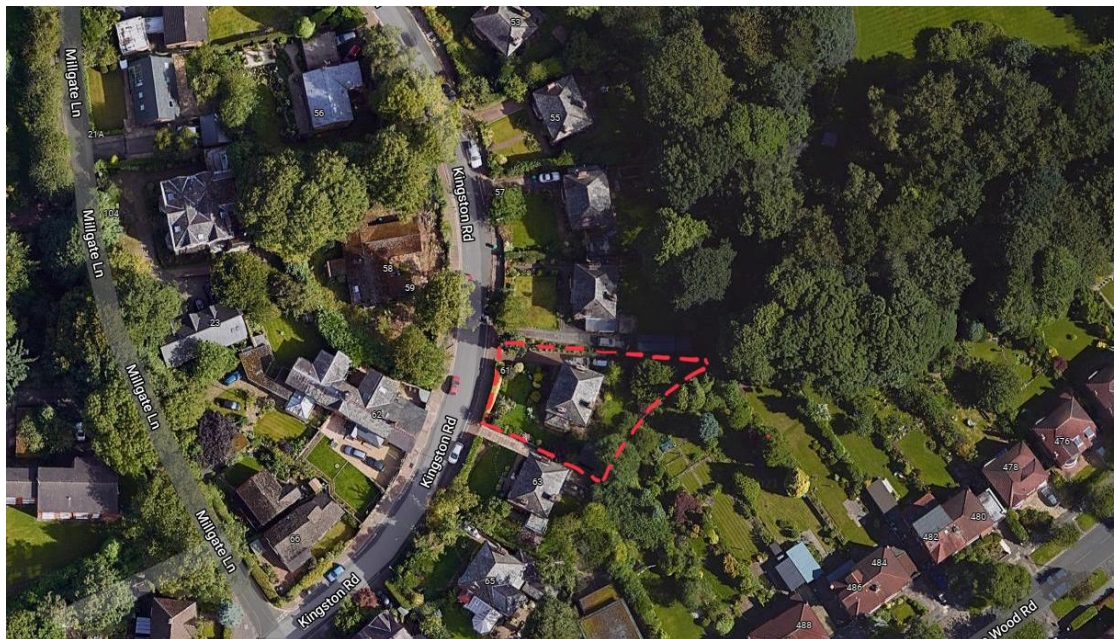
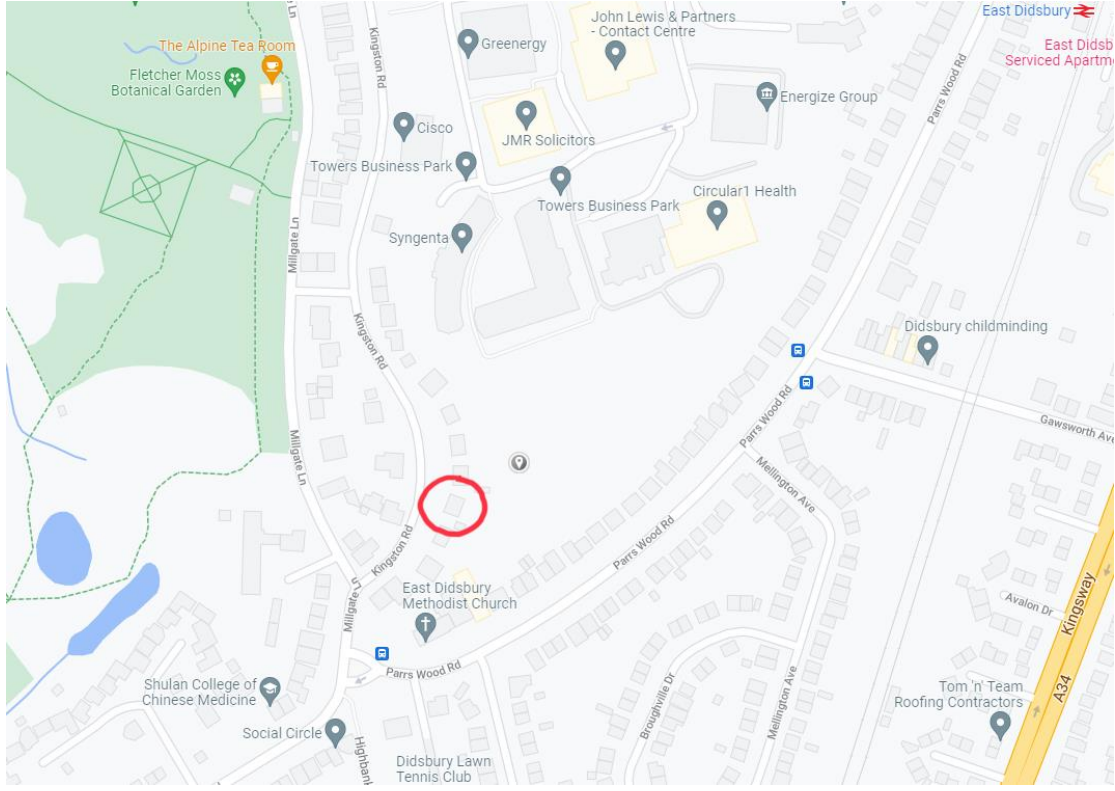


