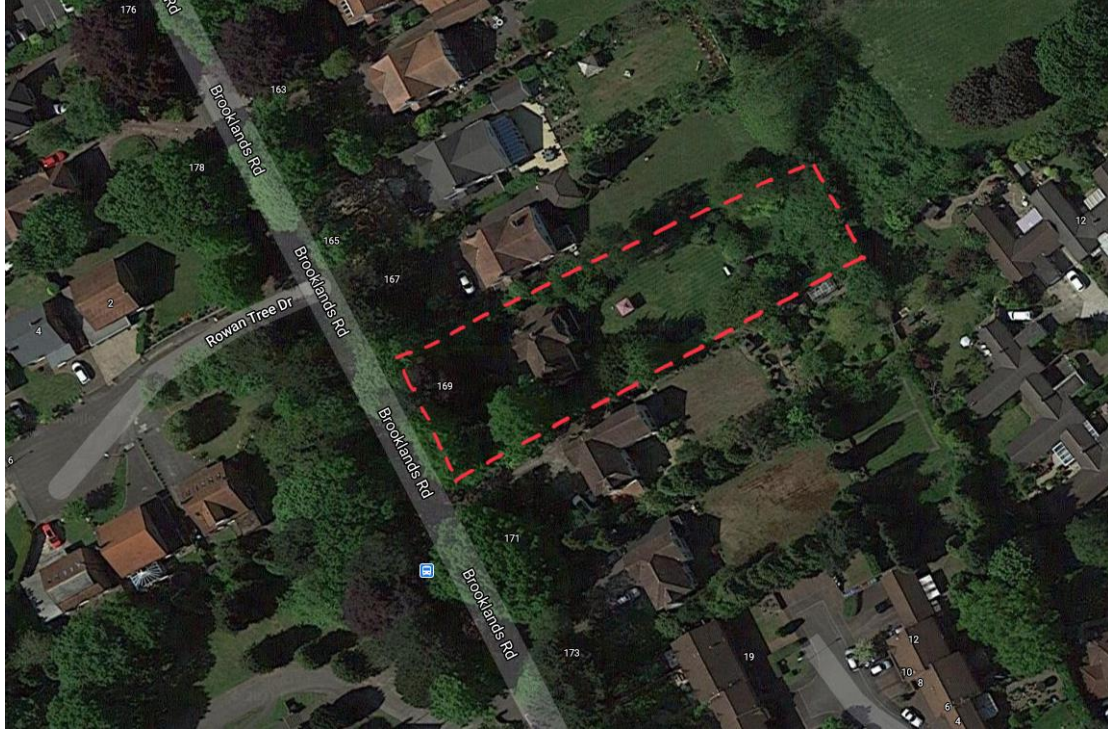


Ref. 335 PL 05
DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS AND EXTENSIONS
INGLEWOOD, 169 BROOKLANDS ROAD, SALE, M33 3PD



The statement has been prepared in support of the application for Householder Planning Permission to alter and extend the existing 4 bedroom dwelling at 169 Brooklands Road, Sale.

LOCATION

The application site is located approximately halfway along Brooklands Road and sits within Manchester City Council's Brooklands Road Conservation Area.

The Conservation area contains a stretch of approximately 50 housing plots on one side of the road. The boundary to the area falls along the middle of the road, with the opposite side lying within the boundary of Trafford MBC.

The character of the area is partly established by the similarity of the properties and sites on either side of the road.

Brooklands Road (a straight 1 ¼ mile avenue) was first planned in the 1860s as an avenue of stately mansions leading north west to the newly-constructed railway station on Marslands Bridge (now Brooklands Tram

Stop). Rectangular plots of land on either side of the road being marked off for individual villas set back from the road in landscaped gardens. Few buildings remain from the late 19th century, but many of the houses within the Conservation Area originally date from the early 20th century, such as Inglewood.

APPLICATION SITE APPRAISAL

The Inglewood plot is rectangular (approx. 22m wide x 85m long) and has an area of approx. 1800m².

In line with the character of the area the house sits towards the front of the plot, but set back from the road, the frontage of the house parallel to the road.

The property has an offset inclined driveway leading from the road to the slightly raised level of the house. The driveway curves across the front of the property in the style and character originally designed for the Road.

Mature trees line the boundary with the road and neighbouring properties, and the front garden contains mature planting and shrubs. The deep rear garden is lawned with mature trees, planting and shrubs to all boundaries.

All mature trees on the site are protected by the City of Manchester (Greenoak Drive, Brooklands) Tree Preservation Order (TPO) 1976. (An Arboricultural Report on the existing trees on the site (Aug 2020) has been included with the submission documents)

The existing house was originally built around 1927, probably replacing an earlier Victorian property on the same plot.

Much of the frontage will be unchanged since 1927, and the building fabric is showing its age.

