

PROPOSED REAR EXTENSION TO 4 West Meade CHORLTONVILLE

Design + Access Statement

G.0371 December 2016

gibson
ARCHITECTS

4 WEST MEADE - DESIGN + ACCESS STATEMENT

1. INTRODUCTION

The following document outlines the proposal to form single storey rear extension to No.4 West Meade, Chorltonville, following the demolition of the existing single storey outbuilding and detached garage. This Design and Access Statement has been included in the application because of the siting of the property within Chorltonville Conservation Area. We will discuss the design of the proposed extension and assess its impact on the Conservation Area.

This document should be read in conjunction with the following drawings which have been submitted as part of the planning application:

G.0371_PL000_Location Plan and Site Plans
G.0371_PL001_Existing Plans
G.0371_PL002_Existing Elevations
G.0371_PL003_Proposed Plans
G.0371_PL004_Proposed Elevations

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2. SITE + ACCESS



Location plan showing the siting of No.4 West Meade (hatched in orange) within the Chorltonville Conservation Area (outlined in red).



Image showing the existing conditions of the front drive - tarmac surfacing with concrete posts marking the boundary to No.4 West Meade

No.4 West Meade is located centrally within Chorltonville Conservation Area in South Manchester. The site is approximately 309sqm/ 0.076 acres, comprising a two-storey semi-detached dwelling with a detached garage and single storey attached out building.The front garden consists of a ~1800mm privet hedge to the front boundary, and a small grassed area; the existing driveway is tarmac, and marked by concrete gate posts to either side. There is no fence or wall between the drives of No.4 and No.6 West Meade.

There is an existing detached garage of pre-cast concrete frame and red brick infill, with white painted timber doors and a profiled metal sheet roof. This application includes proposals to remove this garage, which is not an original outbuilding and is of no architectural merit, as well as removing the out building to make way for the proposed rear extension.

The property is set back from the front boundary by approximately 3.8m, leaving the remainder of the site at the rear to form a generous back garden of approximately 14m that is bordered by mature trees. The properties on Claude Road have their gardens backing onto those of West Meade, but the trees mitigate any overlooking issues.

The garage of No.6 is close to, but not adjoining, that of No.4, and the remaining area of the boundary line to the rear between the properties is bordered by mature bushes and hedges.

The proposals do not alter the amount of parking on the site - the existing garage is used for storage and is difficult to maneuver a car into due to its positioning on the site and narrow approach.

3. Existing Property



The front elevation of No.4 with the garage seen at the rear.



Rear elevation showing the profiled red tiles to the roof, and the lower quality of the red brickwork in this location compared to the front of the property.



Existing outrigger forming an external store. Internally it contains the pantry accessed from the dining room.



The side elevation features stained glass in the ground floor hallway.



The existing garage is made from a concrete frame with red-coloured concrete blocks, and a profiled metal sheet roof.



The garage is in close proximity to that of No.6 (obscured by timber board fencing), and is difficult to access with a vehicle due to it being offset from the driveway.

The existing house is of red brick construction, with white render to the elevations at first floor, and profiled red roof tiles. These materials are typical of this area, and this street in particular is made up of houses with the same design or very similar.

There are some details, such as the stained glass to the front bay window and the ground floor hall on the gable side, protruding rafters at eaves level, and the splayed detail at the base of the render, that are typical to the Chorltonville area. The brickwork to the rear of the house is of a lower quality, constructed in a post-War common brick.

4. EXISTING CONTEXT



Some properties in the area have a different colour palette to those on West Meade, and can have varying qualities due to the age of the dwelling (South Meade).





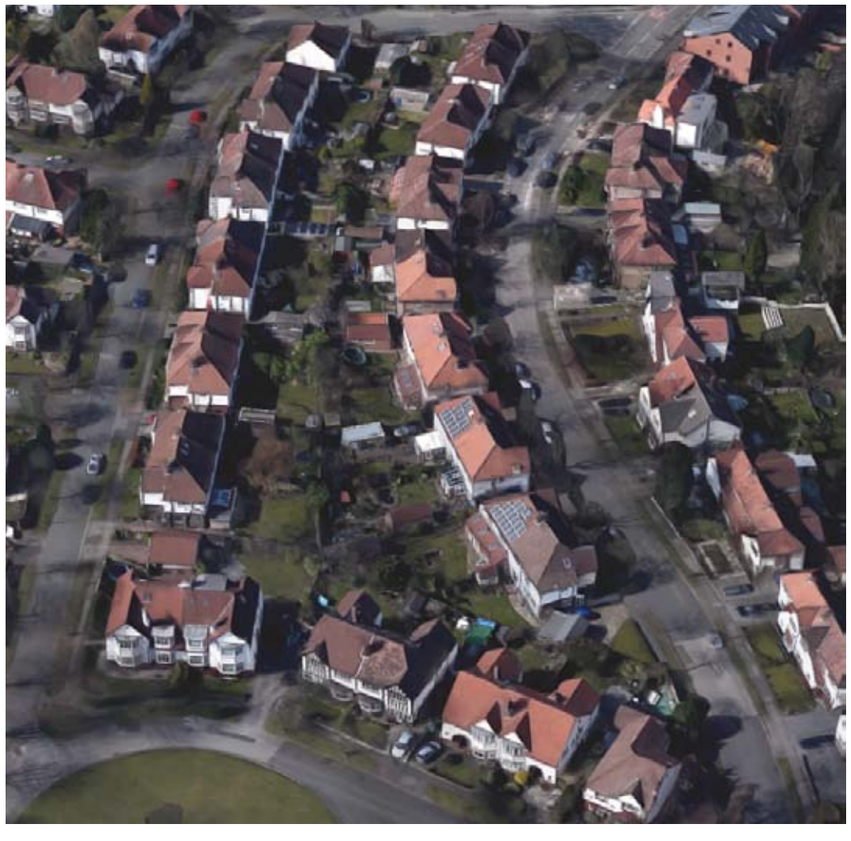
There are instances in the adjacent roads of contemporary extensions and roof dormers. Shown here is a property on South Drive (centre image) and a house on the corner of West Meade and The Meade (right image).





