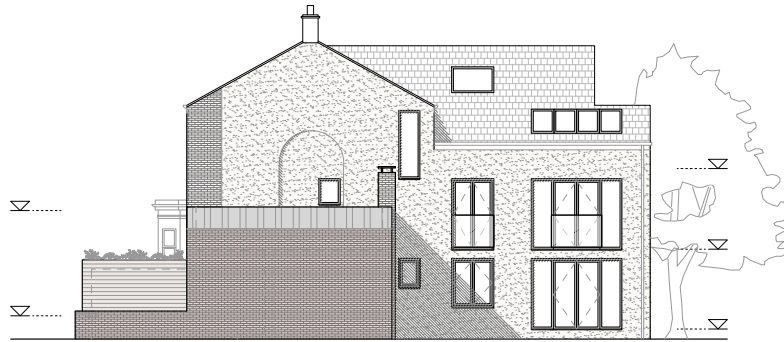


Above: Proposed roof plan

Below: Proposed front and rear elevations



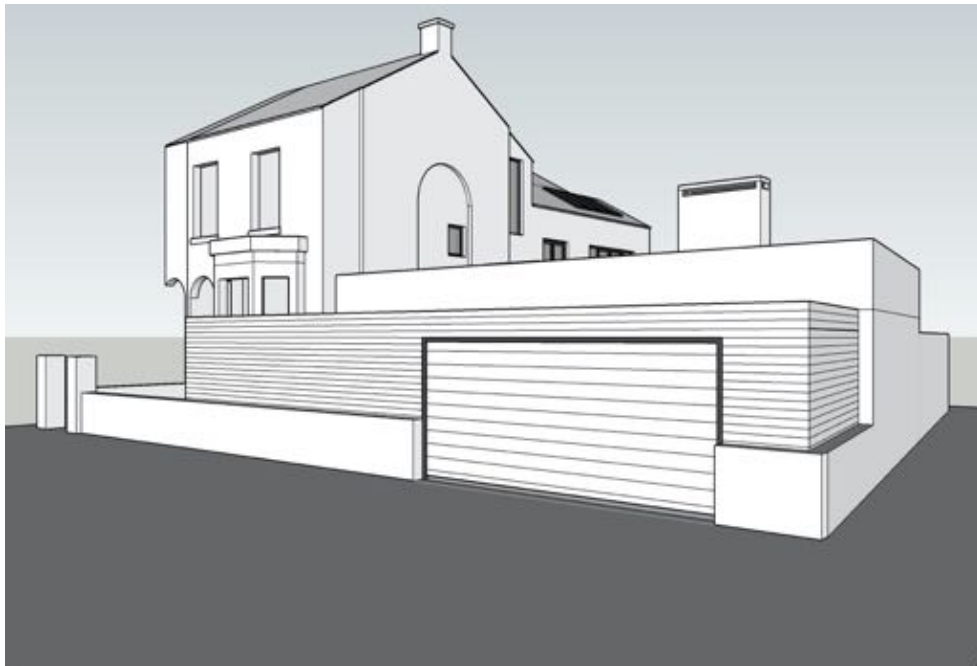
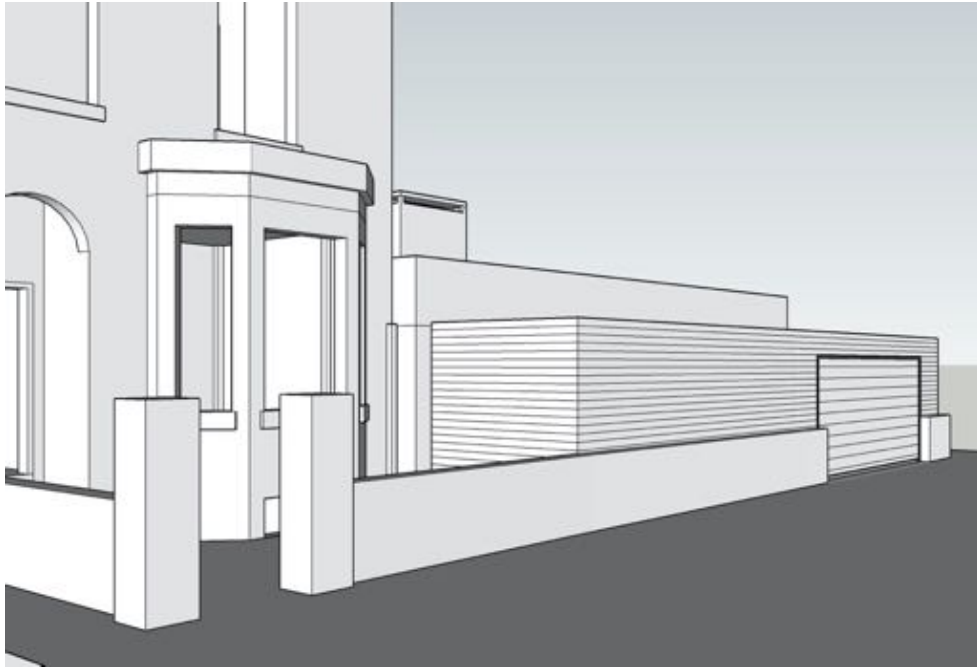
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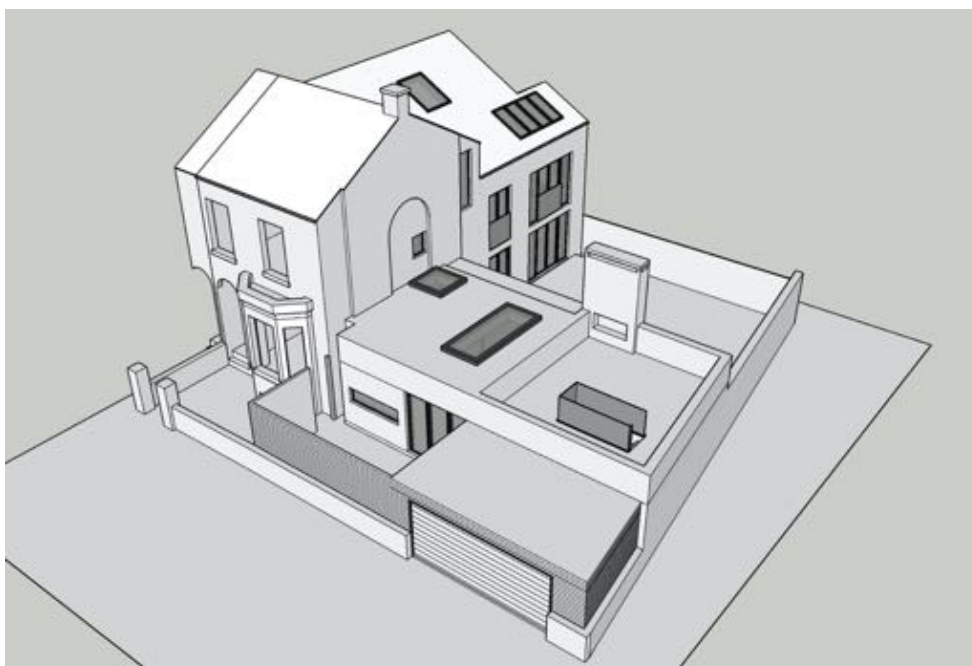
Above: Proposed north and south elevations
Below: Proposed street scene



