NM

Architectural Services LTD

29 Wood Road, Whalley Range

DORMER TO AN EXISTING CONVERTED LOFT SPACE.

HERITAGE ASSESSMENT AND PLANNING STATEMENT APR 21

1. CONTEXT

1.1 Whalley Range Conservation Area

The property is not listed but it sits within the area between Upper Chorlton Road to the west and Alexandria Park to the east designated as a conservation area in 1991. Laid out by the prominent banker Samuel Brooks, it was one of the first predominantly residential suburbs to be built during the industrial revolution.
Wood Road is quite typical of the tree-lined streets and avenues, laid out with their large predominately red-brick built Victorian villas, that characterise the area.
The nearest listed building is the gothic style former Lancashire Independent College on College Road. Almost directly opposite the property are similar bay fronted houses as well as to both sides and to the rear.

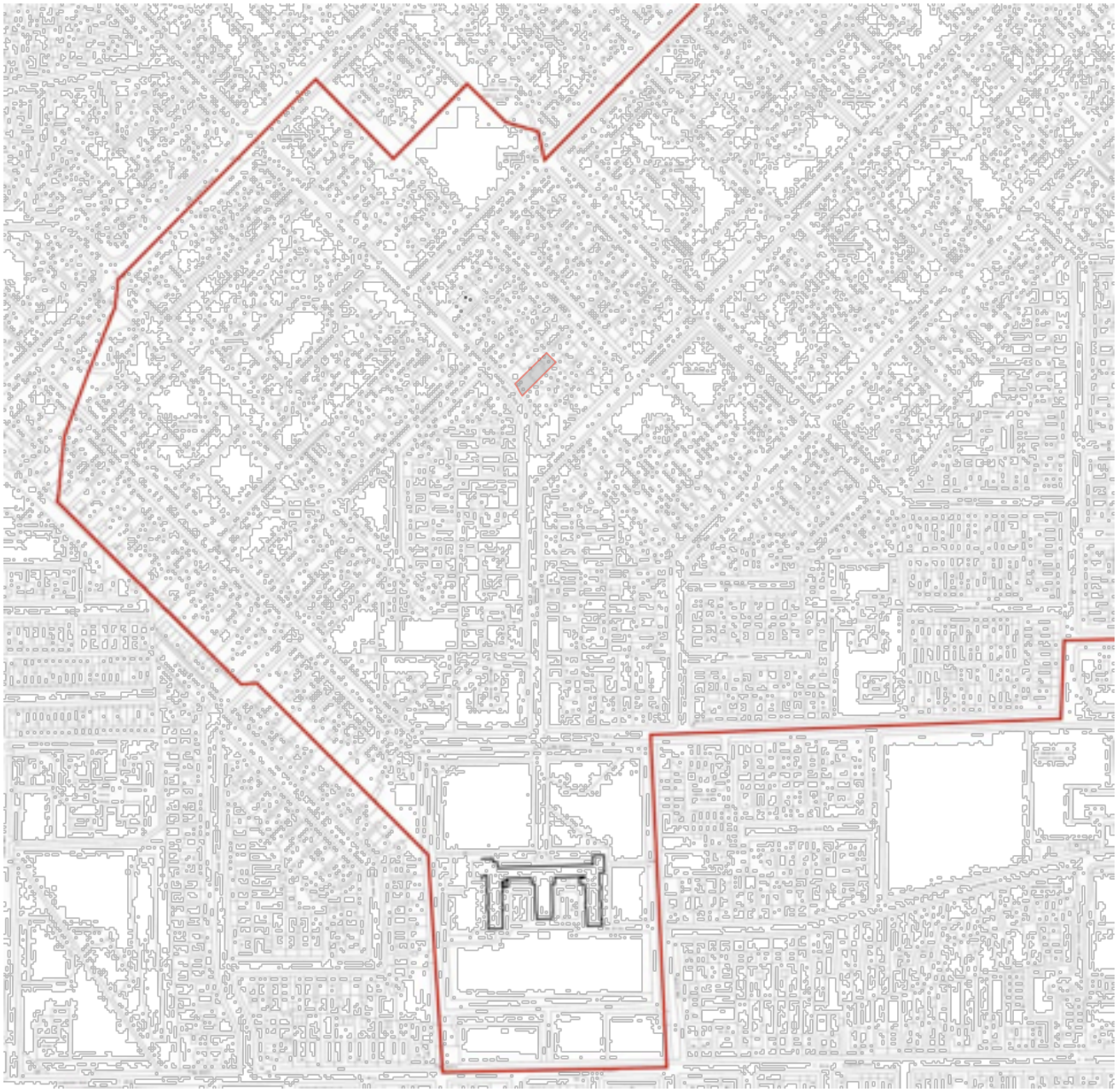

Fig 1. Location within conservation area boundary

2. THE PROPOSAL

The proposal is for a dormer to an already converted loft space to create an additional bedroom/ sleeping space with en-suite bathroom in the existing attic space, illuminated by a dormer window which would be formed in the rear facing slope of the existing roof.

The proposed dormer to the rear is not visible from Wood Rd. The dormer is positioned set back within the roof scape. It is subservient and it does not affect the lines of the original roof scape. Further to this the dormer will be finished in materials that blend with the roof.
Due to the angle and height of the existing canopy and chimney wall to the side of the property, it will be barely visible from the road. It is felt that the proposals do not have a negative impact on the historic character of the dwelling or the Whalley Range Conservation Area.

3. ASSESSMENT

3.1 Character of property

The property is a Victorian redbrick semi-detached house. The adjacent no. 27 & 31 are also identically built in terms of architectural design but differentiate from 29 with the facade finishing being render type.



Fig 2. Existing front elevation of the property

3.1 Use

The loft conversion is needed to create an additional living / sleeping space. Currently, the loft is occupied by one large bedroom space which is being converted into 2 bedrooms with en-suites. The dormer space will create more space for bedroom and wc for the new second bedroom to the rear of the property.

