
residence

3 Winster Avenue design and access statement

Site Address: 3 Winster Avenue, Didsbury, Manchester, M20 2YG

Scheme: Ground floor extension





Extent of site, image courtesy of Google Maps

introduction

This document sets out to determine the feasibility of a ground floor extension to the residential dwelling at 3 Winster Avenue, Didsbury. This is broken down into the following:

- Existing Site and Context
- Key Constraints & Planning history
- Proposal
- Conclusion

use

This building is for residential purposes. Our design aims to adapt the current home to meet our clients living requirements, both in the present and for the foreseeable future.

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Gable end elevation of 3 Winster Avenue



Access Drive at 3 Winster Avenue



3 Winster Avenue occupies a discreet location at the end of the private road

existing site

The existing house is a 2 storey detached house constructed in the late 1970s. The house was originally designed by the original occupier and architect Roy H Kantorowich. The 2 bedroom home was initially conceived for a downsizing family and was thoughtfully designed for the site conditions and lifestyles of its intended occupants. Generally the layout internally and externally is unchanged from the original construction, with the only notable addition a side extension designed by the original owner and architect. This extension was to home the ageing couple as the use of stairs became more difficult, it contains a double bedroom, ensuite and linking conservatory.

The total site area is approximately 568sqm, and the footprint of the house approximately 136 sqm. The total area of the house is circa 186sqm (GIA). The remainder of the site is left as both soft and hard landscaping.

The site is accessed directly from Winster Avenue. A mature Beech tree is sited to the front of the property this tree is protected by a Tree Preservation Order.

context

The house is situated in West Didsbury with Winster Avenue adjoining Barlow Moor Road close to Lancasterian School and the new Spire hospital. Winster Avenue and West Didsbury in general are typified by handsome Victorian and Edwardian Villas, and semi detached homes. Infill development such as that shown at 3 Winster Avenue are also common place with care being taken in most cases not to affect the character and charm of the area.

The street layout and composition is defined by mature tree lined streets with wide roads and generous pavements.

key constraints & planning history

The property has been subject to the following planning applications over its history:

077723/TPO/2005/S2 - Approved, 29 Dec 2005

NOTICE OF CONSENT TO CARRY OUT WORK TO TREES
WITHIN 3 WINSTER AVENUE TREE PRESERVATION ORDER.
Pruning of Beech tree.

097928/TPO/2011/S2 - Approved, 20 Dec 2011

Works to Trees

110358/TPO/2015/S2 - Approved, 26 Nov 2015

Works to trees - proposed crown reduction to Beech tree (T1)

128065/TCA/2020 - Approved, 2 Nov 2020

Works to tree - T1. Beech - Crown lift to 5-6m & reduce remainder of crown by 2-3m; T2. Pine - Excessive lean, no pruning options to leave viable tree - Fell; G3. Cypress - Reduce height by up to 40%; G4. Silver Birches - Reduce height by 2-3m; T5. Oak - Reduce height by 2-3m

040957 - Approved, 15 Apr 1992

Single storey rear extension to form bedroom, bathroom and conservatory

designations

- The site is within flood zone 1
- There is a Tree Preservation Orders to the Beech tree directly adjacent to the street frontage of the house
- The site is not of Special Scientific Interest

heritage

3 Winster Avenue was constructed in 1977 so is not a particularly aged or historic building. However the architectural design is of merit and special interest. Designed by South African Architect and Town Planner Roy H Kantorowich for the occupation and use of his own family. At the time Kantorowich was chair of town and country planning at the University of Manchester and pursued a compact design to best utilise the characteristics of the site.

This design is still largely in tact with minor amendments to fixtures, fittings and furnishings that have gradually taken place through later ownerships.

visibility

The property is accessed from Winster Avenue off Barlow Moor Road and is generally well hidden at the end of the Avenue behind a large mature beech tree.

local planning policy

Planning policy relevant to this proposal is contained within the ‘National Planning Policy Framework 2012’, and the ‘Manchester Local Plan 2012-2027’

Previous planning applications on record are for works to the Beech tree at the front of the property and a later extension in 1992 to adjust the home for the Kantorowich’s as they began to age.

Informal pre application advice has been sought from the council by the applicants via an online contact form, and sketch drawings. The drawings showed a small architecturally sympathetic extension and have been included as an appendix to this statement. The following feedback was provided:

Dear Ellen-Nesta,

Thanks for sending over the drawings and photos and please accept my apologies for the delay in responding to you.

