

Upper 28-30
King Street
Manchester
M32 8AE

info@loopsystems.co.uk
www.loopsystems.co.uk

28 Demesne Road, Whalley Range

Introduction

This statement has been prepared on behalf of our client in support of an application for planning permission for a single storey side extension at 28 Demesne Road, within the borough of Manchester.

Site Location

The application site is 28 Demesne Road. Demesne Road is a residential street running between Withington Road to the west and Princess Road to the east, south of the City Centre.

The area is residential and lies within the Whalley Range Conservation Area.

Whalley Range Conservation Area

The conservation area was designated in October 1991, with boundaries drawn to include some later housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west.

According to the Planning guidance, the area consists of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development.

Most vacant sites have now been built upon and development pressure has more recently turned towards applications for demolition of the old large houses and the subsequent redevelopment of their sites.

Several buildings in Whalley Range are individually listed by the Department of the Environment.

Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities.

Existing Property

No. 28 Demesne Road is located on the South side of the road and is a large detached property, designed to Passivhaus standards.

The property received planning permission in April 2012, application ref 098482/FO/2012/S1. It later received further approval in March 2016 to subdivide the single dwelling house into 2no. dwelling houses, application ref 111425/FO/2016/S1.

The Proposal

The proposal is to extend no.28 with a new single storey side extension to form additional accommodation at ground floor level.

The design of the proposal has been carefully considered in relation to the original dwelling and its setting. The extension will make better use of space to the side of the property which is overshadowed by the adjacent properties and not really utilised as amenity space.

The extension respects the scale and proportion of the original dwelling, maintaining harmony with regard to building heights, the type and the colour of materials.

The side extension is approximately 3.5m in width, which is less than half the width of the existing property. The side extension will not be seen from the street as it sits behind the front property, 28A Demesne Road.

The roof and eaves have been designed so as to match and complement the existing roof. The eaves level of the extension corresponds with the terrace level of the original house. Drainage to the proposed roof will be designed to be set away from the terrace and to fall into the existing drainage away from the boundaries. The ridge of the extension has been designed at approx 4m high. The extension as designed would fall within the parameters of permitted development.

Windows have been designed to match those of the existing.

Due to the setting of the property, the extension would have very little impact on the amenities of neighbouring properties and surrounding area, including the trees and landscaping. The proposal would see no change to the existing parking provision.

Materiality and Sustainability

In line with the guidance set out in the Conservation area, materials have been proposed as a like for like with that of the existing dwelling.

As the existing dwelling, the proposals have been designed with a high consideration of sustainable design. The extension has been designed to be constructed using sustainable methods of construction with a high level of insulation. Utilising breathable and natural construction materials, the thermal mass will help regulate (buffer) the indoor temperature from day to day environmental temperature variations. Materials will be chosen for their environmental rating, particularly with respect to embodied carbon and sourced as locally as possible to retain a low transport footprint.

A minimal palette of materials has been utilised so as compliment the aesthetic of the proposal to make the scheme visually successful. The extension will be finished in materials to match those of the existing; timber windows, rendered walls and eco tiles to the roof. The rear facing elevation of the extension has been proposed to be clad in timber, utilising British sourced Timber. The timber, whilst more contemporary in its aesthetic, would offer a natural finish to the ground floor level of the property, in keeping with the exercising landscaping and tie in with the timber of the terraced area above.

Due to its location, this would be screened from the surrounding area. The rest of the extension as noted above, will be finished in an insulated rendered finish to match the existing property.

The main roof will be eco tiles to match the existing.

No trees at the property will be affected by the proposed development. The timber fencing to the boundary will be replaced by the rendered wall of the extension. All drainage will be directed to fall within the properties boundary.

The well designed proposal will contribute positively to the area, enhancing environmental quality and promoting sustainability.

Summary

As noted above, the proposed extension will not be visible from the front of the property and thus will have minimal effect on the existing property and setting visually.

A critical factor in the end result is completion of the detailing in an appropriate manner. High quality materials and detailing will be used throughout to preserve the architectural quality of the building.

We believe the proposals demonstrate high quality design and a clear design process that is thorough, well thought-through and carefully responsive to its context.