Images showing the other properties along West Meade with the same set of typical details and material palettes.

The local context is defined by the housing estate that forms the Chorltonville Conservation Area, where all, or most, of the houses use the same material palette: red brick, white render, red-tiles on pitched roofs, with generous plots across the green and leafy area. There are many instances of detached garages and side and rear extensions to the properties, with mixed architectural merit but largely retaining the character of the local area. The original houses are of a high-quality Arts and Crafts design and detailing, with the properties across the area in varying levels of upkeep. It is our view that the most successful recent additions are those which are clearly contemporary rather than pastiche.



Aerial view showing the varied extensions to the properties in the immediate local area.

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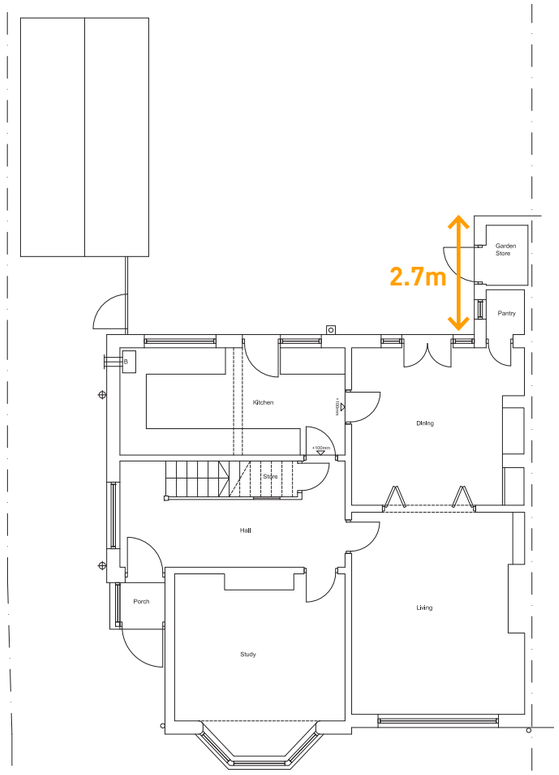
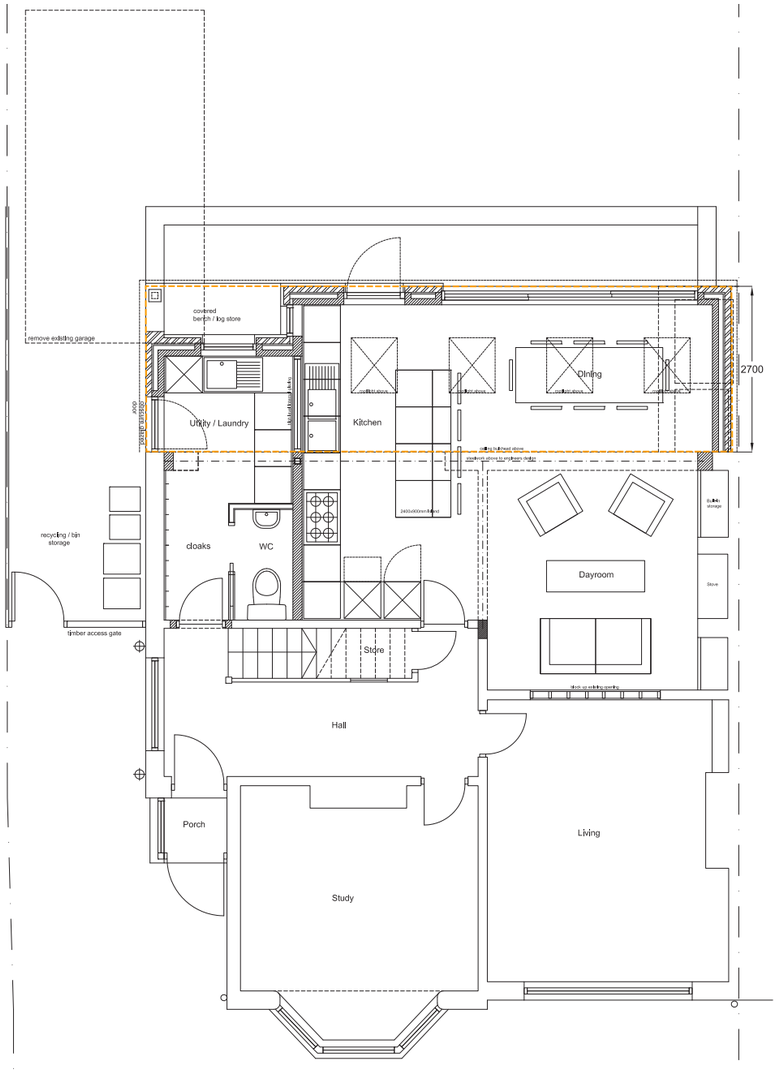
5. DESIGN PROPOSALS



