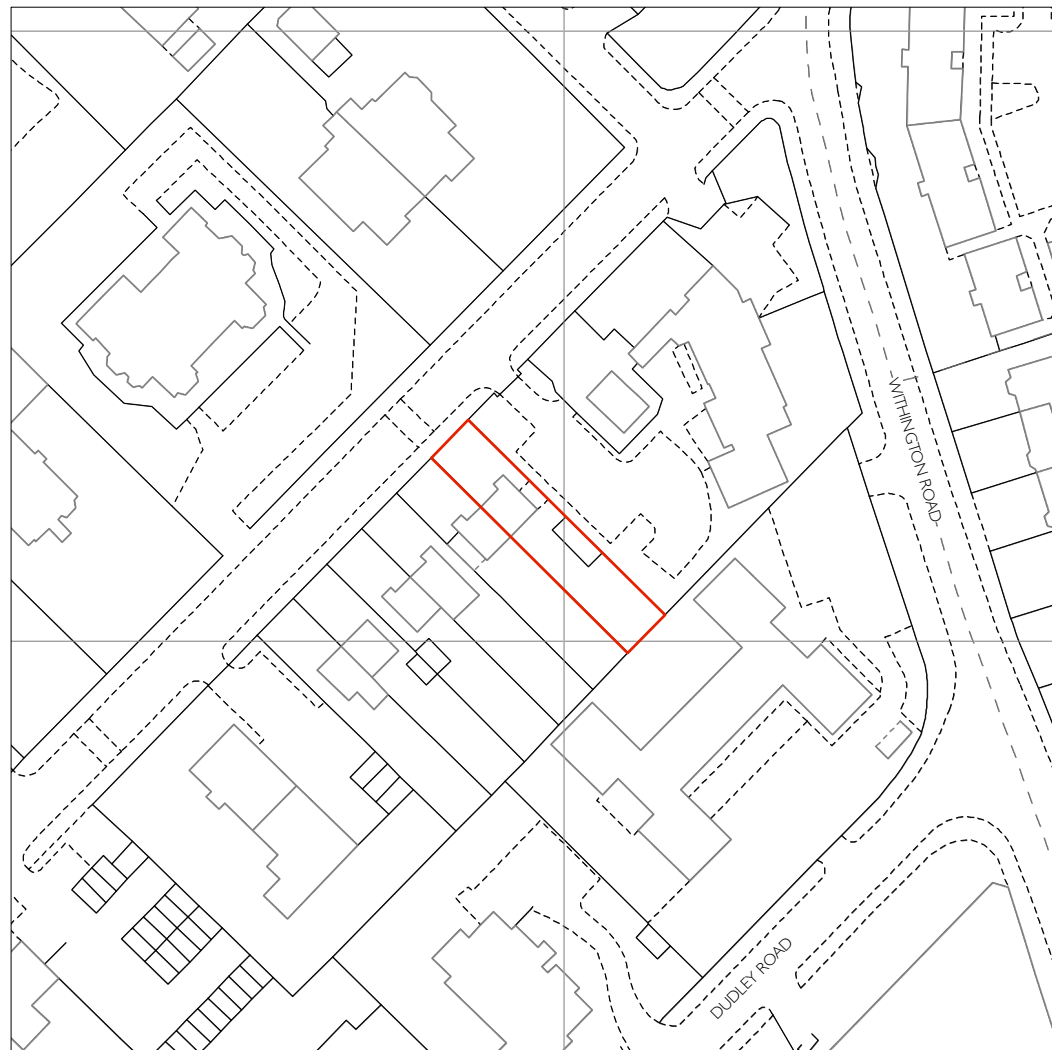


21 Carlton Road, Whalley Range

PPS5 Heritage Statement / Design and Access Report



Site Location Plan

1.00 The Application Site & Design Process

1. The application site is a 1970's built three-bed semi-detached dwelling located at the north eastern end of Carlton Road in the Whalley Range Conservation Area.
2. The property backs onto a relatively recent apartment development to the rear, and a car park to another apartment development runs along the properties north east side, Neither have any historical or architectural merit.
3. Facing the property, the north west side of Carlton Road is made up of large Victorian Semi's which are more characteristic of the Conservation Area.
4. The property does not appear to have had any major alterations over the years, and is in need of full refurbishment
5. We are not aware of any previous planning applications relating to the property.
6. The clients have recently purchased the property and are looking to refurbish and extend the ground floor living spaces prior to occupation. They also need to accommodate an elderly relative with mobility problems, and for this reason it is proposed to build a small self-contained annexe in the garden as part of this application. This will replace a previously demolished asbestos garage.

