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Design & Access Statement

1824 11 Wilton Road, Chorlton

05/05/22

1 Introduction

This Design and Access Statement has been prepared by Fasciato Architects who have been appointed by the Applicant as their Architects and agent. This document should be read in conjunction with the following drawings submitted with the application:

Location Plan

1824.L01 – Location Plan

Existing drawings:

1824.EX01 – Existing Site Plan

1824.EX02 – Existing Plans and Elevations

Proposed drawings:

1824.PL01A – Proposed Site Plan

1824.PL02A – Proposed Plans and Elevations

The Applicant seeks planning permission for:

- a single storey side and part rear extension and internal modifications to an existing house
- modifications to the front boundary wall to widen the opening and create a driveway
- Infill of a gap in the side boundary wall.

2 The Site

11 Wilton Road is located in Chorlton-cum-Hardy on an established residential street consisting of mainly late 19th and early 20th Century terraced houses. This is an group of four Edwardian terraced houses which form one of the original blocks on the street. No. 11 is unique as it has a larger plot than other houses on the street, having a wide area of garden to the side as well as to the rear.



View from Wilton Road. No 11 is situated on the far right of the block. Image shows area of land to the side of the house

There is currently a front garden which has been paved with planting beds, but there is no vehicular access to this. Cars are parked to both sides of the narrow street. A small gate provides access within a red brick low wall with a stone coping and assumed original stone gate posts. A metal railing has been added to the top of the wall more recently. The wall continues to the side boundary, fronting on to Thornbridge Avenue but further down a newer brick wall with brick posts and a fence over has replaced a section of the original boundary wall.



Existing street parking

The house is constructed with a smooth red brick to the front with decorative dentil courses midway and to the top of the principle elevation at eaves level. Over the front door there are square clay tiles with a flower motif repeated to the houses adjacent on this block as well as to the houses on Thornbridge Avenue. There is also brick and stone detailing over the windows and doors and brick corbelling to the original recessed entrance porch which also contains the original front door.



Existing house showing side access and existing gate posts



Existing side access showing area of garden to the side of the plot and the existing boundary wall



Principle elevation of no 11 Wilton Road showing brick decoration

The original windows to the main house have been replaced with uPVC frames although the original decorative stained glass to the top lights have been retained to the ground floor on the front and side elevation.

To the rear there is an original two storey outrigger which is unique in the row due to the double height bay and double windows to the first floor.



Existing outrigger



Rear elevation showing unique bay windows to outrigger

3 The Proposals

The proposed works comprise:

- A single storey side and rear extension to increase the living accommodation to the ground floor in high quality facing brick with brick and stone details reflecting the decorative detailing of the original house. The roof will include a large roof light to allow more natural light into the house.
- Alterations to the existing front and side wall of the house to widen the access to allow for vehicular access to take parking off the street. The existing gateposts will be retained and the existing hardstanding will be replaced with permeable driveway paving. To the side boundary, an existing gap will be infilled with a section of wall to match the existing original wall.

4 Form, Scale and Design

The proposed extensions are minor in nature and are not out of scale with the house or plot. The proposals have been carefully considered and will improve both the external appearance and the internal layout, providing a better connection between the internal and external spaces and continuing the life of this period family home with a layout more suitable to modern family living.

As the extension is single storey and set back significantly from the principle elevation, the additions remains subservient to the existing house and do not dominate the existing form, allowing the shape of the original dwelling as well as the original block of terraced houses to still be appreciated. The extension also does not extend past the existing rear elevation and is in keeping with the size of the plot.

The use of traditional and sympathetic materials will enhance the existing house and the use of decorative brick and stone detailing will tie the new additions to the original design, creating balanced and considered elevations.

5 Accessibility Requirements

Although as an existing structure the extended house cannot fully comply with the requirements of modern DDA legislation for new houses. A new WC provision will be added to the ground floor.

6 Conclusion

The rear and side extensions have been carefully considered and designed to suit the period and be in keeping with the character and scale of the original existing house, taking cues from the design and detailing of the existing house as well as the other surrounding houses on the street will have a limited impact on the street scene and setting.

The proposals enhance the appearance and internal layout of the house and ensure that it will continue to be used as a family home indefinitely.

The materials and proposed architectural details have been carefully considered to be in keeping with the character of the existing house and the alterations to the parking provision seek to improve and add benefit to the existing streetscape.