

Design and Access Statement

20 Whitechapel Street, Didsbury, M20 6UB
Extension and remodelling at 20 Whitechapel Street

July 2021



This document has been prepared for and on behalf of Alex and Rosie Thomas.

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1.0 Introduction

The clients Alex and Rosie Thomas are the owners of 20 Whitechapel Street and seek to extend their property to maximise the functionality of their living spaces and upstairs accommodation, and enhance the overall appearance of the property from the rear garden.

Planning permission was granted in December 2020 for a part single storey part two storey extension at 20 Whitechapel Street under the application 12829/FH/2020.

The building works have started on site and unfortunately a drain has been discovered to run directly under the neighbouring extension’s rear wall. This unfortunately prevents the applicants from building in line with the neighbouring extension (No.22) as per the approved plans. As a result, the clients are looking to apply for planning permission for a scheme that solves this issue.

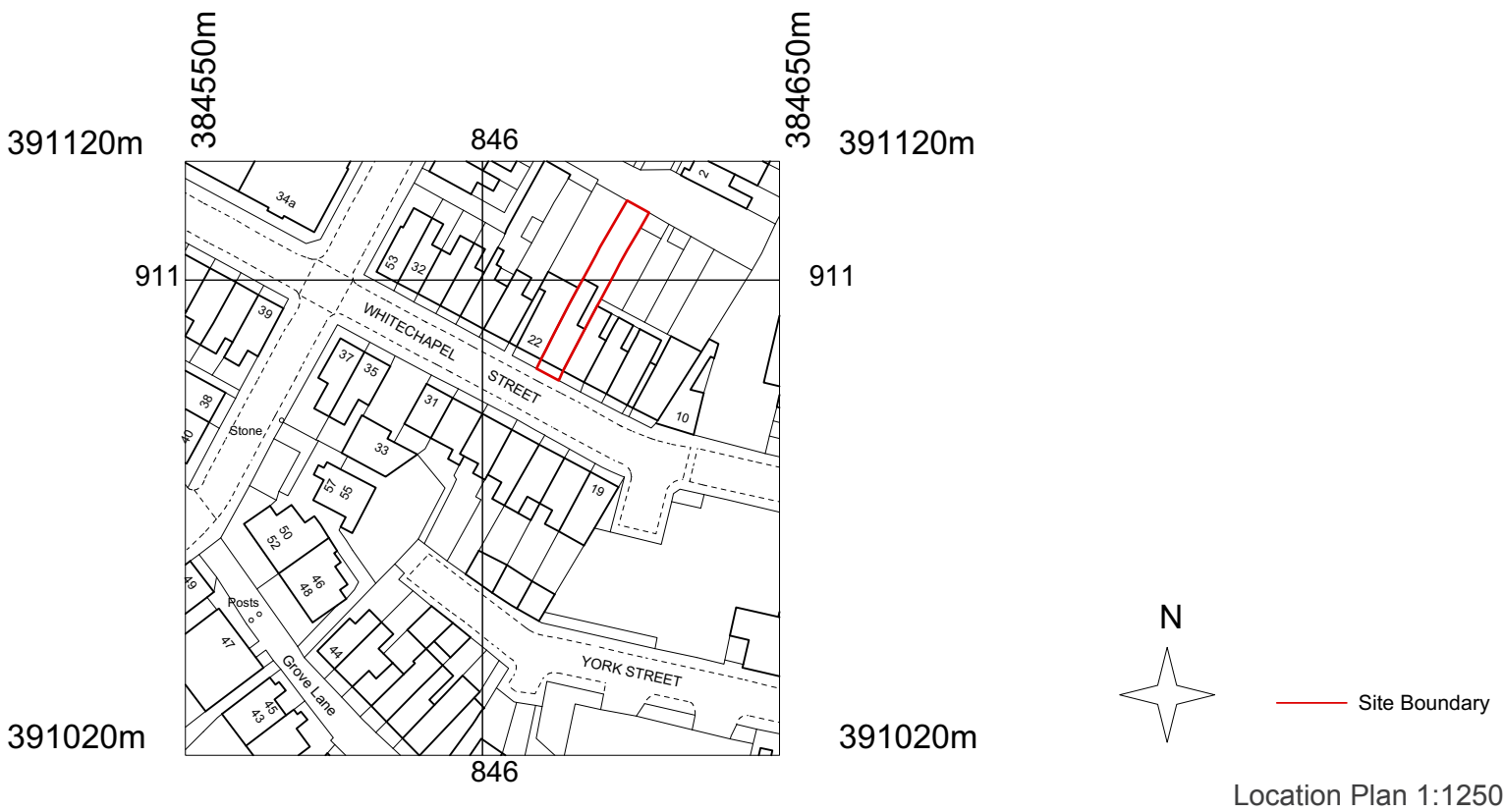
Darwent Architecture Ltd has been appointed to prepare this supporting statement along with the accompanying planning drawings for the re-submission.

