24 HOLME ROAD

DESIGN AND ACCESS STATEMENT



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CONTENTS

1.0 STATEMENT
2.0 CONTEXT LOCATION
3.0 EXISTING PLOT
4.0 RELEVANT PLANNING HISTORY
5.0 PRE-APPLICATION ADVICE
6.0 PLANNING POSITION
7.0 ARCHITECTURAL PROPOSALS
8.0 SCALE
9.0 APPEARANCE
10.0 IMPACT
11.0 TREES AND HEDGES
12.0 LANDSCAPE
13.0 ACCESS
14.0 REFUSE COLLECTION AND SERVICING
15.0 DELIVERIES: Construction Period
16.0 SITE SECURITY, SAFETY AND OPERATION: Construction Period
17.0 CONCLUSION

24 Holme Road,

April 2017

1.0 STATEMENT:

This Design and Access Statement is to accompany an application for Householder Planning Permission, submitted to Manchester City Council on behalf of Mr D. and Mrs S. Gutfreund, for a proposed new dwelling on land previously occupied by Manchester City Council's former depot at Holme Road, Didsbury.

Associated Drawings:
Existing - 218_al(02)001-005, 010-011
Proposed - 217_al(05)001-010



01. site location – aerial view

The application proposal is for the erection of a new build detached family dwelling, the erection of a detached 2 car garage, plus associated landscaping and boundary treatments.

2.0 CONTEXT LOCATION:

The property is located 0.6 miles to the South West of West Didsbury Metrolink station, with the highest density of buildings to the North East of the site. Didsbury is a suburban area situated in Manchester, 4.5 miles South of Manchester city centre, on the North bank of the river Mersey. The main access to the town is from the A5145 which links Stretford to Stockport, or the M60 (Manchester's outer ring road).



02. site plan - aerial view

3.0 EXISTING PLOT:

The site is not within the green belt and does not lie within in a Conservation Area.

The existing Lodge to the South West side of the plot is a two and a half storey detached house, which faces onto Marie Louise Gardens with a private side garden. Built in 1903, the mock Tudor house is built from red brick with black and white Tudor effect panelling, and terracotta roofing tiles with substantial brick chimneys. The property is not listed.

The Gutfreund family have repaired and refurbished The Lodge in recent years to a very high standard, both internally and externally. They have also constructed new boundary walls and an associated garage to perfectly match the existing Lodge.



Photograph showing North West Boundary (Marie Louise Gardens)



Photograph showing South West Boundary (Marie Louise Gardens)



Photograph showing South East Boundary (Holme Road)

4.0 RELEVANT PLANNING HISTORY:

The site has the following previous applications. The scheme most relevant to this application is shown in bold.

Approved scheme – 081612/FO/2006S2

- "Erection of part 2, part 3 storey six bedroomed detached dwelling house with basement parking.
- Approved 24.04.07 // Lapsed 25.04.10

Approved scheme - 088667/FO2008/s2

- "Erection of a 2 storey detached dwelling house, erection of a detached garage, alterations to existing access to Holme Road, associated landscaping and boundary treatments."
- Approved 19.12.08 // Lawful start carried out.

Withdrawn scheme - 097419/FO/2011/S2

- " Erection of a part 2/part 3 storey detached dwelling house and a 2 storey building forming a triple garage with flat above, along with the relocation of the vehicular access onto Holme Road".
- Withdrawn 26.01.12

Approved Garage scheme – 100773/FH/2012/S2

- "Erection of detached two-storey double-garage including dormer windows"
- Approved 02.01.13

Images of approved scheme 088667/FO2008/s2;





Elevations facing Dundreggan Gardens, Marie Louise Gardens (SW & NW) and then Holme Road.









5.0 PRE-APPLICATION DISCUSSIONS:

Pre-application advice was sought from Planning Officer Mr David Lawless. Informal comments were received in the context of a new design.

The following points were discussed:

- Overlooking the park is acceptable as it is a public space
- Manchester City Council are open to other materials & styles of architecture - there is no clear vernacular in this locality.
- The site is not within a Conservation Area.

6.0 PLANNING POSITION:

The fallback position to this application is to implement the extant application 088667/FO2008/s2.

7.0 ARCHITECTURAL PROPOSALS:

The proposals in this application include;

1) A detached new build dwelling comprising;
    a. Ground floor - open plan kitchen/living/dining, sitting room, bootroom, guest WC, accessible guest bedroom and accessible ensuite
    b. First floor – master bedroom and ensuite, 2 bedrooms with shared ensuite, laundry room.
    c. Second floor (within roof pitch) – 2 bedrooms (compromised head height) with ensuites
2) A detached garage to provide;
    a. Secure parking spaces for 2 no. cars
    b. Storage
    c. Cycle spaces
        i. To also conceal wheelie bins and accommodate an outdoor tap.



South East Elevation //toward Holme Road



South West Elevation //to Marie Louise Gardens



North West Elevation // to Marie Louise Gardens



North East Elevation //to gardens of Dundreggan Gardens



Aerial view from Holme Road toward house & garage

8.0 SCALE:

The proposed ridge matches the height of the ridge of the existing Lodge. This is lower than the ridge height of the previously approved scheme. The previously proposed scheme had set the ground level above the existing external ground levels too. The external ground levels to this application are the existing levels as measured on site by the topographical surveyors.

9.0 APPEARANCE

Precedent
Whilst the site is not within a conservation area it was felt that the existing Lodge on the adjoining site was an important historical reference for the design of these proposals. This approach became an overriding consideration throughout the evolution of the design to complement the appearance of The Lodge and to enhance it's setting from the previously approved application 088667/FO2008/s2.

