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CONTACTED

7 Birch Grove, Manchester

# Design & Access Statement

for [planning approval]



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This document satisfies the requirements of Planning F
providing a Design & Access Statement to accompany



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# cy Statement 1 (PPS1) in
# e planning application.



## 1.1 Document Purpose

1.1.1 The Purpose of this document is to satisfy the requirements of Planning Policy Statement 1 (PPS1) in providing a Design & Access Statement to accompany any planning application.

1.1.2 It explains the design thinking behind the application and includes written descriptions and justification of the proposals that are illustrated further with photos, maps and drawings.

## 1.2 The Site

1.2.1 This full planning application is for proposals at

7 Birch Grove
Rusholme
Manchester
M14 5JX

1.2.2 The house is an existing Victorian, red-brick, private house.

| | |
|---|---|
| Grid Ref: | SJ857950 |
| Latitude: | 51°34'17"N |
| Longitude: | 00°09'02"W |

1.2.3 The area of the site edged red is 295m²

1.2.4 The floor areas of the project are as follows:

| | | |
|---|---|---|
| Existing | House | 178m² |
| | Garage | 11.2m² |
| | Demolitions | 11.2m² |
| Proposed | Extension | 49m² |





## 1.3 Client Brief

1.3.1 The client requires a large central space to allow the client to host up to 12 people during parties and holidays.

1.3.2 The current location of the kitchen is disconnected from the living spaces. The client requires the kitchen to be located next to the living areas and for the living areas to have strengthened connections to the garden.

1.3.3 A second bathroom was also desperately required as the property currently only hosts one bathroom and the demands for a second will increase as their children get older.

1.3.4 The existing single storey garage is is not structurally sound and is currently considered dangerous. There is a need to enhance this space so as to be an asset to the existing structure, and the street-scene.

1.3.5 The design quality was to be set at a high standard with one of the clients being an architect. They were keen to have a design which represented the era it was constructed while being sympathetic to the existing Victorian surrounding buildings.

## 1.4 Planning Application Scope

1.4.1 The accompanying planning application seeks full planning approval for works to the existing building and site.

1.4.2 The proposed works are summarised as follows:

- Demolition of the existing late 20th Century garage structure;
- Removal of existing kitchen fit-out;
- Erection of a new extension housing kitchen and dining facilities on

(Top) Existing front elevation
(Left) Rear elevation looking east & neighbour's gable end

8





the ground floor and a bathroom and changing room area on the first floor;

- Opening up the play room area to the new extension.

- Internal fitting-out to some existing rooms.

## 1.5 Document Structure

1.5.1 This document follows the guidelines published by CABE in 2006 in their document 'Design & Access Statements: how to write, read and use them'. The CABE publication cross-references the national government circular 'Guidance on changes to development control', also published in 2006, and sets out the best practice tools required for developing inclusive, practical and attractive places and the processes involved in making planning applications for these places.

1.5.2 Our considerations and design thinking for these proposals are therefore presented within this document as follows:

- Part 2 explains the processes of assessment, involvement and evaluation undertaken during the design of the proposals.

- Part 3 details the design itself under the headings suggested by CABE.

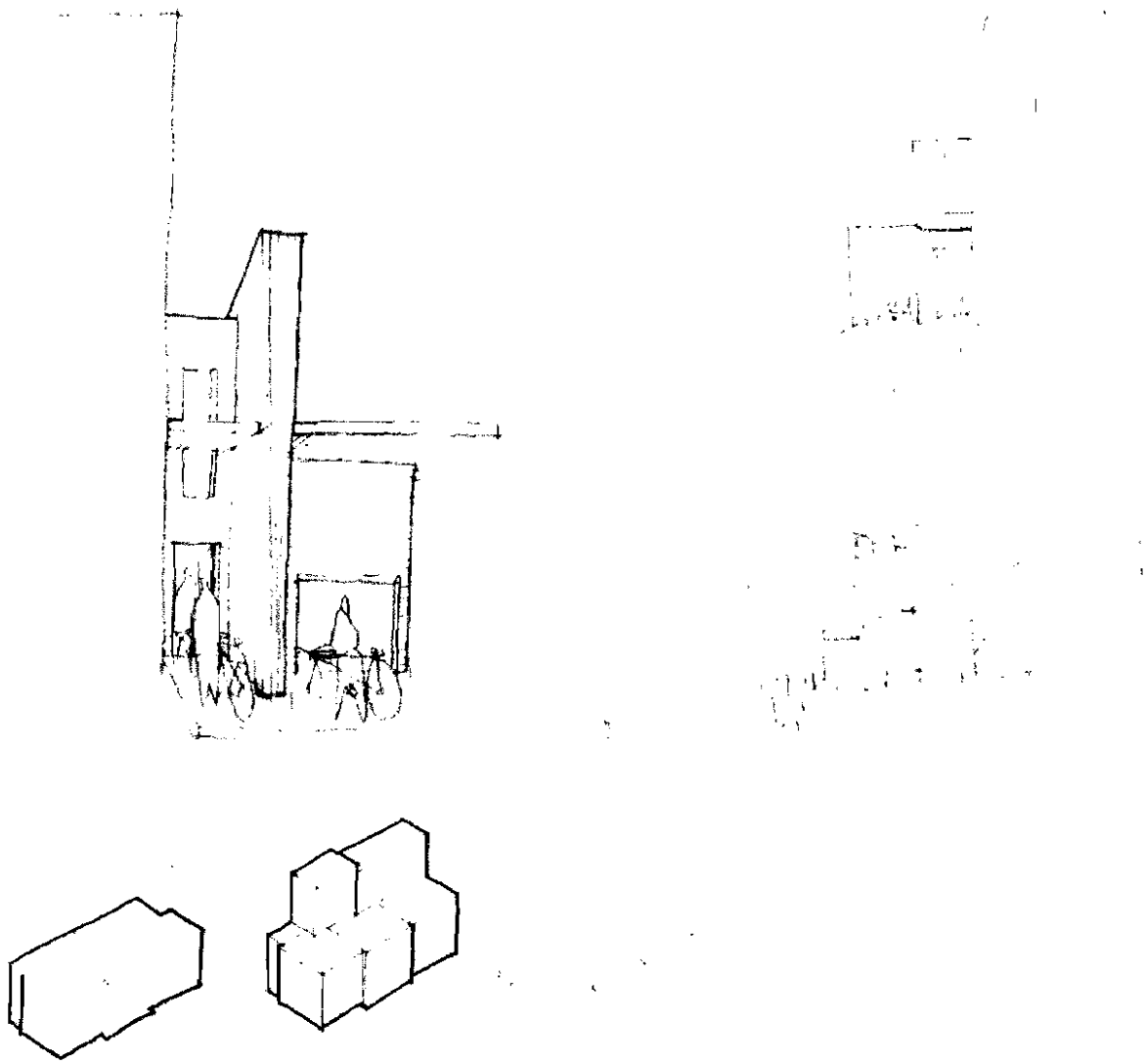
- Part 4 reviews the accessibility factors considered and outlines the basis for decisions made.

1.5.3 In the light of the fact that the application is for a private domestic property, some aspects of the CABE template are not wholly relevant, and so are not covered in any greater depth than is necessary within this document.

