

# Design and Access Statement

## 19 Burrows Avenue, Chorlton, M21 7LT

Extension and remodelling at 19 Burrows Avenue.

November 2019



This document has been prepared for and on behalf of Rachael Maskill and Richard Frost.

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1.0 Introduction

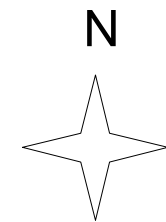
The clients Rachael Maskill and Richard Frost are the owners of 19 Burrows Avenue and seek to extend their property to maximise the functionality of their living spaces and add to the first floor accommodation.

Darwent Architecture Ltd has been appointed to prepare this supporting statement along with the accompanying planning drawings.

2.0 Site and Location

The site is located in a residential area within Chorlton, South Manchester. The property is accessed via a private driveway and has a generous front lawn with off-street parking to the side of the property. The front elevation is set back from the roadside with a box hedge de-marking the boundary. Its boundaries with neighbouring properties are marked by timber fences and there is a large shed situated to the south-east side of the property.

The property is not listed or within a conservation area.



Location Plan 1:1250

— Site boundary



View of rear of property



Existing large shed within rear garden



View of property from Burrows Avenue

### 3.0 Existing Property

The property is a semi-detached house, comprising of two storeys. At ground floor, the living accommodation is modest in scale and the utility is very small for a young family. The kitchen is also small in scale and cannot comfortably accommodate a dining table. There is no separate dining room that could accommodate this.

There are a total of three bedrooms and currently there is only one small family bathroom serving the whole property.

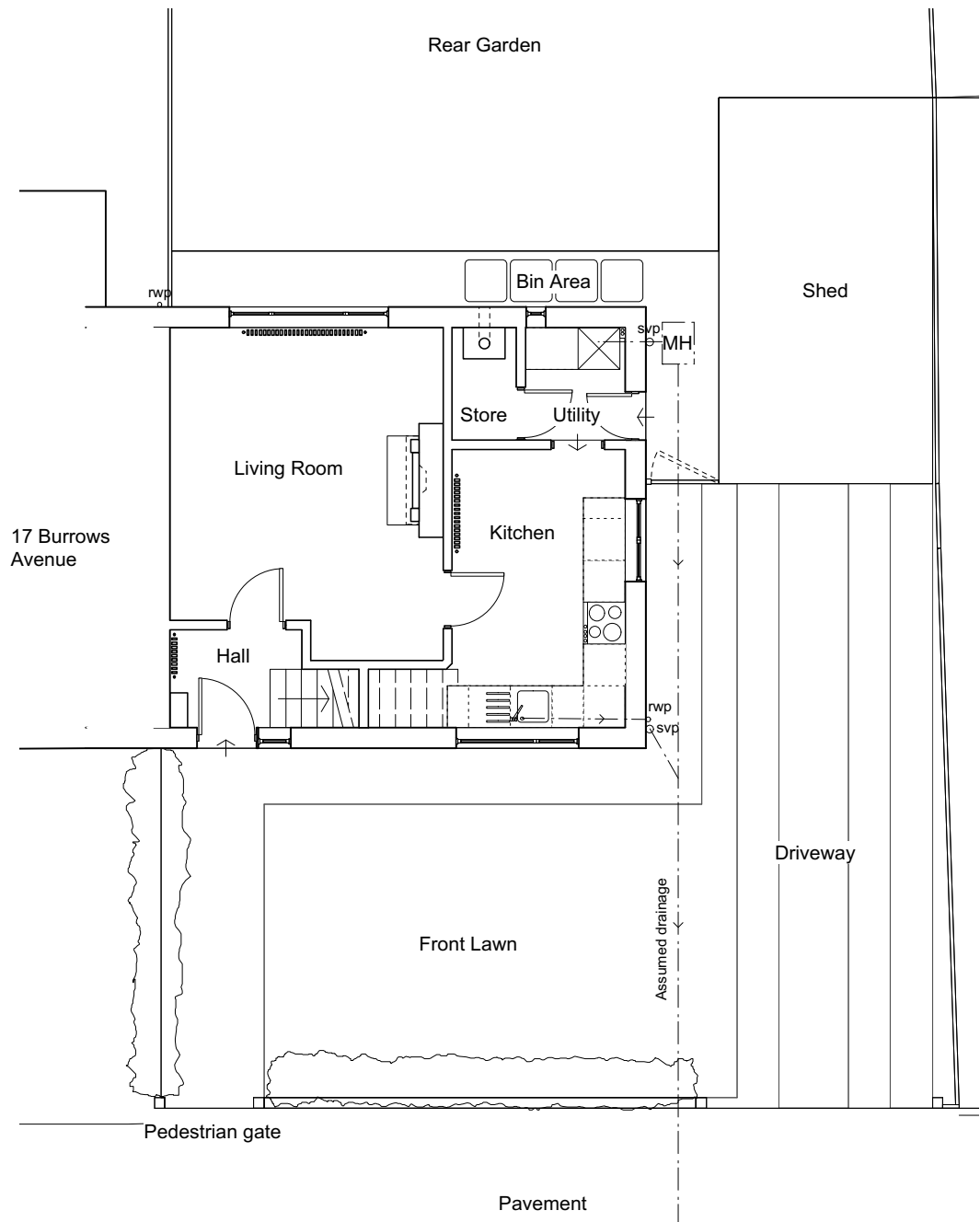
The property is constructed in red brick and has a blue slate hipped roof with a tall brick chimney to the rear elevation. Existing windows are white upvc and rainwater goods are mainly grey upvc supported on projecting black painted timber fascias.

