

July 2021

PROPOSAL FOR ALTERATIONS AND EXTENSION TO:

664 Wilmslow Road, Didsbury M20 2DN

Council: Manchester City Council

HERITAGE, DESIGN & ACCESS STATEMENT IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION

This Design & Access and Heritage statement is to accompany a Householder Planning Application to Manchester City Council for alterations to an existing dwelling.

The information below is indirect reference to the NPPF 2019, including reference to section 12, and the requirement to review the proposals in the context of the Conservation Area, and associated Heritage Assessment.

Accordingly the Blackburn Park CA heritage assessment and mapping has been reviewed, and the proposals fully considered accordingly.

Core Design

It should be noted as architects, Core Design has carried out numerous significant alterations to both grade 2* Listed buildings and many Conservation Area projects nationally, for over 30 years. This includes nationally recognised awards for appropriately designed and considered sympathetic alterations to historic buildings, working closely with the Local Authority.

The proposals involve:

1. Replacing the existing UPVC single storey conservatory extension with new to similar floor area, but more appropriate to the dwelling.
2. New single storey extension to side elevation for new Utility room.
3. Hipped to gable roof to enable new separate internal access to existing Bedroom 4, from a new stair up from the existing central stair area.
4. New rooflights for the 4th Bedroom, and general alterations to rear elevation windows

There are no changes to the front elevation facing Wilmslow Road, other than the effect the gable roof has on the side elevation, and two new roof windows.

1. SITE & NEIGHBOURING PROPERTIES

The existing property is a semi-detached dwelling, built in the late 1920s to early 1930s, typical of the period and local area. It is sited within the Blackburn Park Conservation Area, but on the very edge, such that the train line to the rear (west), is within the CA, and properties opposite on Wilmslow Road, are not. The area lies in northern end of Didsbury in South Manchester.

The property has off-road parking to the front, and good-sized garden to the rear, all retained. It is of typical character to the area in Didsbury, with a hipped end gable, of brick construction. The property is set back on Wilmslow Road. The proposals do not materially affect the appearance of the frontage facing Wilmslow Road

There is a UPVC single storey extension to the rear, alongside the adjoining neighbour with nr662. The adjoining neighbour at 662 Wilmslow Road, has a similar single storey masonry conservatory extension to the rear, built in recent years. With rooflights and bifold doors. The back wall of the new proposed conservatory extension is in line with both the existing rear of the existing dwelling, and no further back than the neighbour's extension.

The separate neighbouring dwelling at nr666 Wilmslow Road is a taller and more dominant dwelling, and has a gable end elevation 4.6m apart, facing the application site. Existing windows in both gables (both nr666 and 664), are for bathrooms, and onto stairs, utility rooms etc.

The garden elevation to the rear faces out to railway line – no overlooking issues, with nearest properties over 80m away.

The Proposals.

1. New replacement Conservatory.

The existing UPVC conservatory is to be replaced with a new masonry construction single storey extension, of similar plan size, but with matching internal floor level.

To have an independent foundation, similar to how the direct adjoining neighbour at 662 completed theirs, and the materials, design and fenestration are proportionate to the character and design of the property.

To include appropriate windows and access doors to garden – no overlooking issues. It includes a solid flat roof, with glass roof lantern for light, and smaller pitched roof front section with rooflights, which continues the line of the existing single storey kitchen extension. The flat roof sits behind the pitched roof – this design detail matches nr 662.

This detail replicates both the existing kitchen, but also the construction and fenestration treatment of the neighbour, which was all approved under identical Conservation Area guidelines.

The smaller size of rooflights match the existing kitchen windows, so as to be similar in appearance externally and internally.

The new roof lantern is set back behind an imaginary line of sight set 45 degrees (angle of vision) from neighbouring windows of nr662 Wilmslow Road. The 45 degree 'rule' as recognised for planning applications is to avoid overlooking where possible.

The contemporary lantern would complement the traditional character, and it does not look to create a pastiche of original features.

The scale and massing is appropriate to the existing property, and the neighbours.

