

SCOTT DONALD

A R C H I T E C T U R E

Design and Access Statement

Proposed Extension, loft conversion, and replacement of Outbuilding
46-48 Whalley Road, Manchester, M16 8AB

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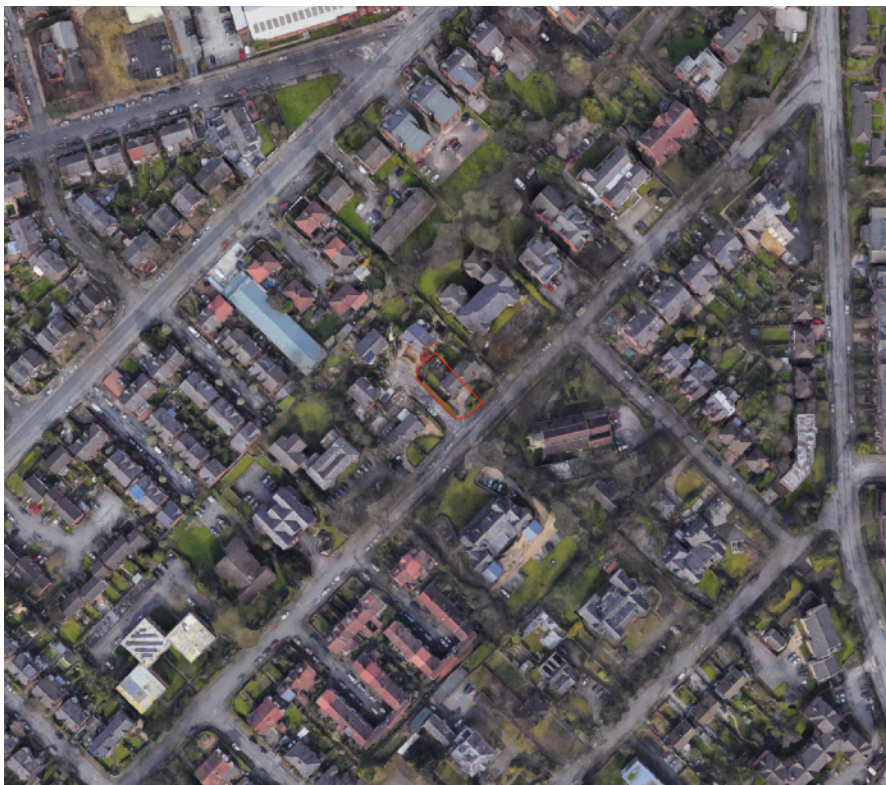
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1.0 Introduction

This design and Access Statement and the associated drawings form the submission documentation for a 'Householder planning application within a conservation area' for works to 46-48 Whalley Road, Manchester.

The proposal seeks approval for a single storey rear extension, a new rear facing dormer window, and the replacement of the existing outbuilding space providing ancillary uses to the house. The scheme has been prepared and developed to respond sympathetically to its sitting within the Whalley Range conservation area, and comply with local and national planning policy NFFP.

Figure 01 - Above : Satellite view



2.0 Site Location and Description

The property is located on the North West side of Whalley Road within the Whalley Range conservation area. The cul-de-sac Langfield Avenue sits to the south West. It forms part of a semi-detached pair which is repeated in multiple locations along Whalley Road. The pair were previously converted flats but have since been restored to single dwelling houses. Of the designs of this style along Whalley Road, there are several instances of rear and side elevations, and Loft conversions. 46-48 Whalley Range hasn't previously been extended.

3.0 Heritage Statement

Introduction

46-48 Whalley Road is located within the Whalley Range Conservation area. As stated in the conservation area appraisal it is notable for its establishment by Samuel Brooks in the mid 19th century. Set out between what is now Withington Road and Upper Chorlton Road, Dudley Road, Whalley Road, and Chorlton Road for the basis of the estate. Whalley Road maintains a lot of the characters and principles that Samuel Brooks set out when construction began in the area, principally that it is a tree lined avenue flanked by large houses. Some of these large houses over time have been demolished and replaced with high density buildings or converted into flats.

The designation of the conservation area was aimed at halting this trend and maintaining the existing house stock within the area.

The impact of the development -

When developing the design we have considered the opportunities and constraints within the conservation area appraisal and have responded as such:

- The extension and refurbishment of the property reflects the purpose of the designation of the conservation area, which was aimed at halting the trend of demolition and replacement and actively encouraging the upkeep and improvement of the existing housing stock.
- The replacement outbuilding sits on the site of an existing outbuilding which requires additional work to regain its primary use.
- The outbuilding selected for demolition does not positively contribute to the conservation area.
- The scale of the development has been restricted to the rear of the property to limit any impact on the appearance of the conservation area.
- The design seeks to add to the Architectural quality of the site as a whole, by creating a modern extension of its time.

Taking into account the above points, we believe that the proposed design does not negatively harm the character or appearance of the conservation area.

4.0 Design and Materials

Design

In developing the proposals we have focused the design on the rear of the property to ensure the character of the existing house at the front and side is retained. To the rear the protruding bay windows aren't repeated and the same architectural detailing isn't present. The proposals are designed to create a family home more in keeping with modern living styles, thus preserving it as a single dwelling.

The ground floor 1.8m rear extension has been limited in length to ensure it doesn't adversely affect the neighbours but still provides the practical extra internal space for the occupants. The existing rear garage will be replaced with a modern outbuilding which better connects to the house, providing storage and ancillary uses. It has also been limited in size so it is only approx 1sqm larger than the existing garage.

At second floor a rear facing dormer window has been added to create a study with storage and bathroom.

The design of the proposal overall is contemporary in its nature, seeking to create an high quality architectural addition to the property which is of its time and compliments the architectural quality present already. Where changes are made to the existing structure of the house a stone which matches the existing will be used. On the extension, cedar cladding will create a clear definition between the old and the new whilst tonally tying the two together. On the dormer we are proposing an anthracite standing seam metal which again tonally ties through with the existing material but also demonstrates it is a modern addition.

The design has been developed to meet the Local plan strategy; the outbuilding and extension are respectful in their massing to the context and the replaced existing outbuilding, it would have no materially greater impact on the character of the conservation area, it maintains the existing trees close by, and reflects the materials found commonly in the vicinity.



5.0 Drawings

The following drawings are included, in support of this application, to be read in conjunction with the Heritage Statement.

120 AL001	Location Plan
120 AL002	Existing Ground Floor Plan
120 AL003	Existing Basement and First Floor Plan
120 AL004	Existing Elevations
120 AL101	Proposed Site Plan
120 AL102	Proposed Ground Floor and First Plan
120 AL103	Proposed Basement and Second Floor Plan
120 AL104	Proposed Elevations
120 AL105	Proposed Elevations

We hope that on receipt of the attached you will find the application acceptable, if you require any further information please don't hesitate to get in touch.