

**Design and Access Statement
Heritage Statement**

6 The Thorns
Chorltonville
Manchester
M21 8GB

Prepared by GTA north on behalf of the client
Owain Evans

**GUY
TAYLOR**
ASSOCIATES

**architecture
landscape
heritage
innovation**

6 The Thorns

Address:

6 The Thorns , Chorltonville, M21 8GB

Introduction:

This Design and Access Statement has been prepared by Guy Taylor Associates in support of a planning application for 6 The Thorns.

Location:

The property is located on The Thorns, a cul-de-sac in Chorltonville and can only be accessed via East Meade.

The front of the property faces north west with pedestrian and vehicular access immediately off The Thorns.

Description of the proposed works:

Improvements and enhancements comprising of the following elements:

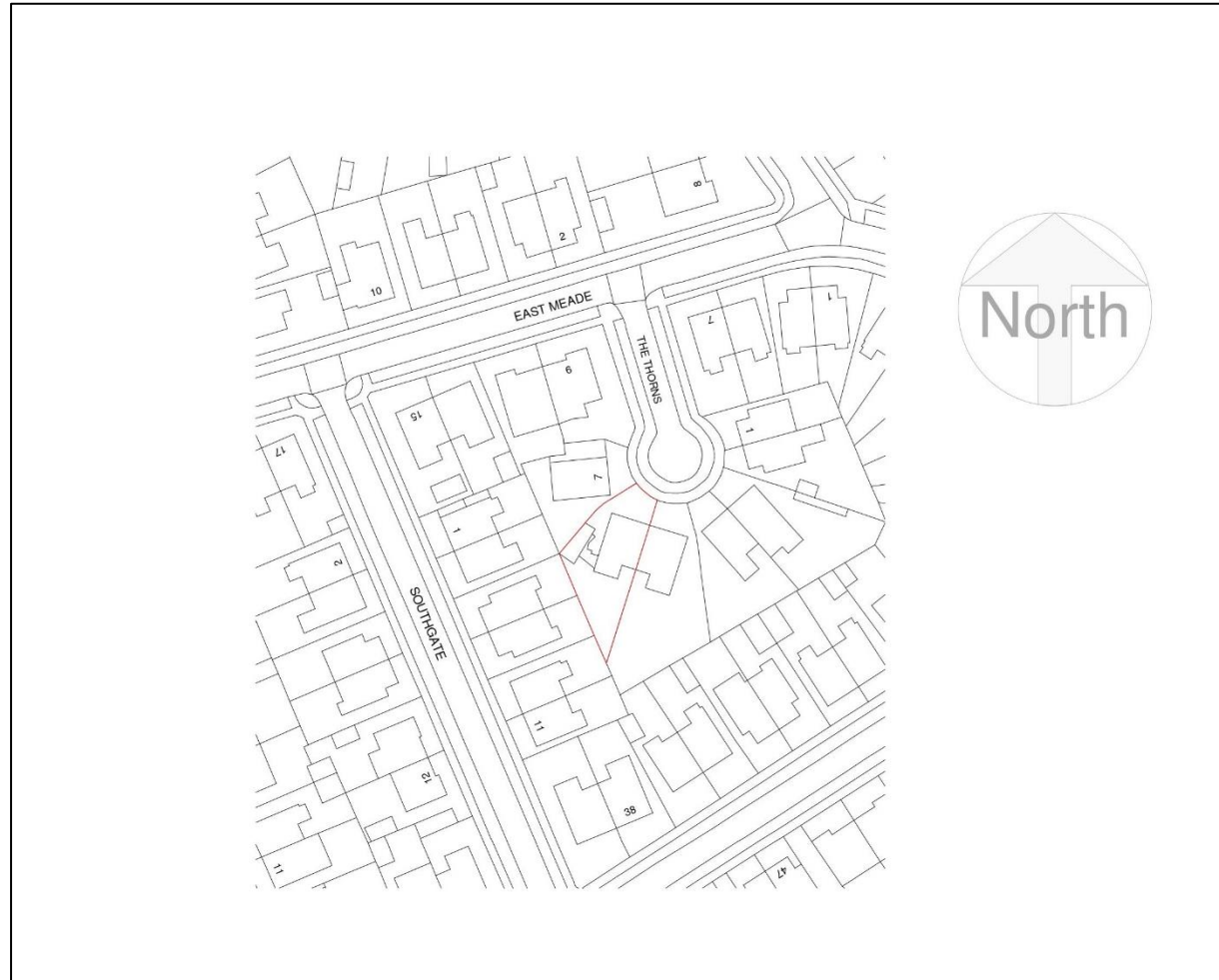
- Remove and replace the existing single storey extension with a side ground floor extension.
- The extended ground floor space is to include a new open plan kitchen/diner and living area, utility and WC.
- Outdoors is to include a timber pergola along the west boundary wall.