There is an attached single garage to the south eastern elevation (possibly built 1950s/60s?).

To the rear there is a flat roof single storey kitchen extension which it is believed was built in the 1950s.

The general style of the existing house could be described as following the Arts & Crafts style of the original Brooklands Road development, with steep pitched roofs, gables and tall chimneys.

The roof covering is traditional clay plain tiles, and the wall finishes a mix of red brick ground floor and rendered upper floors. Some of the original windows remain with lead work and stained glass features.

Many of the original fittings and features have been neglected over time and need to be replaced in order to be fit for purpose.

PLANNING HISTORY

A desk top study has revealed no information regarding previous planning applications for building work.

Applications have been made for tree works:

Ref. 083754/TPO/2008/S2 – Jul 2007

Ref. 087729/TPO/2008/S2 – Sept 2008

Ref. 087770/TPO/2008/S2 – Sept 2008

DEVELOPMENT PROPOSAL

The current householders have only recently bought the property.

They have chosen the area (close to relatives) to raise their growing young family and seek to update and improve the dilapidated living accommodation throughout.

This will include extension to the existing property, and refurbishment of the external fabric of the building.

DESIGN PROPOSALS

DEMOLITION

It is proposed to remove the existing kitchen extension, pantry/WC outrigger and 2 storey gable to the rear, to allow extension and improvements to the living accommodation on ground and first floors.

REAR EXTENSION

A 2 storey gable extension to the rear will provide a new master bedroom suite with feature gable window. Rooflines and style will match in with the existing.

A further pitched roof extension at ground floor level, to the rear, will provide the new principle family living area with kitchen space and connection to the rear garden.

SIDE EXTENSION

A side extension (north west elevation) at first floor level will provide additional bedroom and family bathroom space to allow for modern 5 bedroom family accommodation.

The hipped roof extension will sit back from the front elevation so the original house profile is maintained, and the lower ridge level will make the extension subservient to the original house.

Materials, style and features to match with the existing/original.

CONVERSIONS

The existing (and original?) attached garage/utility space to the north west will be partly converted to habitable utility space to serve the new accommodation. The garage door opening to the front will be retained with new doors fitted to access an external store space. The dilapidated roof structure will be replaced to match extended roof lines, but in materials to match existing.

The existing loft storage space (limited headroom) will be converted to ancillary accommodation for home office / gaming room area, accessed by a new staircase replacing the existing first floor bathroom. A new feature dormer to the rear will compliment the style and character of the original house.

The existing attached garage extension to the south east will be converted to ancillary accommodation for a family study area. The dilapidated roof structure will be replaced to match extended roof lines, but in materials to match existing.

EXTERNAL MATERIALS, WINDOWS & DOORS

All existing external finishes on the property are showing signs of neglect and are in need of upgrade and refurbishment.

All existing roof finishes will be checked to confirm lifespan remaining. Replacement clay tiles will match existing, or if all roof finishes need to be replaced, new materials will respect the style and quality of the original.

All existing windows and doors are dilapidated and in need of replacement to be fit for purpose, to provide security, and to meet current thermal requirements. It is proposed to replace all windows in flush frame aluminium, with lead glazing bars to the front, and clear glazed to the rear.

Flush frame aluminium doorsets will match to the rear, with period feature painted timber doors to the front.

LANDSCAPE

The tree lined front boundary, landscaped front garden and offset sweeping driveway will be maintained and refurbished as existing. A larger stone paved patio area will be created to the rear, but in general the existing landscaped rear garden with mature planting will be maintained.

IMPACT ON TREES

General low level pruning and maintenance will be required to trees, hedges and shrubs adjacent to the building to allow for construction access.

A single tree (ref. T9 – mature Cherry) will need to be removed to allow for construction of the proposed rear extension (remnants of a former brick coal bunker around its roots will also be removed).

New/replacement tree and shrub planting will be provided in mitigation.

PLANNING & HERITAGE

The proposals have been designed to respect and comply with the requirements and character of the Conservation Area, and current planning policy and guidance.

Proposed extensions integrate with the original house and are reduced in scale or set back from the original building. The character of the area, with open gaps between buildings, will be maintained.

Materials and details proposed (especially on street fronting elements) will match the style and quality of the original building. Proportions and scale are respected. Replacement and new materials and fittings will match the style and quality of the existing house and locality.

The street boundary will not be altered

ACCESS

Exiting access arrangements to the front and rear of the property will be maintained, and improved.

SUMMARY

The character of the Conservation Area is identified by the setting of individual properties on regular plots lining the avenue.

The proposed alterations and additions to Inglewood maintain and respect the style, scale, proportions and position of the existing building.

The landscape features to the front of the property will be maintained.

All new and replacement materials will match the style and quality to reflect and enhance the character of the area.



Front as existing



Rear as existing