3.2 Layout

The layout of the new loft space is designed to be as flexible and as efficient as possible, maximising the use of the relatively generous headroom available due to the steep roof pitches. Dormer windows located in the rear would maximise the amount of daylight into the space, without affecting the rear elevation and maintaining privacy and avoiding overlooking.

The dormer bedroom en-suite bathroom is pushed out to the edge in order to maximise the openness of the main living/sleeping space.

3.3 Safety

Hallway plasterboards leading to the loft floor are replaced with fire boards to ensure it complies with the building regulations as well as all the doors have also been replaced with FD 30 fire doors.

3.4 Scale and Massing

Since the property is semi-detached, it is virtually identical in design and construction to the attached property, no. 31. Despite no.31 having different facade finish and is on the curve of wood road, Whalley range. This symmetry of curve continues down the road until it reaches Carlton Road.

By placing the dormer and dormer windows to the rear and within the existing roof plane, the symmetry of the roofscape is maintained and thus the proposal do not alter the character, scale or massing of the principal elevation onto wood road at all.

3.5 Appearance

The design of the new dormer window has been proportioned carefully to harmonise with the character of the rear elevation as a whole, and it's more asymmetric composition. Similarly, in installing a set of white uPVC windows into the dormer would give that consistency in design throughout the property.

Dormer cheeks are to tiled to match the roof. The flat roof on the dormer would be lead or lead substitute to match existing lead roof trims and flashings.

3.6 Energy efficiency

The extension will be built to the standards set out in Part L1B Building Regulations 2011.

By converting the existing attic into an insulated habitable loft space, the overall thermal efficiency of the existing fabric and entire dwelling will be significantly improved.

4.0 ACCESS

The loft staircase is to be retained as existing but patched up where required. Staircase hallway will be made better and in accordance with current Building Regulations to ensure the fire safety measures are met.

Below are a couple of images showing the existing internal space.

