

Design and Access Statement

97 Claude Road, Chorltonville, Manchester, M21 8DE

Rear Extension and internal remodelling to existing dwelling.

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This document has been prepared for and on behalf of Andy and Cathryn Dorn

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1.0. Introduction

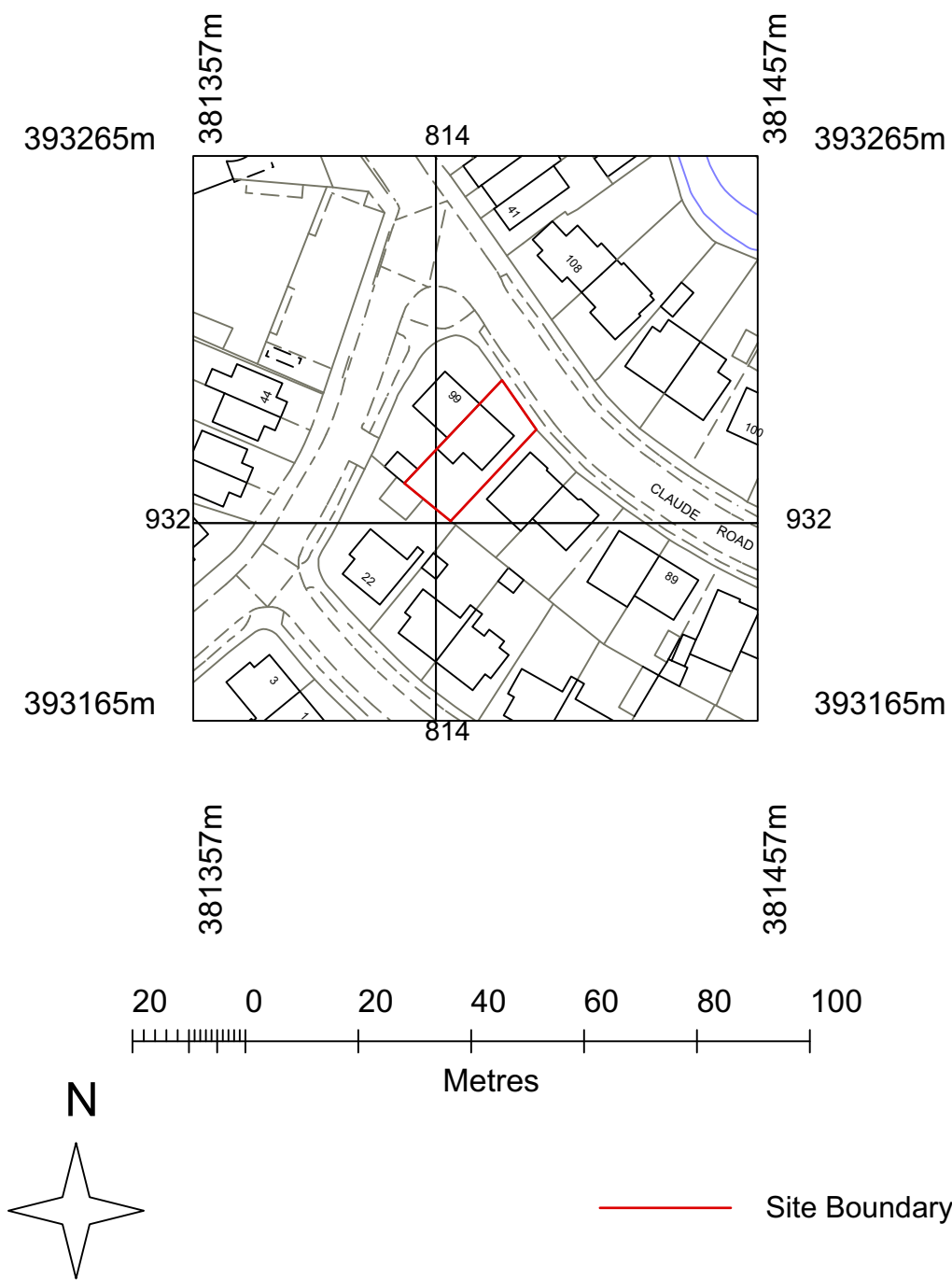
Darwent Architecture LTD have been appointed by the clients Andy and Cathryn Dorn to produce designs for the extension and internal remodelling of their home to create a more functional and efficient space.

