DESIGN & ACCESS STATEMENT
34 LAPWING LANE, MANCHESTER, M20 2WR

DEMOLITION OF REAR ADDITION, NEW EXTENSION AND ROOF ALTERATIONS

DESIGN STATEMENT

Introduction

This application refers to the extensive repairs and modernisation of a currently unoccupied domestic dwelling located on Lapwing Lane in Albert Park Conservation Area.

The existing building is a “turn of the century” three storey substantial detached house of traditional construction with brickwork outer walls and a slated double duo pitch roof. The property has a detached garage to the side and is surrounded by overgrown borders and macadam paved areas. Vehicle access is gained from Lapwing Lane.

The present accommodation currently comprises entrance hallway, 2 reception rooms, dining room, kitchen and bathroom to the ground floor and five bedrooms and one bathroom to the first floor. The second floor/roofspace offers additional accommodation however given the dangerous condition of the floor joists due to rot no inspection was possible. The property also has a small basement area which is unused.

Proposed Use

Domestic dwelling for a single family.

Layout

Existing building orientation/position not altered.

The unsightly later added two storey rear extension is in a structurally unsound condition and has been condemned by structural engineers. This extension is to be demolished and replaced with a ground floor extension on the same footprint and a small first and second floor extension to provide sufficient landing size to retain the existing “feature” staircase.

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Scale

The existing double duo-pitch roof design to the property is poorly designed and has led to major roof leaks over time which has led to serious deterioration of the roof timbers and timber joists to the second floor.

The existing dormers added circa 1970 are also of poor design and construction. These defects have also led to further significant water ingress.

The proposal therefore is to move away from this poorly designed double duo pitch roof and to replace it with a single duo pitch roof.

As a single duo pitch roof is proposed this will therefore increase the ridge height of the property to the approximate dimensions shown on the drawing.

The dormers will not be reinstated for aesthetic reasons.

Landscaping

A new pedestrian opening will be created opposite the front door on to Lapwing Lane. This will be surfaced using natural paving.

The driveway serving Lapwing Lane will be resurfaced using natural paving.

The detached garage is to be taken down as it is in very poor condition.

The remaining garden areas will be tidied up, turfed and landscaped.

The concrete post and panel fence with steel railings to the front elevation is to be taken down and replaced with a new 1.0m high brickwork wall, using new matching bricks to the original house elevations.

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Appearance

Roof

The existing slates will be used to recover the new roofs. Any shortfall made up using matching salvaged slates.

Walls

The new walls will be built using matching brickwork.

At high level, the gable, dormer and pediment detailing is to replicate original detailing using timber framing finished in black with white render infill.

Windows

The existing windows are currently PVCu. The new extension to the rear will contain 3 new windows. These are to be PVCu woodgrain effect double glazed windows in white.

Pine centrally hinged Velux roof windows are to be installed into the extension and main roof

Doors

The new external door to the Utility Room is to be timber with timber frame.

The new folding doors to the kitchen are to be white powder coated aluminium.

ACCESS STATEMENT

The main entrance to the property is located centrally opposite Lapwing Lane. There are 3 steps up into the property with a rise of 450mm. It is not proposed to install a ramp into the property.