

Design and Access Statement

Replacement of existing rear lean to roof with a side extension at first floor, covered by a continuation of existing gable roof, and an adjacent flat roof terrace. Internal alterations to suit. Proposed flat roof detached garden room towards rear of garden & raised patio.

22 Elm Road
Didsbury
M20 6XD

Rev. -

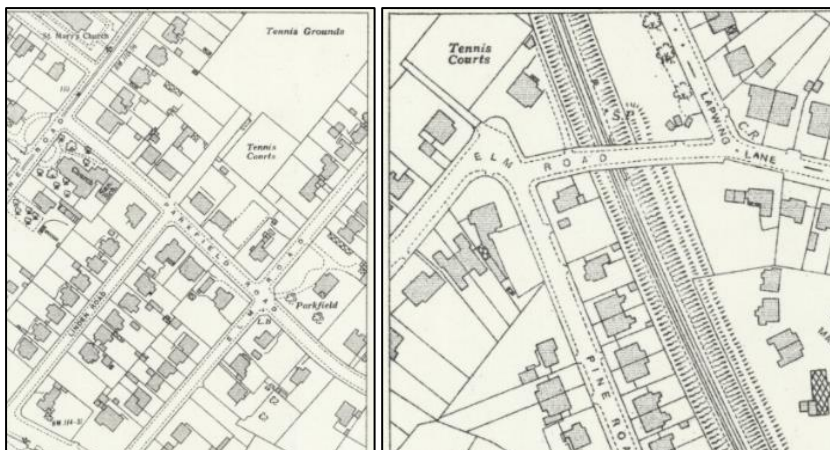
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Rev. - ***** **.**.**

DESIGN AND ACCESS STATEMENT

1.0. Introduction

- 1.1 22 Elm Road, the proposed development site, is located within the Blackburn Park Conservation Area in Didsbury, Manchester. This statement is to demonstrate both the planning and heritage assessment in support of the application for: Replacement of existing rear lean-to roof with a side extension at first floor, covered by a continuation of existing gable roof, and an adjacent flat roof terrace. Internal alterations to suit. Proposed flat roof detached garden room towards rear of garden & raised patio.
- 1.2 The heritage statement is included within the design and access statement in Part 9.0.
- 1.3 The existing dwelling dates to circa 1930's, as you can see it present on the historical maps below, published in 1936. The design ethos at the time was Mid Century Modern & Post Modern.



2.0 Site context

- 2.1 The application site approximately measuring 560.13m², consists of one semi-detached residential dwelling dating back to circa 1930's. There have been two planning applications submitted & three building control submissions for the site - [001YR9BCBU000 | 22 Elm Road Manchester M20 6XD](#)
- 2.2 In the north easterly direction, the site shares its boundary with 24 Elm Road, a dwelling that also has some planning history, with approvals similar in nature to the scheme we propose at 22 Elm Road - [001YRBBCBU000 | 24 Elm Road Manchester M20 6XD](#).

- 2.3 To the south, the site shares its boundary with 20 Elm Road, a large, detached dwelling dating back to the early 20th century. To the southwest of the site there is a property, 2 Pine Road, with a roof terrace similar to what we are proposing - [116767/LP/2017 | Certificate of Lawful Proposed Development for the erection of a single storey rear extension to form additional living accommodation | 2 Pine Road Manchester M20 6UY](#)
- 2.4 Most of the boundaries of the application site at present are defined with timber fences, brickwork, and shrubbery.
- 2.5 The local surroundings are best described as residential and are of extensive character and amenity which is therefore protected by the Blackburn Park Conservation Area.



Site Location

3.0 Planning History

- 3.1 As mention in the context of the site, to the present day there have been two applications submitted for the site containing 22 Elm Road. Details are as follows:

Reference	Decision
077380/TCA/2005/S2	Approved
065296/FH/SOUTH2/02	Withdrawn

4.0 Existing Dwelling & Proposals

- 4.1 The proposal is to create additional first floor space to provide an en-suite to the existing bedroom. Externally, the existing roof would be extended down to overhang

the proposed side cavity wall, at a slightly different pitch to have a continuous gutter line. This retains the existing ridge height, and the alteration would therefore only be visible from the rear garden. In addition to the first-floor extension, the proposal consists of re-roofing the remaining space, which the existing lean to covers, with a flat roof terrace. The flat roof would be a continuation of the neighbouring flat roof, so that it complements and blends with the neighbouring property. The proposed windows are also to match the neighbouring properties anthracite windows. The proposals also include the raised patio and garden room which will enhance and complement the surroundings.

5.0 Local character

The local character is best described as a residential street in Didsbury, Manchester. Dwellings surrounding the proposed development site utilise many facing materials and details including render, tile hung, brick and tiled roof. Please see below examples:



24 Elm Road has a similar flat roof to the proposed scheme of 22 Elm Road.

6.0 Transport and Highways

- 6.1 The site is located at 22 Elm Road, Didsbury, with good road links leading to associative motorway network's such as the M60.
- 6.2 Local transport facilities are available on the B5167 (Palatine Road) approximately a ten-minute walk from the proposed site. Local places of interest such as shops are within a short walk of the development.
- 6.3 Services – utilise existing dwellings arrangements for deliveries.
- 6.4 Refuse – utilise existing dwellings bin collection arrangements.