The proposals focus on the ground floor and include a new single rear extension. The application also includes the remodelling of existing internal walls and openings in order to re-configure the layout of the ground floor spaces.

2.0 Site and Location

The property is located on Claude Road, Chorltonville and is within the Chorltonville conservation area.

The house itself is semi-detached and is set back from the roadside with space for parking to the front of the property and a large garden to the rear. Many neighbouring properties have been extended to the rear therefore there are many known examples of successful rear extensions in the area.



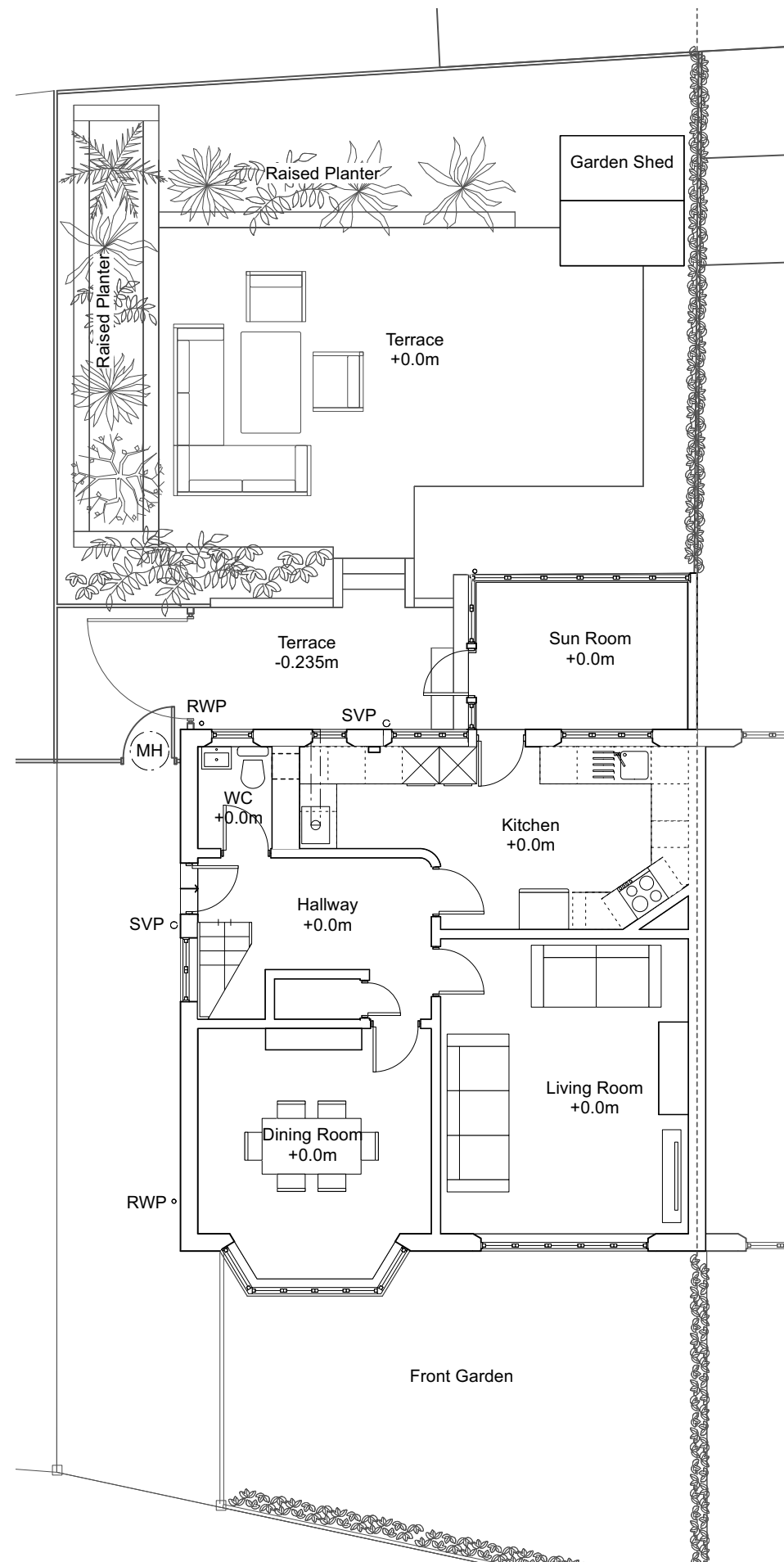
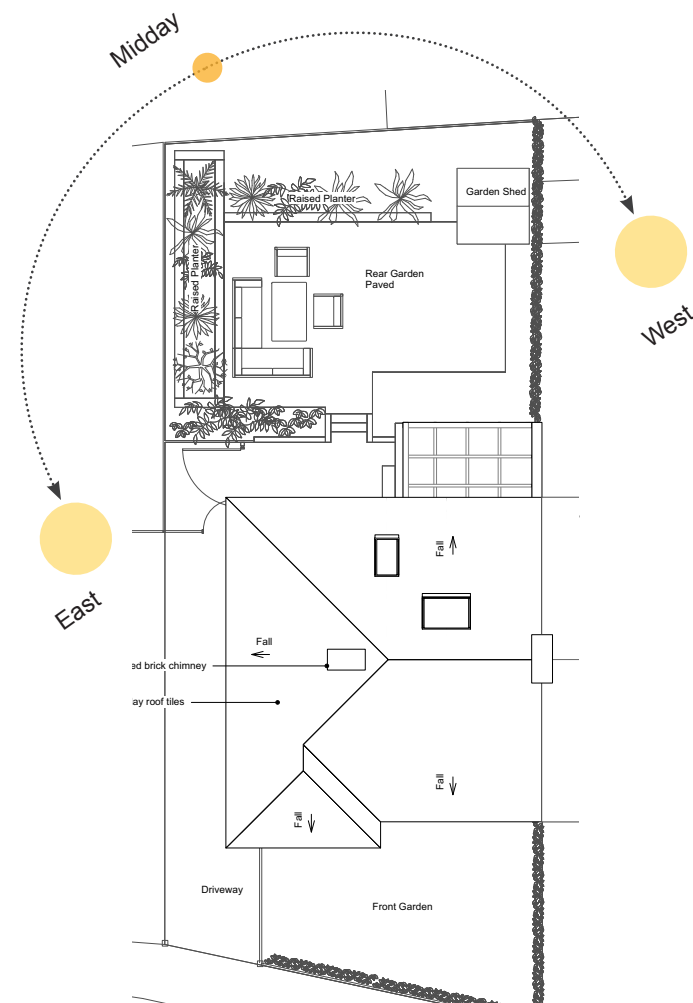
Location Plan @ 1:1250