Planning History:

No planning history recorded.

6 The Thorns

Site Location Plan:



Use:

The property was originally built as residential use which is typical of the local area.

The use of the property will remain as a single semi-detached house after the remodelling.

Amount:

The proposed ground floor footprint will be 118m².

Currently the existing ground floor footprint is 121m².

6 The Thorns

Photographs of existing dwelling:

Front of the house:



Rear of the house:



Side of the house:



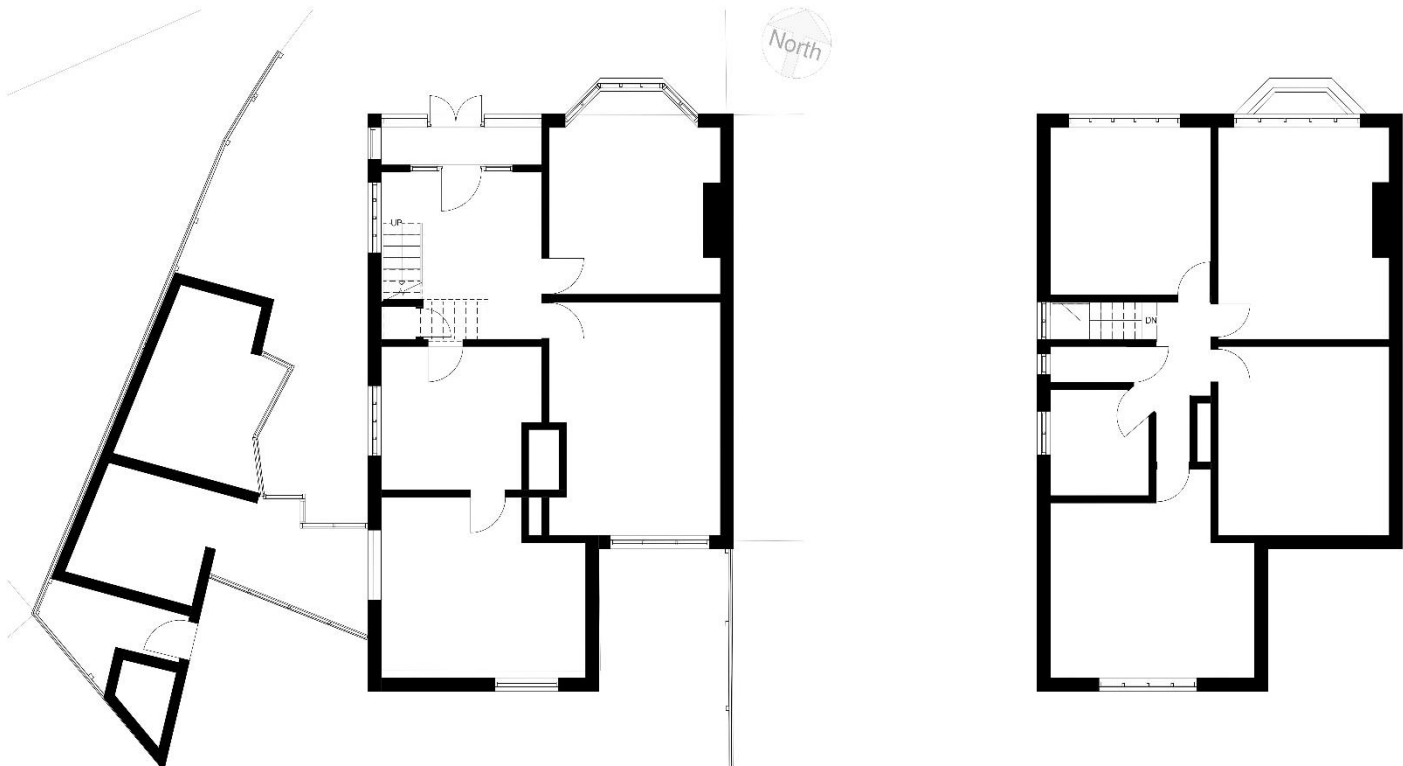
Layout:

The new proposal seeks to improve the current layout by removing the old extension and replacing with a new space that will be better incorporated into the property. By moving the extension away from the boundary, garden access is possible without walking through the property. The internal remodel will accommodate a new kitchen/diner, sitting area, WC and utility room. This will allow for a better connected internal layout which is more suited for a modern family life.

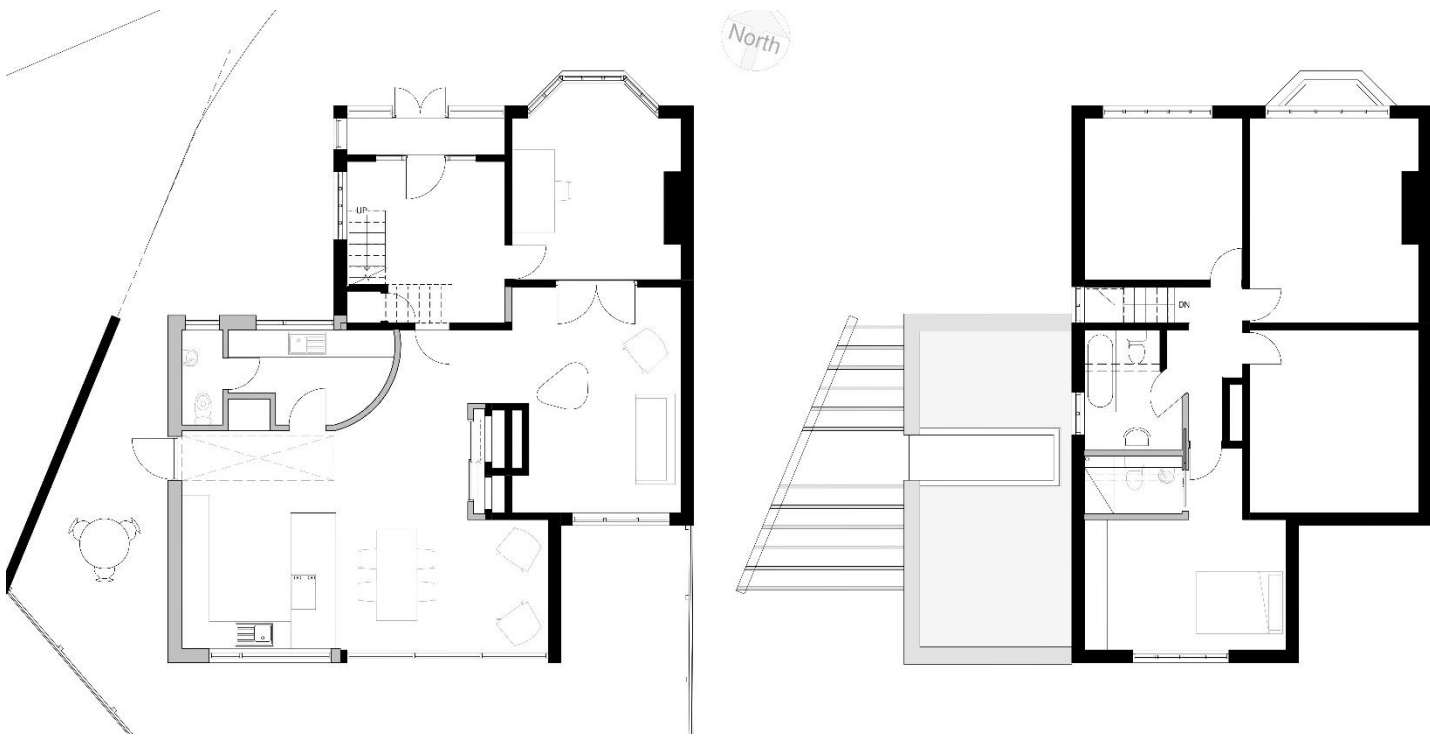
Access:

Site access will remain off The Thorns as existing.

Existing Floor Plans:



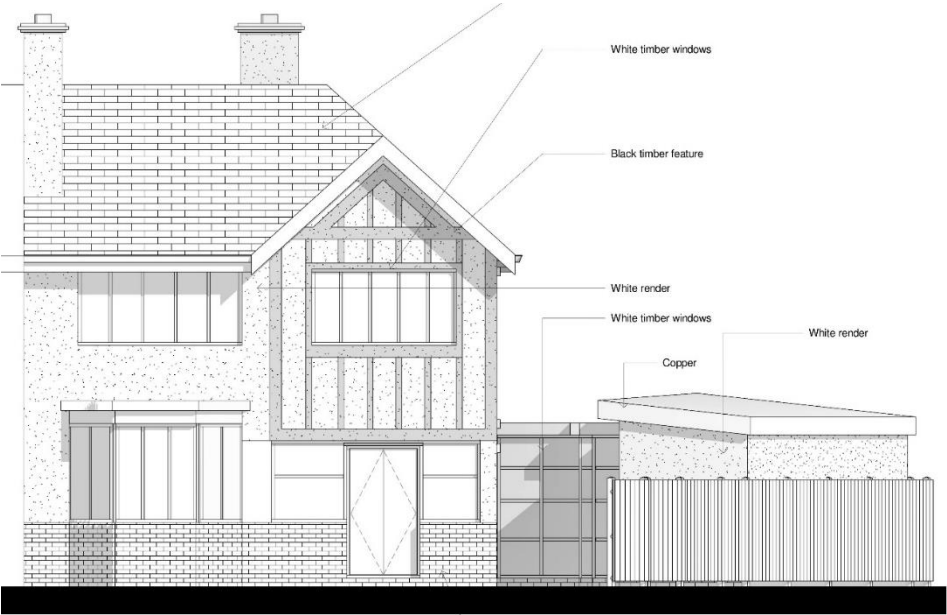
Proposed Floor Plans:



6 The Thorns

Appearance

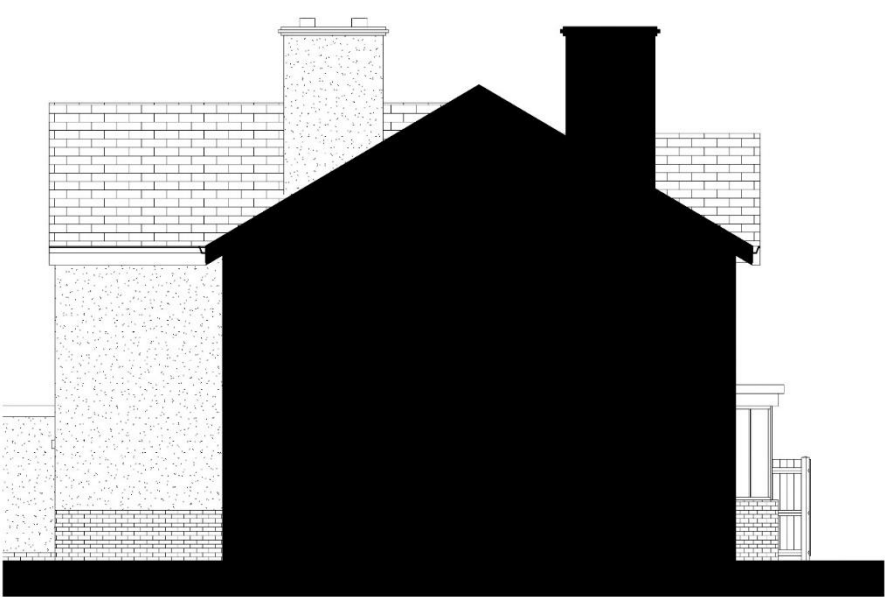
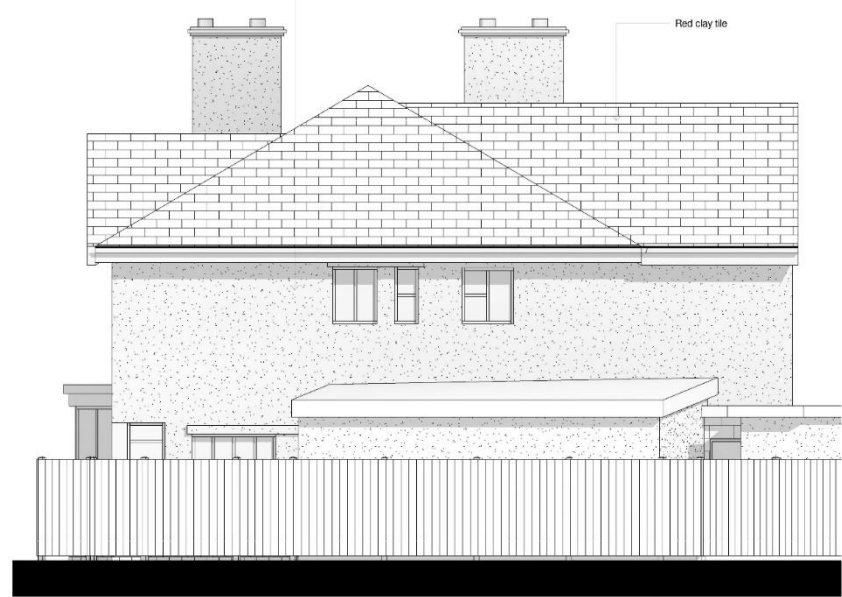
North and south elevations:



Existing Elevations:

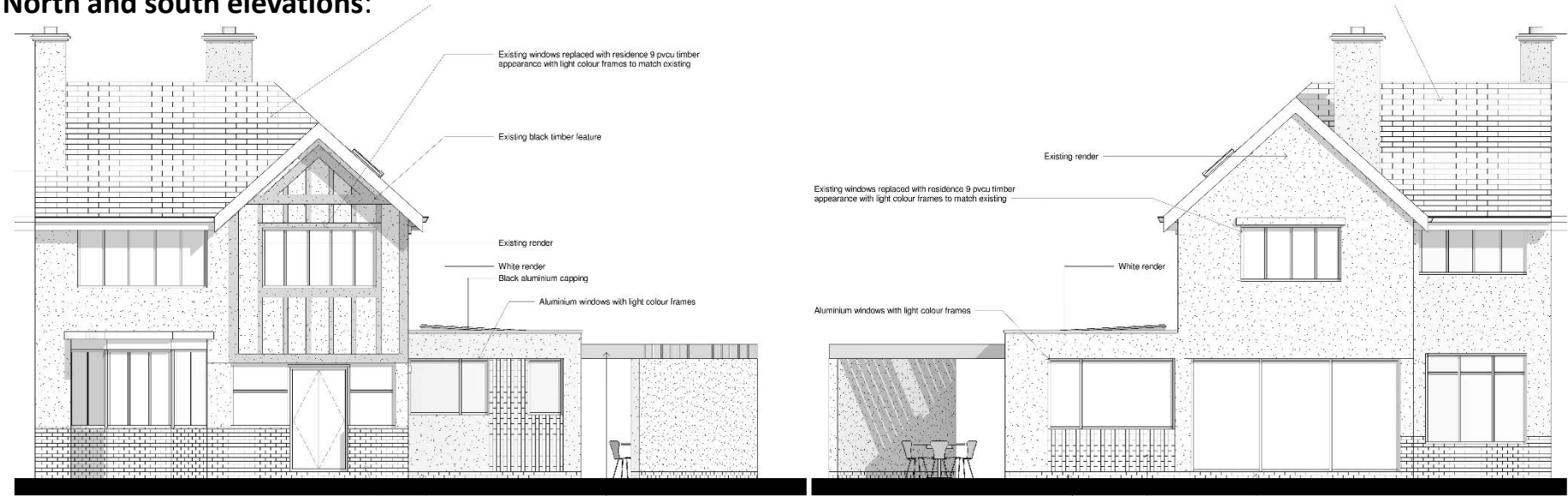
The existing materials are red brick, black timber, white render, red clay tiled roof and white timber windows. The houses on The Thorns have some common language between them but all have slight differences.