PROPOSED 3D VISUALS



PROPOSED 3D VISUALS



PROPOSED MATERIALS



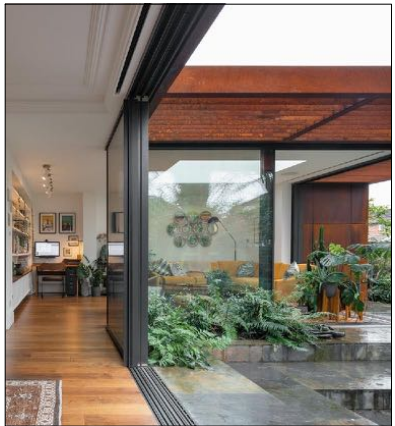
01



02



03



04



05



06

- 1: Local native wild flower meadow green roof system to side extension.
- 2: Liverpool Road, Manchester. Wienerberger 'Sanddown Red' Brick or similar approved to match existing.
- 3: Black powder coated aluminium widows and slim profile red stock brick.
- 4: Example of sliding glass doors with flat threshold and corten steel.
- 5: K-rend white render to first floor front elevation or similar approved.
- 6: Example of corten steel against red stock brick and black powder coated window frames.

HERITAGE STATEMENT

38 Whitelow Road is a Victorian semi-detached villa situated within the 'Wilbraham Road/ Edge Lane' Conservation Area. The North of Whitelow Road consists of a mix of properties from that era of similar design with a differing mix of typologies toward the south of different architectural styles and ages.

All properties have a street facing façade with some level of feature brickwork and woodwork, the gable ends of the semi-detached villas are of little or no architectural merit, with no ornamentation. The rear 2 storey outriggers to the rear of the properties are of basic design with no architectural interest.

The properties are edged by brick boundary garden walls. The walls are mentioned as one of the elements of the historic interest within the conservation area.