Ref. 352 PL 05
DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS AND EXTENSIONS
61 KINGSTON ROAD, DIDSBURY, MANCHESTER, M20 2SB



This statement has been prepared in support of the application for Householder Planning Permission to alter and extend the existing dwelling at 61 Kingston Road, Didsbury.

LOCATION

The application site is located to the southern end of Kingston Road and lies within Manchester City Councils Didsbury St James Conservation Area.

The Conservation Area is centered on the historical core of Didsbury less than a mile to the north of the application site, but the individual private houses along Kingston Road and surrounding streets are included on the edge of the Conservation area.

The trees and parkland which sits behind the houses to the north of number 61 (number 61 backs on to private gardens of houses on Parrs Wood Road) was once part of the grounds of the historic Shirley Institute and the setting for The Towers, one of the most significant private houses in Manchester.

The character of the Conservation area is unified by the leafy backdrop and well wooded appearance provided by trees and planting surrounding properties. The parkland to the east of Kingston Road forms a typical backdrop to the row of houses north of number 61.

Many of the houses to the southern end of Kingston Road were built in the early 20th Century but these are interspersed by more modern replacements.

Number 61 is one of a row of similar style houses built in the 1930's along the east of the curving Kingston Road. Most of the properties have been extended or altered from their original construction.

APPLICATION SITE APPRAISAL

Built on the outside of a curved road, the plot at number 61 has non-parallel side boundaries and the north eastern corner extends to a point where the historic wooded parkland meets a junction between the back gardens of houses on Kingston Road and Parrs Wood Road.

The existing 4 bedroom house sits in the middle of the modest plot (area approx. 640m²) and is set back from the road (approx. 12m) behind a brick boundary wall and a mature planted front garden.

There is space either side of the existing house to allow views to the leafy backdrop (approx. 3m min to the northern boundary and 5m min to the southern boundary).

The curved rear boundary has mature planting which screens views to the distant houses on Parrs Wood Road.

There are a number of mature trees on the site of various species and sizes.

The existing house at number 61 was built around 1930, one of a row of 6 no. built to the same design.

No.61 has remained relatively original except for window/door replacements and a single storey side extension to the southern elevation which has not been added recently.

There are timber outbuildings (shed and summer house), age unknown, in the rear garden.

The style of the house and materials used are of the period of construction and locality. The property has red brick walls and a slate roof. Replacement upvc windows have been installed but with frames to proportions and style to match the period and have lead glazing bars to the front and sides windows.

The general condition of the property is good for its age.

PLANNING HISTORY

A desk top study has revealed a couple of relatively recent planning applications for no.61.

- Front boundary brick wall and gate posts 2019
App no. 122471/FH/2019 Approved
- Works to trees 2010
App no. 092556/TCA/2010/S2 Approved

Planning Applications have also been approved to many neighbouring properties (including most on the row) including nos. 59 and 63 on either side.