West and east elevations:



Appearance

North and south elevations:



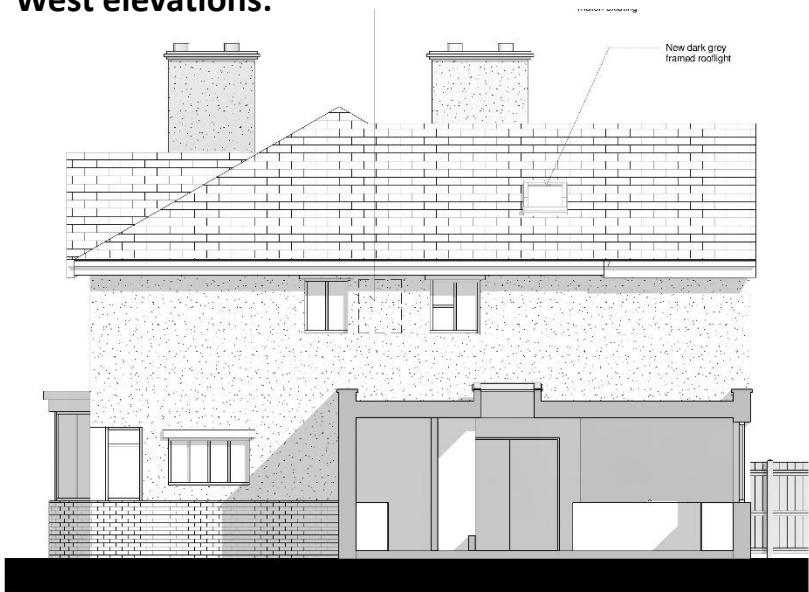
Proposed Elevations:

The proposed rear extension is designed to enhance the living space on ground floor and to improve the light conditions.

Proposed materials are chosen from the material palette already used on existing or surrounded building.

The proposal includes red brick and white render to match existing. New windows will be aluminium with light coloured frames and a dark framed rooflight. New windows to the front will be residence 9 upvc which retain the existing appearance.

West elevations:



East elevation



6 The Thorns

Heritage Statement:

Introduction:

6 The Thorns is a semi detached Victorian dwelling. The property is situated within the “Chorltonville Conservation Area” and is highlighted by the red marker on the plan.

Conservation area:

Chorltonville conservation area is located approximately 4 miles from Manchester city centre to the south-west.

The conservation area was designated in October 1991.

