Householder Application for
Planning Permission for works at

14 Russell Road, Whally Range, Manchester, M16 8DL

July 2012



David Ian Richards

72 Fir Street Salford, M6 5LX david.ian.richards@mac.com

Contents

01	Introduction	page 3
02	Site & Surroundings	page 4
03	Design Overview	page 5
04	Aerial Photographs	page 6
05	Site Photographs	page 8
06	Site Location Plans	page 10
07	Existing Drawings	page 12
08	Proposed Drawings	page 22
09	Design and Access Statement	page 33

01 Introduction

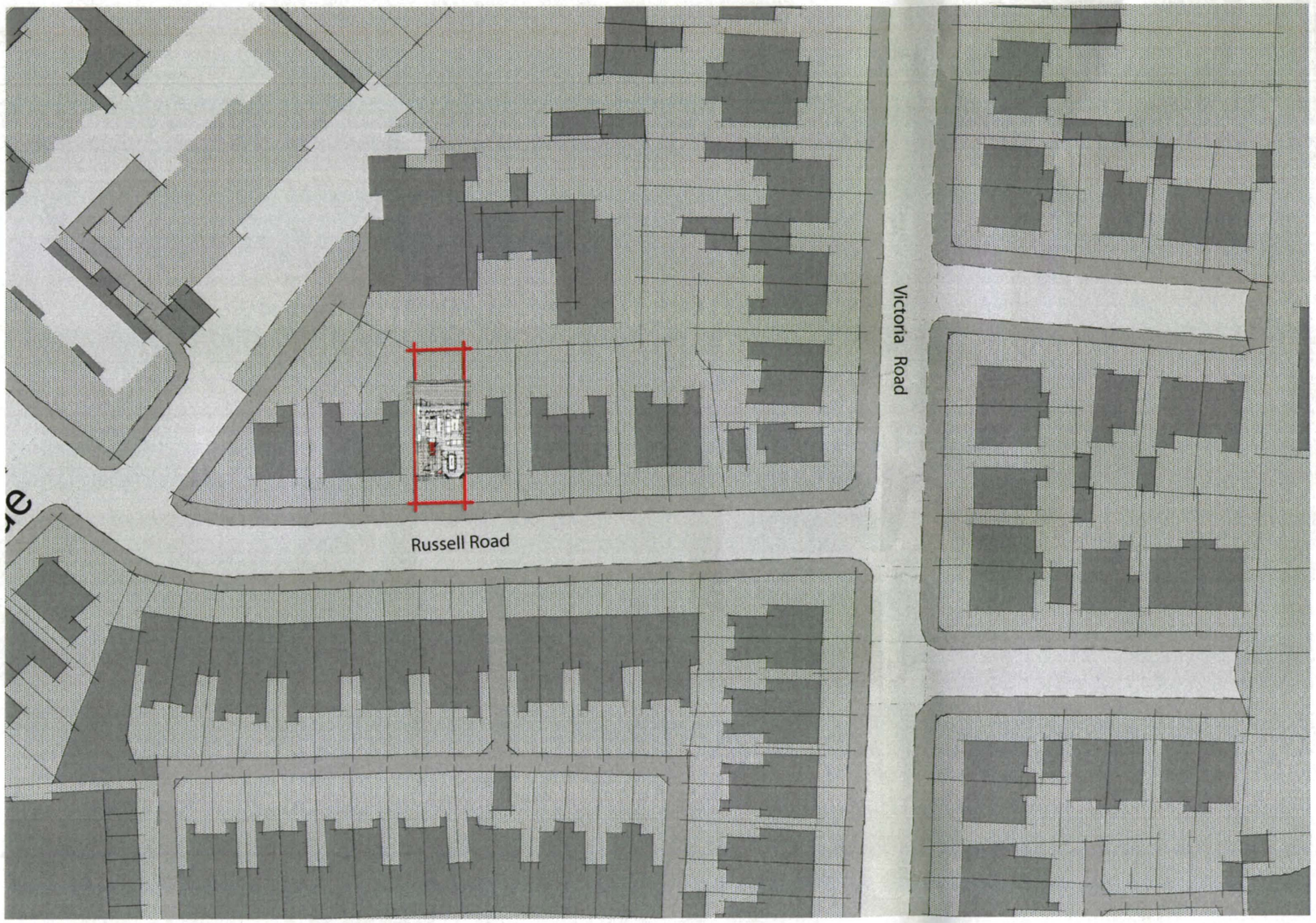
We are proposing the development of an existing semi-detached 1920's dwelling in an established suburban estate of properties varying in scale and age. The area is noted for wide tree lined streets of double and triple storey houses.

Like many of these houses in the area, modernization and expansion is now required in order to cater for the needs of contemporary family living. In this instance the household needs a larger more communal living space which links more successfully with the garden as well as providing further storage and gym space. The house has seen only minor number of alterations over its history. These include:

The proposal looks to utilise the too small garage to the side and create a new extension in keeping with the street scape, of similar massing to other extensions in the area. At the rear the extension will be more contemporary in nature to make the most of the tree lined garden.

03 Design Overview

As mentioned previously, the proposal looks to utilise the garage area to the side to create a gym area. The living space will be extended to the rear. Structural alterations will be made to create a open plan living area to meet contemporary needs. In doing this, we can provide a new family space which links more successfully with the existing areas of the house whilst forming a clear distinction between the original building and the new space. On the first floor the bathroom will be extended to create a modern large bathroom

