wdp
chartered architects

the wright design partnership ltd
15 main street, kirkby lonsdale, cumbria, la6 2aq
tel: 015242 71697 | mail@wdparchitects.co.uk | www.wdparchitects.co.uk

KL2627/SA/AM/EW

23rd February 2017

20 ELM ROAD, DIDSBURY, MANCHESTER, M20 6XD

DESIGN AND ACCESS STATEMENT

1. INTRODUCTION

This application is brought about by our clients' needs to alter and extend the current property, not only to provide improved living accommodation, but also in order to undo some elements of previous development which have been insensitive and not best thought out.

This application is to remove the single storey contemporary corner conservatory, the removal of the large flat roofed, double storey extension and the introduction of a sympathetic double storey rear extension which respects the original form of the building and the traditional detailing.

2. THE EXISTING ARRANGEMENT

20 Elm Road is situated within the Blackburn Park Conservation Area and sits on a large plot with north west / south east orientation to its principal rooms. Unlike many properties on Elm Road, No 20 has retained its original garden area and has not sub divided its plot or original build footprint. It benefits from generous space to its boundaries and sits neatly into its site with mature and well established gardens to both the front and rear.

The layout of the house comprises of two storeys plus an attic storey (not currently converted). The property is considered to be "Arts and Craft" dating from around 1890's and features leaded glazing, steeply pitched clay tiled roofs, roof over hangs and timber panelling internally.

The properties to either side of 20 Elm Road have undergone major extensions in recent years and rear double storey extensions are obviously confirmed as acceptable solutions to these properties by the planning authority.

3. THE PROPOSAL

The proposals are to:-

1. Remove the existing contemporary corner conservatory and external decking

2. Remove the large rear flat roof extension area

3. Revise the rear elevation of the house by introducing a double storey extension in the position of the previous conservatory location and extend the principal rear elevation out with a small bay to allow for a more coherent internal layout to the ground floor layout.

4. Internal alterations to both the rear ground and first floor accommodation to open up the principle living space to the gardens yet maintaining and retaining all of the detail and proportion to the main rooms at both the ground and first floor, to the front elevation.

5. Introduction of a new staircase and second staircase to the attic conversion space to include a new dormer construction to the north east roof slope.

6. Introduction of an electric sliding gate solution which will sit behind the existing front boundary wall and hedging.

The proposed materials will be in keeping with the original house with all extensions built in smooth brick to match existing, roofs finished in Rosemary clay tiles with gables, apexes and dormers highlighted with vertically hung tiles to match front elevation detail. Areas of the original principal rear elevation and the side elevation to the garage / utility are to receive a smooth render finish to allow for a sympathetic solution to cover the various alterations / openings and patched brickwork. Windows to the rear elevation will be simple section, powder coated aluminium composite windows. All detail to the Elm Road frontage, including the visible depth of the side gable will be maintained and little, if any, of the proposed alterations will be visible to any public view.

All existing boundary treatments will be retained as will all bin / recycling provisions.

4. DISABLED REQUIREMENTS

Due to the constraints of the existing build and the location of the property within the Conservation Area, it is not considered possible to provide full disabled access, however, the ground floor is currently, and will remain, on one level and level access will be achievable from the rear terrace / deck area with only shallow steps to access rear garden area.

5. HERITAGE STATEMENT

The heritage statement prepared by Wright Design Partnership Ltd is attached to this application, forming part of the submitted planning statement.

6. CONCLUSION

The existing house is located within The Blackburn Park Conservation Area and it is considered that the proposed alterations and extensions are both sympathetic and help restore proportion and detail to the rear of the property which has been previously lost due to unsympathetic development by previous owners.

Yours sincerely
The Wright Design Partnership Ltd



Erica Wright
Chartered Architect