2. New single storey side extension

The extension is only 1.7m wide, and wraps around to the side elevation, to connect in with the existing outer corner of the dwelling. It links the rear to side elevations, at a height to match the existing kitchen extension.

The access door from the existing Utility Room is to be moved from the side alleyway access, to the rear elevation.

A gap of around 1 metre has been left for clear access from back garden to front of house for both general access, bins etc. Note, an original garage in this location, since demolished, so the principle of extensions has been created many years ago.

There are no windows to the side of the Utility Room, just 3nr rooflights, replicating the kitchen, just into the Utility room. No privacy issues with neighbours are affected.

The impact from the front elevation is minimal, with it starting back over 7.8m from the front elevation, over half-way to the back of the property.

3. New gable roof.

The existing hipped roof (red interlocking tiles) is to be extended, along the same ridgeline, to form gable end elevation.

It's worth noting the matching pair of semis at 660 and 658 Wilmslow Road, underwent similar works to the front and side elevation, and is within the Conservation Area. The matching south facing semi (nr 660) also had the same alterations to extend the roofline.

The alterations will enable a stair access to be formed above the central stair, to access the existing bedroom, presently accessed from the rear of the dwelling, and which cannot be used independently.

The gable roof just reflects the neighbouring roof construction, and is built to the north of nr666, so doesn't block any clear south light, nor affect any habitable rooms.

The one new window formed in the end elevation is onto the new stair.

In line with planning precedent, the new ridge will be no higher than the existing, and will both complement, and add appropriate character typical of the area, so as to continue the existing height and roofline, and maintain continuity with the neighbours, so as to be proportionate.

An alternate solution of a secondary, or subservient roofline, set down from the existing, in this instance it is felt would not be appropriate as it complicates what are otherwise simple roof massing structures. The addition of what might be considered a secondary side dormer, rather than a true gable, would have the same effect in terms of floor area, but give the impression of a secondary add-on, rather than it adding to, and being of the character of other properties in the area. It also directly responds to its immediate neighbour.

The scale and massing are appropriate to the existing house, its neighbours on both sides, and are in line with general planning considerations on matching roofing materials, ridge heights etc.

4. New rooflights.

Currently there are rooflights into the roof bedroom 4, facing the garden to the rear of the property.

In line with other properties on Wilmslow Road, two sympathetic rooflights are to be formed approx. 1.6m above floor level, at a height to match the existing, onto the front elevation.

The nearest property opposite on Wilmslow Road (nr 639), is 33m away so does not present any overlooking issues.

The new replacement rooflights configuration to the rear is proposed comprising a standard arrangement of 6 rooflights, by Velux, to allow greater headroom, and only face the rear elevation. This is at an installation height is as recommended by Velux, min 900mm above floor level to the openable section (domestic balustrade height).

There are no overlooking issues, and they are to be positioned centrally to the room. The windows just face towards the rear.

Two further standard rooflights to the rear are for the new ensuite – again, at a suitable height.

5. New windows to the rear.

The kitchen window is to be replaced with openable doors to the garden, again with no overlooking issues, and repositioned central to the existing bedroom windows above.

The new configuration of doors and windows to the conservatory are to match the opening size of the Master bedroom above.

The new door to the Utility Room will be of matching construction, and be secure to meet with proprietary requirements. The existing secure gates between front and back of the property to be maintained for security.

External Materials

Roof – red interlocking tiles, all as existing, to match.

Windows – existing upvc at ground floor changed to powder coated aluminium or similar.

Brickwork to match the existing.

Rainwater goods to match the existing

Summary

The proposals are appropriate to the existing property and its neighbours. They are a sympathetic set of alterations and additions to the property, which has a character typical of the area of 1920s properties, which are both subservient to the original, but also reflect the character of the existing dwelling and of the surrounding area.

The roof alterations are in line with previous alterations to identical properties along Wilmslow Road, and relate to others within the Blackburn Park CA..

The design to the rear of the house respects the neighbouring property's previous extensions, matches in scale and design, whilst also makes appropriate adjustments to fenestration on the elevations as a whole.

CORE DESIGN

2021



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