No.38 Whitelow Road has been rendered to the gable side and rear outrigger, whilst the front has remained as built. Its unusually large side garden is neighbour to St Johns RC Church, which is not listed.

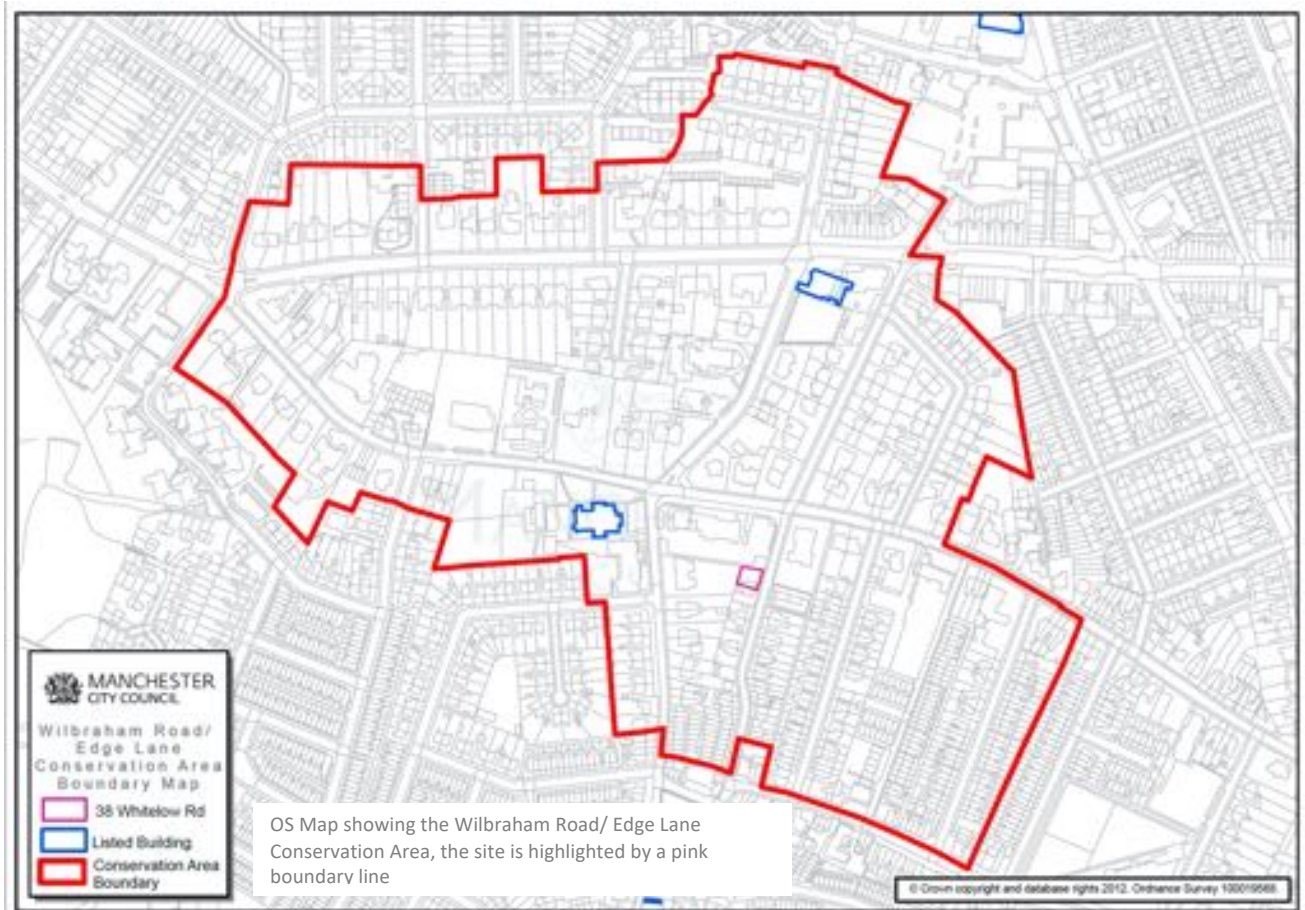
The Works

The required extension by the occupants has been designed in such a way as to maintain the aesthetic appearance of the boundary garden wall from the street. The proportions match that of the bay window, and toward the front of the property match that of the fence so as not to interfere with the aesthetic.

The material palette is similar to that of the existing, with an additional zinc capping to the top of the roofline.

Extensions of similar and larger scale with similar materials are present including directly behind the property at 5/7 St Clements Road.

We believe these factors prevent the proposal from having a detrimental effect on the character of the wider conservation area, enhancing the conservation areas unique assets.



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