2.00 Use

7. The application site is a private dwelling.

3.00 Amount

8. The proposed ground floor extension has an internal floor area of approx. 24m² whilst the proposed garden annexe has an internal floor area of approx. 22m²

4.00 Layout

9. It is proposed to construct a slim side extension to accommodate a shower room and utility, linking into a rear extension which accommodates a kitchen diner extension.
10. The existing car port will be demolished and a path way to the side will be retained.
11. The rear extension will be constrained by a 45 degree angle from the centre point of the rear window of the adjoining house.
12. Both the extension and proposed garden annexe will be limited in height so as not to cross a 25 degree line on elevation taken from the centreline of the sill of the adjoining house.
13. The proposed annexe will contain a double bedroom with en-suite bathroom linked to the rear extension by a covered walkway, which continues along the side of the annexe as a pergola.



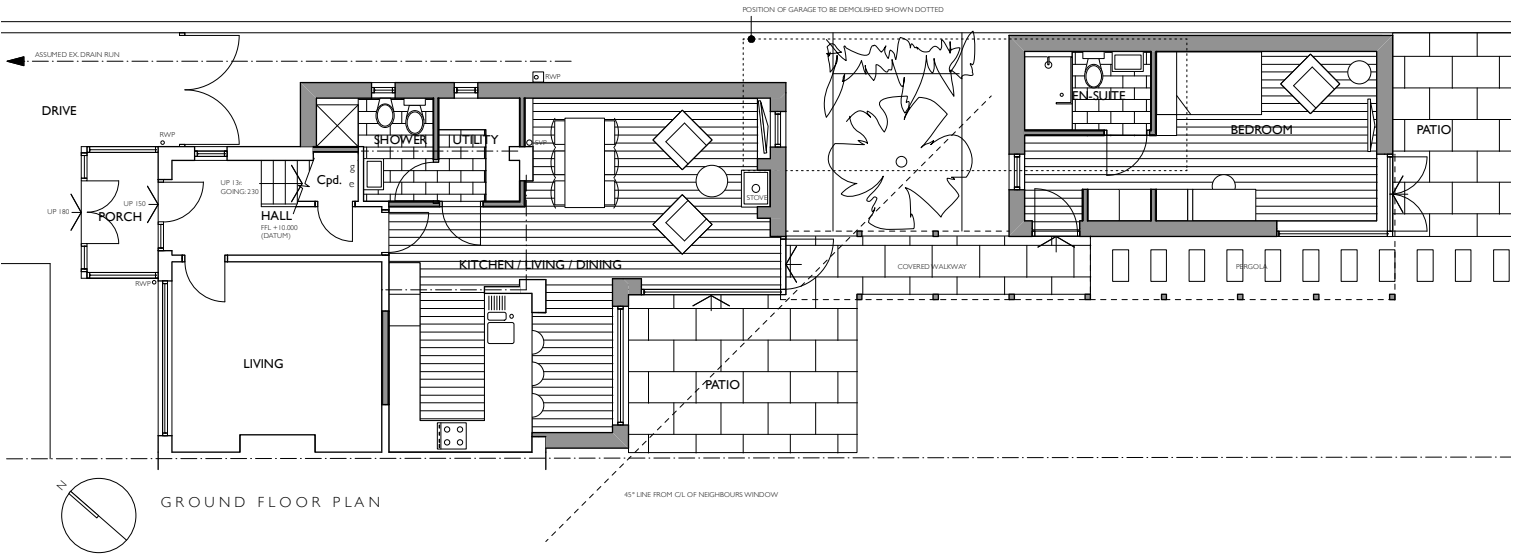
Front View 28/09/20



Rear View 28/09/20



Side View 28/09/20



Proposed Plan

5.00 Scale

- 14. Both the extension to the house and the annexe are limited to one storey in height with a 35 degree pitched roof.