2.0 Site and Location

The site is located centrally in Didsbury, South Manchester and is a short walk away from the local high street. There is pedestrian access to the front of the property but no allocated off-street parking. The front elevation is set back from the pavement with a white painted timber fence at the boundary.

The rear garden extends towards the north-east with a greenhouse situated at the rear boundary. The clients have right of access across the rear gardens of No.18-12 Whitechapel Street for wheeling bins out to the main road.

The property is not listed or within a conservation area.



Front of property viewed from Whitechapel Street



Property viewed from rear garden

3.0 Existing Property

The property is a Victorian style mid-terraced house comprising of two storeys and a single storey outrigger. There are two bedrooms and the bathroom is situated on ground floor at the furthest end of the outrigger. The property is located on a long linear plot with pedestrian access off Whitechapel Street only.

The property is constructed in red brick and has a blue slate dual-pitch roof with brick chimneys to both gable ends. The rear outrigger is composed of a lean-to element with Hardrow profiled roof tiles, and a flat roof section. The existing windows are a combination of white painted timber and white upvc, and the rainwater goods are black upvc supported on black painted timber fascias.

4.0 Client Brief

The clients are looking to extend the existing dwelling with the following aspirations:

- Extend to the rear to create a larger and more sociable kitchen / dining space
- Create a separate living room / snug to the front of the property
- Form a new utility space and WC within the centre of the plan
- Extend at first floor to create a larger second bedroom and a family bathroom
- Convert the loft space to form a study, a separate space for the clients to work from home

The following pages illustrate the proposed scheme which aims to improve and enhance the existing property while addressing the above brief.

