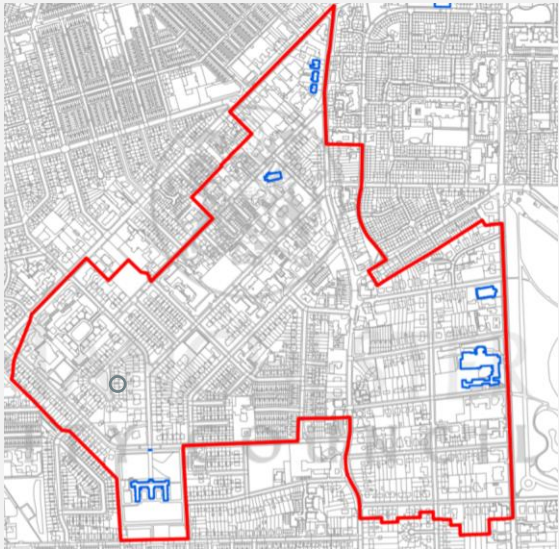


Design & Access Statement : 13 Green Walk, Whalley Range

This document is submitted as a Design and Access statement as additional information in support of a householder Planning Application for the extension of 13 Green Walk, Whalley Range, which is located in a conservation area.



Whalley Range Conservation Area.



Views down Green Walk



The application Site:

The property lies within the Whalley Range Conservation Area, which is situated just south of Manchester City Centre. The area is mainly residential, and is characterised by large detached and semi-detached houses ranging from the Victorian era, of which many have been converted into flats. These are intermixed with late 20th century low-rise flats, blocks of flats, and some more recently built housing. Many of the streets are lined with trees. The property, a period, bay fronted Edwardian semi-detached residence is located in Green Walk , a secluded cul-de-sac with houses gathered round a communal green, lined with mature trees.



Site Location Plan

Design:

Assessment: The existing property is a two storey semi-detached house with a basement. It sits within a street of similar semi-detached houses arranged around a central green. To the rear of the dwelling is a large block of flats that has been extended in recent times.

Involvement / History: There appears to have been two historic applications on the site, one being for the removal of a tree, and the other for the formation of a ramp which is no longer in-situ.

Evaluation: The house is constructed in brickwork with pitched slate roofs. The windows are predominantly timber to the front with UPVC at the back. To the rear there is a small out rigger with a pitched roof shared with the adjoining neighbour. The terrace and the bay to the rear, are not original and were re-built approximately twenty years ago due to tree root damage. The property does not appear to have had many alterations, and is need of a full refurbishment.

Pre- Application Planning Discussion:

The initial proposals were submitted and discussions have taken place with the planning department. This pertained to the extent of work that would require a Planning Application and the principle of the proposals and use of materials. The planning officer advised that 'the dormer should relate to the house in terms of design, scale and materials, either following the route of a traditional design and materials or a well designed contemporary alternative. With respect to the materials for the single storey extension, it was advised that they should be durable, retain their appearance and have appropriate fire treatment.'

Planning Precedent:

In recent years, there have been a number of dormer conversion in the Whalley Range Conservation Area. Several have recently been granted planning permission with the use of contemporary materials in neighbouring streets including; Wood Road, Whalley Road, College Road and Dudley Road.



Front view from Green Walk



Front view from Green Walk



Rear view of house



View of flats from garden.

The proposed work predominantly affects the rear of the house, along with some additional internal alterations.

Ground Floor: The owners propose to construct a small rear infill extension to accommodate a more functional kitchen and dining area for their family. This includes the addition of a raised terrace area, with a privacy screen to their adjoining neighbours boundary. The extension will only project approximately 2.3m and be clad in black timber boards, rendering it barely visible from the road side.

Roof Level: The proposal is to convert the existing loft space to form an additional bedroom, shower room and office space, by the addition of a new rear facing dormer and 3 no rooflights to the front. The roof is in need of urgent repair, and the client proposes to re-roof the front and remaining rear areas re-using the existing slate. The new dormer seeks to complement the existing building by referencing the window heights and widths below. The set back from the side walls, eaves and ridge lines, along with the proposed used of dark grey metal cladding will allow the dormer to visually recede. The proposed dormer, will be almost completely hidden from the front street view.

Out-Building: The proposed out building to the rear and left of the garden, will be primarily to house family bikes and garden storage. It is proposed to clad the shed in black composite slatted cladding board, thus allowing it to visually recede. This factor and it's location at the rear of the garden will mean it also will have limited visibility from the street.



Indicative image of proposal at rear.

Use

The property is a private dwelling and the new extension and loft conversion will be used to allow the formation a large kitchen, dining area, an additional bedroom and home office to provide enhanced accommodation in line with clients needs. The garden outhouse will provide much needed external storage.

Amount

The extension will provide 8.5 m2 of additional floor area and a small terrace, whilst the loft will provide approximately 35m2 of floor space.

Layout

The design of the extension is designed and considered to be in keeping with the existing house and sympathetic to the area.

Scale and impact

The design of the extension is in line with local planning policies for a rear extension. The height is proportional to the existing internal room heights with the roof level below the existing pitched roof of the outrigger.

Landscaping

A new external deck/ terrace area is proposed to provide level access from the house. (This will be between approximately 600 to 700mm above ground level) with steps down to the garden. A small section of fence panel adjacent to the party wall is proposed approximately 1.7m above the terrace level to provide privacy to the property and its adjoining neighbour.

Access

The vehicular and pedestrian access will be retained as existing. Internal access to the proposed extension is as existing.



Indicative image of proposal at rear.

Conclusion:

The proposal complies with the planning policy and guidance at a national and local level, is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents.

The proposed alterations to the dwelling would preserve much of the existing external fabric and detail, whilst offering contemporary additions in a complimentary manner. We believe that the proposal will not have a negative impact on the conservation area and would comprise a high quality sustainable home.