I have run the proposal past my manager, and we are accepting of the proposal in principle. As there is a protected tree on the boundary, your application will need to be accompanied by a Tree Survey and Arboricultural Impact Statement. The AIS will make recommendations for protecting tree roots which would then form part of the condition of any approval. We will consult with the City Arborist on your application for any further recommendations in relation to the tree.



3 Winster Avenue; Proposed block plan

proposal

size

A site location plan opposite demonstrates the location and scale of the development in context, the extension is represented by the hatched area. Please refer to the attached drawings for more detailed information. The proposal is for a ground floor extension alongside a reorganisation of the interior of the property. The extent of the new area is limited to 2m from the existing wall as indicated on the block plan opposite. The extension will provide the extra space to create a contemporary open plan kitchen and utility space suitable for a young family. The total area added will be circa 9sqm (GIA) on a single storey. This is a modest increase in size bringing the total area of the accommodation to 195sqm a 5% increase; the footprint itself is increased by 9% to 149sqm.

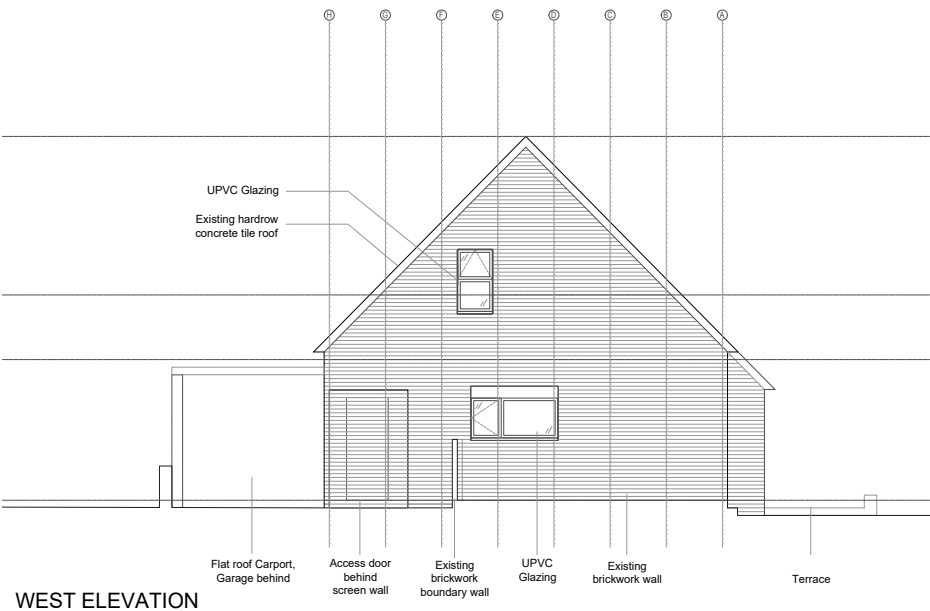
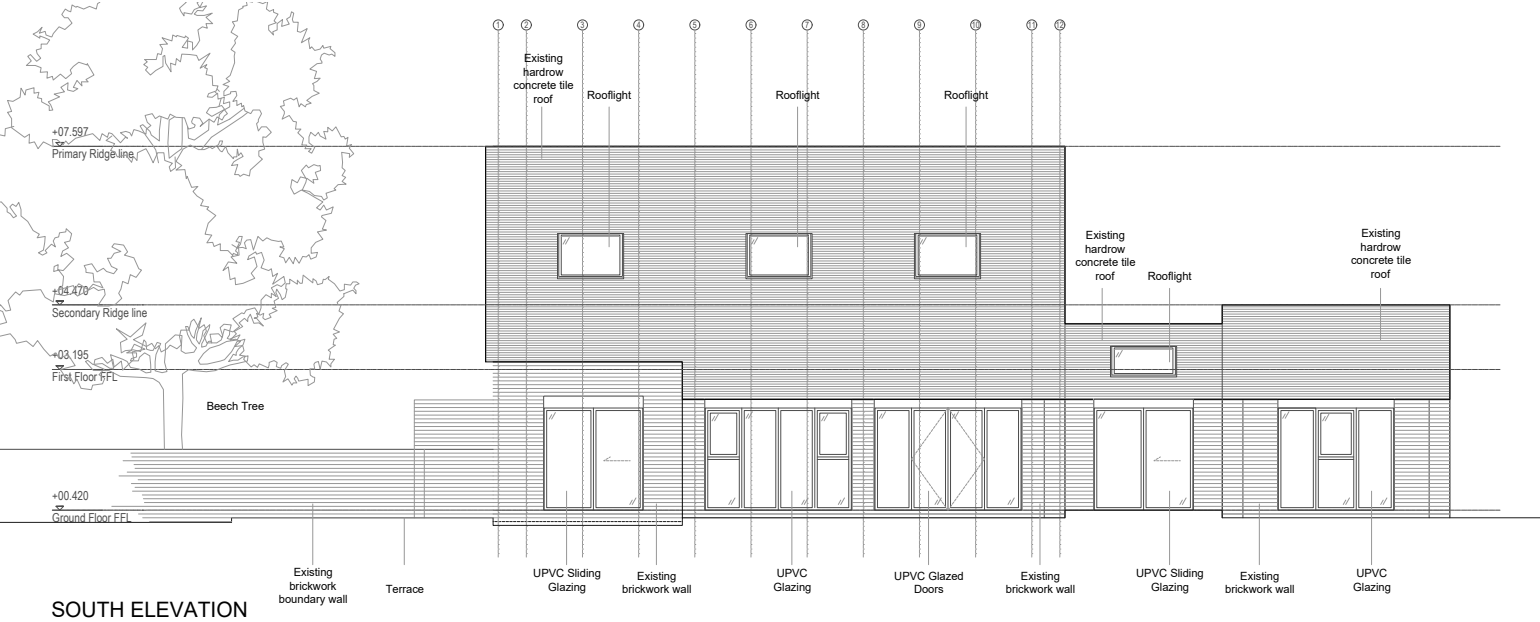
location