(Top) View of Birch Grove looking north
(Left) View of Birch Grove looking south

# "Good design should contribute positively to making p

PPS1 – Sustainable Development



# es better for people"

## 2.1 Involvement

2.1.1 As a private residence, local involvement in developing the ideas behind the scheme are limited.

2.1.2 Pre-application discussions have been held with an Area Planning Officer for Manchester City Council, Nasira Farooq.

2.1.3 Pre-application discussions have also been held with the adjoining neighbours as there is a strong local community and the client was very keen not to disturb this and was interested to hear their feedback on the design.

## 2.2 Evaluation

2.2.1 During the course of design development, alternatives to the chosen design were considered, but were rejected for various reasons.

2.2.2 Including the bin and bike store within the extension was rejected as it proved to be very costly and took away valuable space from the kitchen and lounge area.

2.2.3 Combining the play room and sitting room to make a large open plan kitchen and lounge area was rejected as it limited the amount of private spaces. Areas where children and adults can relax in separate areas.

(Left) Development sketches



2.2.4 Housing the new kitchen and dining space in a new extension gave the most open and flexible new space. It was able to directly link the kitchen with the garden and the play room.

2.2.5 Pre-application discussions with the local authority encouraged the design and were supportive of a contemporary design approach being adopted for the site. During these discussions it was also noted that the roof level of the Ground Floor extension should have a closer relation to the height of the existing bay window. With this in mind base of the roof capping aligns with the base of the wood capping to the bay window creating a greater visual harmony between the old and new.

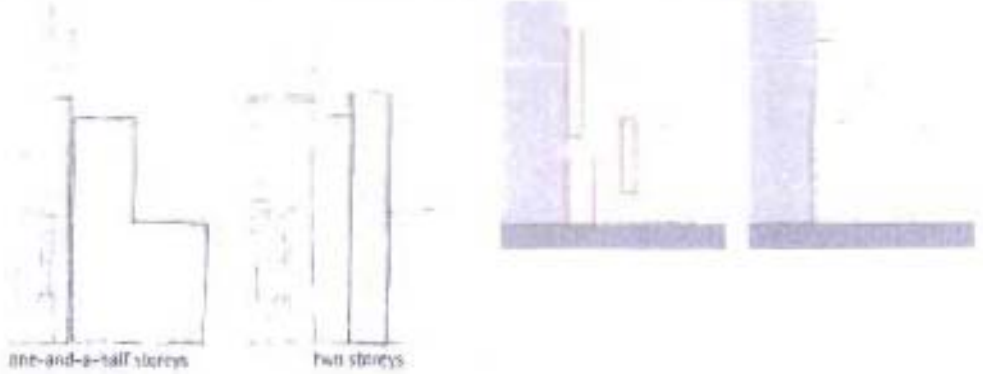
(Left) Existing side elevation

14

"New buildings do not have to copy their older neighb
interesting streets include a variety of styles, materials
different periods, but together forming a harmonious

›PG15 - Planning and the Historic Environment





# 's in detail. Some of the most
# ıd forms of construction, of many
# up"

**3.1** Use

3.1.1 The house is a private residence and will continue to serve this function after the adaptation.

**3.2** Amount

3.2.1 The size of the new accommodation is a balance between respecting the existing garden, the impact on the neighbours' views and light, and providing the complete set of spaces required by the brief.

**3.3** Scale

3.3.1 The key factor in assessing the scale of the proposed development was the relationship to the existing house and the neighbouring properties.

3.3.2 The principal massing is in the additional storey over the new kitchen, providing an extension to the main bedroom and an extra bathroom. The effect of this is mitigated by having the larger storey for the kitchen, encouraging a reading of the extension as one-and-a-half stories. The elevations were also arranged to enhance this effect, making the extension be read as one solid element, that has had openings cut into it due to the internal requirements, rather than 2 separate objects.

(Top) Front elevation as proposed
(Bottom) Development sketches

3.3.3 The neighbouring gardens are unaffected by this slightly taller structure. Sun-path diagrams demonstrating the effect of the building mass on the gardens are included in appendix A.

**3.4** Layout

3.4.1 The internal proposals for the extension were built around maximising visual links to both the garden and living areas from the main kitchen workspace. Allowing the client to keep good communication links with children or guests in the play room while keeping a large connection with the garden.













3.4.2 To strengthen the link with the garden the kitchen and dining area is lowered to match the existing garden level.

3.4.3 The first floor was also generated by the view of the garden.

3.4.4 The changing room and bathroom are laid out to be an extension of the main bedroom but allow for adaptation to be changed to the second larger bedroom if required in the future.

## 3.5 Landscaping

3.5.1 The driveway and garden levels will remain as existing.

3.5.2 The bin store location will move from the front of the property to the rear.

3.5.3 The path between the new extension and dividing wall will be paved to allow ease of access and to allow bins to be easily transported from the rear of the property.

3.5.4 The existing flower bed to the front of the property will be shortened to increase access to this path and will be paved to match.

## 3.6 Appearance

3.6.1 The new extension uses the predominant red brick of the neighbouring properties and existing house to strengthen the visual continuity of the ensemble. The extension has cut openings on a vertical axis through a one-brick thick outer leaf, allowing the brick coursing and reveal depth of the windows to match that of the precedents of site.

3.6.2 Where the brickwork is cut by the windows, timber panelling occupies the surrounding voids to enhance the reading of this building as being of substantial masonry construction.

(Left) Precedent studies

3.6.3 The extension is slightly recessed from the line of the existing property and has a channel dividing the two objects on the front and rear elevation. This is to clearly define the extension as a separate object that has been designed and built in a different period to the existing property.

3.6.4 In summary, the proposals spring from an analysis of history and physical context, in order to create and appropriate response to the need for additional family space in the house.

## 3.7 Sustainability

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3.7.1 The site is well-connected to the public transport corridors of Wilmslow Rd and Upper Brook St.

3.7.2 Birch Grove is currently on a cycle route the Didsbury to Manchester University cycle route, which also links to other local cycle routes.

3.7.3 Wilmslow Rd itself provides a wide range of shops within walking distance, mitigating the need to travel by car for everyday domestic essentials.

3.7.4 Passive environmental measures include using a highly-insulated building envelope for the extension to reduce heat loss, in accordance with the latest enhanced Building Regulations standards (Part L1)

3.7.5 Materials for the house will wherever possible be locally sourced, in order to reduce the distance it is carried by the road. They will also be selected to have the lowest embodied energy, where this does not conflict with the intention to create a quality structure, eg using masonry.

3.7.6 There are limited opportunities for installing renewable energy sources on site, due to its location. Photovoltaics and solar thermal heating have been considered and rejected on the grounds of their visual impact, tree cover and high capital cost. Wind power is also not appropriate for this location. However the client does have aspirations to use alternative energy on the existing outrigger at some point in the future, although this will not form part of this application.