- No. 59 Kingston Road (northern boundary to no.61)
App no. 129372/FH/2021 Approved (not yet constructed)
Substantial 2 storey rear extension (including 2nd floor) and single storey side extension.

- No. 63 Kingston Road (southern boundary to no. 61)
App no. 112103/FH/2016/S2 Approved
2 storey side extension and single storey side and rear extension.
Constructed on the boundary and partially infilling the available space between properties.

DEVELOPMENT PROPOSAL

The current householders have only recently bought the property. The wish to make the house a family home for years to come allowing them to take advantage of local living, education and work facilities. They propose to add a modest 2 storey side/rear extension which will enhance and modernise the family living area on the ground floor and improve and update bedroom and bathroom facilities on the first floor.

It is also proposed to build a modest detached single garage and storage outbuilding at the end of the existing driveway in the north eastern corner of the plot.

DESIGN PROPOSALS

DEMOLITION

It is proposed to remove the existing rear outbuildings on the site. The timber frame shed and summer house (age and origin unknown, but installed within the last 30 years?) will be removed and replaced by the new garage outbuilding.

2 STOREY EXTENSION

The proposed 2 storey rear/side corner extension will allow improved and modernized internal family accommodation. External rooflines and style will match the existing and will be set back from the front elevation allowing the original front elevation and style of the house to be maintained and visible. The previous single storey extension will remain and internal accommodation upgraded. External materials, style, features and fittings will match the existing.

DETACHED GARAGE OUTBUILDING

The proposed single storey outbuilding is modest in size and scale. There is no garage building on the site as existing but it is likely that there has been in the past and the location would have been as the proposed.

The scale and style of the proposed building will match a similar structure built over the boundary at no.59.

External materials, style, features and fittings will match the main house.

LANDSCAPE

Minimal alterations are proposed to the existing landscape and planting on the site.

However, a mature tree will need to be removed to allow construction of the outbuilding (see following section.....).

IMPACT ON TREES

General low level pruning and maintenance will be required to trees, hedges and shrubs adjacent to the building to allow for construction access and where existing outbuildings are removed.

A single tree (ref. T4 – mature Yew) will need to be removed to allow for construction of the proposed garage building.

Details and justification for removal can be found in submitted tree reports (ref. LTM0386 Arb Impact & Method Statement).

New/replacement tree and shrub planting is proposed in mitigation.

IMPACT ON NEIGHBOURS

The potential impact of the proposals on the neighbouring properties on either side has been considered and the home owners consulted.

The concerns of the neighbour at number 63 to potential overbearing of a previous design were listened to and replaced with a more modest extension set back to be in line with the corresponding extension at number 63. Existing side facing first floor windows will be removed by construction of the new extension.

PLANNING & HERITAGE

The proposals have been designed to respect and comply with the requirements and character of the Conservation Area, and current planning policy and guidance.

Proposed extensions integrate with the original house and are reduced in scale or set back from the original building. The character of the area, with open gaps between buildings, and a leafy/wooded backdrop will be maintained. A gap of over 3m will be retained between the proposed 2 storey extension to no.61 and the extension to no. 63 which has been built on the boundary.

Materials and details proposed (especially on street fronting elements) will match the style and quality of the original building. Proportions and scale are respected. Replacement and new materials and fittings will match the style and quality of the existing house and locality.

The street boundary will not be altered.

ACCESS

Exiting access arrangements to the front and rear of the property will be maintained and improved.

SUMMARY

The character of the Conservation Area is identified by the setting of individual properties on regular plots lining the street, with the appearance of a leafy and wooded setting. This will be maintained with the current proposals.

The proposed alterations and additions to number 61 Kingston Road maintain and respect the style, scale, proportions, and position of the existing building.

The landscape features to the front of the property will be maintained. All new and replacement materials will match the style and quality to reflect and enhance the character of the area.



61 Kingston Road – front view as existing



61 Kingston Road - front as existing



61 Kingston Road - rear as existing looking towards no.63