



Design & Access Statement for 7 Elsmas Road, Clayton Bridge. M40 1QG

This statement has been prepared to comply with a validation procedures of the city council. The location within the conservation area means a design and access statement is required for the proposed dormer window to the rear of the property.

The property is a mid terraced Victorian dwelling within Gravel Lane Conservation Area. The proposed dormer window will allow an additional bedroom to be created within the attic space of the property. The dormer will be clad in vertical hung slate tiles to match the existing roof slope.

The position of the proposed dormer to the rear will not be visible from Elsmas road, or surrounding roads. The dormer is set behind the eaves level and will not result in shadowing of neighbouring property.

Note next door at no.5 Elsmas, has had the same dormer approved, so we feel our dormer follows the same guidelines as far as look and materials used to match this.

Planning Policy Framework

Relevant policies of the UDP and SPDs are noted as being policy H2.2 and DC18 of the UDP and section 11.41 to 11.46 of the Guide to Development in Manchester. The Conservation area appraisal is also a useful reference in assessing this development.

The appraisal explains the character of the area comes from the layout of the buildings and set back from the highways and the detailing of the front of the houses. Building materials are also mentioned and include bricks and slate roofs. The proposed dormer is to the rear and will have a slate finish; therefore, the proposal will not compromise the listed reasons and main character traits for the area being classified as a Conservation Area.

Policy H2.2 advises that the city council will not allow development, which will have an unacceptable impact on residential areas. The matters which the city council will consider in coming to such decisions are stated to include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution. The proposed dormer is not visible from the street scene and so the dormer has a minimal impact in terms of the appearance of the development from the street. Otherwise, the dormer does not impact upon these other variables.

Policy DC 18 advises the council will seek to preserve and enhance the character of its designated conservation areas by the careful consideration of amongst other things:

- a. The relationship of new structures to neighbouring buildings and spaces;
- b. The effect of major changes to the appearance of existing buildings;
- c. The desirability of retaining existing features, such as boundary walls, gardens, trees (inc street trees)
- d. The effect of signs and advertisements;
- e. Any further guidance on specific areas which has been approved by the council

In response we advise that it can be considered that:

- The design, and materials are appropriate to the location;
- Views into and out of the conservation area are safeguarded;
- Appropriate levels of amenity are afforded to the occupiers of nearby property by way of privacy and sunlight;
- Account has been made of the special policy designation, the conservation area status, by incorporating slate sides to the dormer:
- The proposal does not impact upon the street scene:
- There is no undue loss of garden space as a result of the proposal:
- The proposal preserves the character and appearance of the conservation area.

In conclusion there is a need for the applicant to extend the property and the scheme presented provides a suitable dormer window for the applicant's requirements. The applicant is happy to construct the dormer in appropriate materials, slate and timber. Consequently, we feel that the character of the street scene and the wider conservation area will not be adversely affected by the proposal. We respectfully request that this application is approved.