

planning house eleven a

11A Brooklawn Drive, Manchester / House Extension
Analysis / Approach / **Design and Access Statement**

Introduction



11A Brooklawn Road

0.0 Introduction 0.0 Purpose of Design

Purpose of the Design and Access Statement: This document has been prepared on behalf of the client. It assesses and evaluates the site and its context, whilst recording the local character and its circumstances. It provides a description of the proposal and explains the principles and concepts that have informed the design approach to date.

It explains how inclusive design principles are incorporated into the development to allow the inhabitants to conveniently use the spaces created.

The document also gives an indication of the proposed materials the client would like to use in order to build the extensions. The document will showcase examples of modern house additions that have inspired this design.

Examples will briefly express the continuity between old and new architecture in the housing sector. The images will act as precedents for the design of these extensions.

Project Vision: This Planning Application comprises the internal reworking of an existing 3 bedroom semi detached property in Didsbury extending the side and into the loft to provide additional and improved living accommodation.

The intention is to create a high quality family home with minimal impact on neighbouring properties.

The design will comply with all current regulations and standards including the latest energy efficiency and access requirements for works to existing dwellings.

site context

1.0 Site Analysis
1.1 Site Context



Brooklawn Drive Aerial Map View



Brooklawn Drive 3D Aerial View

Planning Considerations: The site is located in a residential area to the east side of Didsbury.

The property is not listed, is not in a conservation area, and is considered to be in a very low risk area of flooding.

The proposal has referenced national, regional and local planning policy documents including:

- National Planning Policy Framework (NPPF)
- The National Design Guide 2019
- Greater Manchester Spatial Framework (GMSF)
- The Local Plan (Manchester)
- The National Design Guide 2019

Ownership: The client currently holds the freehold for the whole property.

Demise Line

existing property

1.0 Site Analysis
1.2 Existing Property



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2.



3.



4.

Property Description: The site is currently occupied by a 3 bedroom semi detached house built in the early 1930s. It is red brick clad with a hipped clay tile roof and brick chimney above.

The house is set back from the footpath by approximately 3.5 metres, across a small front garden. The front door and top light sit to the right. To the left is a curved brick and faceted bay window.

There is a private garden to the rear and side which is enclosed by a high timber fence and sheltered by planting.

Windows are a mix of white uPVC and dark grey aluminium.

street character

1.0 Site Analysis
1.3 Street Character



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2.



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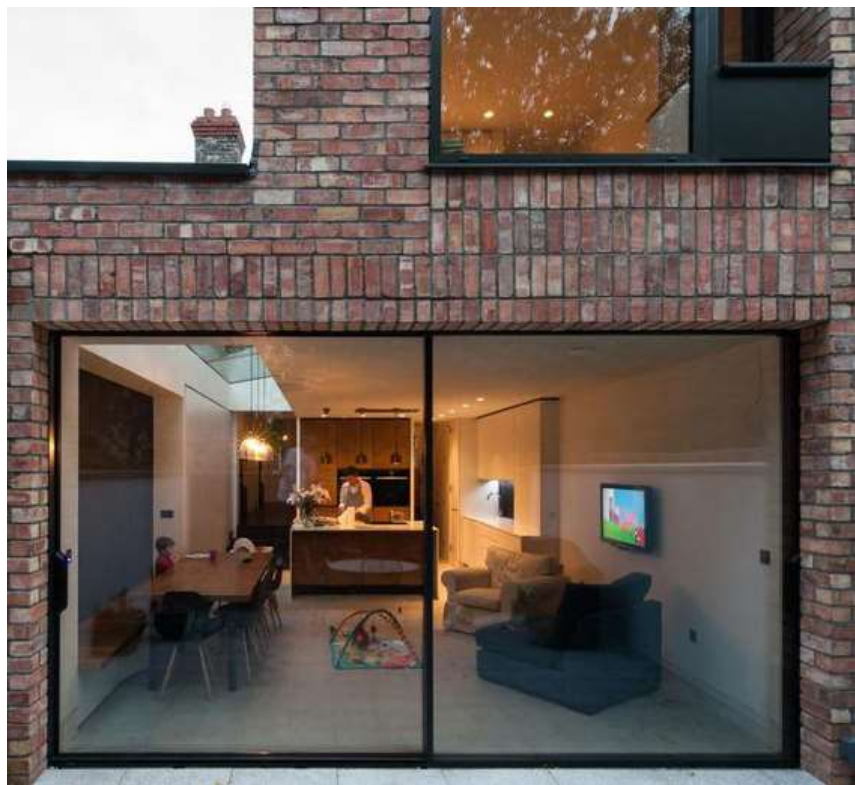
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Architectural Context: Brooklawn Drive is a early 20th Century residential street of semi detached properties with red and brown brick, clay tiled roofs and front bay windows.