3.0 Existing Property

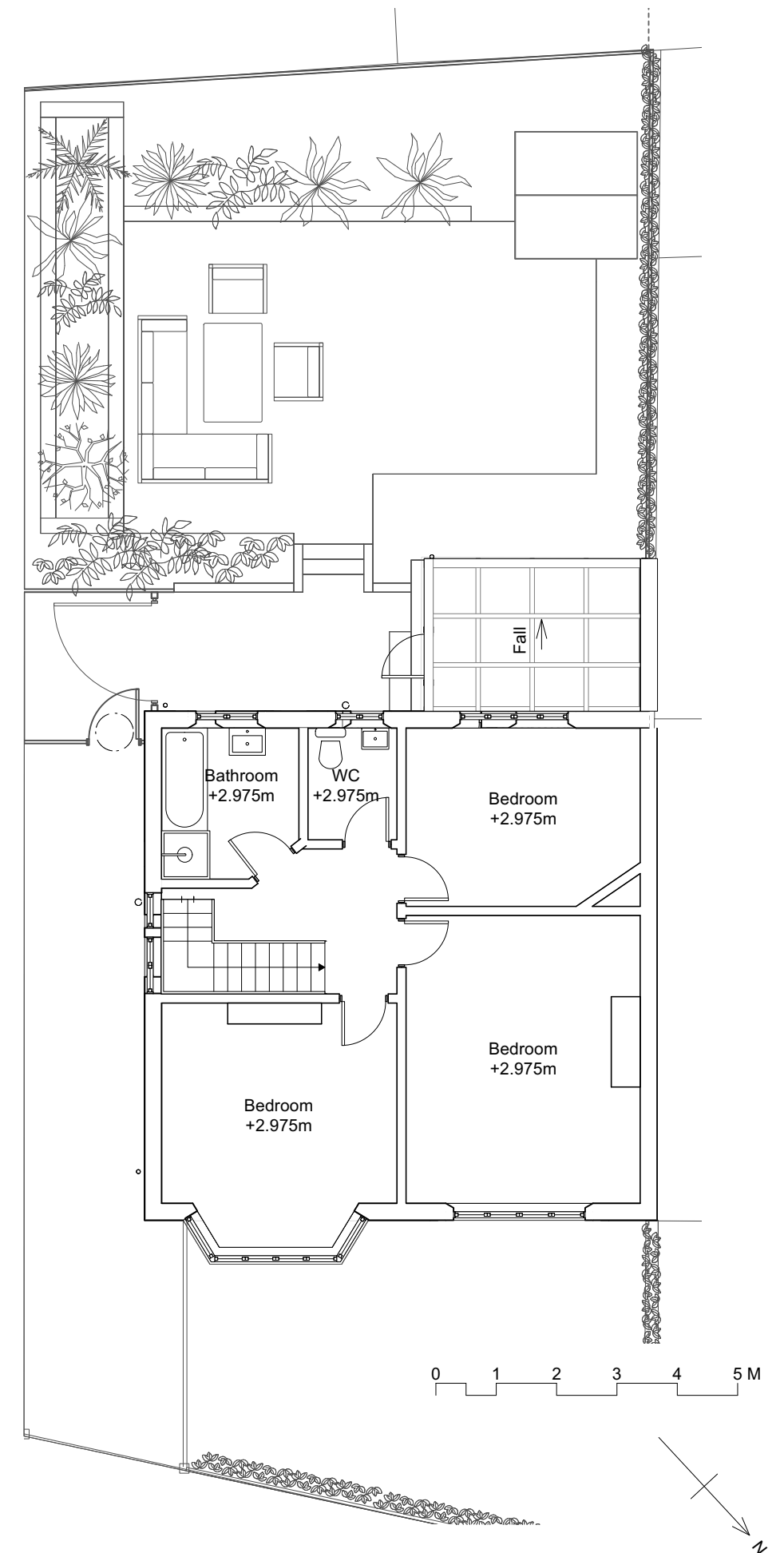
The property is an art and crafts style semi-detached house. The property is traditionally built in red brick with render to the external walls and a red clay tiled roof. Access to the property and the rear garden is to the side.

All windows in the property are white painted timber single glazed with decorative patterns. The dwelling spans 3 storeys with living accommodation to the ground floor including a living room, dining room, kitchen, sun room and WC. The remaining two floors consist of 4 bedrooms and large bathroom which remain unchanged in this scheme.

Designs should take into account the orientation of the house with the rear garden receiving direct sunlight throughout the day. Any potential extensions should take this into account to ensure internal spaces such as the kitchen retain a good level of daylight.



Existing Ground Floor Plan @ 1:100



Existing First Floor Plan @ 1:100

4.0 Client Brief

The clients are looking to extend the existing dwelling with the following aspirations:

- Remove the existing lean-to conservatory and replace with a new single storey rear extension.
- The new extension should include a large kitchen with access to the garden.
- A separate gym/home office.
- A dedicated space for an utility room within the main kitchen space.

