

Design & Access Statement for a single storey roof extension to form an additional accommodation with associated side access at 38 White Moss Avenue, M21 0XT

Introduction

This statement has been prepared to support a planning application for a single storey roof extension to form an additional accommodation with associated side access at 38 White Moss Avenue. The property is a detached two storey three bedroom dwelling located on a residential road in Chorlton.

The proposal seeks to create a contemporary roof extension to form an additional open plan work space, bedroom accommodation and bathroom. The works include the creation of a new side stair to provide access to the addition at first floor level. The addition has been designed to be constructed using prefabricated Structurally Insulated Panels (SIPs) to create a lightweight, energy efficient shell. Structural works include the preparation of the existing flat roof to receive the additional extension and creation of an opening at first floor level. The extension has been designed within the footprint of the existing property.

The applicant seeks to increase the size of the property in order to create additional space to work from home and provide an extra bedroom for his growing family.

There are a number of properties on White Moss Avenue that have been substantially extended both vertically (through roof extensions) and to the side. The neighbour at number 36 White Moss Avenue has recently constructed a substantial loft and dormer extension 123905/FH/2019 which now overshadows the applicant site. A number of three storey new build properties have also been recently approved on White Moss Avenue and within the wider locality there are a number of examples of contemporary roof extensions to existing properties expressing a similar principle to that being proposed at 38 White Moss Avenue. This includes the contemporary roof extension at the Creameries (Ref -116319/FO/2017) and recently constructed three storey new builds on Brookburn Road (123186/FO/2019).

Size

The site is approximately 274.8 sqm and the existing building has a footprint of 95.4 sqm. The proposed roof extension is approximately 75.6 sqm additional roof area and 10.9 sqm at first floor level. The extension extends 2.58 m to the side of the property at first floor and roof level. The width of the original house is 7.9 m and the stairwell does not project beyond the original wall. The stairwell is set back 6.9 m from the principal elevation facing the highway.

Sitting & Form

The proposed roof extension of the property runs in line with the original building footprint at second floor level and is set back from the ground and first floor. There is currently no access to the garden via the side of the property and the scheme proposes no changes to the access. The roof is currently accessed via ladders for general maintenance, the proposal provides for a new permanent stair to allow access to the new second floor. A small south facing balcony has been proposed to provide additional amenity from the bedroom and also to allow for maintenance. The proposed extension roof will be accessed via an internal hatch to provide general maintenance.

The overall scale and siting of the extension visually avoids creating the terracing effect and maintains the integrity of the detached property within the context. The neighbouring property at Number 36 has recently undertaken a roof extension which has created a roofline uncharacteristic of the 1930's buildings in the area. To that end, we are now creating an extension that will follow this new ridge line and form a book-end to this row of housing at an appropriate scale to connect the very important visual roofline to the housing estate and the property below. This will overcome the uncharacteristic scale the property now has due to the neighbouring extension.

The roof extension is subservient to the existing property in scale and proportion being set back circa 1.5 m from the principal highway elevation. The proposed stair is also significantly set back from the principal elevation circa 6.9 m thus having no impact on the street scene.

The glazing to the front and rear elevations have been carefully positioned and sized to be in proportion with the existing contemporary windows on the applicant's property and references the vertical nature of the extension. Feature glazing has been proposed to maximise daylight into the property and the side stair emphasises the moment of transition between existing and proposed spaces. The feature glazing to the stair and internal arrangement also allows visual connection to the garden. The positioning of windows ensures that privacy is maintained to the neighbouring garden.

The roof extension has been limited to single storey to allow daylight to access the applicant's and neighbouring properties.

The overall design reflects the contemporary character of the existing building which was celebrated by the head of planning as *making a positive contribution to the street scene*. There is enough space to accommodate refuse bins at the front of the property.

Appearance / Design

The extension is built using prefabricated SIP's construction and finished in standing seam metal cladding to give the dwelling house a contemporary appearance. This approach also allows for a quick build time with minimum disturbance to the existing and neighbouring property. The construction method is highly sustainable enabling the property to achieve Low U - Values and high energy efficiency in line with the original dwelling. Solar panels have also been included as part of the energy strategy for the dwelling. A parapet has been designed to allow the panels to be nestled into the proposed roof for added protection from wind uplift and out of sight from street level.

The single storey roof extension does not overbear as it is set back from the scene at the front of the property. There are similar extensions in the nearby vicinity.

Summary

We believe that the application should be approved on the grounds that the proposed extension improves the building. The new socio-economic shift towards working from home in light of COVID-19 has created a need for the applicant to address their spatial provision. Architecturally the existing building is now dwarfed by its neighbours as a result of the substantial increase in volume of the neighbouring property where the roof extension added a full dormer to the rear and a new three storey gable side extension adjacent.

The proposal would assist in restoring an appropriate scale to the street scene which has evolved since its construction. The proposal has been adjusted following pre application consultation with Manchester City Council and in response to comments received. The application is accompanied by a letter of support by the neighbours.

We trust the extension does not have an adverse impact on the neighbours, character of the area or on street scene. We believe this extension is not over development of the site. The site is large enough to cope with this type of development with no compromise on amenity space. The permission would create much needed living and working space for the applicant's growing family.