Whilst there is some consistency, there is a noticeable amount of variation in architectural treatment and detail along the Brooklawn Drive.

A range of rear, side and loft extensions have been added to a number of properties on the street.

precedents



Brick and metal window extension examples



2.0 Proposals

2.1 Precedents

External Appearance: The proposed side extension will be clad in the same materials as the existing property, with brick walls and a clay tiled roof. However the brick tone and window detailing will show a clearer distinction between what is existing and what is new.

These examples reference high quality brickwork and metal windows, that are highly practical and aesthetically pleasing.

The intention is not to detract from the existing house or the neighbouring properties, but to compliment and enhance their character and setting with high quality, well considered additions.

All new windows will increase the thermal credentials of the house while providing a more uniform appearance to the side and front facades.

Note:

- These images are indicative only and are intended to give a sense of the quality and style of proposed external finishes.

- All materials are to be selected for the approval of the local authority.

design evaluation

1. Context

The proposal seeks to enhance the character of this 20th century street with sympathetic additions that respect the local history and culture whilst providing new accommodation befitting of the 21st Century.

2. Identity

The proposal will be discrete, high quality, and will reinforce the identity of the neighbourhood and compliment the character of the street.

As an end of terrace property with no immediate residents to one side, the additions will have a minimal visible affect on the nature of the street.

3. Built Form

The new extension has been designed to be compact and efficient.

The side extension is a simple brick structure with hipped roof at ground and first floor level, in keeping with the existing house and neighboring properties along Brooklawn Drive.

4. Movement & Access

The property is located a short walking distance from local shops and amenities.

Parking will remain as existing, within the demise of the property. Bikes can be stored within the property.

The layout of the house will remain accessible with amenities located at ground floor level.

5. Nature & Landscaping

The private garden at the rear will be retained and enhanced to provide a high quality, green external environment. In addition, there will be with a much better connection between inside and outside space via openings in the rear extensions.

6. Public Spaces

As a domestic project, there are no new public spaces proposed as part of the proposals.

7. Uses

The property will remain as a residential dwelling use class C3.

8. Refuse

The waste strategy is designed to meet the current requirements of the local authority, and the utilities provision will comply fully with the building regulations.

Bins will be stored within the curtilage of the property and will be put out on collection day.

9. Lifespan & Sustainability

The proposals have been designed to be as efficient as possible, with a fabric first approach, where the new envelope is designed to meet current energy requirements under Part L for works to existing dwellings, improving the thermal performance of the property.

The materials will be high quality and will

be robust and durable, easy to manage and maintain.

The mix of open plan and cellular spaces will allow the occupants flexibility in the way they live and will be easy to change and adapt over time.

It will increase pride to the occupants and help to reinforce a sense of ownership.

The location of the site is considered to be highly sustainable in its proximity to local amenities and transport options. Good links to nearby recreation areas will also benefit future resident's health and wellbeing.

Local flood maps show that the site is in a very low risk area for flooding.

No new external lighting is proposed as part of the scheme.

As it is an existing building, there will be little or no contamination within the site.

10. Quantity:

The proposal is to remodel the existing dwelling to provide an enlarged and reworked 3-bed family home, increasing the gross internal area and adding a more useable 3rd bedroom suite to the side of the existing property.

11. Impact:

The side extension will be a simple subservient element, with minimal impact on the neighbouring properties.

Careful consideration has been taken to

ensure that any windows that overlook any areas which would not have already been seen without these alterations are of the required distance and from adjacent properties.

Furthermore, the rear gardens have mature foliage which will act as natural screening features.

As a result of the scale of the proposals, the neighbouring properties will not see an adverse impact on their access to natural daylight.

12. Boundaries: Whilst the new additions are designed to have minimal impact on neighbouring properties, the proposed side extension will be built close to but set back from the party wall fence line along the boundary.

A party wall surveyor will be appointed at the next stage, to deal with all relevant issues arising from this arrangement.

Concluding Summary

The proposal has been designed in line with national and local authority guidelines, policies and frameworks.

The property is not in a conservation area and is not classed as being listed.

External alterations are designed to be sympathetic to the existing property and to enhance the character of its immediate surroundings, with minimal impact on the street scene and to neighbouring properties.

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