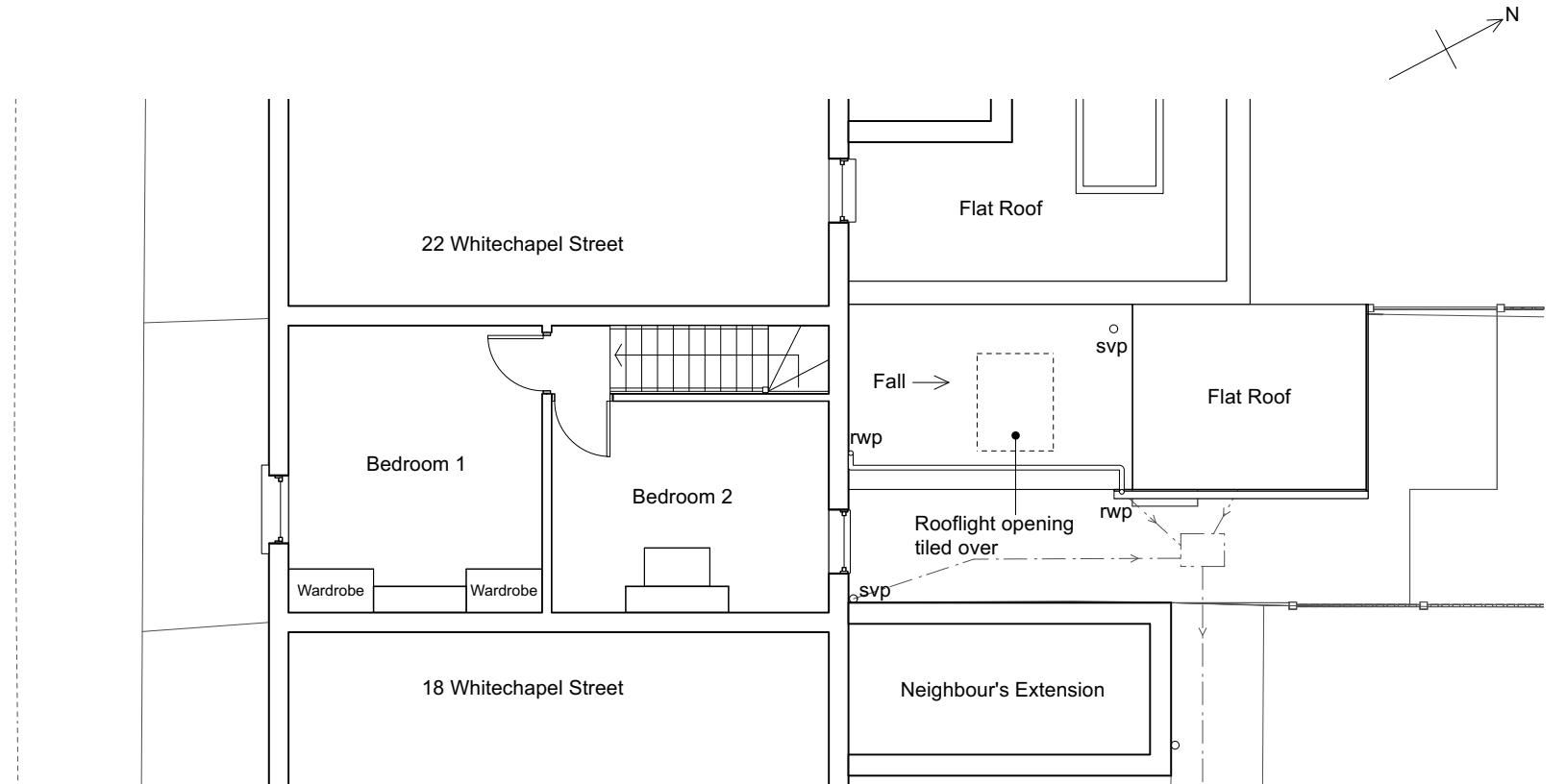


Existing galley kitchen

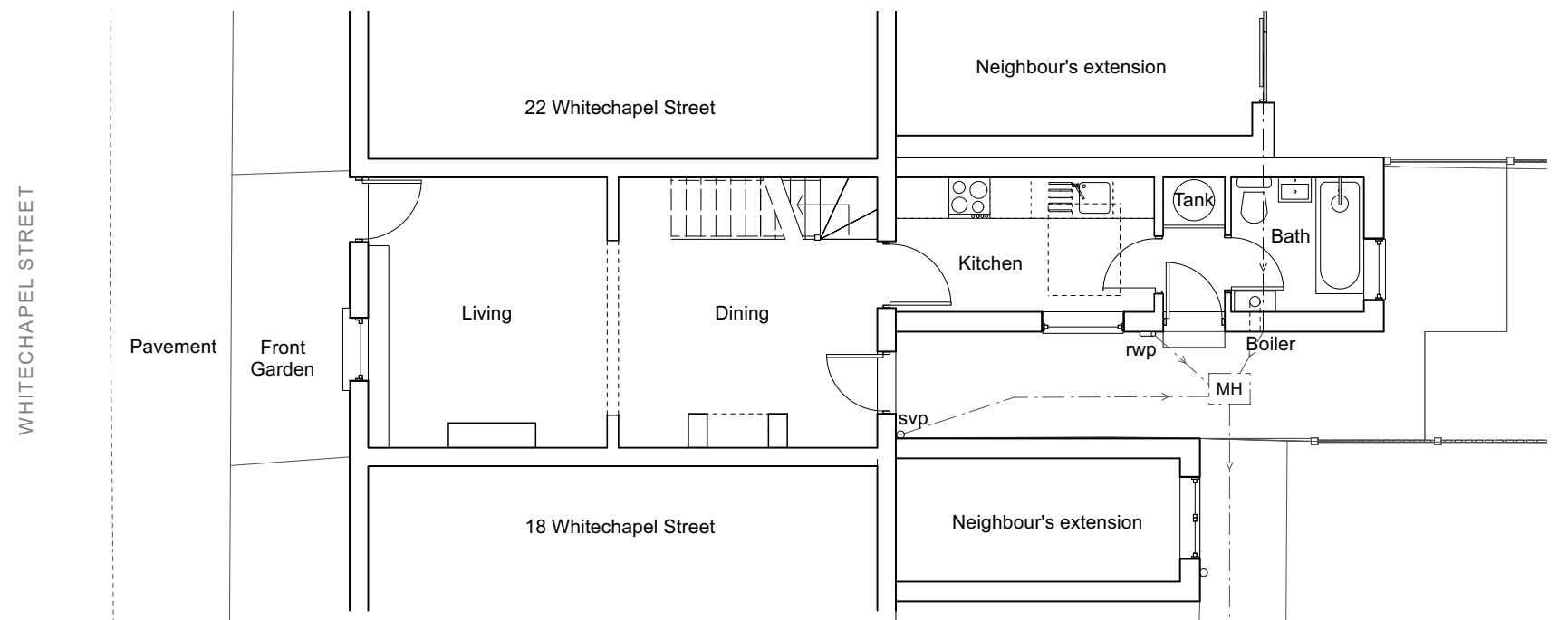


Existing access to garden from living spaces

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Existing First Floor Plan 1:100



Existing Ground Floor Plan 1:100

5.0 Proposed Scheme

The original scheme approved in the 2020 application involves a single storey flat roof rear extension and a two-storey rear extension which steps back at first floor. The applicant is unable to build as per the approved plans due to the discovery of a drain on site which runs directly under the rear wall of the neighbour's extension - please refer to the existing plans which show the drainage route. The proposed scheme for this application therefore extends the rear wall of the single storey element by 1m so that new foundations can avoid the existing drain.

In the revised proposal, the proposed single storey element of the extension projects backwards to a lesser extent than the original extension and is pulled back to preserve access to No.18's garden.

At ground floor, the extension would form part of a new kitchen/ dining space with a small seating area. It is proposed to include a roof lantern over the extension to maximise the natural light entering into the space. The existing house is to be remodelled to provide the property with a practical utility room that is separate to living spaces and a second WC.