5.0 Proposed Scheme

The proposals have been carefully considered and aim to enhance the existing dwelling. The proposed changes at ground floor level include:

- A new rear extension to replace the existing sun room.
- A 3.5m projected extension into the garden which extends along the rear elevation of the property.
- A large kitchen as well as space for a dedicated gym/home office.
- Layout re-configurations including 2 new door openings.

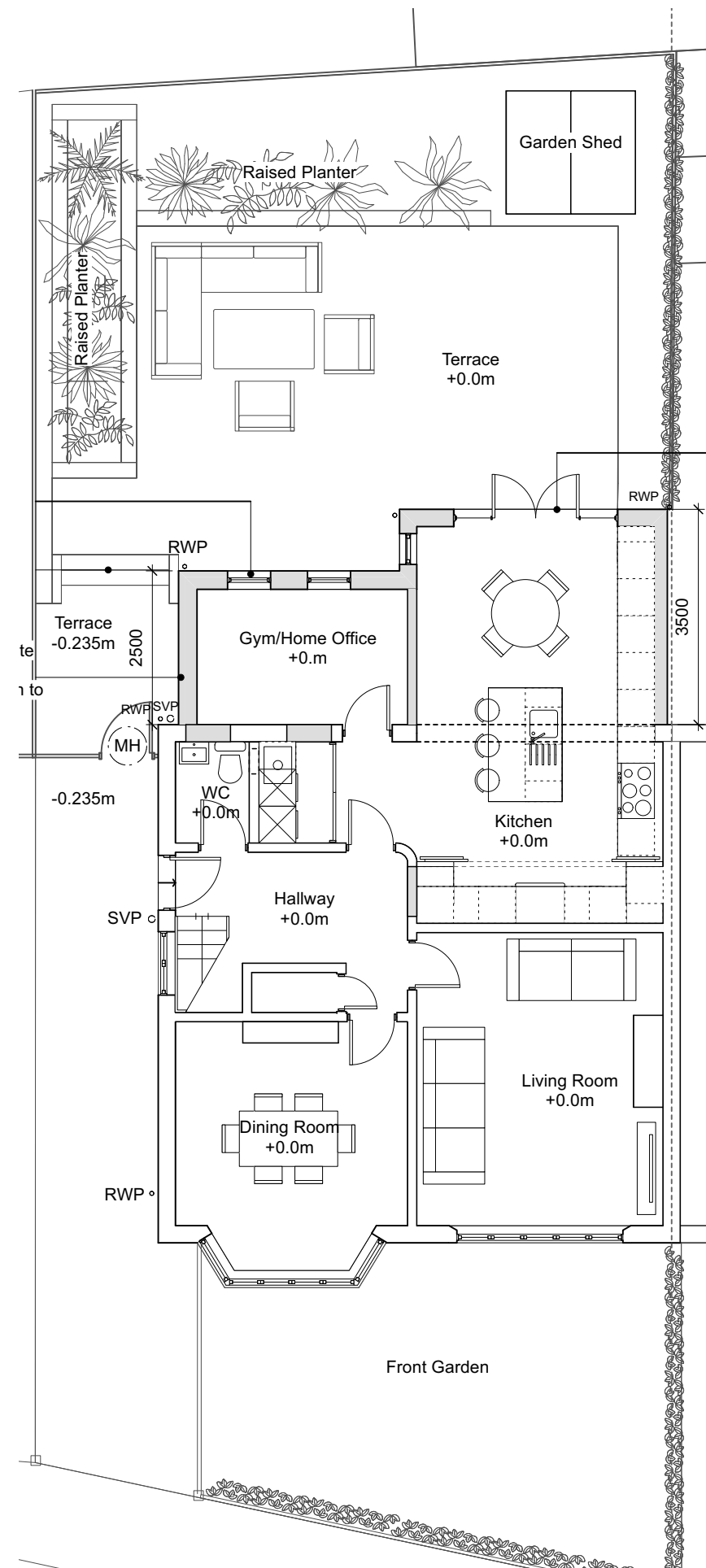
Proposed works to the first floor/extension roof level include:

- A new pitched clay tiled roof with roof lights above.
- The pitched roof is designed with an eaves level of 2.3m to ensure minimal overbearing/loss of light to the neighbouring property.

