

PLANNING, DESIGN & ACCESS STATEMENT

**7 CHEQUERS ROAD
CHORLTON
MANCHESTER**

Aug '21
AS759|DMR|E
Revision -

Prepared On behalf of Ms S Da Silva

Introduction

- 1.1 This statement sets out the process that has led to this application and explains and justifies the scheme in a structured way. It has been prepared by Cube Architecture and Design in support of a householder planning application for 7 Chequers Road, Chorlton on behalf of the current homeowner.
- 1.2 The purpose of this report is to set out the intentions of the proposals and to demonstrate how the design appropriately accords with its geographical and planning backgrounds and contexts. This document has been undertaken to contain a level of detail that is proportionate to the complexity of this application and the extent of the proposed works.

Background and Location

- 2.1 The application property can be found at No.7 Chequers Rd, Chorlton, Manchester and falls within the Wilbraham Road / Edge Lane Conservation area. Chequers Rd lies between Acres Rd (to the west) and Wilton Rd (to the east) and can be accessed from High Lane to the north or off Beech Rd to the south.
- 2.2 The application property is a two-storey Victorian end terrace sitting as the northernmost property at the end of a cluster of 8 terraced dwellings. The style of the house is typical of the surrounding area. The property was originally a two-bedroom dwelling but has been extended in c.2003 to a 3 Bed property with one bathroom and one En-suite off the master bedroom.

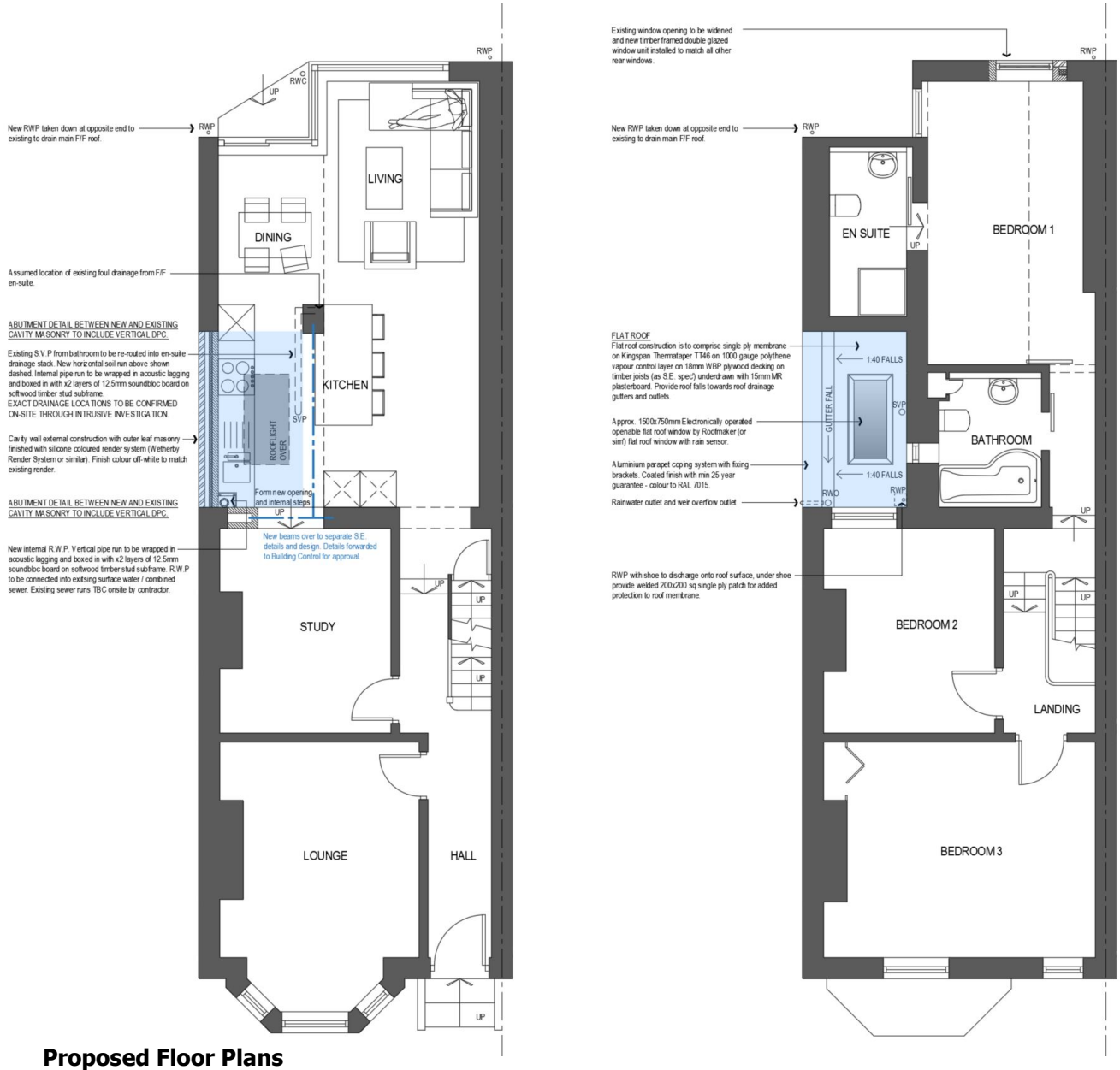


Planning History

- 3.1 **Ref. No: 068132/FH/2003/S1 | Validated: Fri 16 May 2003 | Decided: Thur 10 Jun 2003 - Approved**
Description: Erection of a two-storey rear extension to form additional living accommodation
Address 7 Chequers Road Chorlton
- 3.2 A search of the recent planning history shows one previous application for the property which was approved by Manchester City Council in June 2003. The approval granted permission for a two-storey rear extension which was implemented at the time. The architectural dialogue of the extension creates a deliberate juxtaposition between the original house and the later additions with a more contemporary materials palette being utilised for the extensions.
- 3.3 Material used for the c2003 elements include natural stone plinths, with an off-white rendered finish to the ground floor façade with lead panel cladding to the first floor walls and stained timber windows throughout. These later extensions now appeared tired having suffered detrimental weathering and staining.

