GUY TAYLOR ASSOCIATES

architecture
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Newark | **Manchester** | Derby | Sheffield

Design and Access Statement
Heritage Statement

27 South Drive
Chorlton
Manchester
M21 8DZ

Prepared by GTA north for and on behalf of the client

Address:
27 South Drive, Manchester, M21 8DZ

Introduction:
This Design and Access Statement has been prepared by Guy Taylor Associates in support of a householder planning application for 27 South Drive.
The statement has been produced on behalf of the current owner of the property.

Location:
The property is located close to the east end of South Drive

The front of the property faces north with pedestrian and vehicular access immediately off South Drive

Description of the proposed works:
Improvements and enhancements comprising of the following elements:

- Proposed single storey rear extension with high performance glazing to improve energy efficiency.
- Side and rear elevation ground floor window replacement.

Planning History:

None.

27 South Drive

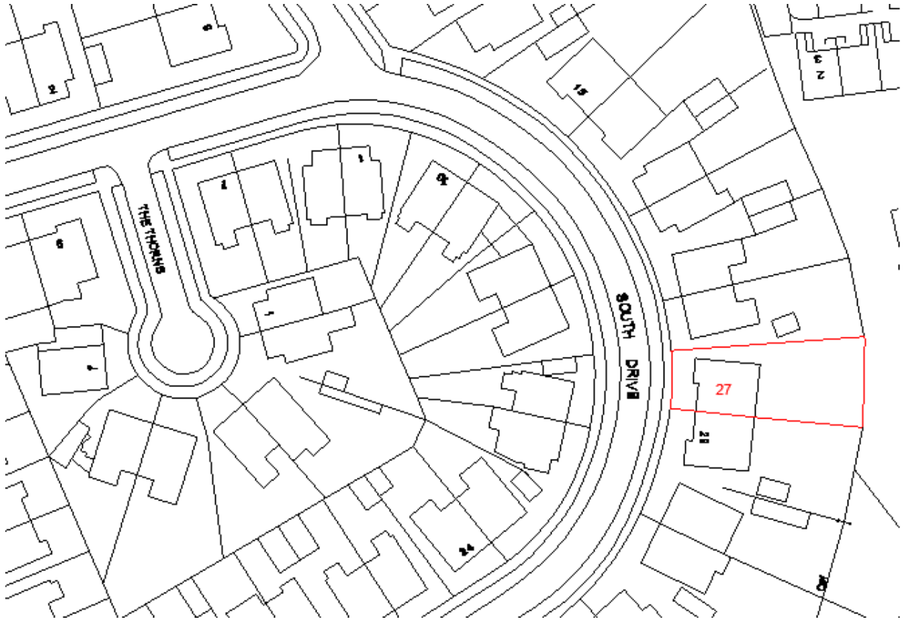
Photographs of existing dwelling:





27 South Drive

Site Location Plan:





Use:
The property was originally built as residential use which is typical of the local area.
The use of the property will remain as a single semi-detached house after the remodelling.

Amount:
There is an increase of approx. 17.9m2 on floor area following addition of the rear extension.

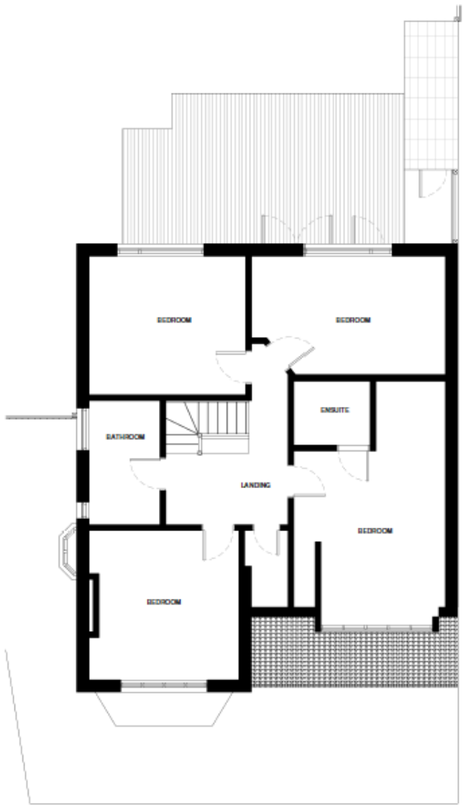
27 South Drive

Layout

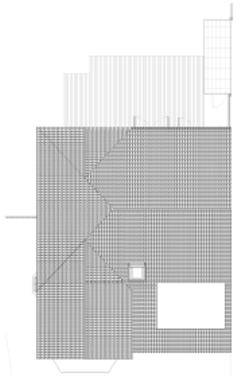
Existing Floor Plans:



Existing Ground Floor Plan



Existing Floor Plan



Existing Roof Plan

27 South Drive

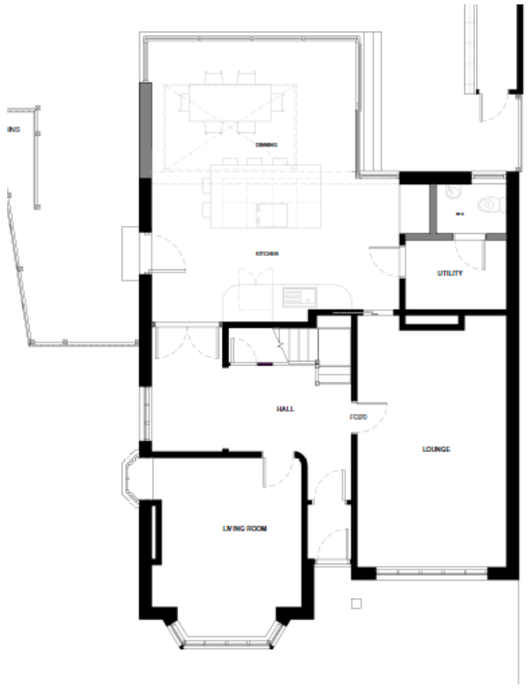
Layout:

New proposal seeks to improve original layout of the house by adding the ground floor extension to create better layout and maximise the light levels while not impacting the privacy of the home owner and neighbours.

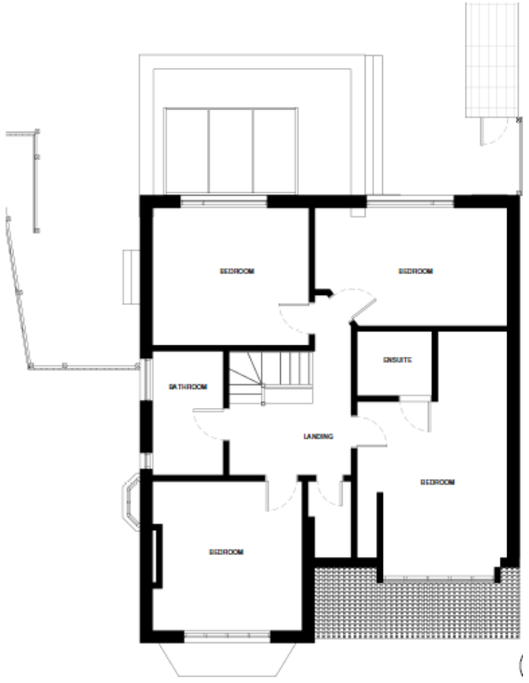
Elevational changes that will take a place are in harmony with materials present in Chorltonville Conservation Area.

Access:
Site access will remain off South Drive as existing.

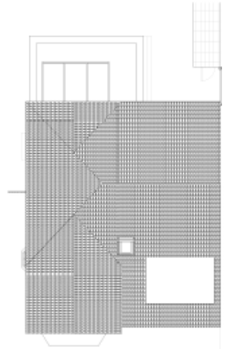
Proposed Floor Plans:



Proposed Ground Floor Plan



Proposed Floor Plan



Proposed Roof Plan

27 South Drive

Existing Elevations:



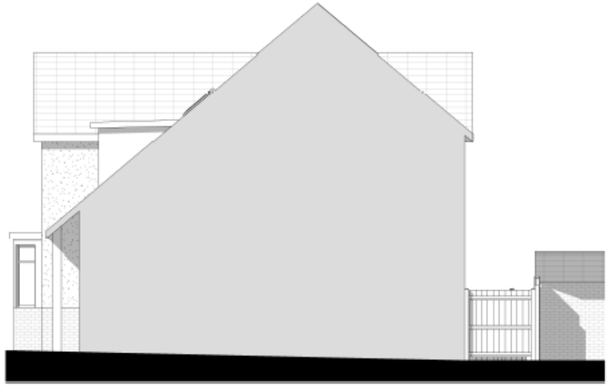
South West Facing Elevation



North East Facing Elevation



North West Facing Elevation



South East Facing Elevation

Existing Elevations:
Existing materials are red brick, white render, red slate roof and white windows. The houses along South Drive have some common language between them, but many different in materials and arrangement.