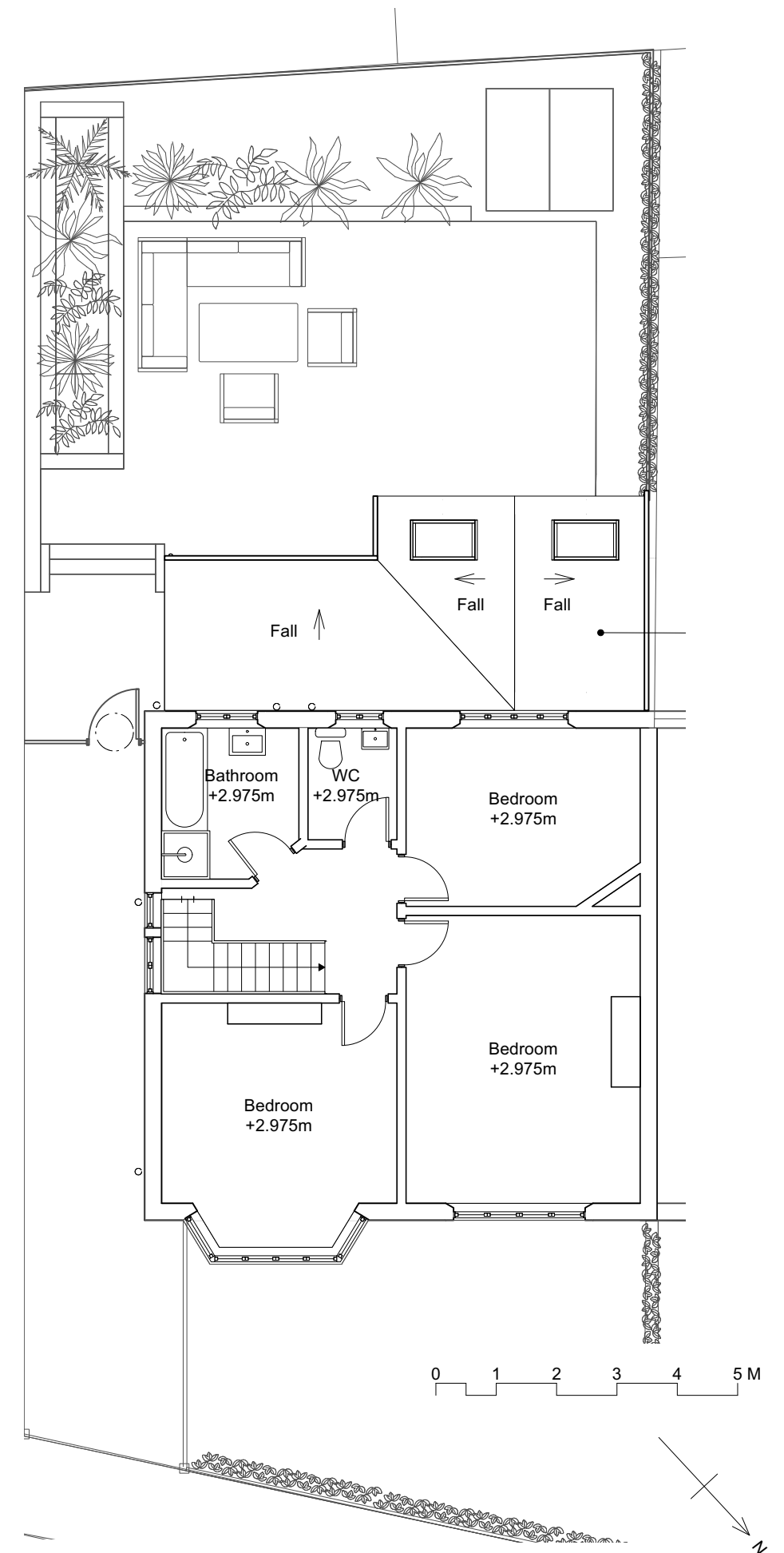
Landscape

The landscape to the rear garden of the property will be altered to allow for the internal floor level of the property to flow into the garden. The proposals also include the rebuild of the stepped access into the garden.

