

Design, Access and Heritage Statement for Works to 14a Edge Lane, Chorlton, Manchester

The Design Team

McNulty Architects have been asked to prepare the design and resultant planning application for works to 14a Edge Lane, Chorlton.

McNulty Architects are a multi award winning practice recognised for their design of contemporary homes and extensions within an historical context.

Background and Location

The property is a detached, predominantly brick dwelling built in the late 19th century on a large plot set behind the existing streetscene. The house has a large front garden and is situated with its rear facade along the rear boundary wall line.

Previous works to the property involved the demolition of a 1960's single story extension to the house.

Design Principles

Amount

The development is a story and a half side extension and replaces an existing conservatory.

Layout

The side extension is to house a reconfigured living accommodation to the ground floor and additional bedroom accommodation to the first floor into the eaves of the extension.

Scale

The extension sits below the existing eaves and roof line so as to remain subservient to the original building form.

Landscaping

The landscaping will be largely unaffected by the works except for a small terrace to facilitate access to the garden.

Appearance

The rear extension is a simple, contextual, yet contemporary response to the existing building. Brick to match the existing is to be used to form continuity with the existing form.

The delicacy of the extension will come from the detailing which will complement the existing building.

A palette of brick and glass will be used.

Access

Access and parking provision will not be affected by the development.

Heritage Statement

The proposal falls within the Edge Lane conservation area.

The following points have been addressed below in relation to the heritage asset of the building and site.

- a summary of the history and development of the building/asset and its setting;

The coach house is a single dwelling on the site of a former coach house. The house sits on a large plot well screened by trees and a private access lane.

The house had various interventions, renovations and extensions over time with the last renovation completing in 2015.

- a statement of the significance of the interior and exterior as relevant

There is very little of the original structure remaining. The interior has been totally reconfigured to accommodate a family home that incorporates new enlarged openings to the ground floor. The footprint is, however, assumed to largely be the same as the original footprint.

- a clear and full explanation of where proposals impact on the historic fabric, the heritage asset and its setting;

The new extension is set to the side of the existing house with a glazed link that preserves the integrity and form of the original building. The views to and from the original building are unharmed by the proposal.

The new extension is designed to sit below the existent ridge line of the original building so as not to dominate its form.

- an assessment of the impact of the proposals; and a statement of justification for the works together with details of any mitigation measures proposed.

The proposal is a simple contextual response to the plot and needs of the owners family. There is a requirement to form a more open plan living and kitchen arrangement that makes better use of the existing space and a better connection with the garden. The existing conservatory does not maximise the use of the plot so this is to be demolished as part of the works.

The proposal is a minimal intervention to make the best use of the existing space and garden. It is designed to be subservient to the existing form of the house.

The existing conservatory is to be removed.

The new extension is to be limited in height so as not to dominate the existing dwelling.

The development will have a minimal impact on the existing structure with a simple glazed link forming a very light touch to connect the two buildings.