3.7.7 Both levels of the extension will have a green roof, using an extensive system with a sedum blanket. Sedums are a species of low growing plants which are greatly used in green roof systems. Different species are generally used to give a good aesthetic mix and they generally flower between May and July. The green roof will help to;

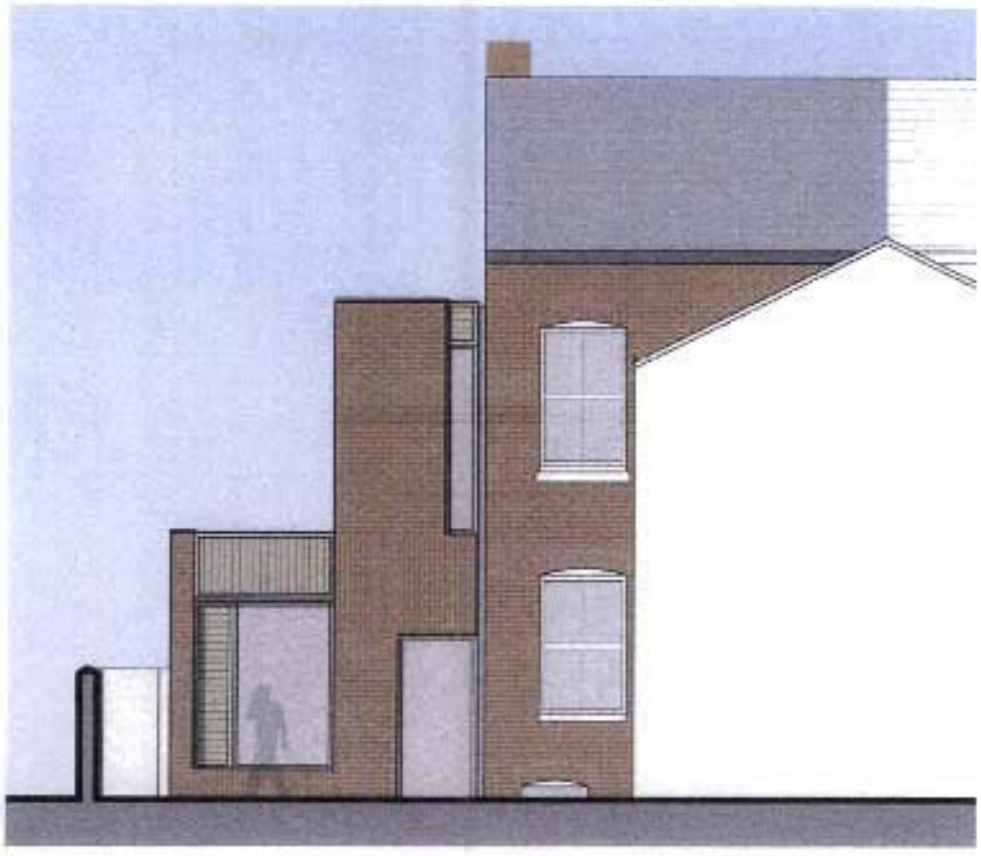
- Stabilise the temperature inside the building as the soil and vegetation act as an extra level of insulation.
- Encourage biodiversity
- Reduce storm runoff
- Protect the underlying roofing system. Typically a green roof can double the service life of the roofing system below.

(Top) Examples of sedum roofing
(Bottom) Existing rear

3.7.8 With modern standards of ventilation, light and views, together with a strong relationship to external amenity space, the new accommodation will have the effect of promoting well-being in the users.

# "Good design is indivisible from good planning"

PPS1 – Sustainable Development



# Section 04 Access



## 4.1 Policy approach

4.1.1 There are no proposals to alter the car parking provision within the site, which currently amounts to one designated car space.

4.1.2 With the works being to an existing building without a change of use and the existing site levels, a disabled access ramp is not a viable option. This was confirmed at a pre-application discussion an Area Planning Officer for Manchester City Council, Nasira Farooq.

4.1.3 While an access ramp is not currently viable there is level access to the kitchen and dining room via the rear of the property.

