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**DESIGN ACCESS STATEMENT and HERITAGE STATEMENT FOR NORTHEN HOUSE,
FORD LANE NORTHENDEN, MANCHESTER, M22 2NQ
PROPOSED REAR EXTENSION TO FORM MORNING ROOM, KITCHEN AND DINING RM
and BED RMS / BATH RM, INTERNAL ALTERATIONS TO FORM NEW UTILITY RM ACCESS
REPLACEMENT STAIR TO BASEMENT**

The Project and Historical Impact

The House and former office, C18/early C19 when it was enlarged and altered, of red and grey brick in Flemish bond with slate roof. Round headed doorway with Roman Doric door case and fan light over. Windows with raised sills and flat headed gauged brick.

Modillioned eaves cornice (previously restored) and gable Chimneys.

Forms a group with No 23 attached at left and with St. Wilfrid's opposite

Northern House is a grade 2 listed building (in part), which has been extensively renovated and extended by previous owners over many years, using natural stone materials to match the existing and attempting to retain specific features. The building is presently occupied by Mr. and Mrs. D. Rubin who recently purchased the property. Whilst the building has in the past been extensively modified both internally and externally, some of the modifications have not been in keeping with the building and certainly not retained important features of the original structure.

Our proposal is to erect a rear Two story extension to form extended dining, kitchen and utility rooms bed rms etc. whilst using material similar to those already in use i.e. rendered external wall face, window and door frames of similar features to the existing fenestration.

The existing rear rendered wall has due to neglect become dilapidated and is in need of some repair and maintenance. The gable wall affronting Ford Lane is of rendered brick construction, which over time has been weakened due to both traffic using Ford Lane and severe weathering. The intentions are to make such repairs to the gable walls to both strengthen and improve the appearance of the building.

The proposed extension to the rear of the property would enhance the rear elevation whilst still retaining the character of the structure. The extension when viewed from Ford Lane would have minimum visual impact due to its location being set back from the road.

New proposed windows and doors will be sympathetic to the existing fenestration of the building.

Within the proposed roof over the kitchen/dining rm, it is intended to install an opening roof light – Which would allow a greater degree of natural light within the building and allow for the enhancement of the oak existing features presently within the kitchen. This would allow natural light to flood the very dark area to the rear of the proposed extension.

A new access stair is proposed to the existing basement to allow safer access and egress, this will replace the existing difficult and possibly dangerous stair. The proposal will comply with all aspects of the latest building control requirements under part K of the regulations.

The new stairs would allow further modifications to the internal layout of the ground floor to enhance the efficiency of the floor area.

Generally, the external appearance of the building to the front and gables will not be affected the rear extension will be sympathetically modified using similar materials to those existing. All works are to comply with the LA or Private building control requirements for traditional construction methods of work. All works to comply with both British standards and codes of practice.

The proposed scheme would give far greater privacy from adjacent neighbors, far greater security to the property as a whole and allow the proposed room to be used to its full and intended potential.

Our clients have a young family and clearly need space to grow. The proposed scheme would allow the children to play/study, sit in privacy and safety within a warm environment, as well as our clients to sit and view the pleasant surroundings of the extensive maintained garden from the warmth and protection of the structure / morning room.

The proposed development will NOT affect the existing historical features of the premises, i.e. Front Elevation, internal front rooms to both ground and first floor, all features are to be fully retained and protected at all times where possible, in accordance with building control / planning requirements.

Summary of Histories

The building is set within a small hamlet of the former village of Northenden opposite an old church and Graveyard which gives the village a quiet feeling and tranquil ambiance, Ford Lane was originally named after the ford crossing the river Mersey, it gives access to the larger Northenden town and Greater Manchester as a whole. Whilst our client are intending to carry out such works to maintain the external façade its historical values, the buildings true History has been clouded by previous alterations to the building, however, this project aims to retain as much as possible what is left of the values.

Internal / External proposals

Internally the only modifications are to the rear Kitchen / dining area of the ground floor which has seen various degrees of transformation over many years by numerous former owners.

First floor, the rear bedrooms and bathroom are to be extended to accommodate the growing family of Mr. and Mrs. Rubin.