6.00 Landscape

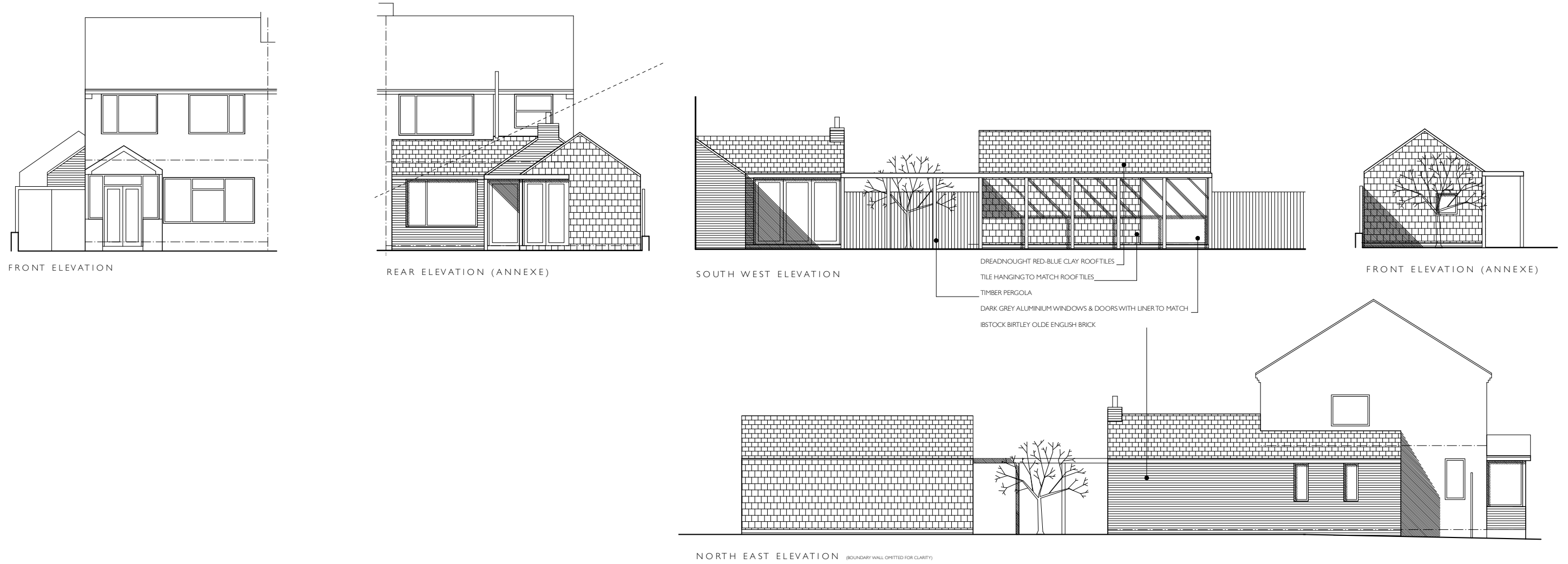
- 15. The garden will be re-turfed with border planting and patios.

7.00 Appearance

- 16. The proposals will have minimal impact on the property as viewed from the street as it is intended to retain the existing 'garage' doors / gate.
- 17. The proposals will be most visible on the north east elevation facing onto the adjoining car park . However, it is the intention to retain the existing boundary wall and fencing.
- 18. The proposals will be clad in a mixture of traditional brick and clay tiles.

8.00 Access

- 19. Level access will be provided between the rear extension and proposed garden annexe.



Rear Garden Showing Flats To Rear and Side 09/12/20