### 4.0 Client Brief

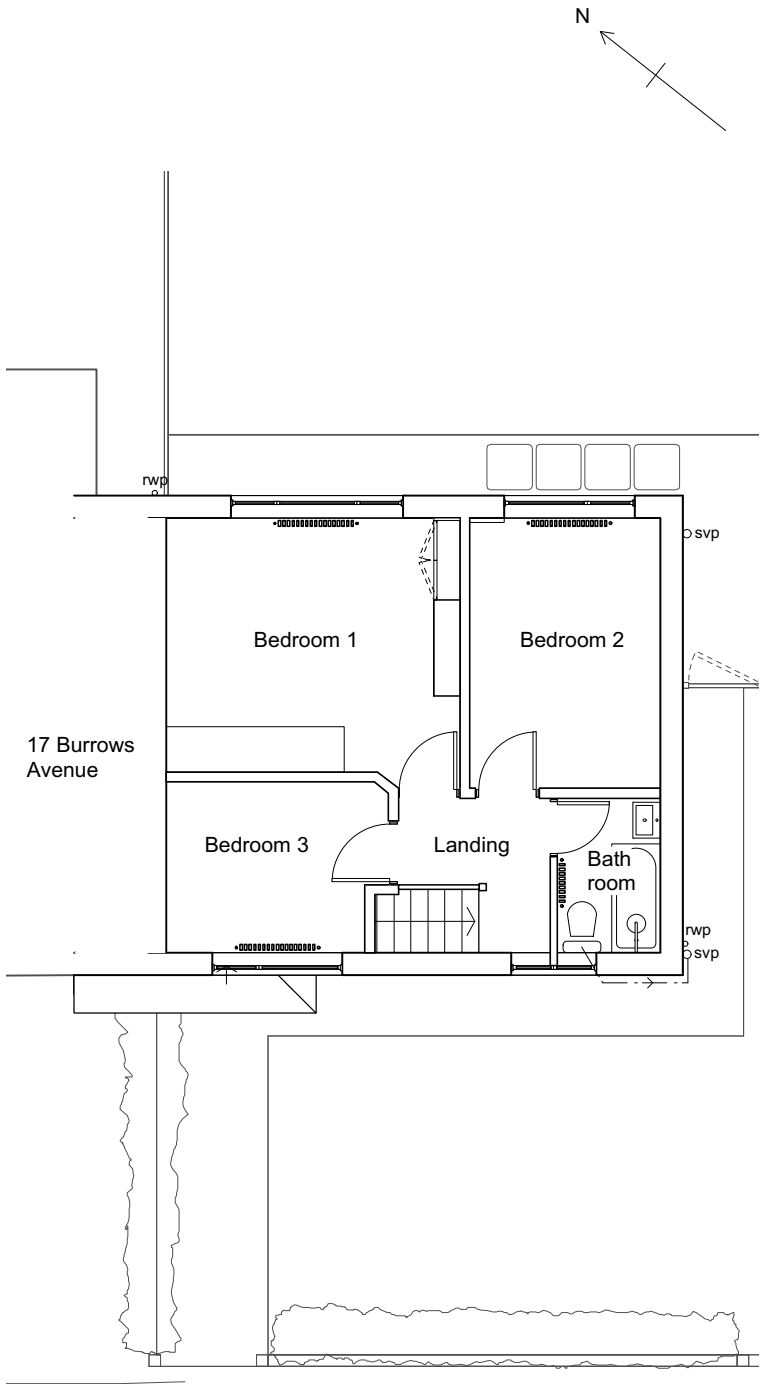
The clients are looking to extend the existing dwelling with the following aspirations:

- Create a more open and spacious kitchen / dining area
- Create a larger utility space with a new ground floor shower room
- Increase upstairs accommodation from 3 bedrooms to 4 bedrooms
- Enlarge the existing first floor family bathroom

The following pages illustrate the proposed scheme which aims to improve and enhance the existing property while addressing the above brief.



Existing Ground Floor Plan 1:100



Existing First Floor Plan 1:100

# 5.0 Proposed Scheme

## Two-storey Side Extension

It is proposed to create a two-storey side extension to create larger kitchen/dining space at ground floor and an additional 4th bedroom at first floor.

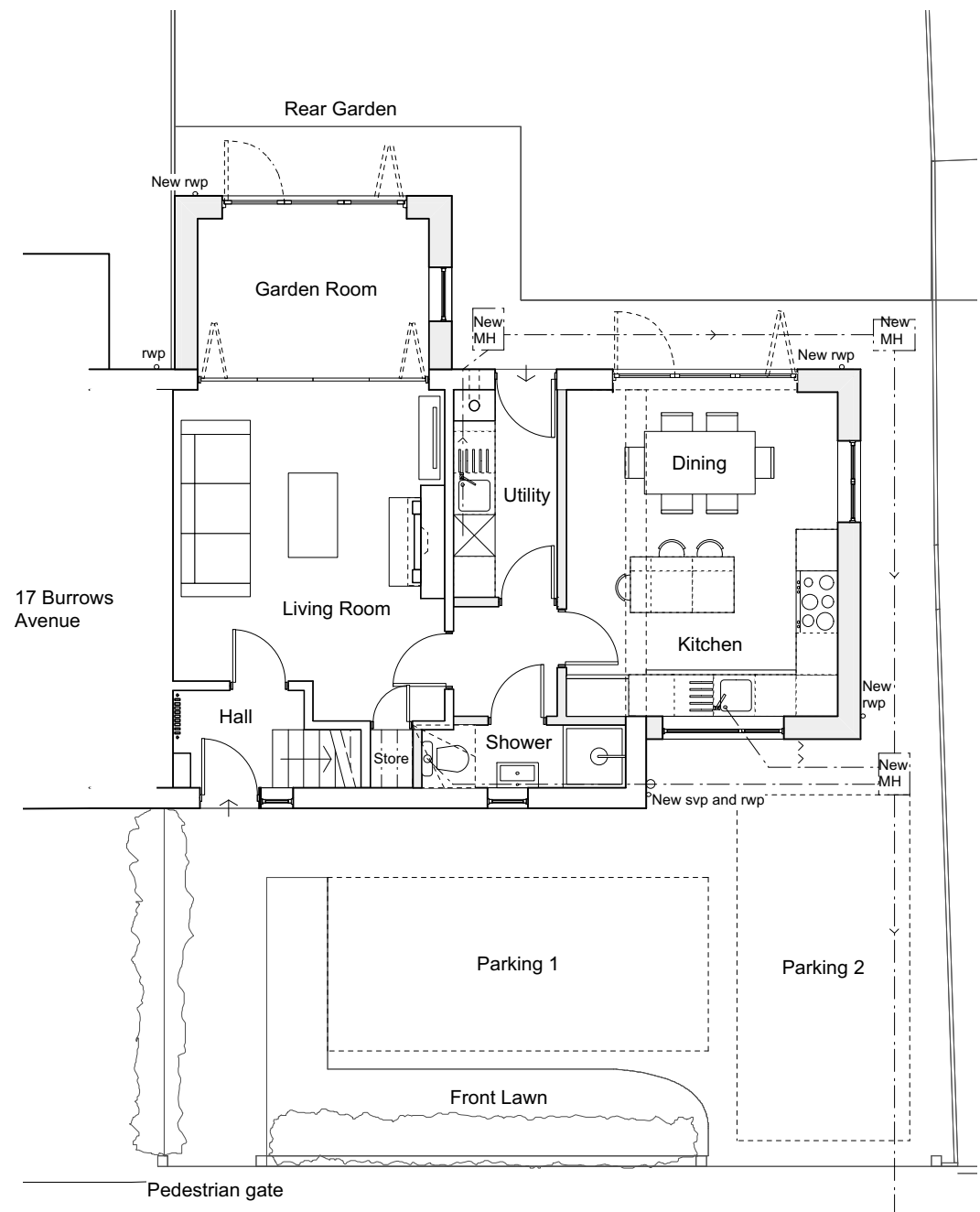
This allows for a new utility room to be located centrally within the property with direct access to the rear garden. This would be a new back entrance into the property and a transitional space before entering into the living spaces.

