

11 NORTHEN GROVE
DIDSBURY
MANCHESTER
M20 2NL

DESIGN AND ACCESS STATEMENT

INTRODUCTION

This statement is submitted in support of works proposed at 11 Northen Grove, Didsbury, Manchester, M20 2NL, including the erection of a two storey side extension, and part single, part two storey rear extension with a roof terrace to provide additional living accommodation. This design and access statement should be read in conjunction with the following drawings :

11NG-300-01A LOCATION
11NG-301-00A BASEMENT
11NG-301-01B GROUND
11NG-301-02A FIRST
11NG-301-03A SECOND
11NG-301-01A EXISTING ELEVATIONS
11NG-301-02A PROPOSED ELEVATIONS

ALBERT PARK – CONSERVATION AREA

The Albert Park conservation area is situated approximately four miles south of Manchester city centre, in West Didsbury. It is principally an area of housing but also includes a district shopping centre on Burton Road, a smaller group of shops on Barlow Moor Road, schools, public houses, and a number of churches.

The existing dwelling house is situated on Northen Grove accessed off Moor Road in West Didsbury, just to the east of Withington Community Hospital. The properties along Northern Road are predominantly semi-detached Victorian two and three to four storey housing. Red brick is the prominent building material although the majority of houses in the surrounding area feature two tones of brickwork, with the lighter tone often used to highlight areas such as window surrounds, lintels and plinths. Such areas have also been commonly picked out with white paint, which has been used to highlight the lintels and sills

11 Northen Grove is a four storey, five-bedroom semidetached house with rooms in both the basement and attic. At ground floor there are two reception rooms and a small kitchen to the rear of the ground floor.

From the front the building style is very similar to the adjacent late Victorian/ early Edwardian houses, with projecting bays, sash effect windows, slate roof, and generous floor to ceiling heights.

HERITAGE DESIGN CONSIDERATIONS

The existing architectural features and detailing shall be retained to preserve the original character and detailing of the house, including the colour and materials of window frames, doors and other elements of the buildings.

AMOUNT

The proposal is for a two storey side extension, and part single, part two storey rear extension with roof terrace. The proposed extension shall replace the existing garage and store located to the side/ rear of the existing property. The extension will include a play room with matching bay window to the front and open plan kitchen and lounge facing views to the rear garden. At first floor the extension will allow the existing bedrooms to be extended and help to provide a larger family bathroom.

SCALE AND APPEARANCE

The extension will have a pitched roof structure, being roughly half the overall width of the existing house. The proposed materials shall match the existing property, which is a mix of light brown and red facing brickwork and grey slate roof tiles.

The proposed frontage shall include a double bay window to the original house which shall match the properties along Northern Grove. The double side extension shall include a matching single storey bay window proportionate to the original house as described in the proposed elevations.

Similar additions have been constructed along Northern Grove, namely 23 Northern Grove.

We consider that there will be no detrimental effect from the proposal on the existing building or amenities of the neighbouring properties. The proposed frontage shall be modest in size and sensitive to the surrounding area. The proposed frontage will be traditional in style and help to preserve the original architectural features of the property.

PRINCIPAL OF THE PROPOSAL

Its proposed replacement of the existing garage will be of high quality design and materials which will help to improve the character of the building and area. The proposal will successfully integrate into its surroundings and respect the character of the existing building and its neighbours as well as reinforce the local character of the area and work towards enhancing the overall quality of the street scene.

The scale and height of a proposed extension will be in proportion with the rest of the building.

RESPONSIBLY SOURCED AND RECYCLED MATERIALS

The materials to be used in the construction will be carefully considered and therefore materials with lower environmental impacts over their life-cycle and where appropriate the use of recycled and recyclable materials should be used.

Locally sourced materials will be used as to keep the appearance traditional while supporting local trade and businesses.