7.0 Involvement

- 7.1 At present there has been no involvement from the council, however, where possible we aim to work with the council to obtain a favourable outcome.

8.0 Relevant Planning Policies and Consideration

- 8.1 Nation Planning Policy Framework (NPPF)
- 8.2 The NPPF explains the planning policies for England and how they are supposed to be applied. The reason for the system is to adhere to the creation of sustainable development. There are three categories to sustainable development: social, environmental and economic. The three categories cover details such as design, climate change and conserving historic properties. The significance of the application site is that it is within a conservation area. Our proposals improve the existing dwelling and enhances the conservation area by doing so.

8.3 Economic

The residential nature of the site and type of the proposed development does not give rise to significant economic considerations other than professional and construction employment required from the start to the site completion.

8.4 Social

The positive impacts on the neighbours:

- Will enhance the appearance of the area.
- Ensure that the area maintains a high standard and appearance of properties in the area.
- The flat roof is a continuation of the roof next door, creating a more unified appearance.

8.5 Environmental

The existing house footprint is being retained. The proposed property, along with the proposed garden room has no detrimental impact on the environment as we propose to retain most of the amenity spaces with no detrimental impact on any trees or hedges.

8.6 Appearance

The appearance of the proposed development has been designed to complement its surroundings with the use of similar facing materials and architectural styles.

8.7 Manchester's Core Strategy

8.7.1 Policy EN 3

Policy EN 3 states that the council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. This proposal unifies the existing dwelling with its neighbouring property, this in turn complements Blackburn Parks distinct characteristics & features.

8.7.2 Policy DM 1

Policy DM 1 states that the development should have an appropriate siting, layout, scale, form, massing, materials and detail. The proposals have been designed with the greatest respect to neighbouring properties. The footprint of the property has not been changed and the proposed garden room will enhance and compliment the surround amenity.

9.0 Heritage

9.1 Summary

22 Elm Road is located within the Blackburn Park Conservation Area which was designated by the City Council in December 1979. It includes the area bounded by Barlow Moor Road, Palatine Road, Lapwing Lane, and Wilmslow Road.



Photographs of Properties on Elm Road (Present Day)



9.2 History

During medieval times the conservation area consisted of many fields with a central, single property – Parkfield House. The area was possessed by a Mr Charles Blackburn who is largely responsible for the development we can see at present. Mr Blackburn sold pieces of the area, with each plot big enough to sit three – four dwellings.

Prior to the construction of Palatine Road in 1862, Wilmslow road was the main access to the south of the city. Between 1862 and 1882, houses were built along Palatine Road. This was the first phase of development in Blackburn Park.

In 1880, the Manchester South District Train Line opened, with nearby stations at Didsbury and Albert Park. This encouraged the second stage of development, taking place up to 1905, when Mr Blackburn listed more of the area for sale. When Mr Blackburn passed away, the remaining estate was sold, and this led onto the third stage of development.

9.3 Historic Features & Significance

The older the dwelling, the larger, with the exception of two properties; Cherry Tree Cottage (Constructed in 1842) and 694 Wilmslow Road (Built in the late 18th Century). Several buildings have gothic aesthetics. The most notable being the Public Library, designed by the city's architect. It was constructed with red brick; stone dressings and a slate roof which are common facing materials in the conservation area.

Blackburn Park can be described as an area of large family dwellings with associated garden spaces. As previously mentioned, the materials and architectural style vary dependant on age of development. The older constructions generally utilise textured red brick and slate roof with the more modern dwellings predominantly using smooth red brick; white render; timber and decorative tile fringing. Architectural styles include the use of pitched roofs with a variety of gables, hips and half hips in the area. Windows in the area are even more varied with glazing bars, lead and stained glass. The stained glass is a characteristic of the conservation area as many of the houses were built when the 'Arts and Craft' style was at its peak.

The boundary of the conservation area is formed by busy roads. However, the area is quiet and free from traffic pollution. A mixture of mentioned materials is uniform for the area, and these traditional materials should be utilised on future developments. Future developments should not attempt to compete with or conceal the traditional architectural styles but compliment the historic features of the area.

As per the Manchester City Councils Website; most of the houses are in their original form. This means that respecting the styles we see today is conforming to the heritage of the area.

9.4 Impact

The proposals submitted with the application will have a positive impact on the Blackburn Park conservation area. It will achieve this by conforming to the architectural styles that we witness today in the park.

10.0 Conclusions

- 10.1 The proposal will enhance the area by complimenting the existing surroundings and historical features by providing a high-quality architectural design.
- 10.2 This statement demonstrates that the proposals respect areas of acknowledged importance such as the economic, visual and social. With these circumstances planning permission should be granted.