Proposals

4.1 The application seeks approval for a small single-storey infill extension to the side of the property of 5m2 in area. The additional ground floor area will provide a more suitable kitchen area for a 3 bedroom property of this size. The proposals also include rejuvenation works to the c.2003 extension which include replacing the stained and badly weathered lead cladding with new timber cladding and painting re-painting and staining the existing render and timber window frames respectively.



Proposed Floor Plans

- 4.2 The new replacement cladding will be predominantly from charred timber cladding boards to retain the light-dark contrast between the existing ground and first-floor elements. Accent sections of cedar cladding will be introduced to offer visual interest and accentuate the first-floor window zones.



Existing Rear Elevation



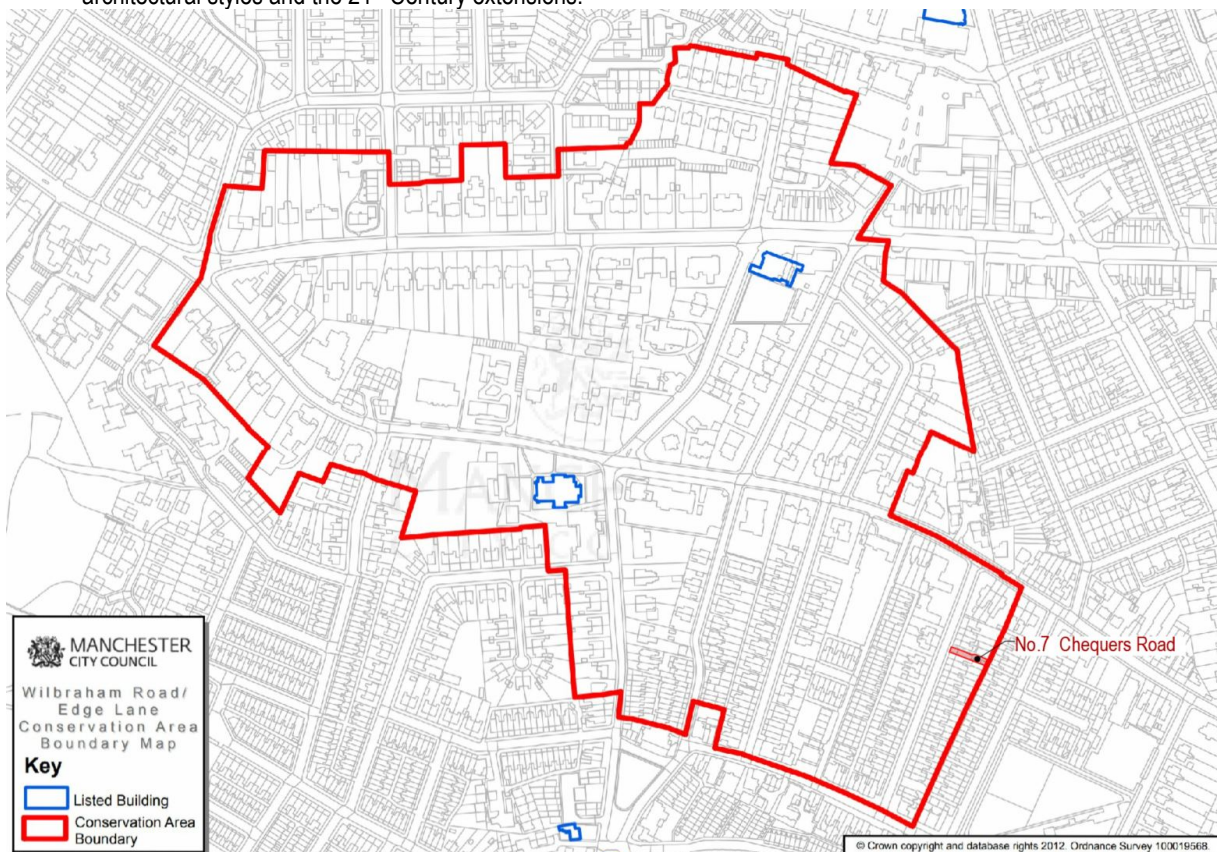
Precedence Image



Proposed Rear Elevation

Heritage Statement

- 7.1 No.7 Chequers Road is a semi-detached Victorian property situated within the 'Wilbraham Road / Edge Lane Conservation Area'. Chequers Road has a mix of property styles from the same era, some are two-storey whilst several have front-facing dormers making these properties 2.5 storeys. All properties have attractive street-facing façades with feature brickwork, timber detailing and typically ground floor bay windows. The side and rear façades are more utilitarian in design and have little architectural merit which is typical for properties of this period.
- 7.2 Recent rear extensions on the street have set a clear precedent for contemporary additions which do not harm the character of the Conservation Area. The application property is an example of this which combines traditional and contemporary styles to create a successful juxtaposition between the original Victorian architectural styles and the 21st Century extensions.



Conclusion

- 7.1 The proposed works are to the non-prominent elevations, furthermore, the new cladding is being installed on the more recent additions. The materials being selected are timber cladding which is suited to the leafy suburban character of the area. Timber is a traditional building material and carries and is present in part on the original facades, the proposals take this traditional material and utilise it in a contemporary fashion to maintain the prevalent contrasting architectural styles between old and new/
- 7.3 The proposals are not visible from the street and have no impact on the existing street scene and therefore will not have an adverse impact on the Conservation Area.