

Design, Access and Heritage Statement

Location	3 East Meade, Chorlton-cum-Hardy, M21 8GA
Proposal	Single storey extension to rear and loft conversion with square dormer.
Applicant	Mr Neil Porter

Location

The site is situated on a housing estate in the Chorltonville conservation area.

Chorltonville Conservation area is described as:

'It is the setting of the houses, with grass verges and tree-lined roads which gives Chorltonville its special garden village character. Isolated from traffic noise, it is a quiet area as the roads do not provide an easy through-route.'

The houses themselves are well-maintained and, externally at least, are virtually the same as when the estate was opened. They consist of a varied range of traditional houses, mostly semi-detached, built in brick, some smooth-finished and some textured.

All have brick relieved by render at first floor level or down to the ground floor cills. A few are also half-timbered on gables at first floor level. Originally all the roofs were plain red tiles but now some are grey with age and others have been re-roofed in red concrete tiles.'

Existing House and Site Specific

The house itself is the right-hand half of a semi-detached property. It is typical of the arts and crafts movement style. A double fronted main elevation with a gable and canted bay window at ground floor on the left and a setback front door to the right.

The left hand side of the front elevation at 1st floor has decorative timber panelling and white render wrapping round the right hand side elevation stopping at the setback front door. Dull white render picks up from the first floor timber panelling running along the front elevation around the right hand side elevation. Stock bricks at ground floor and also 1st floor at the rear.

The roof is finished in clay rosemary tiles.

Accommodation is arranged over 2 principle floors, with living spaces to the ground floor, with 4 bedrooms and sanitary accommodation at first floor level.

The house has a small parking area to the front, access down the side, and garden to the rear.

Neighbouring properties exhibit many of similar architectural traits and features, although many have been altered to include upvc windows, modern concrete tiles, roof alterations including several in the immediate vicinity that have had substantial dormers on the rear roof planes.

Proposals – Design Principles

The current owner wishes to undertake extensions to the property.

At ground floor level, at the rear, it is proposed to introduce a small single storey square bay flat roof extension across the width of the property. This will be combined with internal alterations to create an open plan kitchen/dining/family room. across the full width at the rear of the property.

At first floor level, internal alterations will re-purpose the smallest bedroom as an en-suite, and also introduce a new stair to gain access to the new accommodation at second floor level.

The principle proposed change is at second floor level, where it is proposed to introduce a square flat roof dormer to the rear to create an additional bedroom with en-suite shower room.

Neither of the proposals will have any impact on the appearance of the front of the property.

Appearance and Materiality

The new rear extensions will be constructed using reclaimed Cheshire brickwork to the lower level whilst the walls will be largely glazed and the roof will utilise a modern dark grey epdm membrane.

The dormer at second floor level will be constructed utilising zinc cladding to the face and cheeks. This will act as a contemporary foil to the traditional elevation materials, whilst also weathering to mimic patinated lead. The roof is in an EPDM or similar membrane.

The windows are proposed to have black frames, similar to a number of other properties on the estate, and although they are proposed to be in UPVC, they will be a traditional flush casement style to closely resemble timber windows in pattern, frame section and style, rather than the cheaper overlapping frame UPVC windows prevalent on adjacent properties.

Heritage Statement

The house and its proposed alterations are in the Chorltonville Conservation area.

Given the diverse array of extensions and alterations, including numerous dormers that have been undertaken at the rear of properties in the immediately surrounding area, we conclude that the character of the conservation area is defined by the

appearance of the relatively intact street elevations of the majority of houses and surrounding roads.

In this instance, the proposals and alterations will not be visible from the street elevation, and we therefore conclude that they will not harm the character of the area as a whole.

Materials will match the existing original house where possible.

Conclusion

In conclusion, we don't believe that the proposals will have a negative effect on the character or appearance of the conservation area. We believe that the proposal should be supported by the council.