## 4.2 Consultation

4.2.1 No consultation with accessibility interest groups was required.

(Left) Proposed rear elevation

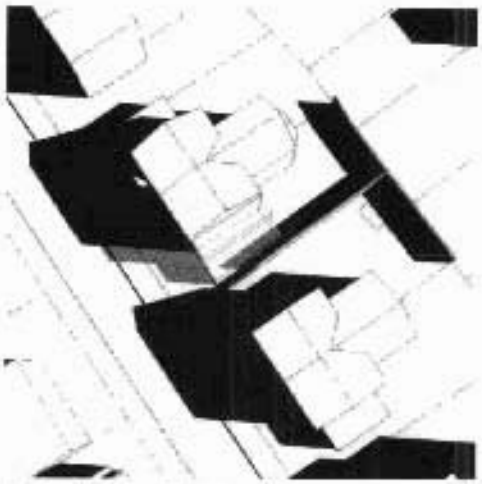
# **Appendix** A Sun Path Studies



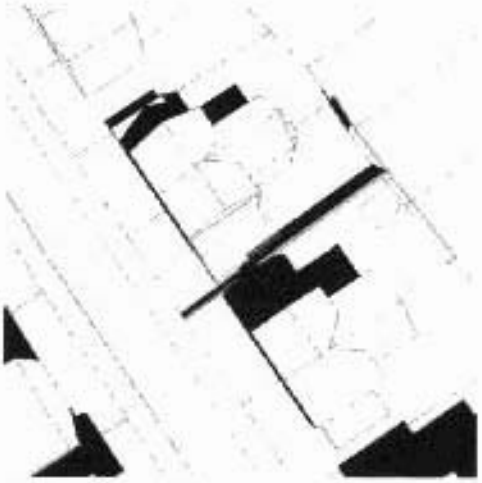
21st March 09:00
Shadow Study



21st March 12:00
Shadow Study



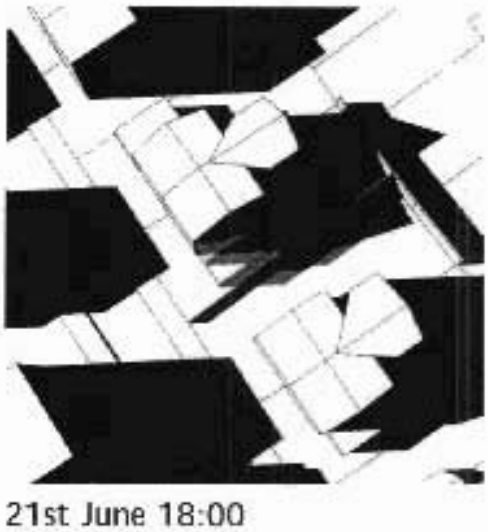
21st June 09:00
Shadow Study



21st June 12:00
Shadow Study



21st March 18:00
Shadow Study



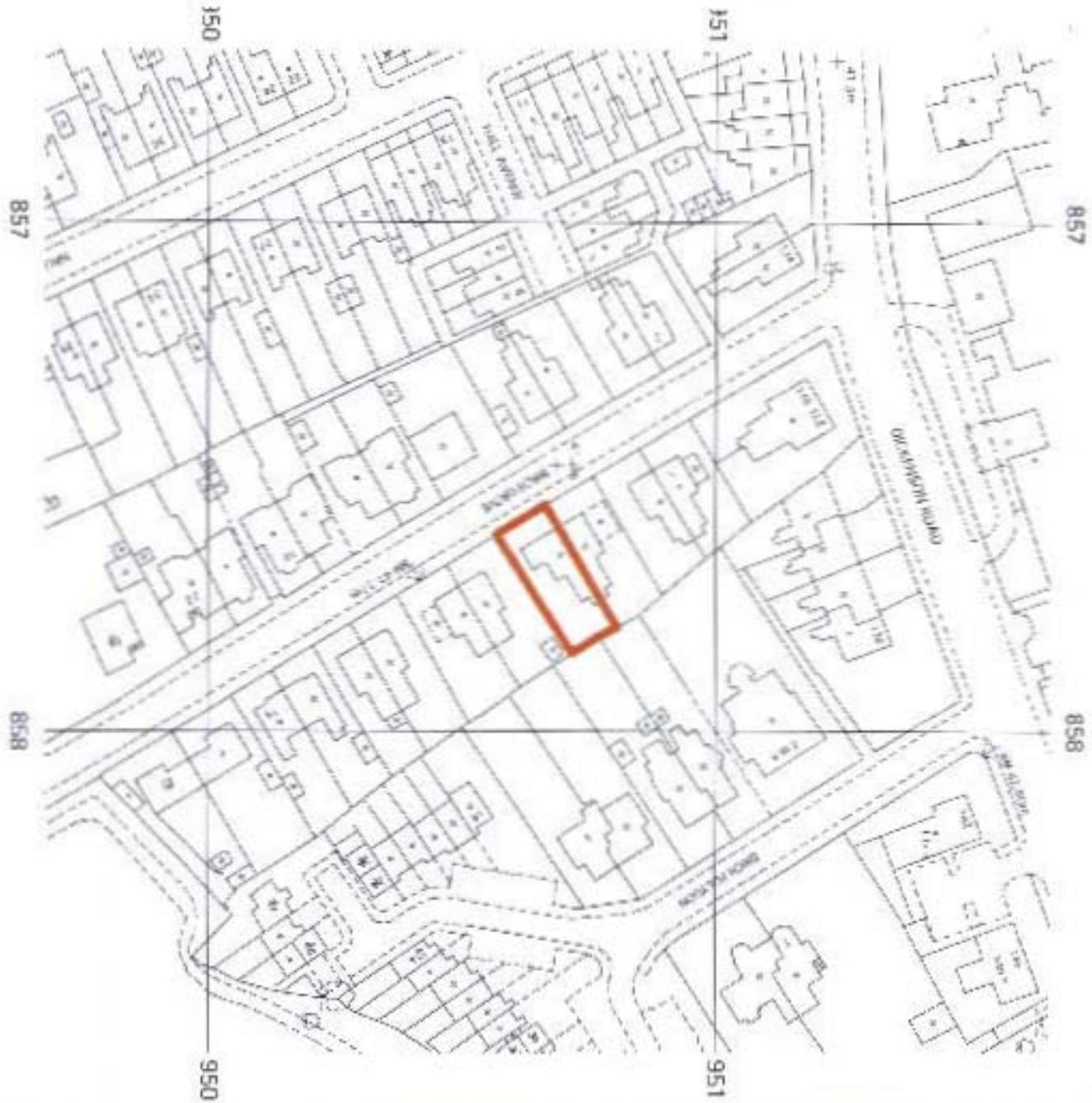
21st June 18:00
Shadow Study

Key:

Existing Shadow

Intention Shadow

# **Appendix** B Architectural Drawings

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Key

Alarm

Client: Emma + Paul Corbette

Project: Birch Grove Manchester
7 Birch Grove Manchester

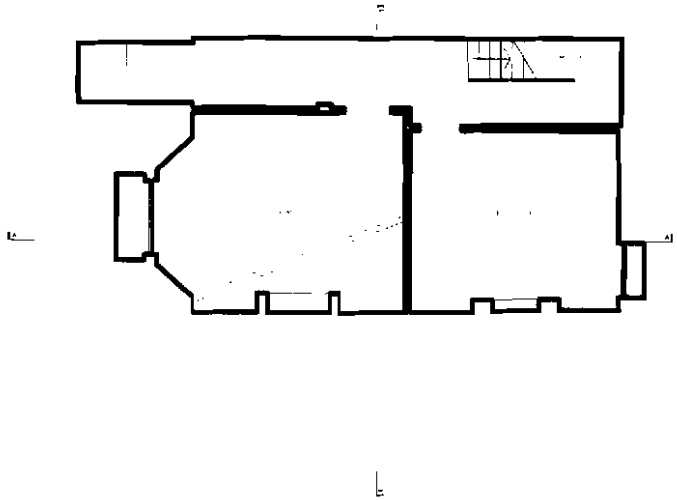
Fee Date: Description

Document: As Existing
OS Map

Status: Survey

Scale in Date: 1:1250 @ A4 July 2007

Dwg. Ref.: BGM | LD | 0001 | -



## Basement Plan
as existing

arca

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f 0161 236 5775
e info@arca.co.uk