The Lodge
The main features of The Lodge are it's proportions, the pattern of materials and their notable change between ground and first floor plus the overhang of the first floor over the ground floor in a small cantilever.

The Proposals
These proposals have referenced The Lodge as follows;

The main form of the proposals directly relates in terms of height, width and pitch matching those of The Lodge. This was made possible by removing some of the volume from the main element by adding a single story element. This had many benefits;

1. To reduce the appearance of the volume of the proposals from outside the site
2. Reduce the impact of the proposals upon Marie Louise Gardens
3. To give all reception rooms a relationship with an external space and much more natural light internally.
4. Maximised the size and experience of the garden with glazing either side of the dining area to give the feeling of a larger garden via vistas through the space.
5. Increased the distance between The Lodge and the proposed dwelling.

Terracotta clay tiles have been used both as a roof finish and cladding to the external walls of the first storey to reference this balance of form and material usage. The wrapping of the roof finish over the first storey should have the effect of reducing the visual height of the building by increasing the size of the roof and reducing the scale of the walls of the house to single storey to be subservient to The Lodge. A precedent was located on Northern Grove – Rose Cottage which depicts this use of clay tiling.

The ground floor walls are to be constructed from a soft rustic red brick which tones with all the materials of The Lodge.

A cantilever has been introduced to provide interest to the form at the transition of clay tile to brick walls.

Overall the combination of the clay roof tiles, the brick and the windows creates a palette of materials which is both high

quality & traditional in their appearance and have also been chosen to last to look good in years to come.

10.0 IMPACT:

Due to the fallback position being the implementation of the extant approved scheme 088667/FO2008/s2 we have described impact as relative to that design.

The impact of these proposals is less that the extant approved scheme - in the following ways;

- The ridge height of the proposed dwelling is lower
- There are far less windows overlooking the park. The design proposes 5 rooflights to considerately maximise natural daylight internally, whilst minimising window openings which might overlook onto neighbours or the park.
- The garage has been moved further away from Dundreggan Gardens to provide increase natural light and visibility from their properties.
- The Gross Internal Floor Areas is less.
- The Design has much less impact as follows;
    - The Lodge
        - Increased distance to proposals
        - More complimentary design, materials & features
        - It is not proposed to be any taller than The Lodge
    - Dundreggan Gardens
        - Less volume against the boundary due to the shape of the roof sloping away and increasing light levels to the neighbours
    - Marie Louise Gardens
        - Less mass visible from the park / less windows overlooking the park / a much reduced North West elevation

The proposed dwelling will be well set back from the highway, and has taken into consideration means to prevent overlooking of all neighbouring properties to improve upon the previous scheme a lot whilst achieving a great piece of design.

There are two windows proposed on the North East elevation, but there will be adequate screening provided to prevent views onto the neighbouring property within Dundreggan Gardens by fencing and planting at the ground floor, and opaque glazing at the first floor. The windows will be non-opening and 1m away from the boundary.

11.0 TREES AND HEDGES:

No trees will be felled as part of this application, and extra care will be taken in order to maintain the soundness and health of the existing retained trees.

12.0 LANDSCAPING :

Landscaping proposed as follows;

a. Existing boundary walls and gate to Holme Road to be retained
b. Boundary treatments to Marie Louise Gardens to be in the form of soft hedgerow planting
c. Associated soft and hard landscaping to the new dwelling, including lawn, patio and driveway

13.0 ACCESS:

There are no changes proposed to the highway access. The main access point into the site is through the existing individual gated driveway off Holme Road. The dwelling will also incorporate the existing pedestrian gate from Marie Louise Gardens.

The site is predominantly flat with falls towards the vehicular gate entrance.

Accessibility to the property is going to be optimised around the perimeter of the building with level access from the patios and a generous sense of arrival to the main entrance. The proposal will create an inclusive environment as far as possible within the requirement for visitable dwellings. There is a ground floor bedroom with ensuite facilities and a visitor accessible WC.

Rail – West Didsbury Metrolink is located 0.6 miles from the site with links across Greater Manchester. East Didsbury train station is located 1.3 miles away, with links to the city centre and Wilmslow.

Car – Access onto the M60 is located 2.2 miles to the South West of the site.

Pedestrian – The area is popular with walkers as the site shares a border with Marie Louise Gardens, a public park.

14.0 REFUSE COLLECTION AND SERVICING:

No changes to the existing collection and strategy are required.

15.0 DELIVERIES: (Construction Period)

Deliveries will require access off Holme Road. The site will be utilised for off-loading and lay down of materials as well as accommodating areas for skips and material storage to ensure minimal impact on the public road.

16.0 SITE SECURITY, SAFETY AND OPERATION: (Construction Period)

Protecting the public from risk to their health and safety arising from the construction work is a high priority. Every care will be exercised to prevent risk to members of the public and appropriate action. A Construction Management Plan will be submitted if requested by Condition.

Every effort is to be made to reduce the volume of waste sent to landfill, waste from the site will be separated and dealt with by carriers with a valid waste transfer licence and provide certification and percentages of recycling to the main contractor for all elements of the process.

In particularly excavated spoil from the pool will be retained on site and used in landscaping.

17.0 CONCLUSION:

The proposed scheme is a well-considered design, which has fully taken into account discussions during the pre-application stage and the site's planning history.

After consideration of the site's features and constraints, the neighbours and contextual surroundings it is considered that the proposals have architectural merit that will complement not only the site, but also its neighbourhood.

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