Proposed Elevations:



South West Facing Elevation



North East Facing Elevation



North West Facing Elevation



South East Facing Elevation

Proposed Elevations:
Proposed materials seek to match existing. New materials are render to match existing, brick to match existing new grey frame windows.

27 South Drive

Heritage Statement:

Introduction:

27 South Drive is a detached Victorian dwelling. The property is situated within the “Chorltonville Conservation Area” and is highlighted by the red marker on the plan.

Conservation area:
Chorltonville conservation area is located approximately 4 miles from Manchester city centre to the south-west.

The conservation area was designated in October 1991.

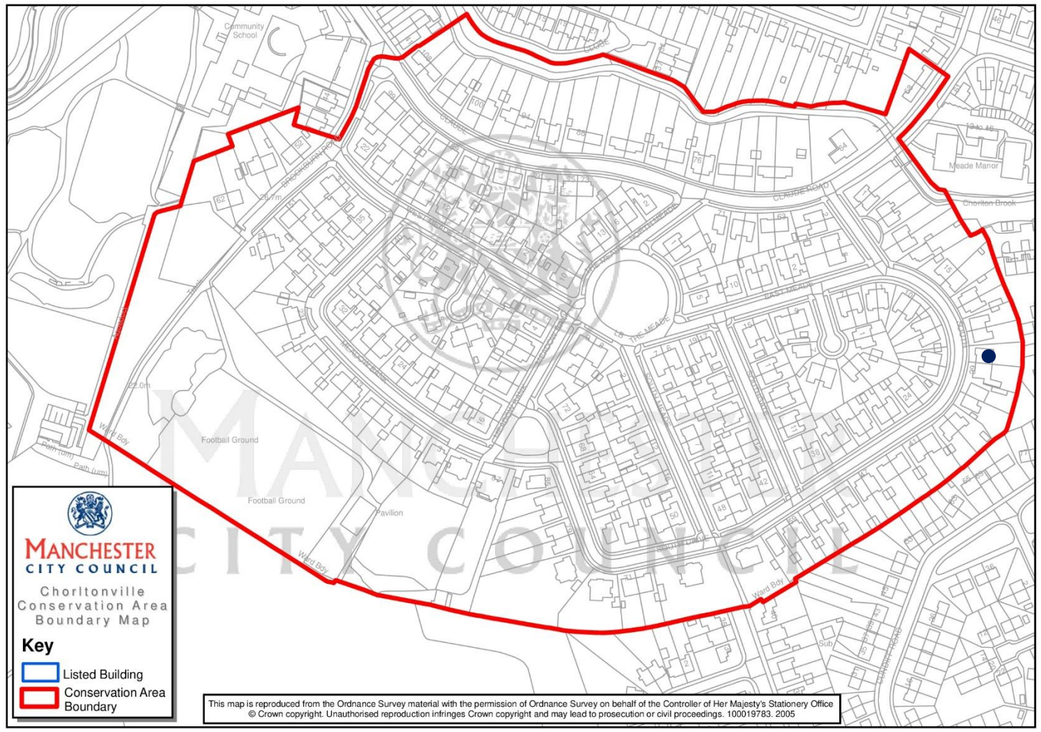
● Indicates site location within the conservation area

Conclusion:
The proposed changes to this period property seek to compliment existing house. The extension is an appropriate scale and not overbearing.

Further to this the proposed elevational changes will be done in materials that blend with surrounding dwellings with the conservation area.

Due to the nature of the proposed work the changes are not visible from the street.

It is felt that the proposals do not have a negative impact on the historic character of the dwelling or the Chorltonville Conservation Area.



Guy Taylor Associates
Newark | **Manchester** | Derby
Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ
T: 0161 826 1042
www.guytaylorassociates.co.uk

Guy Taylor Associates is a trading name of
GTA North Limited. Company number:
09450467