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Key

Agent

Client: Emma + Paul Corbett

Project: Birch Grove Manchester
7 Birch Grove Manchester

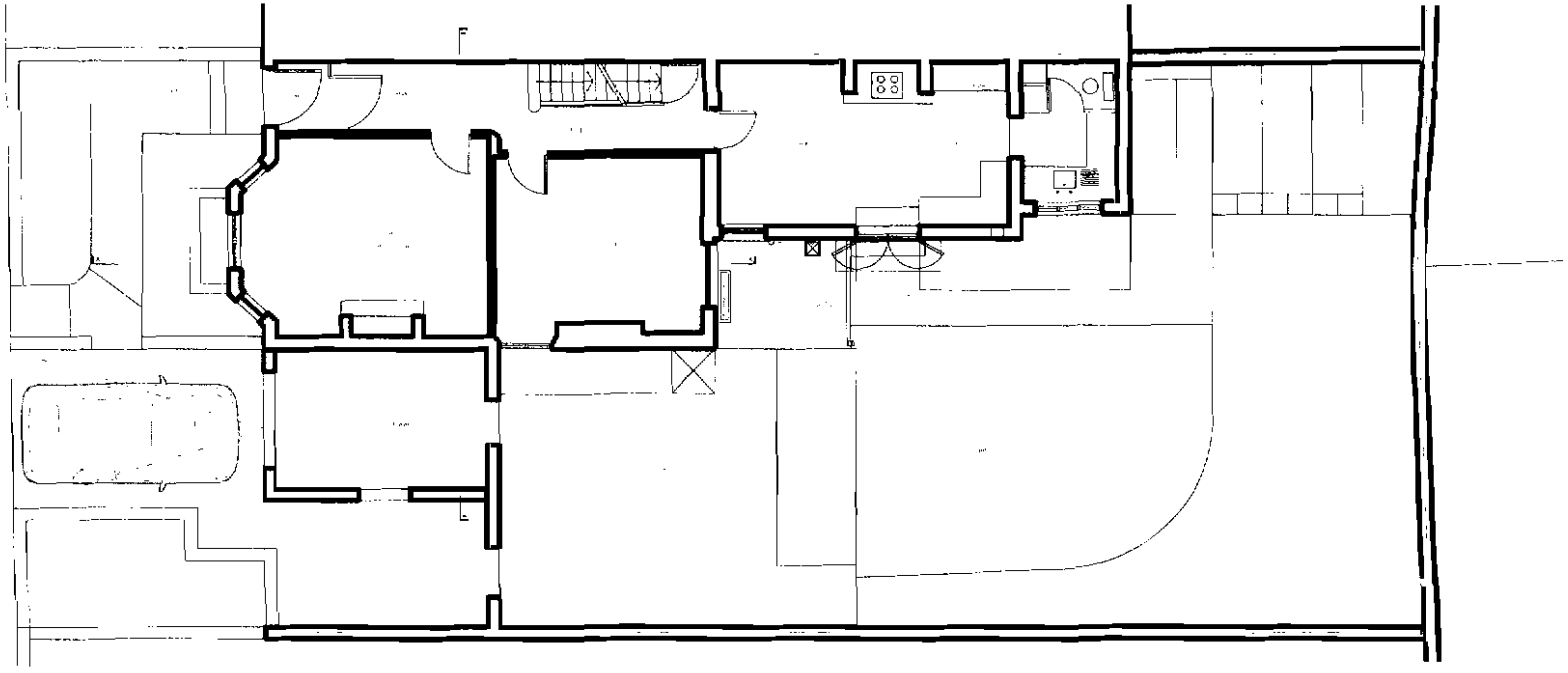
Rev Date Description

Document: Basement Floor Plan
AS EXISTING

Status: Survey

Scale + Date: 1:50 @ A3 July 2007

Dwg Ref: BGM LD 0100 A



## Ground Floor Plan
as existing

arca

Arca
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Carver's Warehouse 77 Cable Street Manchester M1 3HG
t 0161 236 6888
f 0161 236 5775
e info@arcaarca.uk

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Key

North

Client: Emma + Paul Corbett

Project: Birch Grove Manchester
7 Birch Grove Manchester

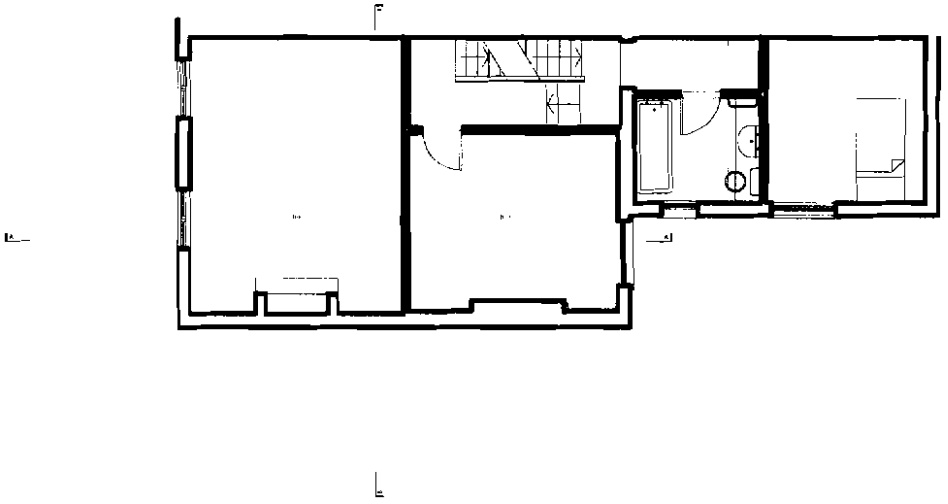
Rev Date: Description

Document: Ground Floor Plan
AS EXISTING

Status: Survey

Scale & Date: 1:100 @ A3 July 2007

Doc Ref: BGM LD 0101 B



# First Floor Plan
as existing

arca

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e info@arca.co.uk

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Key

North

Client: Emma + Paul Corbett

Project: Birch Grove Manchester
7 Birch Grove Manchester

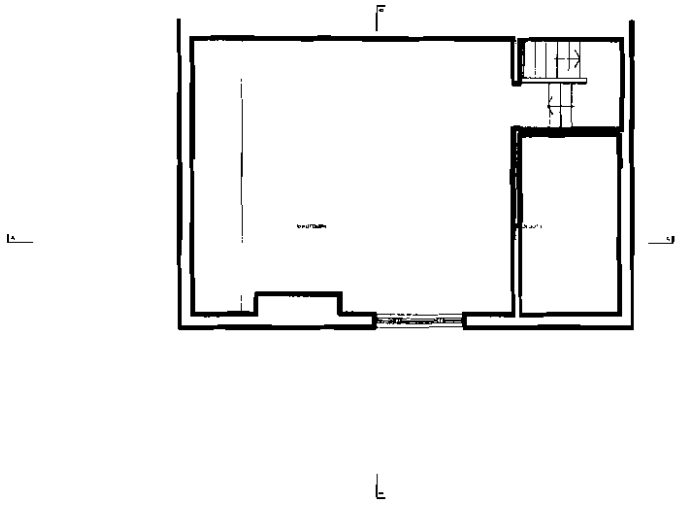
Key Date: Description

Document: First Floor Plan
AS EXISTING

Status: Survey

Scale & Date: 1:100 @ A3 July 2007

Doc Ref: BGM LD 0102 A



# Second Floor Plan
as existing

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Key

North

Client Emma + Paul Corbett

Project Birch Grove Manchester
7 Birch Grove Manchester

Rev. Date Description

Document Second Floor Plan
AS EXISTING

Status Survey

Scale & Date 1:100 @ A3 July 2007

Doc Ref BGM LD 0103 A



**Elevation**
as existing

BGM | LD | 0110 | A



## Elevation
as existing

arca

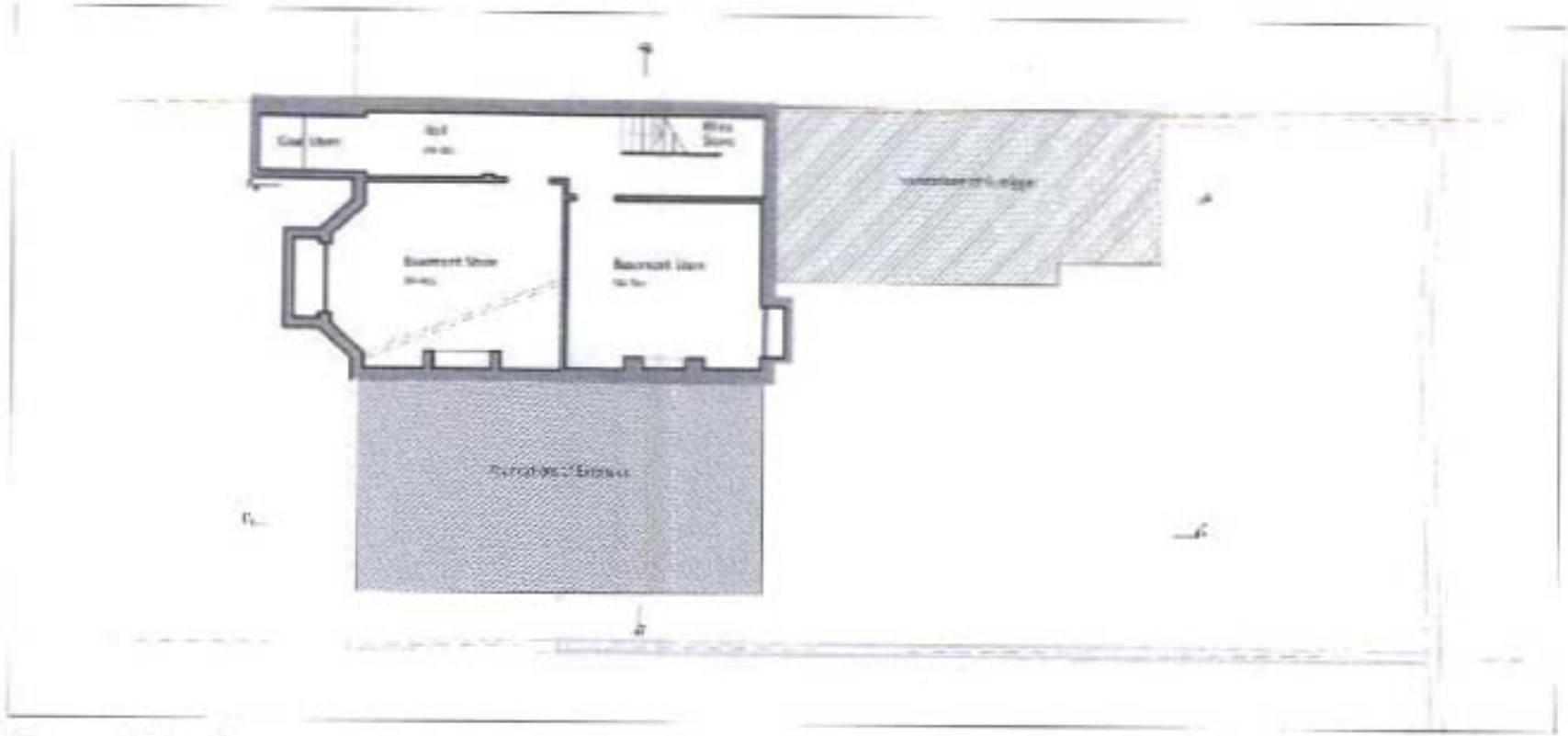
| | | | | | |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |



**Elevation**
as existing

Elevation
AS EXISTING

BGM | LD | 0112 | A



## Basement Floor Plan

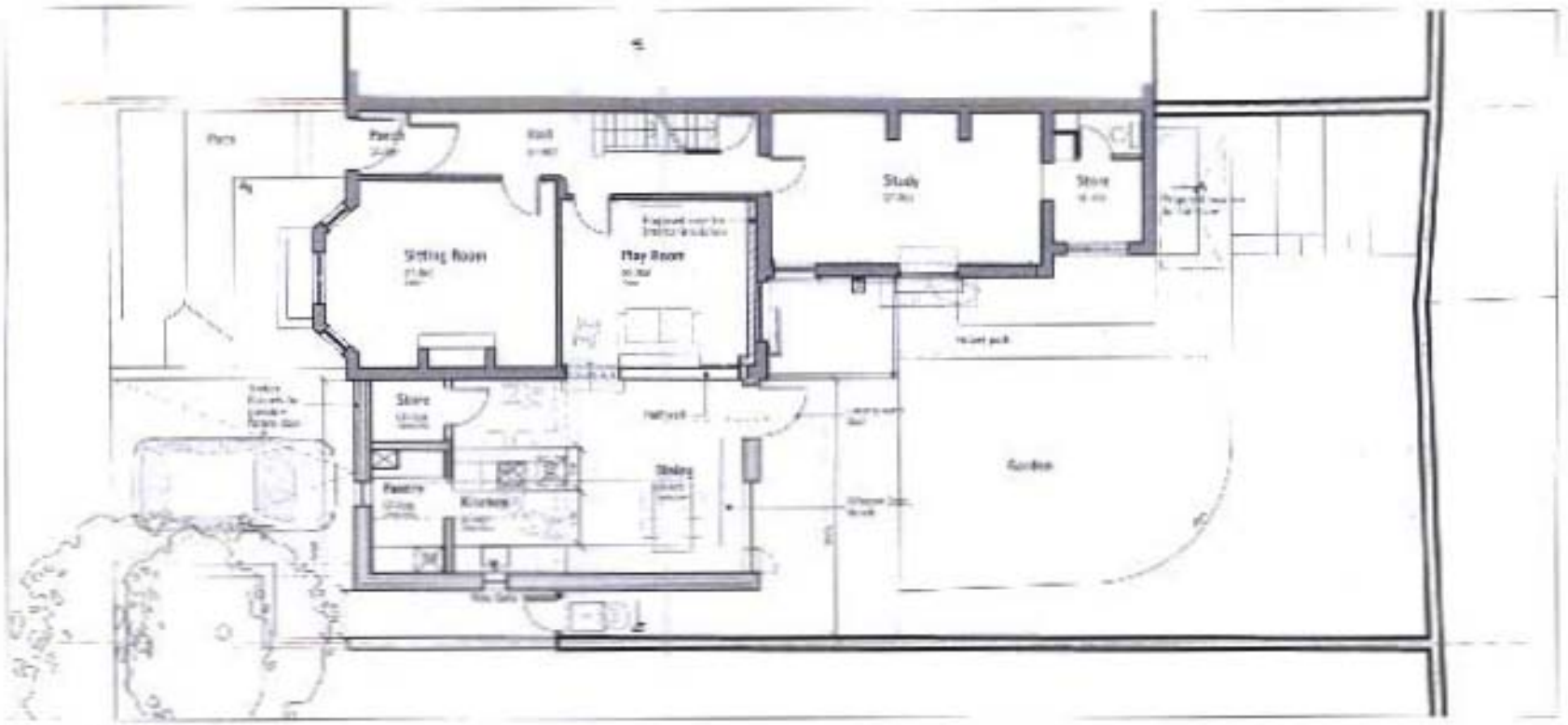
as proposed

Key

proposed foundations

existing foundations

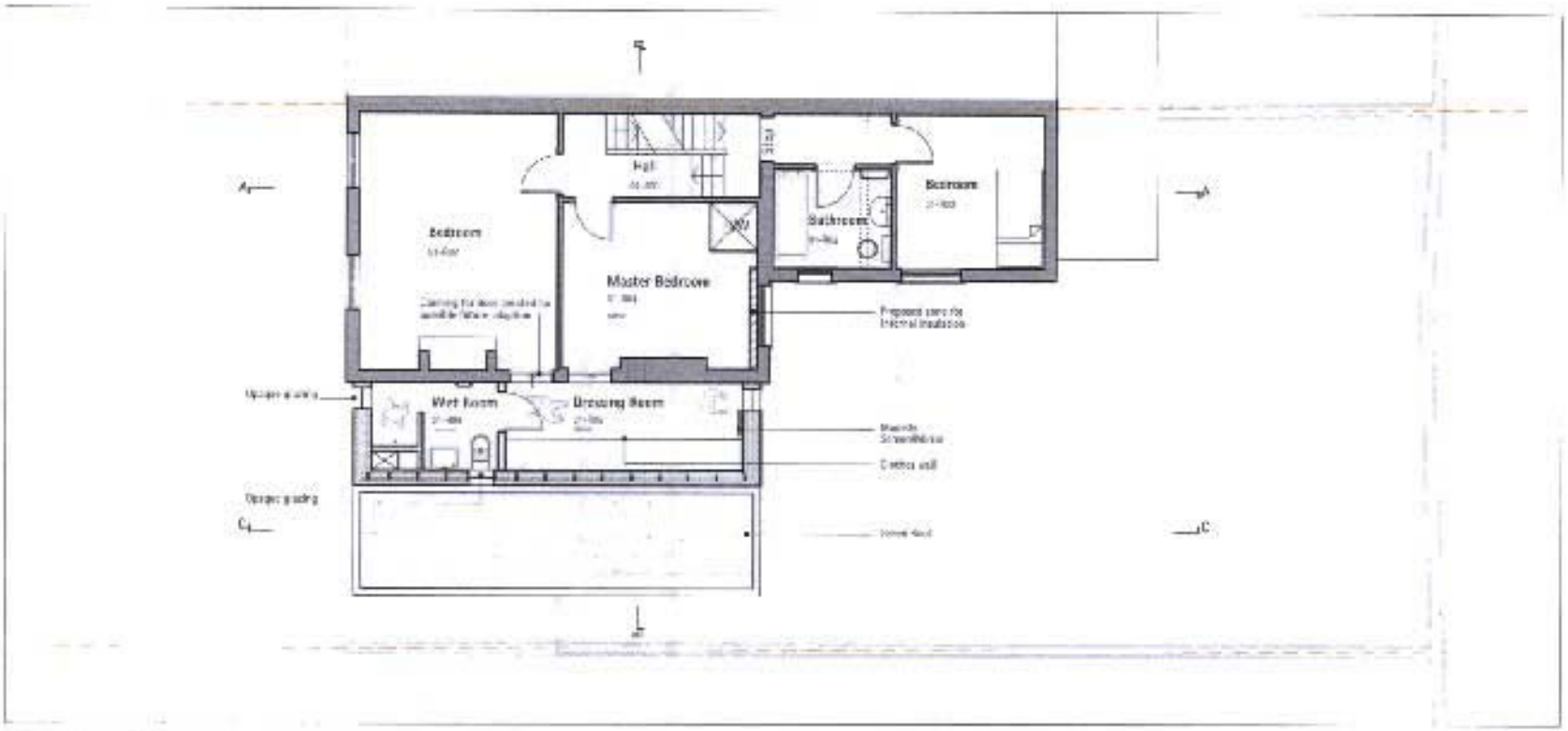
BGM | LD | 0300 | B




## Ground Floor Plan

as proposed

BGM | LD | 0301 | C




**First Floor Plan**
as proposed

arca

First Floor Plan
as proposed

Fault & Emma Corbett

Birch Grove Manchester
