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DESIGN | ACCCESS | HERITAGE

3 Meadow Bank,
Chorlton,
M21 8EF

1.0 PROJECT INFORMATION

1.1 Type of Application:

This statement accompanies the detailed planning application for extensions and alterations to 3 Meadow Bank, Chorltonville

1.2 Location of Proposed Development:

3 Meadow Bank,
Chorlton,
M21 8EF

1.3 Description of Proposed Development:

The extension and conversion of the existing single storey garage into habitable accommodation, addition of a ground floor terrace with steps down to garden level, roof alterations in association with a loft conversion.

1.4 Document First Compiled:

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1.5 Architect:

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2.0 CONTEXT

- 2.1.1 3 Meadow Bank lies within the Chorltonville Conservation Area. Manchester City Council website describes the Area;

“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”.

- 2.1.2 The local authority website describes the architectural details commonly found on the Arts and Crafts style houses of Chorltonville;

“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.

There are numerous details which give a special character to the area such as:

- *canted bays which have the side windows splayed at an angle; sprocketed roofs, which have a gentler pitch towards the eaves;*
- *contrasting quoins, which are the large stones at the outside angles of walls;*
- *circular windows and arched openings to porches, with brick or tile voussoirs (wedge-shaped bricks);*
- *chimney stacks which are cruciform in plan;*
- *glazed brick window cills;*
- *a variety of gable motifs;*
- *stained glass windows and corbelled brackets which project successively more in each course to support overhanging eaves or porch roof”*

- 2.1.3 The Chorltonville Conservation Area is centred on a village green, The Meade. Meadow Bank is one of 12 roads in the garden village. The outer road in the Southwest corner of the estate, with a football field beyond, Meadow bank loops down from The Meade and back up to West Meade.

2.2 The Site

- 2.2.1 The application property exhibits the Arts and Crafts detailing typical of the Chorltonville Conservation Area. The detached property includes a parking area to the front, with side access to the rear garden.

- 2.2.2 3 Meadow Bank occupies an elevated position in relation to the rear garden. The dwelling includes three storeys, because of the site’s topography all three storeys are visible to the rear, while the property appears to be two storeys from the front.

- 2.2.3 To the East and South, the garden of 1 Meadow Bank wraps around the rear garden of number 3. An outbuilding, within the grounds of the neighbouring property, lines much of the application site's Western boundary. The football fields lie beyond the neighbouring wrap around garden to the South. The Western Boundary is shared with 5 Meadow Bank
- 2.2.4 Many of the surrounding properties appear to have been extended and altered, including the use of upvc windows, modern concrete tiles. In the immediate vicinity houses, have been significantly extended and roof alterations with new dormer windows are evident.

3.0 DESIGN

3.1 Process

3.1.1 In designing the proposed development, full regard was had to;

- The context of the site, as described in Section 2.0 above
- The Manchester City Council website pages detailing the Chorltonville Conservation Area
- The Chorltonville.org Website
- Manchester's Local Development Framework, Core Strategy Development Plan Document Adopted 11th July 2012
- Relevant national and local planning policy
- An Ecological Survey prepared by Gritstone Ecology

3.1.2 The application site lies within a conservation area. During the design process particular consideration has been given to the Core Strategy policies DM1, which seeks to protect the amenity of an area from the adverse impact of development, and EN3, which states;

"the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods".

3.1.3 In addition, the Unitary Development Plan saved policy DC18, is considered relevant as it states;

"The Council will give particularly careful consideration to development proposals within Conservation Areas."

"The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;*
- ii) the effect of major changes to the appearance of existing buildings;*
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);...."*

3.1.4 The design of the proposed scheme has been achieved by following these fundamental principles and responds to both the characteristics of the application site and that of the general area as follows:

3.1.3.1 The extended house does not conflict with the mature boundary planting, a benefit to the site.

3.1.3.2 The extended building responds to its location on the residential road and consider its relationship with neighbouring properties.

3.1.2.3 The size/scale and mass of the extended house has been carefully considered to ensure it sits comfortably within the application site and corresponds with the prevailing character of the locale.

3.1.5 The proposed style and detailing of the design are consistent with those found on houses within the area.

3.2 Layout

3.2.1 There are three elements to the proposed alterations;

- The conversion and extension of the existing garage with associated internal alterations
- The addition of a ground floor terrace that provides direct access to the garden below
- Roof alterations in association with a loft conversion

3.2.2 Extension and Conversion of Garage

3.2.2.1 The extension and conversion of the existing garage affords the opportunity to create an open plan kitchen/dining/living room with access onto the rear garden.

3.2.2.2 located adjacent to the single storey outbuild of number 1 Meadow Bank, it is considered the proposed extension will not impact on the amenity of the neighbouring property.

3.2.2.3 Accommodating a relocated kitchen, the single storey extension is to be opened up onto the main body of the house. In turn the existing kitchen area becomes a living room, receiving a new window facing the garden to the rear.

3.2.2.4 The new rear facing living room window offers the opportunity to replace the existing side door and windows with a high level window. By removing large windows in the side elevation, this solution improves the amenity of both number 3 and neighbouring 5 Meadow Bank.

3.2.2.5 Viewed from the front of the house, the garage is to retain its doors to allow access a storage space. Therefore, it is considered the extension and alterations to the rear do not impact on the street scene or the conservation area.

