DESIGN & ACCESS STATEMENT

FOR PROPOSED ALTERATIONS TO CONSTRUCT A NEW PITCHED DORMER ROOF OVER THE EXISTING GABLE PITCHED ROOF OF THE EXISTING MAIN ROOF.
AT 91 ST WERBURGHS ROAD, CHORLTON CUM HARD, MANCHESTER, M21 8UJ.

DESIGN STATEMENT

Introduction

The site houses a 2 storey semidetached residential dwelling owned by the occupants.
The main roof is a traditional hipped tiled roof, in plain clay tiles.
The external walls are of cavity construction with a stock brick outer skin.
The original timber windows and doors are to be retained with a painted finish.
The rear porch windows and door are in PVCu and are to be replaced in painted timber.

Proposed Use / Proposals

The proposed use will remain as existing however the roof is to be extended towards the gable with a new dormer.
The dormer will be constructed in SW studding with insulated walls and externally lined and covered with plain red clay tiles to match the existing roof.
The side walls will be hung in vertical red plain tiles to match the roof.
The existing ridge and hip tiles will be reused around the new dormer.

Layout

The proposed layout will be as per the enclosed plans, the existing roof void is to be made habitable with internal access via a staircase from the first floor.
Velux style roof lights will be inserted into the rear roof slope for natural light to the living space, with an obscure glazed window to the gable end dormer for light to a shower room.

Scale

The scale of the proposed development can be classed as fairly neutral as the new section of dormer roof is the same height as the existing ridge and is will be set back slightly from the main brick gable end, above the existing fascia boards and gutters, which will also be retained.
As the new walls and roof will be constructed in similar materials and the front and rear roof slopes will be similar, the scale will be reduced.
The new dormer roof cannot easily be seem from the adjacent gable ended property as it will be set back slightly from the eaves.
The existing ridge and hip tiles will be reused within the new roof shape.

DESIGN & ACCESS STATEMENT

FOR PROPOSED ALTERATIONS TO CONSTRUCT A NEW PITCHED DORMER ROOF OVER THE EXISTING GABLE PITCHED ROOF OF THE EXISTING MAIN ROOF.
AT 91 ST WERBURGHS ROAD, CHORLTON CUM HARD, MANCHESTER, M21 8UJ.

Landscaping

There will be no change to the landscaping.

Appearance

There will be a slight change in appearance to the property from the roadway, in that the ridge will be longer and only half the length of the current hip will be seen as the front main roof slope will extend over this area.
However as the roof is to be re tiled in the same small red clay tiles, the extension roof will appear less intrusive due to the colours and sizes of tiles being used.
This form of extension, towards the gable end is the preferred option to avoid a square box being constructed to the rear elevation.
The client is very keen to retain the general character of the house, retaining the timber bays and windows, with the leaded lights.

ACCESS STATEMENT

Access To The Site

No alteration to site or dwelling proposed.

APPRAISAL

Assessment

The client did not wish to extend the roof with a flat box, but integrate the roofs within the plane of the front and rear roof slopes, using a matching roof tile which is original to the dwellings design.
The option of extending across the driveway to form a garage and bedroom over is considered to be more detrimental to the shape and design of the semi's and the need for a fourth bedroom makes the use of the roof space the best option.
The introduction of a shortened hipped roof enables the existing structure to remain
The building already has cavity wall insulation and the new roof room will be well insulated to better than the current building regulations.

DESIGN & ACCESS STATEMENT

FOR PROPOSED ALTERATIONS TO CONSTRUCT A NEW PITCHED DORMER ROOF OVER THE EXISTING GABLE PITCHED ROOF OF THE EXISTING MAIN ROOF.
AT 91 ST WERBURGHS ROAD, CHORLTON CUM HARD, MANCHESTER, M21 8UJ.

Planning Policy

It is hoped that by the approach taken to the design, and the intention to enhance the properties features, that the planning department will take a supportive approach towards the scheme. We are not aware of any planning policy which is likely to be contravened by the proposals.

Involvement

The scheme is to be wholly funded by the Occupants and therefore the design has been developed in close coordination with them to ensure that all of their design objectives are incorporated.

Evaluation

The evaluation process is relatively straightforward. The clients need for a fourth bedroom, utilising the existing roof void space, rather than extending to the rear or to the existing gable end allows for the general features and style of dwelling to be maintained.
There is no encroachment adjacent any of the boundaries and the main clear velux windows are facing towards the rear garden area.
The design was developed by IGL on behalf of the clients in order to reach the proposed design which satisfies all their design criteria.
As a result of the above, the scheme was developed and is now submitted to the Planning Department for approval.