Impact Statement

The proposal is to extend the rear of the property and to reduce any significant impact on the original structure and therefore NOT effect the historical heritage of the existing structure. Note the building by way of the alterations will improve the structural stability and extend the life span of the building.

We have assessed the impact of the proposal and would deem the scheme to have little or negligible impact on the existing structure and its heritage, the proposal is intended to extend and improve the building life span.

Method Statement

The works are to be carried out in compliance with all necessary statutory authority requirements and regulations in keeping with all British Building Standards and codes of practice for good workmanship and materials. All building materials will be of suitable quality and standards to meet building control compliance. A traditional method of construction will be adopted in order to meet the standards using professional contractors and recognized standard building products.

Justification for works

The works in question are to improve the original structure to where possible increase the life span and to upgrade the facilities to bring the building into the 21st Century, upgrading wiring, plumbing etc. and to increase the living and service areas to comply with modern day living standards

Works include the re-modelling of the basement access to form a safe route to the basement which complies with the latest building reg standards for health and safety, extending and modifying the kitchen to

accommodate a utility service area and therefore improve the drainage to the site this will separate the service areas from the living area.

First floor, Enlargement of the rear bedrooms and bathroom including the introduction of additional en-suite facilities to afford additional privacy for the family members

Site

The site itself is located on Ford Lane, within a small hamlet consisting of a number of cottages and Church grounds of St Wilfrid's, between Church Road and Royle Green Rd, Northenden.

Heritage/ History

It is important to retain the building heritage of the area as an inherent feature as much as possible, this scheme aims to preserve that heritage, maintaining construction features and detail that would be lost to future generations, preserving the natural beauty of materials and House construction, whilst still providing a functional development that satisfies all requirements for the property owner.

The buildings historical background is unclear due to the number of owners and modifications over a number of years, however, the buildings main features to the front of the building are to be kept, maintained and protected. This includes front fenestration windows, doors internal walls, ceilings to the ground and first floor which will be retained in full.

Waste facilities

The proposal does not have any effect on the existing waste storage and collection facilities as these are located away from the proposal and within easy access for removal on collection days by the Local Authority collection service.

Drainage

Drainage for surface water will be allowed to naturally drain and disperse to existing surfaces and therefore the installation of new drains is not envisaged. The site we understand is not within a flood risk area although sufficient existing drains are available on the site to remove any high volume capacity of surface water during any storm surges.

The existing drains are to be inspected, repaired or replaced as necessary to allow an extended life of the drain system for the future of the property

Crime

Crime in any community is always a problem and as such must be combated, however, with the close neighbour hood watch kept on the properties in this small hamlet, crime or vandalism is very rare.

The proposal development is located in such a position to afford a degree privacy and security.

Amenities

The site is ideally located close to all central amenities of banks, leisure facilities, shopping and schools in the area. The very large shopping centre of both Northenden, Wythenshawe, are located within 10mins drive from the development

Transport and road links

Public transport in the area is excellent both for bus and rail, with frequent and efficient services to all parts of the Lancashire, Yorkshire and Greater Manchester.

Public alighting stops for buses are within 1 mile of the site

Local rail network links from Northenden are located approx. 2miles from the site boundary.

Palatine Rd and Princess Parkway are the main arterial route into the town centre and connects via interlinking routes to the M60 motorway and therefore direct links to all parts of the country using the motorway system

Airport

The nearest and most accessible airport is Manchester International airport is approx 30mins drive away using the motorway networks

Conclusion

Our client's proposals aim to retain all specific features relevant to the Grade 2 listed building, whilst enhancing and using space within the site for the future comfort of the household. The quality of the structure, detail and design will allow the infill of the recessed area of the building to become usable and provide a slightly larger living space and play area for our client and their young family. Being able to view the gardens and play in a degree of comfort under the sheltered and weather resistant thermally efficient roof.

The proposal, its scale and choice of materials suggest a familiarity of domestic architecture and that of the historical nature of the building making it easier for the present owners of the property to identify with the buildings and surroundings.

To many recent developments have been poor copies of local styles with no identity offering no sense of place, whereas this proposal responds to the site, the immediate environment and most importantly, to the needs of the family and present owners that inhabit this property

REV A 07.07.2021 JK

REV B 12.07.2021 Updated information and clarification of works JK