

**187 BROOKLANDS ROAD, BROOKLANDS,
MANCHESTER.**

PROPOSED EXTENSIONS AND ALTERATIONS

DESIGN, ACCESS AND CONSERVATION STATEMENT

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INTRODUCTION

This design and access statement has been prepared in support of an application for householder and conservation consent to alter and extend this residential dwelling.

HISTORY

The applicants purchased the property in the last quarter of 2021 as their family home and intend to undertake full refurbishment of the interiors, then extend and alter the ground floor to suit their family requirements.

CONTEXT

The property lies to the east of Brooklands Road, a strong linear route between Brooklands station to the North and Brooklands roundabout to the South.

Brooklands Road was created by the landowner, Samuel Brooks in the late 1800s to link his home to the train to Manchester. The land either side was originally developed as large-scale mansion houses, sitting on deep plots behind a deep swathe of varied landscape.

Only two of the original grand houses remain, though the pattern of ongoing subsequent development respects the original deep, landscaped frontages – with buildings addressing the street, narrow gaps between built form and boundaries and deep gardens to the rear.

Predominantly residential, a mix of apartment buildings and family houses in a huge range of architectural age, style and form nestle within the overall “leafy” character.

This part of the road was designated a linear conservation area when a number of sites were under proposals to develop as apartment and other developments, including the loss of the unlisted, though still retained Normanhurst Hotel.

The road itself forms the boundary between Trafford and Manchester, with the subject site lying within Manchester.

The subject property sits in a small run of detached, family dwellings. Predominantly two storey, inter-war, in a traditional style typical of the age using pitched, tiled roofs, brickwork and render.

The adjacent house at 189 has recently had the benefit of consent for a single storey, contemporary, deep rear extension, now complete.

USE

The site is a family home and will remain as such.

LAYOUT

The existing buildings consist of a substantial two storey detached dwelling, with a detached single storey ancillary building to one side.

It is intended to link the two buildings at ground floor level, create a striking new entrance sequence addressing the frontage and add a single storey rear extension to provide further living accommodation.

As buildings other than the Normanhurst are deemed “neutral” in terms of impact on the conservation area, these minor alterations to a domestic dwelling will have no impact on the wider setting.

SCALE

The basic built form in terms of its impact on the street will remain intact, other than the addition of a powerful pitched roof over the new entrance hall. Nevertheless, this roof is not out of character with the existing building, using traditional materials, and a vertical emphasis on glazed elements typical of the conservation area.

The primary rear element is single storey under a pitched roof, a structure forming a grand family room. This element is linked back to the main house with a differentiating, flat roofed portion which helps to provide some visual separation – both internally and externally. The flat roofed area also creates a low-slung addition to the rear of the existing ancillary building, with a dramatic internal link corridor bathed in natural light from the roof above offering a linear vista from the entrance sequence right through the building to gardens beyond.

A discreet, private courtyard is formed, through which a strong vista is created from within the existing evening lounge, through the courtyard and on through large glazed, sliding doors out to the significant landscaped gardens beyond.

APPEARANCE

Whilst the completed rear extension on the adjacent plot acts as a modern foil to the existing traditional form (in both form, proportion and material) the proposals here are to integrate more closely to the historical ties to the existing house in general form and material.

Contemporary use of traditional materials, together with a modern interpretation of openings, the use of large, glazed screens and roof glazing will create an addition to the dwelling that does not purposefully clash, whilst still being very much of its age.

The applicants very much respect their position as custodians of the building and wish to create a sympathetic, understated modern addition to suit their family and how they wish to live in their home.

LANDSCAPE

Rear gardens will remain unaffected by the proposals, other than creation of the footprint of the buildings and a patio area.

The remaining garden, however, will be vast - including the retention of the existing “secret garden” to the rear.

Side boundaries are defined by a mix of soft landscape, wire and timber fences. It is intended to replace the dilapidated left and rear fences with discreet wire fencing which will be absorbed into the landscape, whilst creating a safe and secure environment for the family’s young children. The adjacent property to the right is replacing fencing to the joint boundary as part of their proposals.

To the frontage, existing side and frontage boundary landscape to be retained. Whilst a slight enlargement of the existing gravel parking area will be created, a final finish to this is yet to be determined.

Existing frontage timber fencing and gates will remain as existing, with new Laurel hedging added behind.

ACCESS

The existing vehicular access from Brooklands Road will remain as existing.

WASTE MANAGEMENT

The house already has the requisite bins and containers for waste and recycling. A new kitchen will include segregated storage solutions for all waste and recycling. As existing the applicant will be responsible for taking containers to the kerbside on collection day.

SUMMARY

This is a proposal to remodel and add to a detached family dwelling by its new custodians - to form a home that is appropriate for them and the way they wish to grow in the house.

Sympathetic use of overarching form and material, with a modern interpretation will, we believe, create a stunning series of spaces which will sit comfortably within the conservation area setting – enhancing the impact of the current “neutral” dwelling.

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