



DESIGN AND ACCESS / CONSERVATION STATEMENT

11 South Drive

Chorlton

M21 8DX

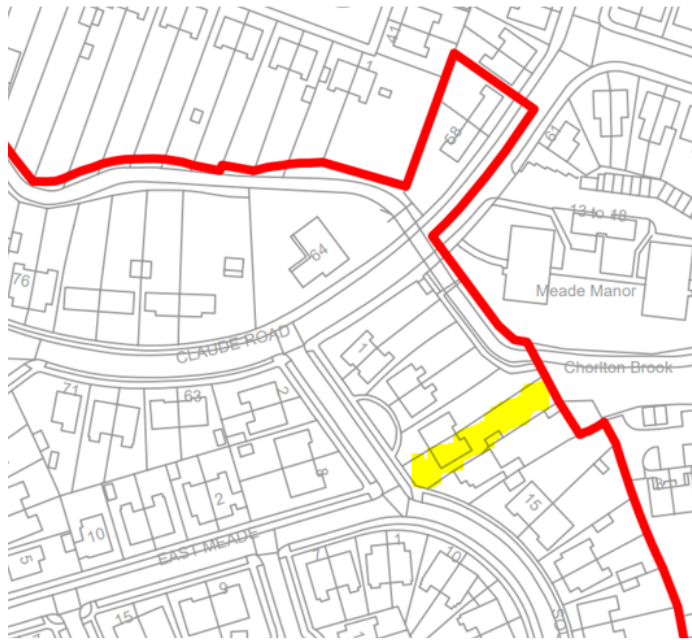
May 2022

INTRODUCTION

This statement has been prepared by Northedge Architecture on behalf of the client to support an application for –

- Demolition of existing rear conservatory and parts of the rear and side walls to allow access to the extensions
- Proposal for single storey rear and side extensions
- Associated landscaping including patio area and balcony

The property is located within the Chorltonville Conservation Area. Extract below from the council boundary indicating the property is located at the north east of the designated area.



PHOTOS



Fig 1 – View of front of property



Fig 2 – View of rear of property



Fig 3 – View of rear boundary with No 13



Fig 4 – View down side of the property

USE

The proposal remains as a residential dwelling and the extension is to provide additional accommodation for the family.

AMOUNT

The site is approx 450sqm.

The rear extension offers approx 32sqm to the rear some of which replaces the 11sqm conservatory.

The side extension offers approx. 9sqm.

This demonstrates that the proposal is small in scale with little loss of garden amenity space.

LAYOUT

The proposal for the side extension doesn't extend the whole of the side of the property, it maintains some gap between number 11 and 13. There is also sufficient space to the side of the property for bins to avoid them be located to the front of the house.

The side extension provides a ground floor WC and utility space, both of which are not currently not present in the existing property.

The rear extension replaces the low quality conservatory with a modern single storey addition and the single storey rear element to the kitchen allows for a small roof with rooflight that will provide daylight into the open plan area.

APPEARANCE

The side extension responds to the existing design of the front of the property and therefore is in keeping through the hipped roof and mix of render and brick.

The rear extension has a flat roof which gives a more modern appearance. Given that this is not visible from the street and is replacing the low quality conservatory, it is felt the proposal is a great improvement on what is currently there.

There are examples of flat roof rear extensions including the immediate neighbour at number 13 who also has a single storey rear extension.

ACCESS

The existing entrance is retained both in terms of the entrance to the house and the side access to the garden.

The parking spaces are located to the front of the property as existing.

CONCLUSION

The proposal provides additional accommodation for this existing dwelling. There are no extensions to the front thus maintaining the amount of parking and streetscene.

The proposal is a modest side extension to offer necessary amenities.

The rear extension is a modern, higher quality design than the existing conservatory.

The proposal will have a patio area that is dropped down to the existing garden level.

With all considered it is a small scale extension that is designed in keeping with the Conservation Area.