3.2.3 The addition of a ground floor terrace

3.2.3.1 The topography of the site restricts the access to the rear garden from the ground floor. Therefore, it is proposed to add a ground floor level terrace that links to a lower patio and then to the lawn below.

3.2.3.2 When adding raised terraces consideration must be given to the impact on the amenity of neighbouring properties. This proposal has been designed with these considerations in mind. Set back from the extended rear building line of Number 5 Meadow Bank, the terrace has been orientated away from the neighbouring property to prevent the issue of overlooking. The mature boundary planting between the properties is to be retained.

3.2.3.3 The stepped access down to the garden via a new patio has been arranged on the opposite side of the garden, adjacent to the boundary with 1 Meadow Bank. The existing outbuilding adjacent to the boundary, in the neighbour's garden, provides screening. This screening ensures the proposal will not impact on number 1 Meadow Bank.

3.2.3.4 As a consequence of the ground levels in the area, it appears the addition of a ground floor level balcony or terrace has become a common addition to the houses in the area. Recent planning approvals include a balcony at neighbouring 5 Meadow Bank in 2018, (ref 120748/FH/2018), and in 2014 15 Meadow Bank received approval for a raised deck (ref 105364/FH/2014/S1)

3.2.4 Roof alterations in association with a loft conversion

3.2.4.1 The aim of this alteration is to utilise the tall roof space of 3 Meadow Bank to provide an ensuite bedroom.

3.2.4.2 To ensure the design does not have a detrimental effect on the street scene and surrounding conservation area, the proposal addresses the irregular profile of the roof in a manner that matches the existing. A minimal intervention, with the introduction of a small gable, retains the asymmetrical aesthetics of the roof when viewed from the front.

3.2.4.3 To the rear, a contemporary dormer is proposed. With a shape that offers more practical accommodation at the second floor level, the extensive glazing of the dormer window ensures a light room and views out across the playing fields to the rear.

3.2.4.4 A number of dormer windows, many similar to the proposed, can be found within the Chorltonville conservation area. Recent planning approvals include the addition of a side dormer to neighbour 1 Meadow Bank in 2021 (ref 129896/FH/2021), in 2020 36 Meadow Bank received approval for a rear dormer (ref 125824/FH/2019), and 18 Meadow Bank had a rear dormer approved in 2015 (ref 107622/FH/2014/S1)

3.3 Scale

- 3.3.1 The proposed additions to the existing property are of a scale commensurate with other dwellings and characteristic of the local area.
- 3.3.2 A stepping of masses, with the use of gables, hipped roofs and parapet walls has been carefully designed to create an interplay of mass while maintaining the desired aesthetic.
- 3.3.3 Where the building is closest to the boundary, the single storey garage extension uses a hipped roof and reduced eaves height to step down the visual mass of the building.

3.4 Materials

- 3.4.1 A palette of materials appropriate for the Chorltonville conservation area has been chosen. Windows, brick, render and tiles will all be selected to match the existing property.

4.0 ACCESS

4.1 Site Access

- 4.1.1 The proposal retains the existing driveway access off Meadow Bank.

4.2 Access around the house

- 4.2.1 The alterations will be built in accordance with Building Regulations Approved Document Part M. The layout offer access into and around the building with ease and minimum obstruction.

4.3 Car Parking Provision

- 4.3.1 Car parking will be catered for on the driveway as existing. The existing garage is not large enough to accommodate a modern car, therefore the conversion of this space to habitable accommodation does not affect the parking.

4.4 Location & Transport Infrastructure

- 4.4.1 The site is within reasonable distance to Manchester airport and the M60 motorway affording excellent communications. The plot is within 10 to 15 minutes walking distance of bus stops on Barlow Moor Road and the Barlow Moor Road Metro Link offering regular services to Manchester City Centre which in turn provides access to the Rail Network.

5.0 HERITAGE STATEMENT

- 5.1 This application seeks planning approval for extension and alterations to 3 Meadow Bank, Chorlton.
- 5.2 In March 2012 the National Planning Policy Framework (NPPF) replaced the Planning Policy Statement PPS5. In accordance with paragraph 128 , chapter 12 of the NPPF 'Conserving and enhancing the historic environment' the statement below sets out to provide a description of the significance of the heritage assets and the contribution of their setting to that significance.
- 5.3 This Statement should be read in conjunction with the accompanying design statement that details the context of the site in section 2.0 and the consideration given to this during the design process in section 3.1.
- 5.4 The property lies within the Chorltonville Conservation Area. Chorltonville is an arts and craft style housing estate with grass verges and tree-lined roads that gives the estate its special garden village character. 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.
- 5.5 With the house benefiting from its situation within the conservation area, it is imperative the design of the new extension does not detract from the surroundings. Details of consideration given to this can be found in section 3.2 of the design statement. Sections 3.3 and 3.4 address the choice of high quality materials that match the existing property as well as the careful massing of the scheme to ensure the addition respects the location.
- 5.6 The proposal submitted for planning approval has been designed in line with the NPPF concept that any new development within the conservation area should be high quality and not detract from the context or character of the conservation area. The importance of producing high quality architecture within the historic fabric of the Chorltonville estate is understood. Therefore, the proposal, which is sympathetic to the existing building and its surroundings, makes a positive contribution to the area.