## Single-storey Rear Extension

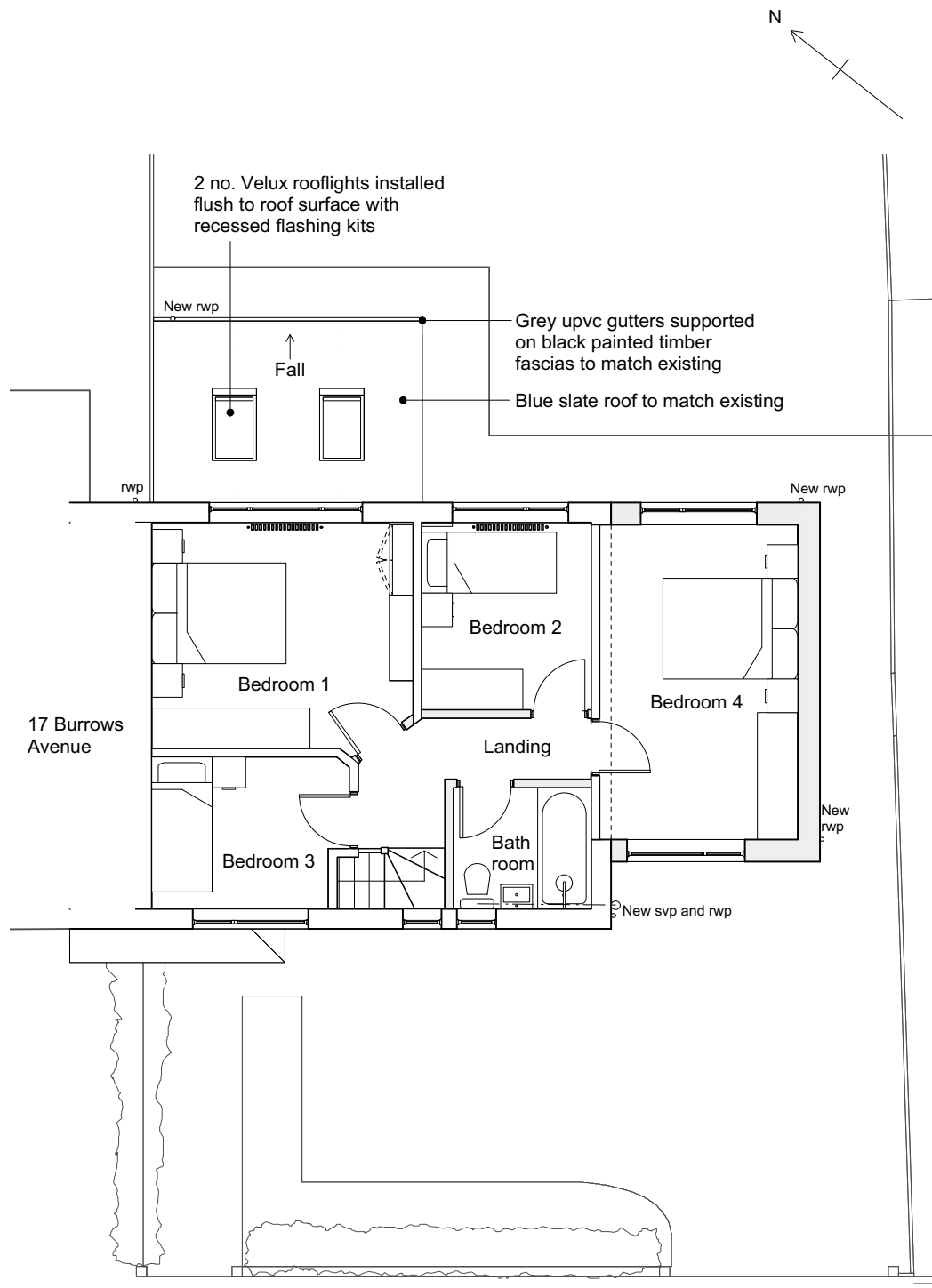
The proposed scheme includes a lean-to single-storey extension to the rear against the boundary with 17 Burrows Avenue. This would create a more spacious living room with glazed bi-folding doors maximising views into the rear garden.