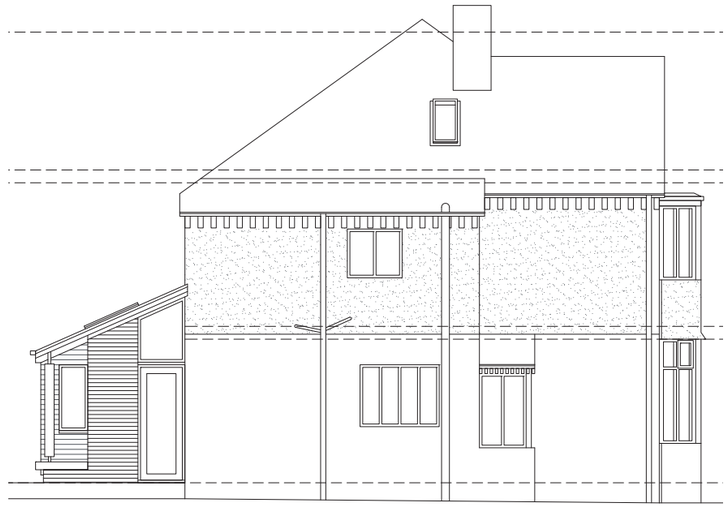
Existing Ground Floor Plan showing extent of outrigger and location of garage.



Proposed Ground Floor Plan with new floor area outlined in orange.



Proposed Rear Elevation



Proposed Gable Elevation

The proposal consists of a mono-pitched single storey rear extension, following the demolition of the existing mono-pitched out building and the detached garage. The existing out building projects 2.7m from the main rear elevation, and the proposal would extend no further than this to retain the generously sized garden; Permitted Development rights, of a property that was not within a Conservation Area, would allow an extension of up to 3m from the rear elevation, and as such we have kept the proposals within this limit. The proposal provides an additional 19.6sqm of living space to the dwelling, allowing internal remodelling which means the kitchen, back of house, and dining/living spaces more usable and cohesive when compared with the existing layout.

The rear elevation is North facing, and the proposals would increase the amount of light entering the rearranged open plan living space, and achieve a better relationship with the garden with the introduction of sliding glass doors and rooflights. The elevation is broken up with the use of a sheltered seating area, which is linked to the existing side elevation with a glazed 'slot' to mediate between the different materials and textures of the existing and proposed.

6. MATERIALS



Proposed Rear Elevation





Proposed Gable Elevation showing the junction between existing and proposed materials



View of No.4 from street, showing reduced view of the extension and minimal impact on the Conservation Area

The use of materials have been very carefully considered for this proposal: the siting of this project within the Conservation Area means that materials should be of a high quality and be appropriate to the local context. We believe that because the extension is largely obscured from view from the street, that the materials can be something other than red brick and white render, and still remain in keeping with the context while not demonstrating the contrast from the street.

We propose a dark facing brick with areas of dark-stained horizontal timber, to provide a contrast with the existing materials. As the existing brick to the rear elevation is not of a high quality, any new red brick would be difficult to introduce without having a visual junction with the existing. Rather than propose a 'pastiche' design of mock Arts and Crafts aesthetic, these materials give the extension a high-quality contemporary design that complements rather than imitates the existing style of architecture. The proposal uses traditional materials but in a contemporary colour and application, to introduce a modestly sized extension with a high level of architectural design that is in keeping with the Arts and Crafts aesthetic of the surrounding area.

The proposed windows and doors would be powder coated aluminium framed double glazed units, in a dark grey to match the proposed materials, and the roof would be of natural slate with 'Velux' type aluminium framed rooflights.

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7. CONSERVATION AREA IMPACT



View from West Meade showing that a rear extension would be largely obscured from view from the street.

The location of this property, both with relation to surrounding houses and the Chorltonville Conservation Area, means that any extension or major external alterations to the dwelling needs to be to an extremely high standard and with sensitivity to the local context.

Locating the extension to the rear of the property means that there would be very little of the proposals visible from the street, particularly with the introduction of a timber boarded fence to separate the front and rear yards. We would argue that this would have no negative impact on the Conservation Area.

We believe that using high quality materials in a contemporary design provides a positive contribution to the Conservation Area. The design of a bespoke and detailed expression of materials is sympathetic to the Arts and Crafts movement and appearance of the local area, and is therefore appropriate within the context of the Chorltonville Conservation Area.

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