No works will be required to any trees on the site under this application. Please refer to the separate application submitted for works to trees submitted on 11th Novemeber 2021 (Application Ref PP-10385148v1).

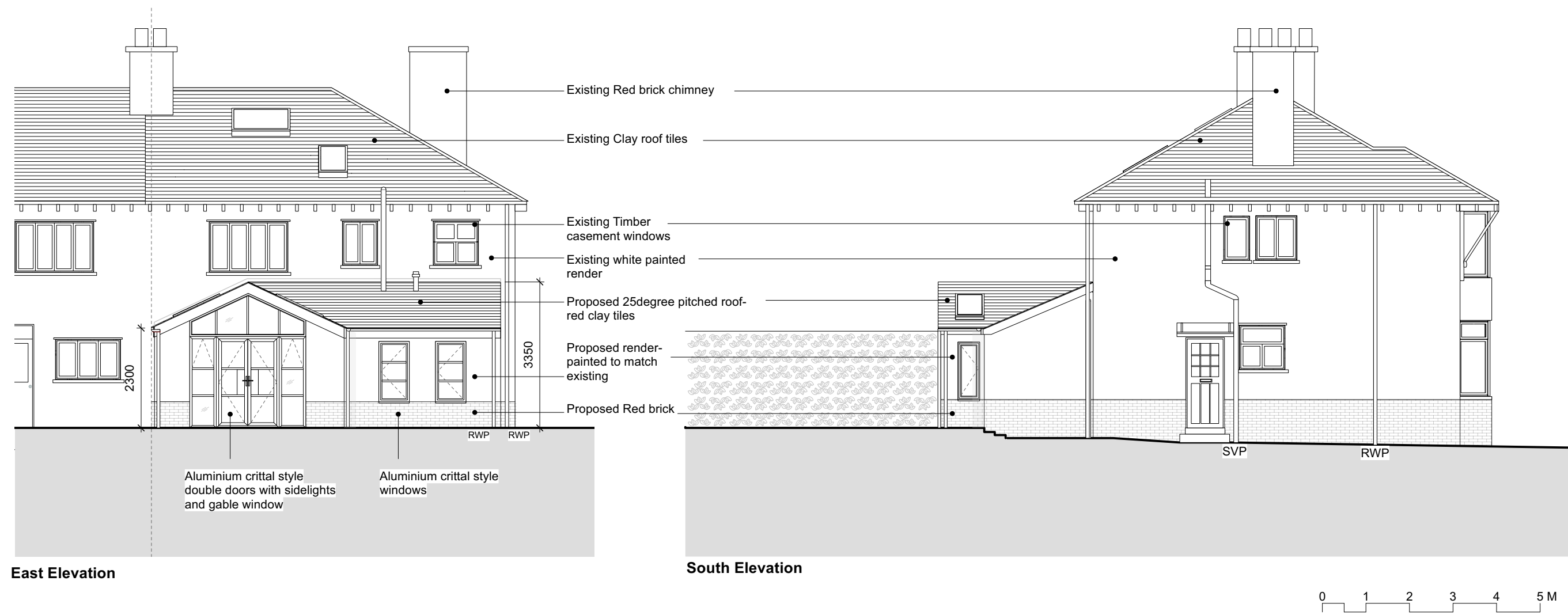


Proposed Ground Floor Plan @ 1:100



Proposed First Floor Plan @ 1:100

5.0 Proposed Scheme



Materials and Appearance

The proposed materials for the extension include painted render with red brick to align with the existing dwelling. The glazing proposed includes aluminium crittal style windows and doors.