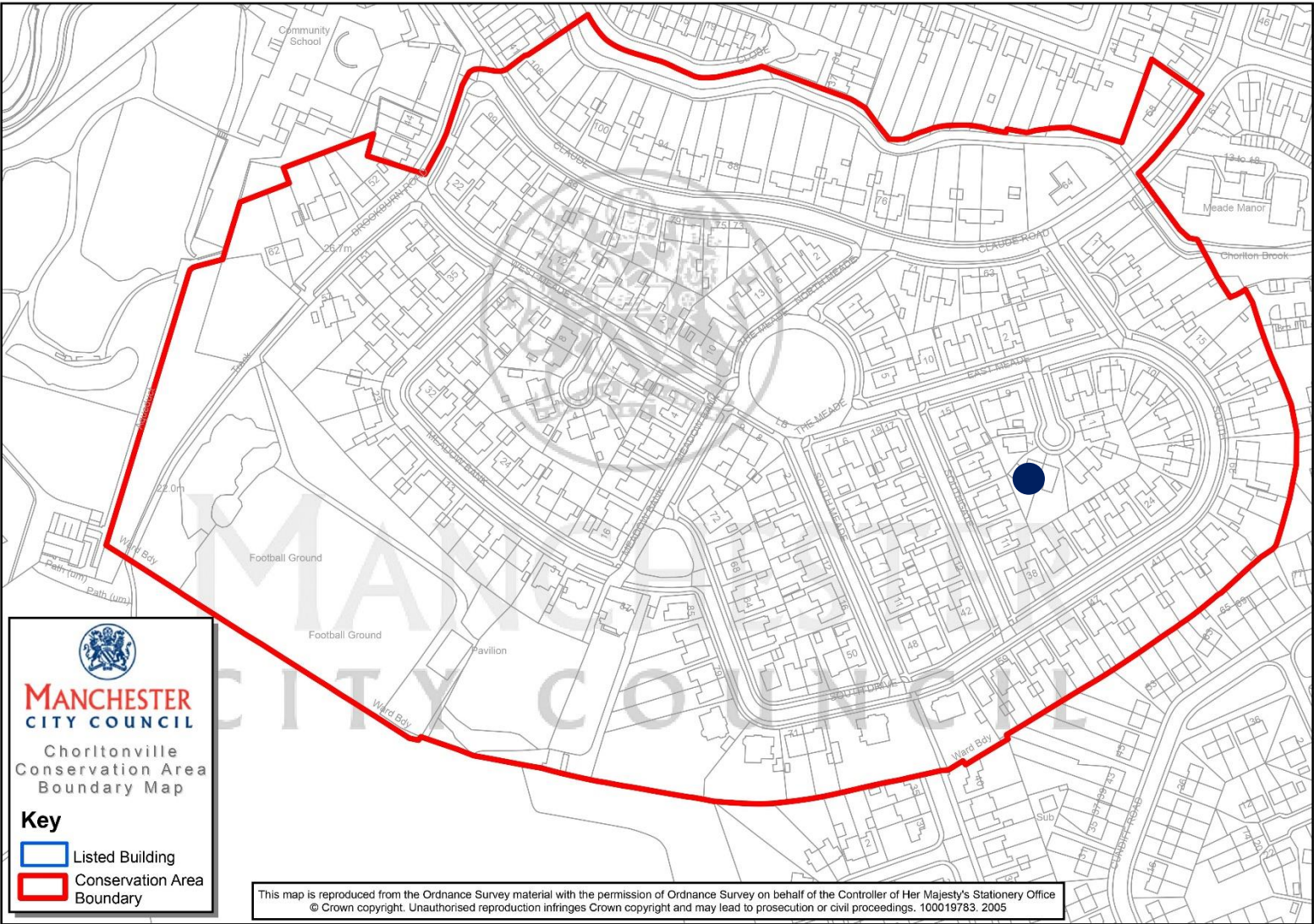
Conclusion:

The proposed changes to this property seek to compliment the existing house. The extension is an appropriate scale and not overbearing.

Further to this the proposed elevational changes will be done in materials that blend with surrounding dwellings with the conservation area.

It is felt that the proposals do not have a negative impact on the historic character of the dwelling or the Chorltonville Conservation Area. It is an improvement over the existing.

● Indicates site location within the conservation area



The logo for Guy Taylor Associates is a dark teal square. Inside the square, the words "GUY TAYLOR" are written in a large, bold, white sans-serif font. Below "TAYLOR", the word "ASSOCIATES" is written in a smaller, all-caps, white sans-serif font.

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