## Bathrooms

Internal remodelling of the existing stairs and landing will allow for a larger family bathroom at first floor. As the proposed scheme has 4 bedrooms in total, it is proposed to install a small shower room at ground floor as well to better serve the overall property.



Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100

# 5.0 Proposed Scheme (continued)

## Form and Massing

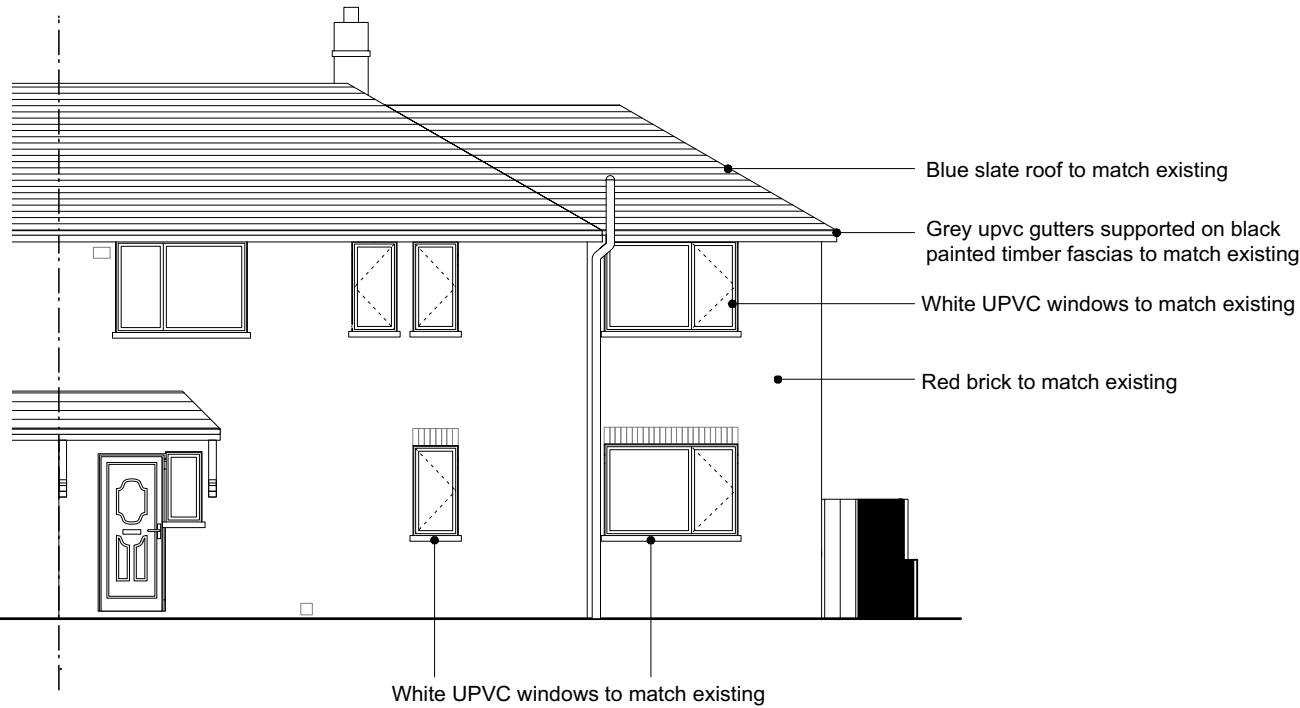
The proposed two storey extension mimics the existing hipped roof form to visually integrate it with the existing form. It is proposed to have a 1m setback from the front elevation resulting in a lower ridge. This would avoid creating a “terracing effect” and emphasise the subservient nature of the extension when viewed from Burrows Avenue.