2 Birch Grove Manchester M14 6XX

1:100 @ A3

May 2009

BGM | LD | 0302 | B



## Second Floor Plan

as proposed

BGM | LD | 0303 | B

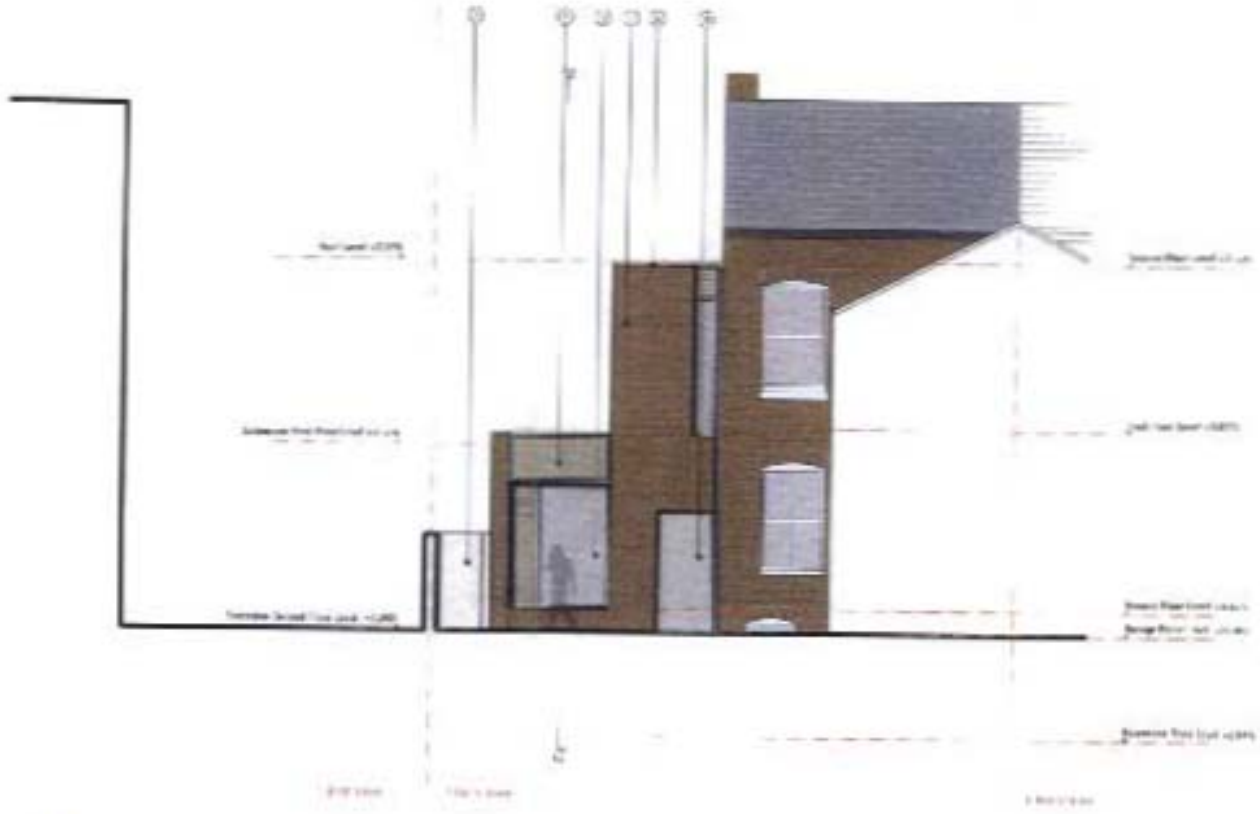
1. Reclaimed or clamp fired bricks to match existing.
2. New hardwood windows to replace existing.
3. Hardwood framed windows.
4. Hardwood framed windows with opaque glazing.
5. Hardwood timber cladding.
6. Green roof.
7. New timber gate.
8. Timber bike shed.
9. Hardwood framed glazed door.