Being a corner plot the 'front' elevation is difficult to discern. Through conversation with the planning authority it has been decided that the front elevation is that which contains the 'gable end'. The foremost line of this elevation has been defined as that which contains the bin store - this is 1600mm from the current line of the kitchen wall. The proposed extension has been limited to within 400mm of this line to maintain a consistent 'street frontage'. The new extension will largely be hidden by the existing brickwork boundary wall.

- The extension is limited to a depth of 2000mm
- As this is a ground floor extension there are no new windows proposed to elevations which may present overlooking issues
- The proposal is not on the party line and is not located close to a neighbouring habitable room window.

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3 Winster Avenue; existing rear and side elevations

height

As a single storey extension the development does not threaten to overshadow the established roof or ridge lines in the area. Care has been taken to follow a similar pitched roof profile as the existing property to assimilate well with the simple form of the house. The ridge line of the extension is set at 5.726m above ground floor level. The existing ridge line is approximately 7.597m.

materiality

To respect the context of the existing house, the decision has been made to

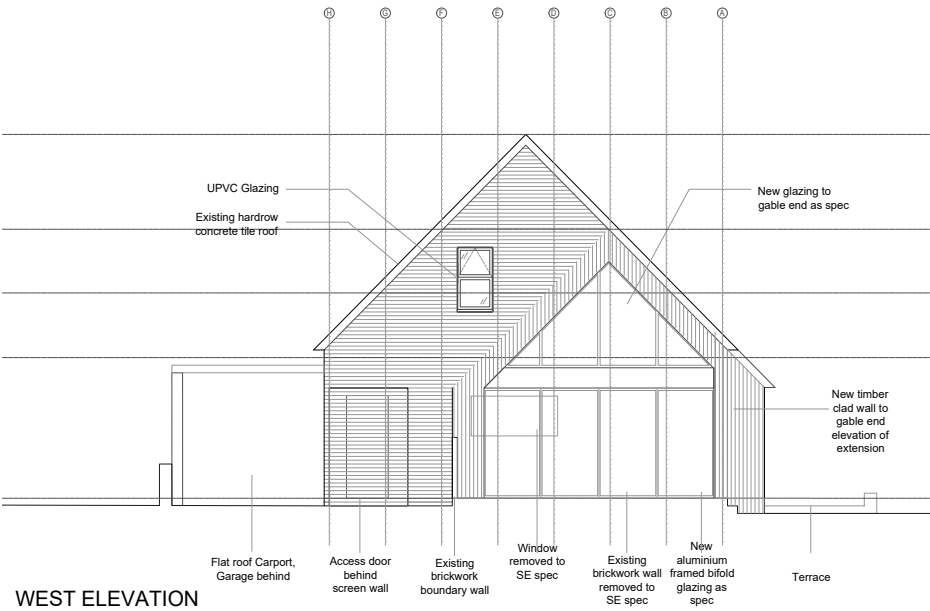
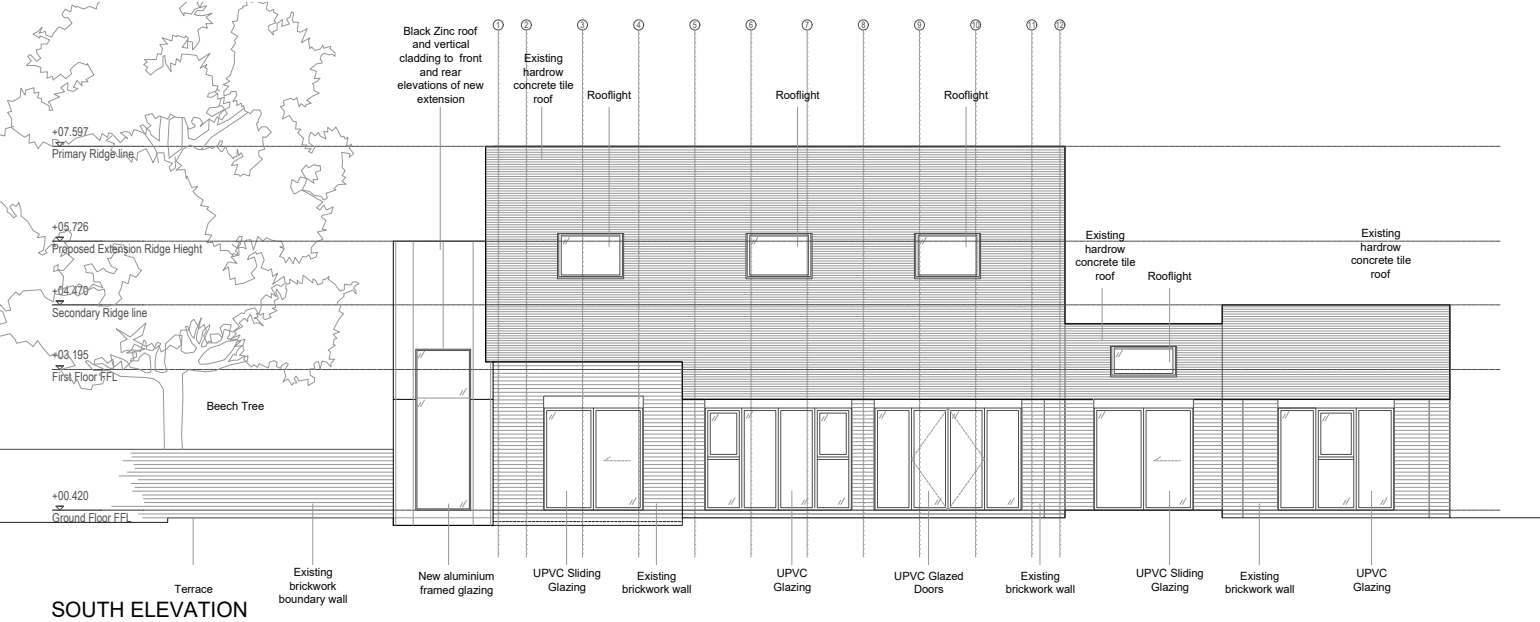
differentiate the new extension in a new set of materials, which attempt to marry in with the character of the existing. This will provide a legibility to the new extension as an addition to the original architects design intent. The existing house is built from brown brick with UPVC windows and a hardrow concrete tile roof. The existing tiles and brick are of their time and as a result will be particularly hard to match using currently available materials; this has contributed to the decision to use different materials to the existing property.

A dark standing seam metal roof will marry into the dark palette of the existing brick and tile-work. The gable end elevation will largely be glazed with a vertical open timber cladding used to frame the opening. This timber

cladding will soften to a natural grey over time which again will marry into the existing palette of the house without blurring the boundary between old and new.

work to existing

Internally the utility and kitchen spaces will be rearranged to provide the most effective use of space; removing particular walls and doors will open up the space and allow the living dining and utility spaces to function naturally. This approach to the overall design has allowed the modest increase in floor area to unlock a much greater area of usable space for the homeowner.