The proposed rear extension has a modest projection of 2.5m from the rear walls of the existing property. Its eaves height and overall height are unobtrusive in scale and would fall within permitted development.

## Appearance and Materials

It is proposed to construct the extensions in materials to match the existing dwelling: red brick walls, blue slate roofs and white UPVC windows. It is also proposed that new rainwater goods and fascias will match the existing. The proposed glazed doors would be white powder coated aluminium for durability, which would also tie in visually with the existing windows. The proposed extensions would be integrated harmoniously with the existing dwelling as a result.

The Velux rooflights are proposed to be installed flush to the roof surface with recessed flashing kits and will therefore be inconspicuous in appearance.



Proposed Rear Elevation 1:100



Proposed Front Elevation 1:100

## 6.0 Access and Parking

Vehicular and pedestrian access into the site remain as existing, maintaining separate access points for vehicles and pedestrians from Burrows Avenue.  
As the scheme increases the total number of bedrooms to 4, it is proposed to create an additional parking space to the front of the property where the front lawn is currently. This would be hidden from view with the existing box hedges, and would not have a visual impact on the public view from Burrows Avenue.

## 7.0 Impact on Neighbouring Properties

The proposed two-storey extension is set back from the boundary to minimise its visual impact on 21 Burrows Avenue. There are only door openings to the ground floor of the side elevation 21 Burrows Avenue that faces the site, there are no issues in relation to right to light.

In addition to this, the existing first floor windows on the side elevation are both frosted and it is assumed that these are not serving habitable rooms (please see photos below). The impact on these rooms would be minimal due to the proposed hipped roof form of the extension and the adequate set back from the boundary. There are no proposed first floor windows facing 21 Burrows Avenue or 17 Burrows Avenue, and therefore no overlooking issues.

In summary it is considered that the proposed scheme has minimal impact on neighbouring properties.



Photos of 21 Burrows Avenue showing the existing openings on the side elevation facing the application site

## 8.0 Environmental Impact

In keeping with Government directives on energy efficient homes, it is intended to construct the proposed scheme to better than current building regulations standards.

## 9.0 Drainage

New underground drainage will be connected into the existing system. The existing above ground services will be modified and new rainwater goods and foul drainage installed as required.

## 10.0 Flood Impact

The site is located within Flood Zone 1. A flood risk assessment is therefore not required.

## 11.0 Further Information

For further Information please refer to planning drawings:

- 273\_PL001 Location Plan
- 273\_PL002 Site Block Plan
- 273\_PL003 Existing Floor Plans
- 273\_PL004 Existing and Proposed Roof Plans
- 273\_PL005 Existing Elevations
- 273\_PL006 Proposed Floor Plans
- 273\_PL007 Proposed Elevations

## 12.0 Conclusion

In summary and in conclusion, it is considered that the principle of the extension of 19 Burrows Avenue should be considered as acceptable.

The proposed scheme provides the clients with a kitchen/dining space suitable for C21st living, which maximises views into their rear garden and allows natural light to enter deep into the plan. Its subservient massing and the use of materials to match existing ensures that the extensions are visually integrated with the original house, forming a cohesive whole.

The proposals are considered compliant with all national and local policy and have been considered to impact as little as possible on neighbouring properties. We would therefore consider that the proposed scheme will greatly improve and enhance the functionality and enjoyment of the dwelling.