**Front Elevation**
as proposed

| | | | |
|---|---|---|---|
| | | BGM | LD 0311 C |

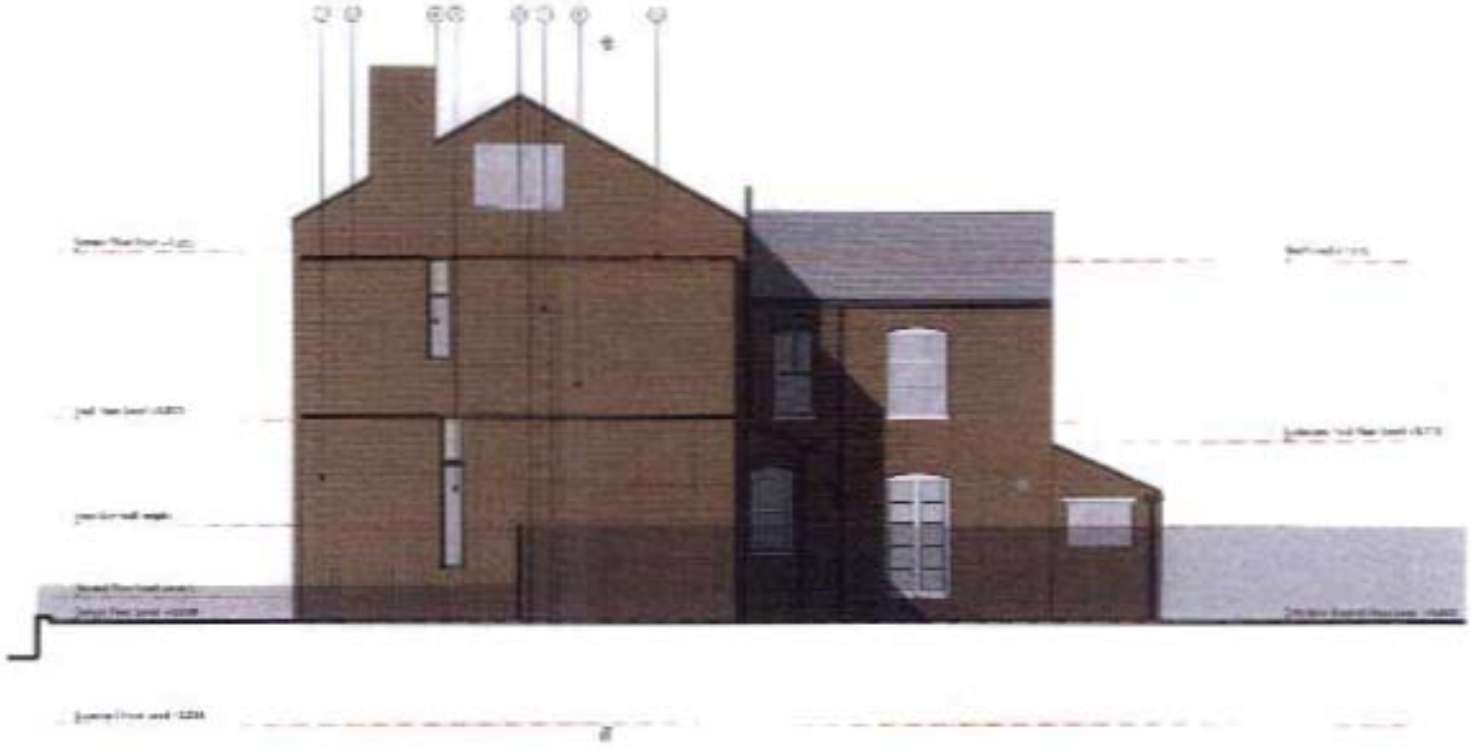
1. Reclaimed or clamp fired bricks to match existing.
2. New hardwood windows to replace existing.
3. Hardwood framed windows.
4. Hardwood framed windows with opaque glazing.
5. Hardwood timber cladding.
6. Green roof.
7. New timber gate.
8. Timber bike shed.
9. Hardwood frames glazed door.



## Rear Elevation
as proposed

| | | | |
|---|---|---|---|
| | BGM | LD | 0312 C |

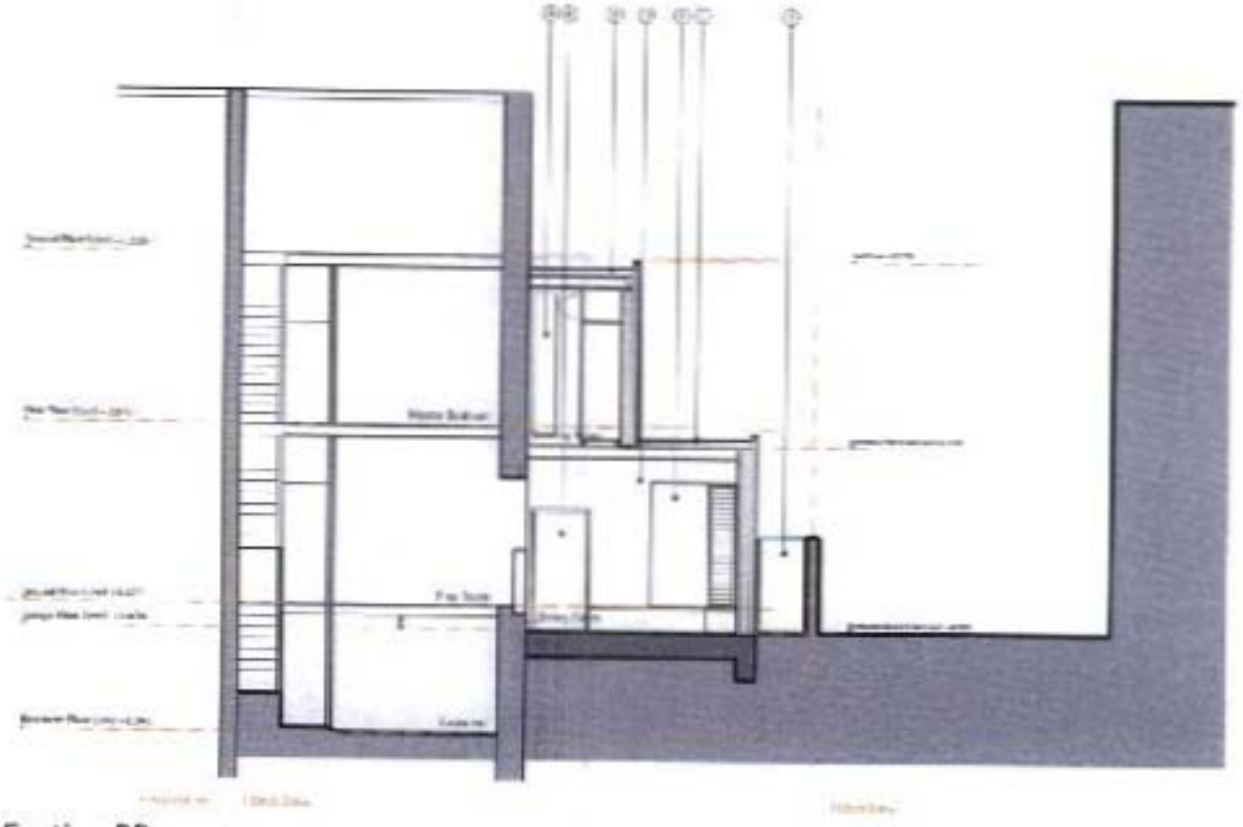
1. Reclaimed or clamp fired bricks to match existing.
2. New hardwood windows to replace existing.
3. Hardwood framed windows.
4. Hardwood framed windows with opacue glazing.
5. Hardwood timber cladding.
6. Green roof.
7. New timber gate.
8. Timber bike shed.
9. Hardwood framed glazed door.



**Side Elevation**
as proposed

| | | | |
|---|---|---|---|
| | BGM | LD | 0313 C |

1. Reclaimed or clamp fired bricks to match existing.
2. New hardwood windows to replace existing.
3. Hardwood framed windows.
4. Hardwood framed windows with opaque glazing.
5. Hardwood timber cladding.
6. Green roof
7. New timber gate.
8. Timber bike shed.
9. Hardwood framed glazed door.



## Section BB

as proposed

BGM | LD | 0322 | C

1. Reclaimed or clamp fired bricks to match existing.
2. New hardwood windows to replace existing.
3. Hardwood framed windows.
4. Hardwood framed windows with opaque glazing.
5. Hardwood timber cladding.
6. Green roof.
7. New timber gate.
8. Timber bike shed.
9. Hardwood framed glazed door.



## Section CC
as proposed

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Section CC
as proposed

BGM | LD | 0324 | B