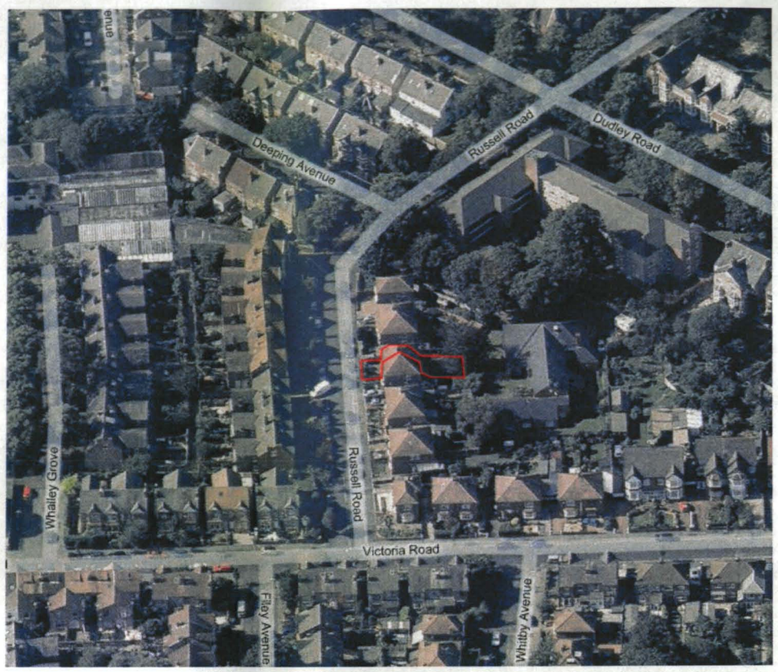


04 Aerial Photographs



04 Aerial Photographs









05 Site Photographs



Existing Street Elevation

Existing Street Scene



05 Site Photographs



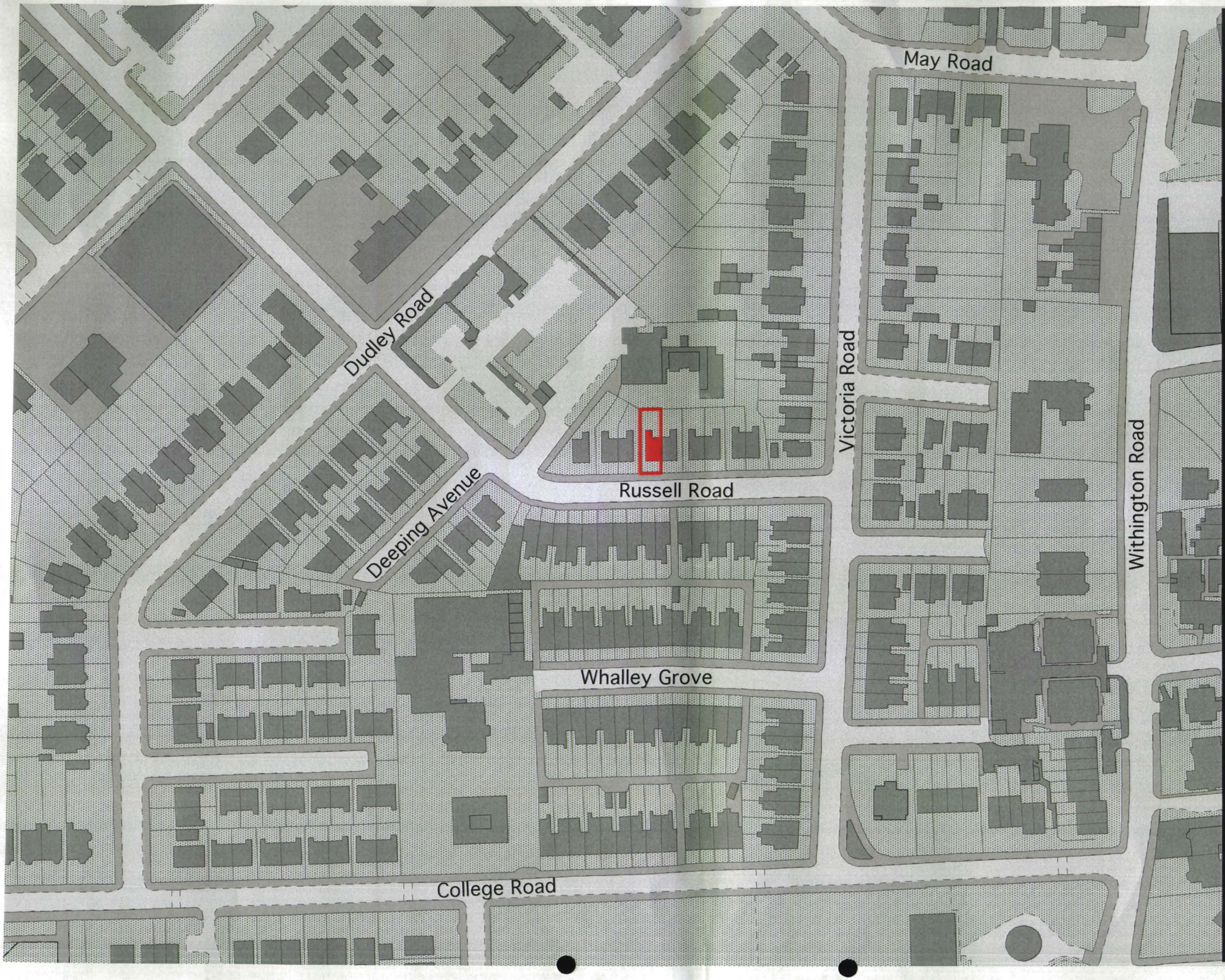
Existing Rear Elevation





Existing Rear Tree Screened Garden

06 Site Location Plan



Design and drawings are the copyright of David Ian Richards.

Written permission must be sought before duplication

Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notified immediately to the project architect in writing

Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing on site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:

0 4

David Ian Richards
Designs

A: 72 Fir Street Salford
T: +44 161 737 7892
E: david.ian.richards@mac.com

Project Title:
14 Russell Road

Drawing Title:
Existing Location Plan

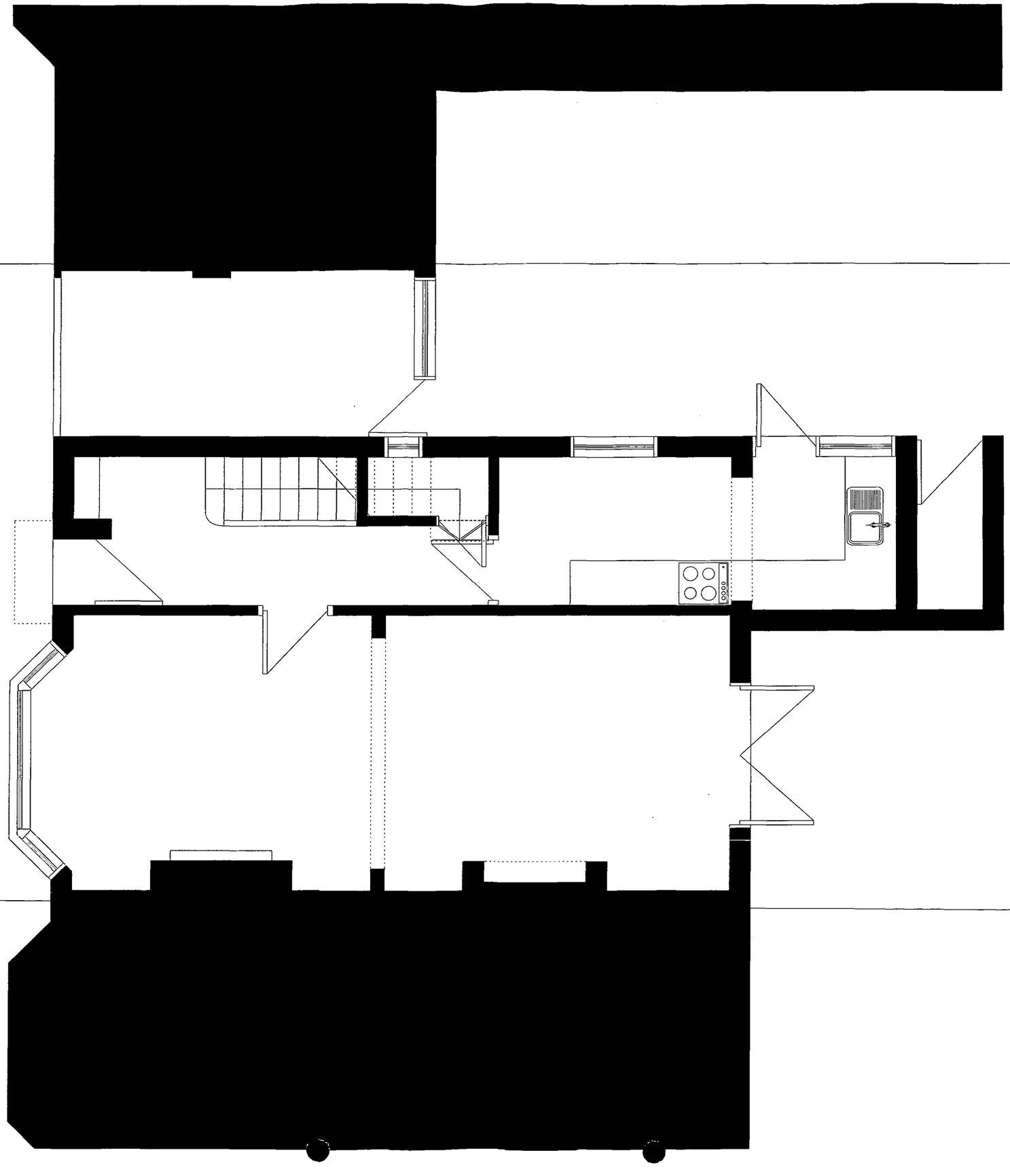
Date:
07.06.11

Scale:
1:1250 @ A3

Drawn By:
DR

Project:	Drawing:	Status:	Rev:
103	101	S	/

07 Existing Drawings



Design and drawings are the copyright of David Ian Richards

Written permission must be sought before duplication

Any discrepancy found between information given on this dra
and that given elsewhere or recorded on site shall be notified
immediately to the project architect in writing

Do not scale from this drawing or derive dimensions from digit
media

All dimensions are to be checked prior to works commencing
site

Status Key
S: Survey
F: Feasibity
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:

Date:	By:	Note:

0 4

David Ian Richard
Designs

A: 72 Fir Street Salford
T: +44 161 737 7892
E: david.ian.richards@mac.com

Project Title:
14 Russell Road

Drawing Title:

Date:
07.06.11

Scale:
1:50 @ A3

Drawn By:
DR

Project:

Design and drawings are the copyright of David Ian Richards

Written permission must be sought before duplication

Any discrepancy found between information given on this drav and that given elsewhere or recorded on site shall be notified immediately to the project architect in writing

Do not scale from this drawing or derive dimensions from digit media

All dimensions are to be checked prior to works commencing site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev: Date: By: Note:

0 4

David Ian Richard
Designs

A: 72 Fir Street Salford
T: +44 161 737 7892
E: david.ian.richards@mac.com

Project Title:
14 Russell Road

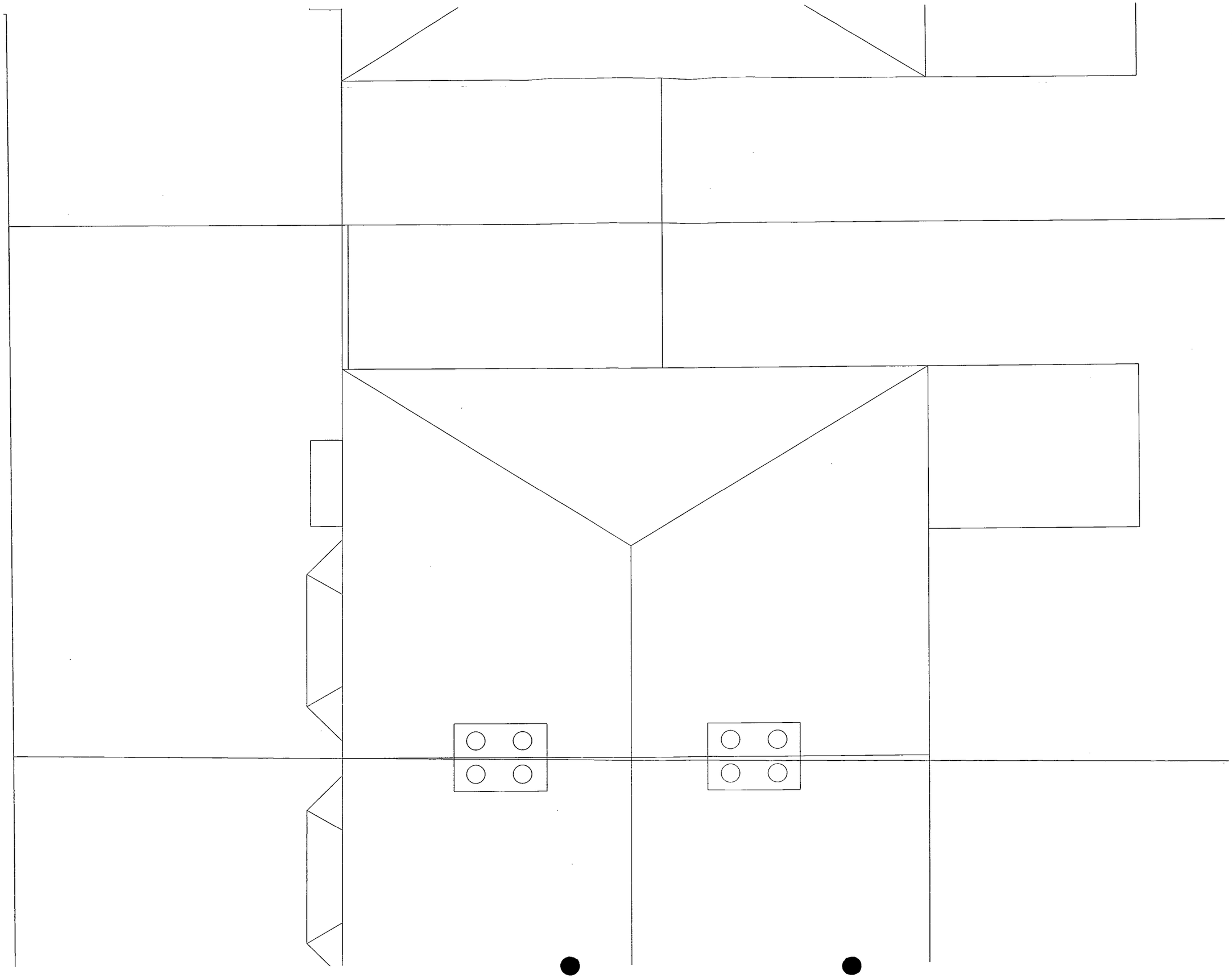
Drawing Title:
Existing First Floor Plan

Date:
07.06.11

Scale:
1:50 @ A3

Drawn By:
DR

Project:



Design and drawings are the copyright of David Ian Richards

Written permission must be sought before duplication

Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notified immediately to the project architect in writing

Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing on site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev: Date: By: Note:

0 4

David Ian Richard
Designs

A: 72 Fir Street Salford
T: +44 161 737 7892
E: david.ian.richards@mac.com

Project Title:
14 Russell Road

Drawing Title:
Existing Roof Plan
Plan

Date:
07.06.11

Scale:
1:50 @ A3

Drawn By:
DR

Project:

Design and drawings are the copyright of David Ian Richards

Written permission must be sought before duplication

Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notified immediately to the project architect in writing

Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing on site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:

Rev:	Date:	By:	Note:

0 4



David Ian Richard
Designs

A: 72 Fir Street Salford
T: +44 161 737 7892
E: david.ian.richards@mac.com

Project Title:
14 Russell Road

Drawing Title:
Existing South Facing Elv

Date:
07.06.11

Scale:
1:50 @ A3

Drawn By:
DR

Project:

Design and drawings are the copyright of David Ian Richards

Written permission must be sought before duplication

Any discrepancy found between information given on this draw and that given elsewhere or recorded on site shall be notified immediately to the project architect in writing

Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:

Rev:	Date:	By:	Note:

0 4

David Ian Richard
Designs

A: 72 Fir Street Salford
T: +44 161 737 7892
E: david.ian.richards@mac.com

Project Title:
14 Russell Road

Drawing Title:
Existing North Facing Elv

Date:
07.06.11

Scale:
1:50 @ A3

Drawn By:
DR

Project:

Design and drawings are the copyright of David Ian Richards

Written permission must be sought before duplication

Any discrepency found between information given on this draw and that given elsewhere or recorded on site shall be notified immediately to the project architect in writing

Do not scale from this drawing or derive dimensions from digit media

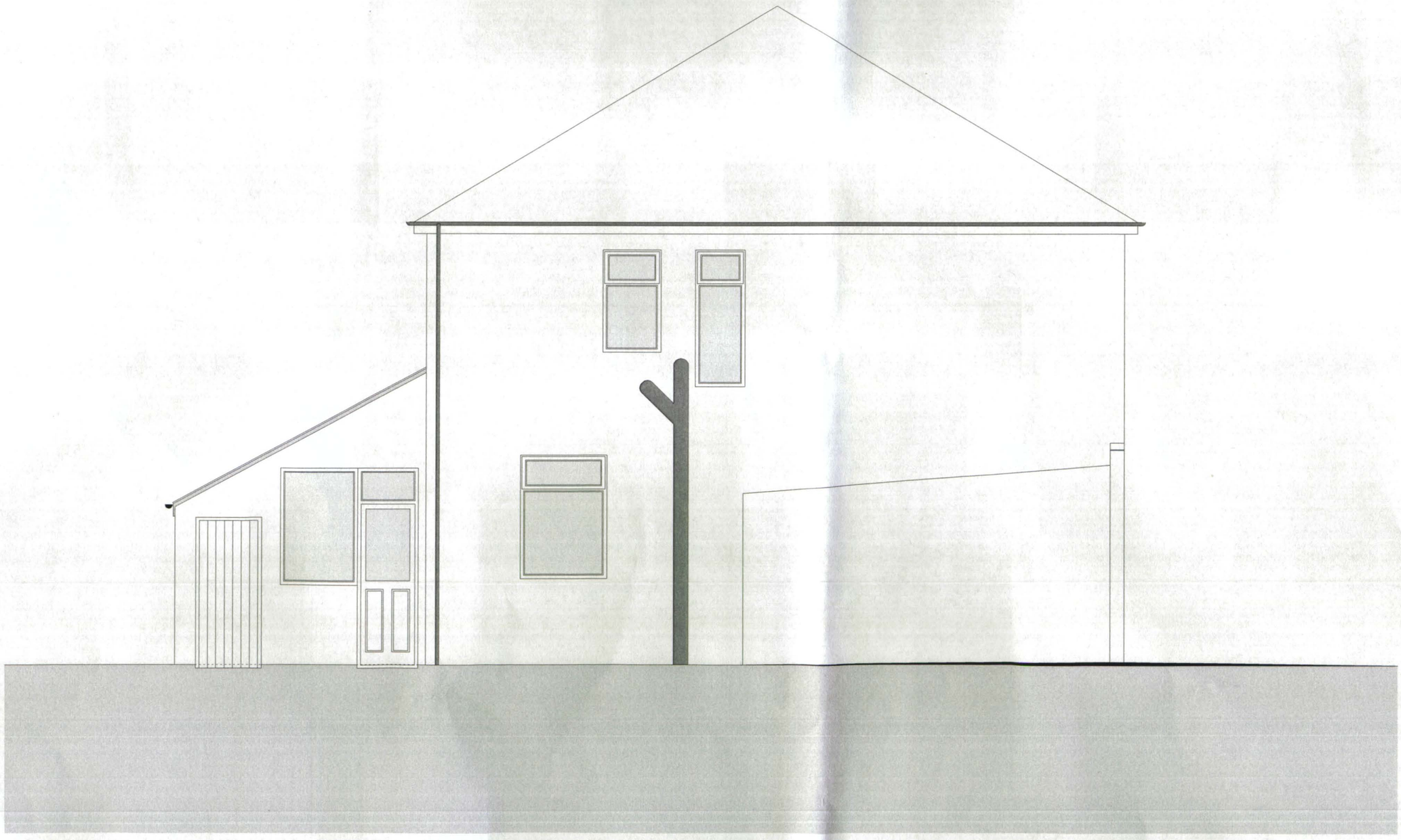
All dimensions are to be checked prior to works commencing site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:

Date: By: Note:

0 4



David Ian Richard
Designs

A: 72 Fir Street Salford
T: +44 161 737 7892
E: david.ian.richards@mac.com

Project Title:
14 Russell Road

Drawing Title:
Existing West Facing Elv

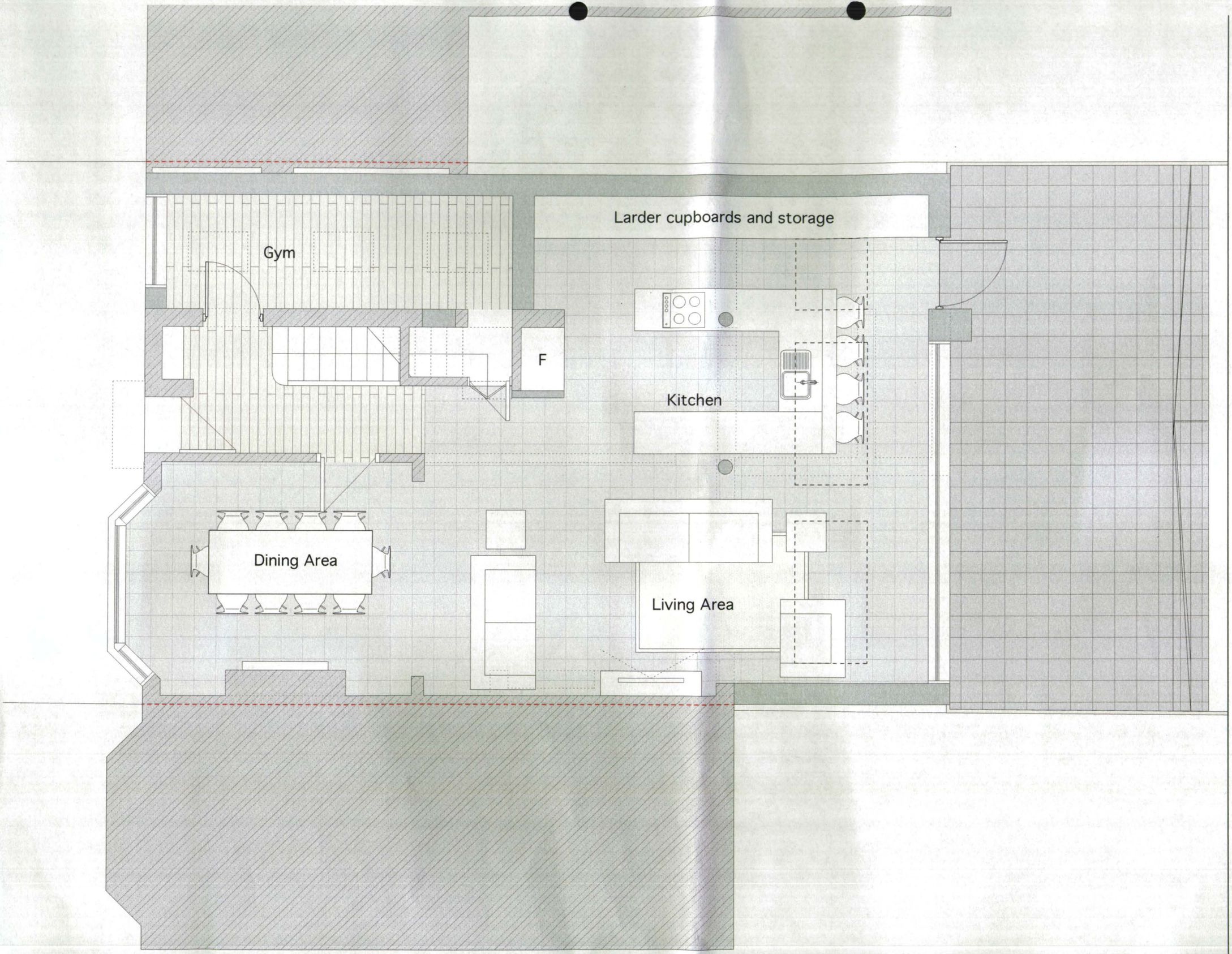
Date:
07.06.11

Scale:
1:50 @ A3

Drawn By:
DR

Project:

07 Proposed Drawings



Design and drawings are the subject of copyright

Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notified immediately in writing

Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing on site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:

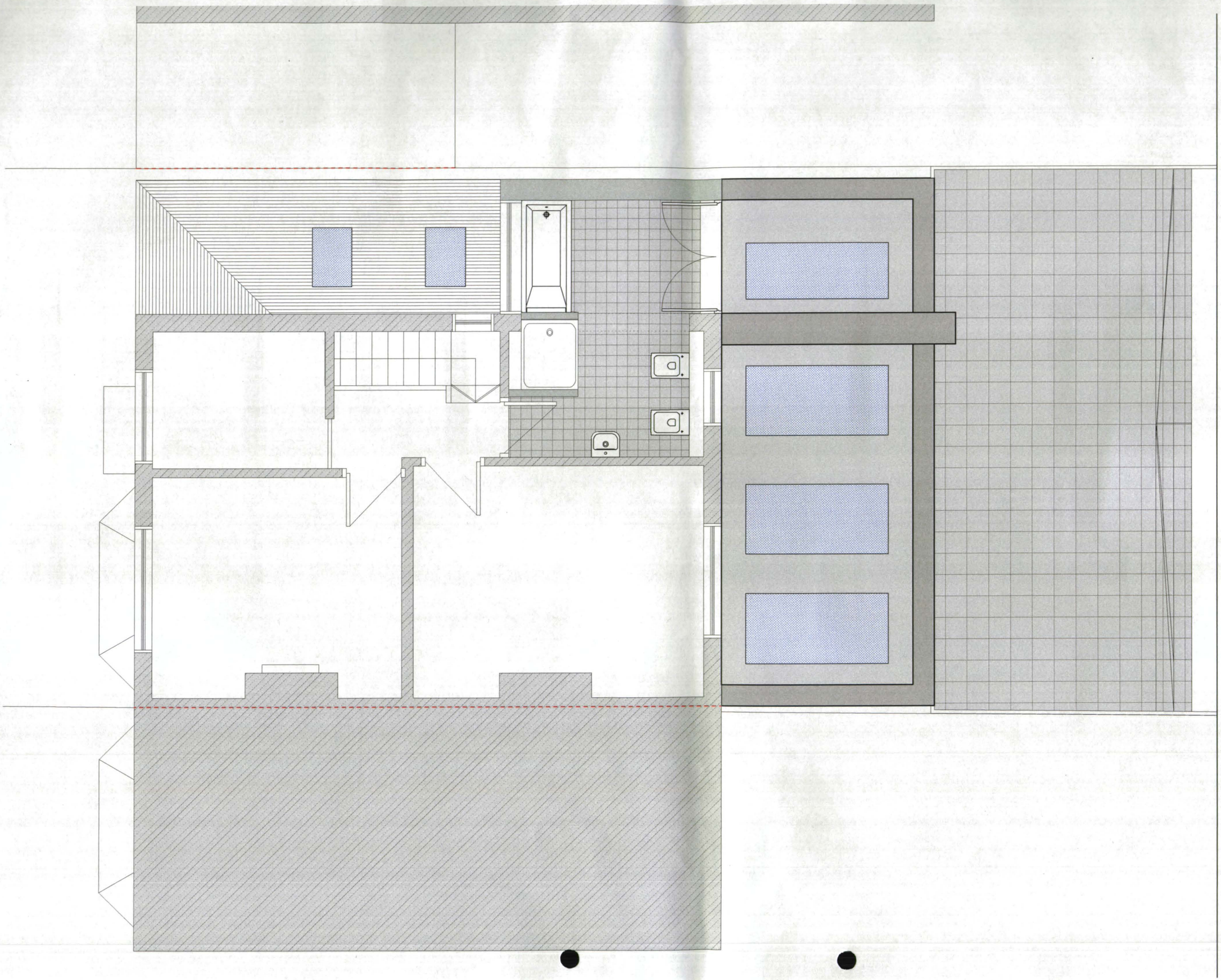
David Ian Richards

72 Fir Street
Salford
M6 5LX
0161 737 7892
0796 662 8568
david.ian.richards@mac.com

p: McCrory House
d: GF Plan

d: 18.03.2012
s: 1:100@a3
db: DIR

project: drawing: status: rev:



Design and drawings are the subject of copyright

Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notif ed immediately in writing

Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing on site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:

David Ian Richards

72 Fir Street
Salford
M6 5LX
0161 737 7892
0796 662 8568
david.ian.richards@mac.com

p: McCrory House

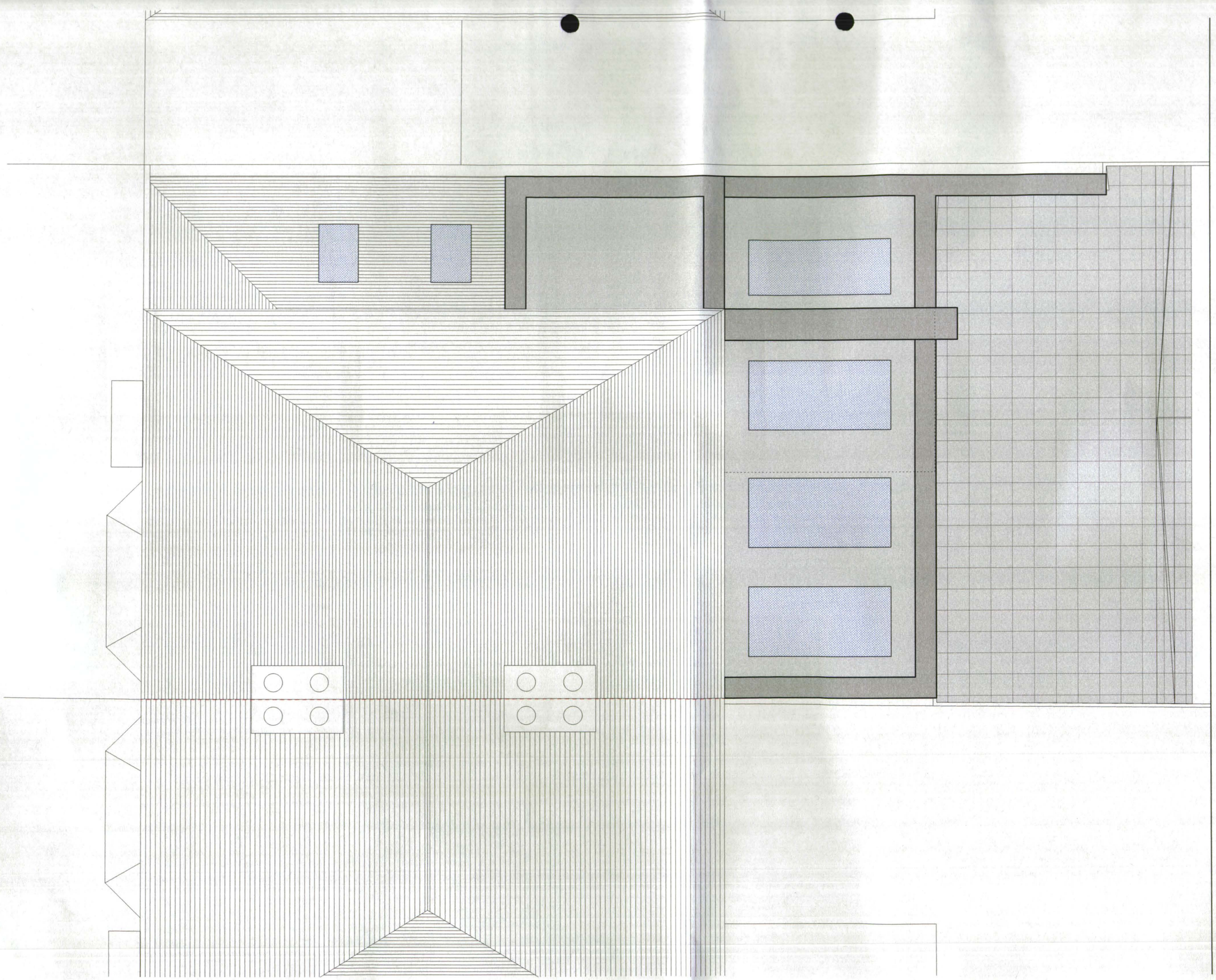
d: FF Plan

d: 18.03.2012

s: 1:100@a3

db: DIR

project: drawing: status: rev:



Design and drawings are the subject of copyright

Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notif ied immediately in writing

Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing on site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:

David Ian Richards

72 Fir Street
Salford
M6 5LX
0161 737 7892
0796 662 8568
david.ian.richards@mac.com

p: McCrory House
d: Roof Plan

d: 18.03.2012
s: 1:100@a3
db: DIR

project: drawing: status: rev:



Design and drawings are the subject of copyright

Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notif ied immediately in writing

Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing on site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:

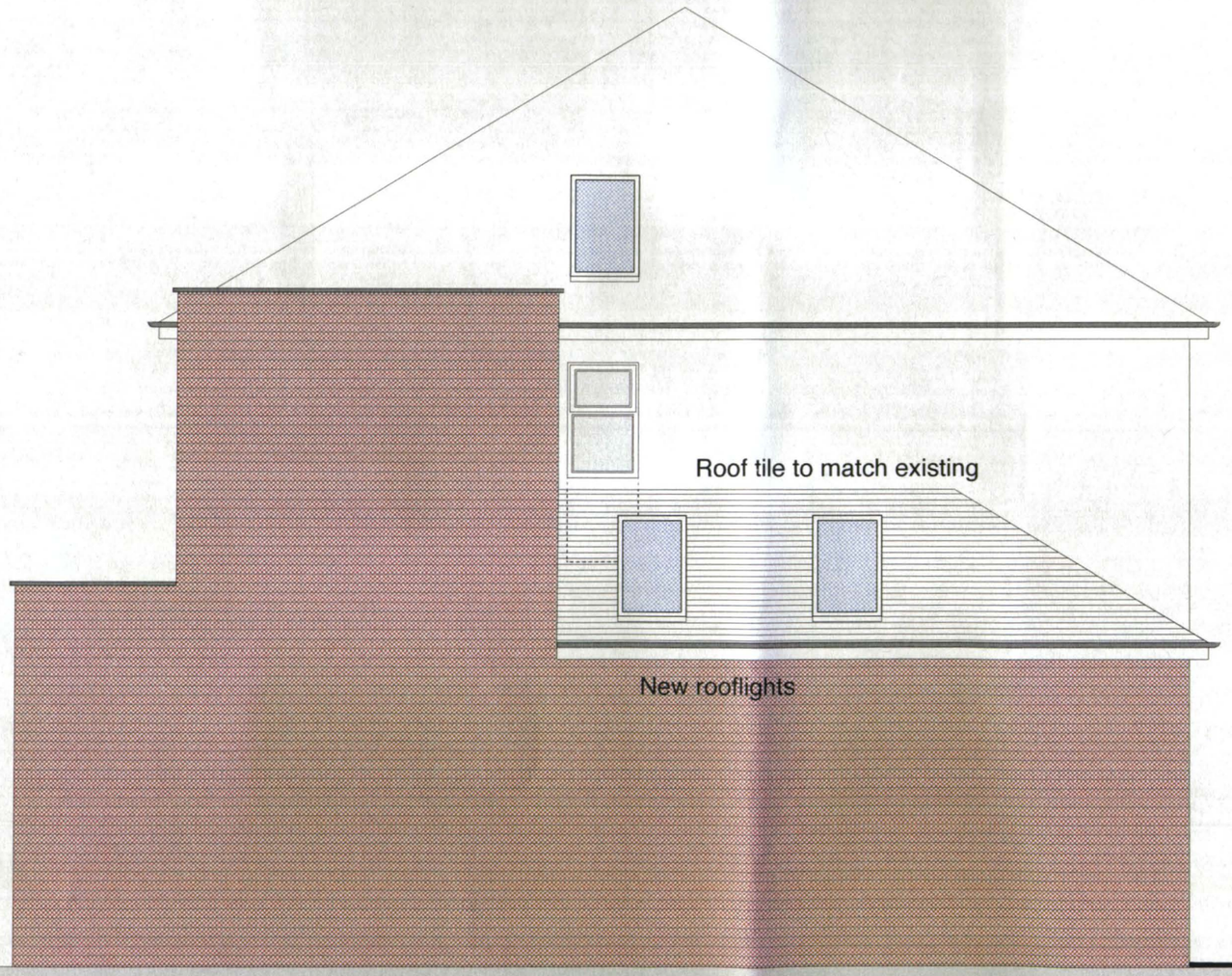
David Ian Richards

72 Fir Street
Salford
M6 5LX
0161 737 7892
0796 662 8568
david.ian.richards@mac.com

p: McCrory House
d: South Elv

d: 18.03.2012
s: 1:100@a3
db: DIR

project: drawing: status: rev:



Design and drawings are the subject of copyright

Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notified immediately in writing

Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing on site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:

David Ian Richards

72 Fir Street
Salford
M6 5LX
0161 737 7892
0796 662 8568
david.ian.richards@mac.com

p: McCrory House
d: West Elv

d: 18.03.2012
s: 1:100@a3
db: DIR

p: project: drawing: status: rev:

Design and drawings are the subject of copyright

Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notif ed immediately in writing

Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing on site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:

Blue brick with purple tone

Grey Aluminium windows RAL 2024

Light grey tile

David Ian Richards

72 Fir Street
Salford
M6 5LX
0161 737 7892
0796 662 8568
david.ian.richards@mac.com

p: McCrory House
d: North Elv

d: 18.03.2012
s: 1:100@a3
db: DIR

project:	drawing:	status:	rev:

09 Design & Access

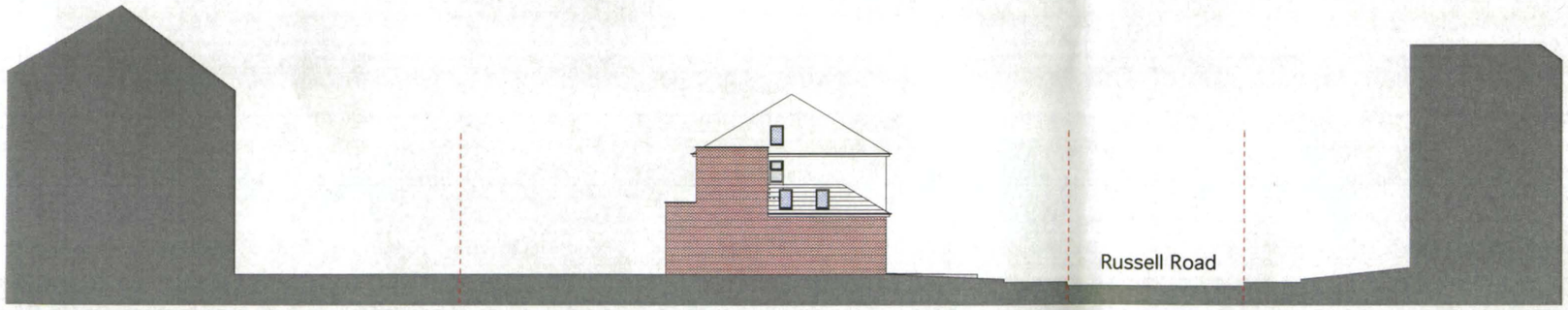
This statement has been prepared by David Ian Richards in support of the householder application for planning permission for works at 14 Russell Road Whally Range.

This report has been prepared with regard to the CABE guidance document 'design and access statements : how to write, read and used them'.

11.0 Use, Amount & Scale



Street Elevation of Russell Road showing repetition of scale and forr



Section through site

(Use) This householder application for planning permission looks to demolish an existing garage. and single story lean to at the rear. The extension takes the footprint of these additions and creates a single multi- use living space facing onto the garden, extending the footprint of the lean to across the whole of the rear.

(Amount) The proposed extension marginally increases the footprint of the demolished building. Despite abutting the neighbouring property the proposal does not interfere with adjacent residents amenities as the proposal takes the form of the existing outrigger and is well within the curtilage of the site and focuses towards the garden. Similarly the proposal has no affect on the adjacent building to the rear which is heavily shaded by dense trees and evergreen foliage.

(Scale) The proposal will replace the existing garage to the side, and will mimic the existing scale. Therefore the appearance of the house to Russel Road is not drastically altered. If viewed from the gardens looking to the rear facade, it is clear that the proposal conforms to the rhythm of the street reflecting the horizontally of the rows with a massing that cannot be see outside of the private garden space.

11.0 Layout and Access

(1) The extension is to the rear and side of the house, taking the form of the existing garage and lean-too. This means that the existing access into the home from the front of the dwelling is retained, this is currently stepped access, but in time if required this could be altered to a dda compliant ramp. The entrance flows directly into the hallway from which all ground floor areas can be accessed independently.

(2) The new extension acts as an open plan focal point to the home from which the communal areas can flow.

(3) The opening up of the rear facade means there is a greater link between inside and outside, further extending the internal feel and flow of the house.

(4) The refocusing of the home has the affect of providing a distinct use to the formal front area of the house.



Diagram of rear elevation

Diagram of ground floor plan

Massing on the Site

(1) We have controlled the extent of the massing. This has been achieved by continuing the line of the existing out rigger to both sides. Connecting it with the existing line of the garage on the west. We have broken up the elevation on the line with the existing house to define the different areas. This gesture along with further indentations in the mass clearly reference and show the original building line but enables the mass the extend beyond this line in a considered manor.

(2) The massing of the extensions is broken up into a number of materials which are of differencing textures, heights and location on plan as demonstrated.

11.0 Landscaping & Appearance

Please note that the landscaping will not be changing other then in areas abutting new development, which will be made good to match.



Paving

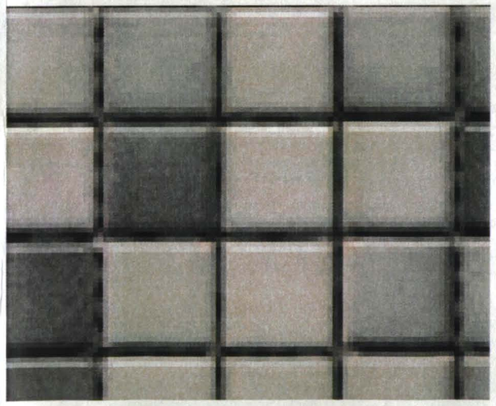


Blue Brick

Brick and roof tiles to match existing



Single ply mid grey membrane to flat roof area



Grey Tile



Clear and translucent glass within mid grey powder coated aluminium frames