The roof is proposed to be constructed from red clay tiles to match the existing roof with the roof pitch at 25 degrees. The pitched design of the roof allows for minimal overbearing to the neighbouring property with the eaves height set at 2.3m- essentially meaning that daylight is not affected into their living spaces.

6.0 Impact on Conservation Area

The property is not considered to have any special heritage significance in its own right however it is a positive contributor to the character of the conservation area.

The area is defined by the unified appearances of the front of the properties where the street scape can be viewed. The rear elevations of the properties are not overlooked however they do contribute to the overall appearance of the area. Many rear extensions are visible from public areas and may be prominent for neighbours to either side.

The proposal has been designed to make a positive contribution to the built environment with the design developed in order to be sympathetic to the context and local surroundings. The design has also been developed to be respectful and complementary to the architectural character of the existing house.

The proposed alterations to the rear are considered to be aesthetically in keeping with the established residential context and uses high quality materials- brick, painted render and aluminium windows and doors. The form, shape and proportion of the new extension has been designed to be sympathetic to the original house. We therefore consider the proposals to have a positive impact on the conservation area.

7.0 Impact on Neighbouring Buildings

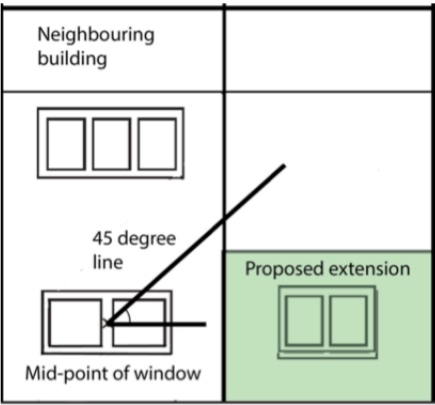
The rear extension has been designed to achieve an appropriate massing in order to cause minimal visual impact to the neighbouring property and to not cause any right of light issues (see diagram and elevation below).

Overall the proposed scheme enhances the setting of the existing house and maintains its overall appearance within the conservation area.



3.12 When applied to elevation drawings, again a 45-degree line is drawn from the mid-point of the nearest window of an existing property towards the proposed development. If any part of the proposed development crosses the line, then there is potential for daylight to be affected. See Figures 3a and 3b.

Figure 3a: Proposed development passing 45-degree floor elevation test



Existing Front Elevation



Existing Rear Elevation



Proposed Rear Elevation (3D Views)

8.0 Access and Parking

Access and parking will remain unchanged within the scheme. Parking is currently achieved in the front garden of the property. Access into the dwelling is through a side entrance and also through gates to the rear garden.

9.0 Environmental Impact & Ecology

In keeping with Government directions on energy efficient homes, it is intended to construct the extensions to better than current building regulation thermal performance. There will also be a construction management plan in place to minimise construction wastage and reclaimed materials will be used where possible.

10.0 Drainage

Drainage currently wraps around the side of the property before connecting to the public sewers. The existing above ground services will be modified and new rainwater goods and foul drainage installed as required.

11.0 Flood Impact

As the site is within Flood Zone 1, a flood risk assessment is not required.

12.0 Further Information

For further Information please refer to planning drawings:

- 353_PL001- Location Plan
- 353_PL002- Site Block Plan
- 353_PL003- Existing Plans
- 353_PL004- Existing Roof and Landscape Plan
- 353_PL005- Existing Elevations
- 353_PL006- Proposed Plans
- 353_PL007- Proposed Roof and Landscape Plan
- 353_PL008- Proposed Elevations
- 353_PL009- Proposed Section & Elevation

13.0 Conclusion

In summary, it is considered that the principle of extensions to the property in the manner proposed should be considered acceptable.

The proposal creates a contemporary open plan kitchen space on the ground floor which enhances the natural light and usability of the space within the property. Additionally, the proposed massing and materiality designed to respect the existing buildings proportions and aesthetic creates an extension that sits comfortably within the context.

The proposal is considered complaint with all national and local policy and have been considered to impact as little as possible on neighbouring properties in terms of light and overlooking.