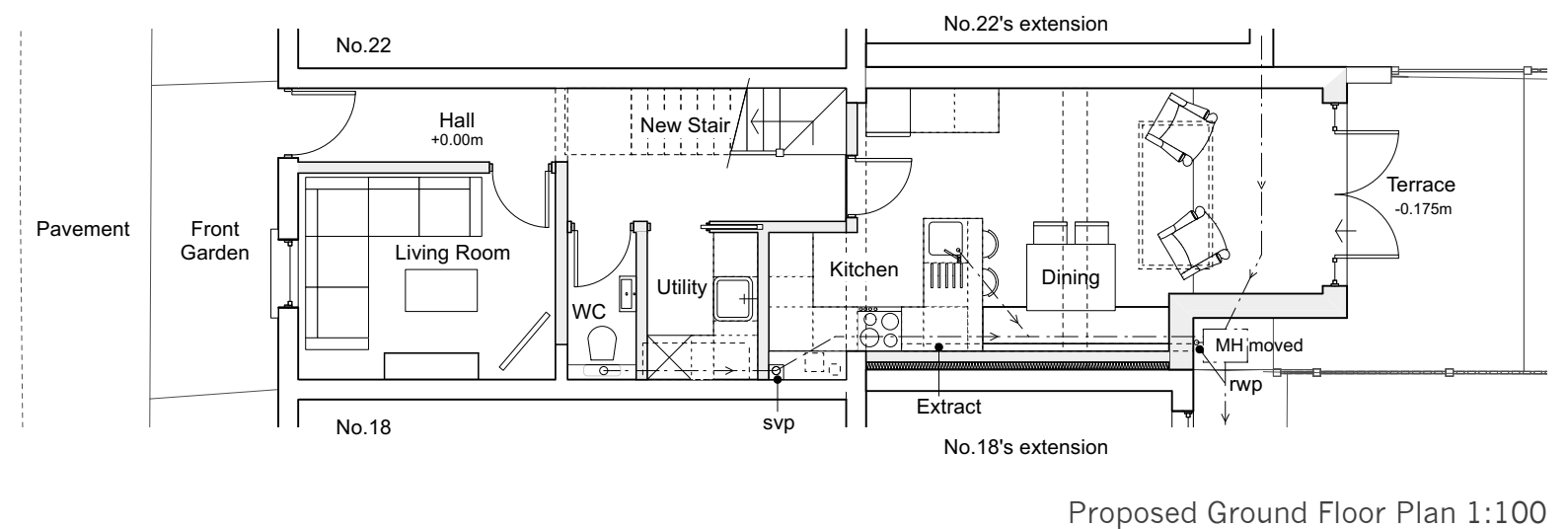
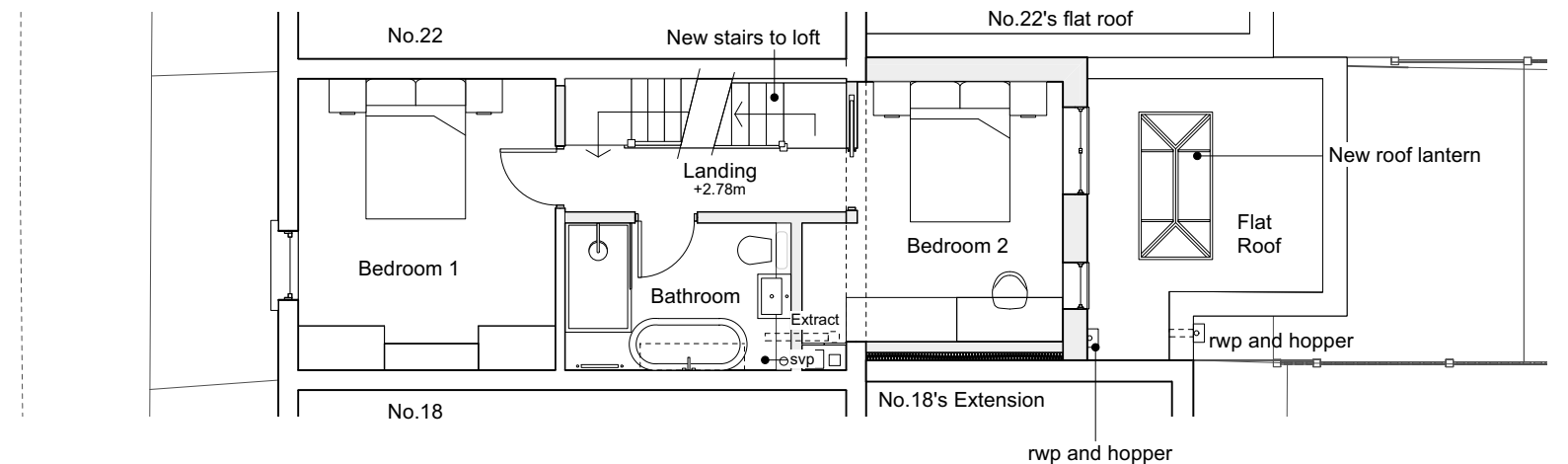
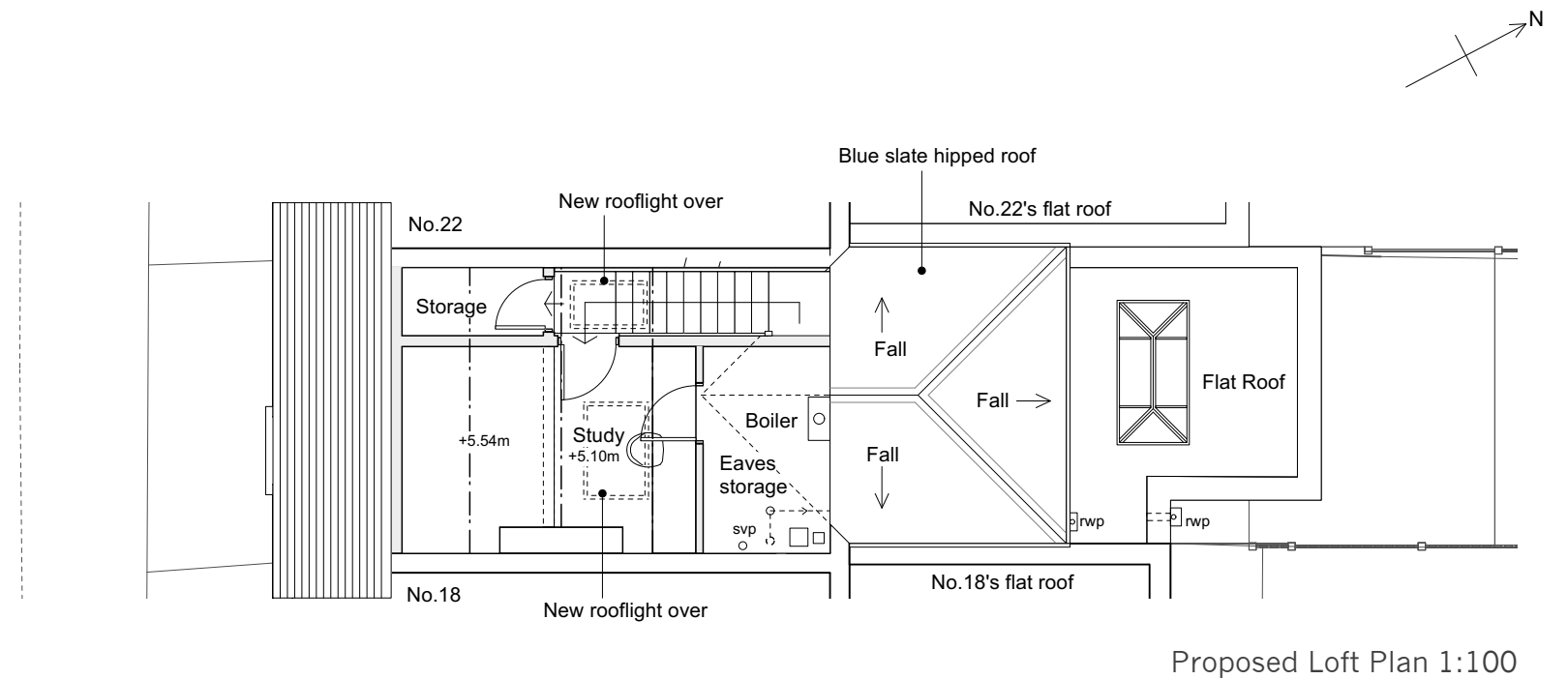
At first floor, the proposed extension projects 3m from the rear wall of the original house forming the second bedroom, which allows for a modest family bathroom to be accommodated at first floor. This proposed projection distance is the same as the first floor extension at 14 Whitechapel Street, approved in December 2016.