3 Winster Avenue; proposed rear, and side elevations

arboriculture

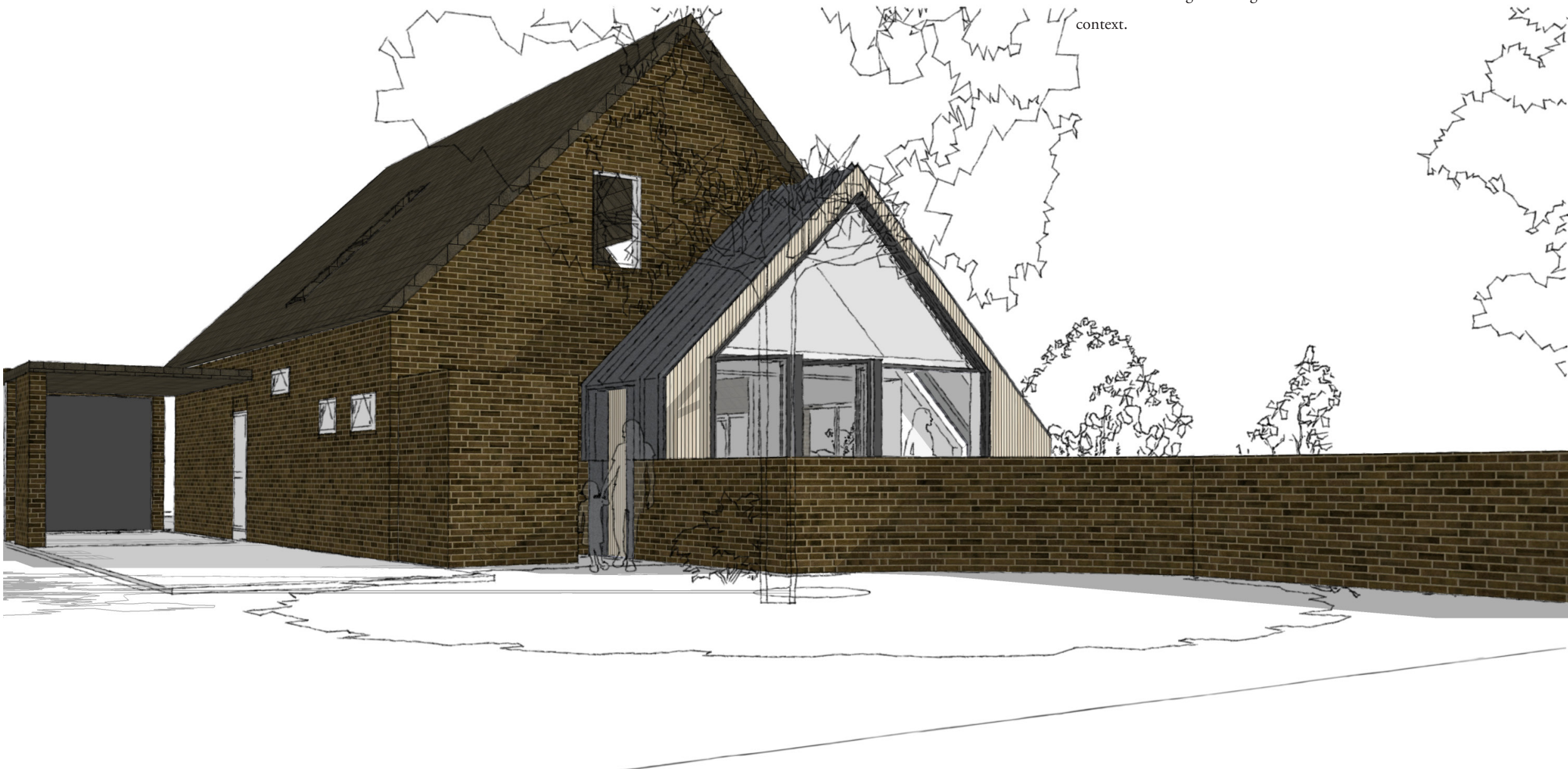
A tree survey has been undertaken and method statement prepared by MP Trees to assess the impact of works on the protected Beech tree to the front of property. The report suggests that the area of hard landscaping which exists in the location of the proposal will have limited the root spread in this area. The use of handtools for excavation and mini piles for foundation work will be utilised to limit any impact on the protected tree to the front of the property. These measures along with the others outlined in the full report will be followed to ensure no harm to the tree during construction work at 3 Winster Avenue

access and refuse

The proposal leads to no significant change in the current access arrangements, the current utility door has been relocated slightly but the function remains the same. As a result there is no change to the existing access and refuse strategy.

conclusion

The proposal would result in a modest increase in size and scale to the existing dwelling in a sympathetic and delicate manner. Every effort has been taken to provide a sensitive and contextual design for the extension whilst also abiding by the national and local planning policies. We believe the resultant design is of high architectural merit and is well suited to its context.



3 Winster avenue; Sketch of front elevation

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