**11 ELM ROAD, DIDSBURY, MANCHESTER, M20 6XB**
**PROPOSED EXTENSIONS AND ALTERATIONS**

# DESIGN AND ACCESS STATEMENT

## 1 Introduction

The applicant seeks planning permission to alter and extend the existing house in order to provide improved living accommodation. The application also includes removal of the existing double garage and associated paved apron which currently occupy a proportion of the garden area.

## 2 The Existing Arrangement

The existing house is situated within the Blackburn Park Conservation Area and is the end house in a row of detached houses which, although dissimilar, share certain unifying details such as half timbered front elevations, leaded glazing and slate pitched roofs. This row of house was built in approximately 1890 and predates surrounding developments on Elm Road and Parkfield Road.

The northeast gable of number eleven was originally, as all the other houses in the row, adjacent to the boundary. However, an additional strip of land was purchased about eighty to ninety years ago which has altered the positioning of the current driveway.

The layout of the house comprises two storeys plus an attic storey and a semi-subterranean basement. The presence of this basement necessitates external steps to the main entrance door and also into the rear private garden. This results in an effective barrier between the ground floor of the house and the lawned garden area.

This row of houses differs from neighbouring, later, developments in the vicinity in that the space between each detached house is quite small. In the case of number eleven, this gap has been further reduced by the addition of an extension at the southwest elevation built approximately 1930. The elevational treatment of this earlier extension has a timber frame treatment to the Elm Road elevation which visually links it to the original house.

To the northeast side of the site a block of flats has been built approximately thirty years ago with a large, almost windowless, pale terra cotta brick gable.

The adjacent house to the southwest of 11 Elm Road has recently been extended to the rear and on the boundary shared with our client with a contemporarily detailed flat roofed extension.

## 3 The Proposal

The proposal is to:

1. Remove the existing garage and hard standing and to reinstate this as a lawned and planted garden as it would have been when the house was first built.

2. Open up the ground floor rear elevation of the house and erect a shallow, substantially glazed extension projecting into the garden. The glazed walls to this

extension would open onto a terrace at ground floor level which would then have steps down into the lawned garden area.

3. Erect a two storey pitched roof extension, detailed generally to be appropriate to the existing Elm Road frontage. The face of the extension would be set back from the Elm Road elevation. The eaves and gutter would be below the eaves of the original house, the ridge would also be below the main ridge height. The result of this would be to ensure that the extension would be subservient to the original house and would also to a large extent balance the earlier extension built in the 1930's. This extension would comprise a tandem double garage with en suite bathrooms and dressing room over with access from the adjacent bedrooms.

Proposed materials would be in keeping with the original house and adjacent houses in the row. The rear extension would be rendered at the glazed walls on the ground floor. The side extension and gable would be brickwork to match the existing and timber frame detailing is included to the Elm Road frontage to match the existing and adjacent houses, particularly no 7 Elm Road which provides the precedent for the triangular oriel window.

Existing bin provision, gates and boundary treatments would be retained.

**4 Disabled Requirements**

Due to the constraints of the existing half basement and the location of the building within the Conservation Area, it is not considered possible to provide full disabled access. However, it is noted that the existing steps up to the main entrance door are relatively shallow and that ambulant disabled access to the main floor is reasonable.

It is proposed that the whole of the ground floor would be on a single level with almost level access to the garden terrace. Currently all access to the whole of the garden is via steps.

**5 Consultations**

Pre application consultations have been carried out with the Local Authority's Development Control Officer Ms Jennifer Atkinson.

**6 Conclusion**

The existing house is located within the Elm Road Conservation Area and it is considered that the proposed alterations are both sympathetic to and, as they provide part screening of the existing adjacent gable elevation of the adjacent flats, enhance the appearance of the Conservation Area.

The detailing of the main extensions visible from Elm Road are thoroughly in keeping with and subservient to both the existing house and also the rest of the row of houses.