It is proposed to convert the loft to serve as a study for the clients to use when working from home. This element of the proposal falls within permitted development rights but have been included within this application for clarity.



View of 14 Whitechapel Street from application site, approved in Dec 2016

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5.0 Proposed Scheme (continued)

Form and Massing

It is proposed to form a flat roof over the single storey section of the extension which is in-keeping with the adjacent extension at No.22 Whitechapel Street. The two-storey element is set back from the extensions of neighbouring properties No.18 and 22 with a proposed hipped roof. This ensures that the Rights to Light of the first floor window at No.22 are maintained as the full extension would fall under the 45 degree rule (please see diagram below).

The proposals aim to work with existing site constraints and are unobtrusive in scale. It is considered that the resultant form is much simpler than the existing extensions and a reflection of approved schemes along Whitechapel Street.

Appearance and Materials

It is proposed to construct the extensions in red brick to match the existing dwelling. The new window and doors are proposed to be in a crittall style powder coated aluminium to enhance the character of the property and create a more contemporary appearance befitting of the original property. The roof lantern will be mostly concealed from all angles by the parapet of the extension and will therefore be inconspicuous in appearance.

The proposed extension would be integrated harmoniously with the existing dwelling and neighbouring properties as a result.



Proposed Rear Elevation @ 1:100



Precedent image of wide crittall style doors

6.0 Access and Parking

There is no existing vehicular access into the site. Pedestrian access is proposed to remain as existing.

7.0 Impact on Neighbouring Properties

The single storey element of the proposed extension projects less than the original extension, therefore posing minimal to negligible impact to this neighbouring property.

As the diagram in section 5.0 of this document shows, the proposed hipped roof of the extension respects the Rights to Light limits posed by the first floor window at No.22.

No.18 Whitechapel Street’s outrigger has windows within close proximity to the proposed extension but none orientated to face the application site. The proposed extension therefore has negligible impact on the privacy or outlook of this neighbouring property.

All proposed window and door openings are orientated to the rear garden and therefore do not cause any overlooking or privacy issues to neighbouring properties. In summary it is considered that the proposed scheme has been designed to have minimal impact on neighbouring properties.

8.0 Environmental Impact

In keeping with Government directives on energy efficient homes, it is intended to construct the proposed scheme to better than current building regulations standards.

9.0 Drainage

New underground drainage will be connected into the existing system. The existing above ground services will be modified and new rainwater goods and foul drainage installed as required.

10.0 Flood Impact

The site is located within Flood Zone 1. A flood risk assessment is therefore not required.

11.0 Further Information

For further Information please refer to planning drawings:

314_PL001 Location Plan
314_PL002 Site Block Plan
314_PL003 Existing Floor Plans
314_PL004 Existing Roof and Landscape Plan
314_PL005 Existing Elevations
314_PL006 Proposed Floor Plans
314_PL007 Proposed Roof and Landscape Plan
314_PL008 Proposed Elevations

12.0 Conclusion

In summary and in conclusion, it is considered that the principle of the extension of 20 Whitechapel Street should be considered as acceptable. The applicant is unable to build the extension as per the approved 2020 application due to the location of an existing drain. This is an unfortunate circumstance and the larger scheme has arisen out of necessity to avoid the drainage run.

The principles of the proposals are the same as the approved 2020 planning application. Extending the single storey further out by 1m is the main difference but there are no privacy or overbearing issues associated with this modification as no facing windows are proposed to the side elevations.

The proposed single storey extension remains non-obtrusive in nature and sits harmoniously with the host building and neighbouring properties.

Overall, the proposals are considered compliant with all national and local policy and have minimal to negligible impact on neighbouring properties. We would therefore consider that the proposed scheme should be considered acceptable.