

10 Pine Road

Didsbury

Design and Access Statement

October 2013

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Aerial view of existing house

1.0 Introduction

1.1 Introduction to the Design and Access Statement

The planning statement has been prepared by Bridge Architects in accordance with CABE's 'design and access statements – how to write, read and use them' document. The statement acts as a description of the design process to accompany the drawings submitted in conjunction with this application. This statement demonstrates that the proposed development has emerged from a full assessment of the site's circumstances and characteristics.

10 Pine Road is a currently unoccupied 2 storey detached dwelling house located in Didsbury, Manchester.

The proposals are for partial demolition, remodelling and extension of the existing house to create a contemporary family home for a private Client.

1.2 Architectural Commission

Bridge Architects were commissioned by our Clients in September 2013 to prepare proposals to remodel and extend the existing property in a sympathetic manner following the withdrawal of a previous Planning Application submitted by others in July 2013; Ref:103019/FH/2013/S2

1.3 Development Team and Relevant Experience

Architect: Bridge Architects
Relevant Experience:
Bridge Architects is a young Manchester based architectural practice and is committed to producing architecture of the highest quality. Throughout their careers Russell Bridge and Victoria Kirkpatrick (Directors and Project Architects) of Bridge Architects have won many architectural awards for work completed in collaboration with both domestic and commercial clients. Formerly architects at Stephenson Bell they were involved projects including Radission Free Trade Hall Hotel, Albert's Shed in Castlefield, the Piccadilly Plaza complex regeneration, Pine Ridge House, Alderley Edge and The North House, Bowdon.
Bridge Architects current projects include; Manchester One, Portland Street, and a variety of high-end residential projects for private domestic clients in both Conservation Areas and Green Belt.

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Semi-detached houses opposite proposal site



Neighbouring property to the southern boundary

2.0 Assessment

2.1. Physical Site Assessment

Site Description

The site is located in the heart of the Blackburn Park Conservation Area of Didsbury, to the south of Manchester city centre.

The existing house is a large 4 bedroom, 2 storey detached dwelling of 'pre-war' construction, which has been extended to the side and rear with single storey extensions. The original covered entrance porch has been enclosed to provide additional accommodation.

The house is of traditional brick construction with a duo-pitch tiled roof, punctuated with chimneys. The front façade is modelled with projecting bay windows at ground and first floors, and incorporates decorative tile cladding with black and white timber features to the apexes. The roof is characterised by large overhanging eaves.

The property occupies a large plot, with a substantial south facing garden to the side comprising lawns and planted borders. A single storey detached garage sits to the rear/northern boundary. Hardscaped areas area set immediately in front of the house and to the northern boundary leading to the garage.

Site History

The style of the house is typical of the Conservation Area. The original fabric remains largely intact, however the porch has been enclosed, and 1970/80's single storey side and rear extensions are not in keeping with the character of the house.

Status of Site

The property was purchased in July 2013 by our Clients, after being unoccupied for several months. The house is in need of full modernisation and refurbishment and is still currently uninhabited.

Surrounding Context

As a suburb of south Manchester, Didsbury is situated about 6 miles from Manchester city centre, and is recognised as an affluent area inhabited predominantly by families, young professionals and some students. It has become highly desirable as far as living, shopping and socialising are concerned, being a designated Local Centre.

The Blackburn Park Conservation Area was designated By Manchester City Council in 1979 and is bounded by Barlow Moor Road, Palatine Road, Lapwing Lane and Wilmslow Road. The estate has developed over three phases from 1862 onwards and is characterised by its varied form which has resulted largely from the owner (Charles Blackburn) selling off small plots of land capable of accommodating only 3 or 4 houses.

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Today Blackburn Park is principally an area of large family houses with spacious gardens set along tree lined roads, which remain largely in their original form. Building materials and styles are very varied. The later houses (of which 10 Pine Road is typical) are predominantly use smooth red brick, though render, half-timbering and decorative tile fringing/ cladding. All houses have pitched roofs, with a variety of gables, hips and half hips. Windows in the conservation area are also varied, with some being subdivided by glazing bars, and some leaded. Bay windows, bow windows, oriel windows, and covered porches are also found. Chimney stacks are also a notable feature of some of the houses.

Immediately opposite and to the northern side of the house are pairs of semi-detached houses similar in character to no.10. However, to the southern side of the house sits an incongruous twentieth century detached house, the design of which is not appropriate to the area.

2.2 Social and Economic Site Assessment

Views and Aspirations of the Local Community
n/a

Contribution of the development to the Local Economy
n/a

2.3 Involvement

2.3.1 Local Community
No community groups have been consulted about the proposals. Informal discussions regarding the proposals have been had between our Clients and their immediate neighbours prior to the application submission and no concerns have been raised.

2.3.2 Planning Department
- A planning application for alteration and extension of the property was submitted to Manchester City Council in July 2013 by UDC, after an unfavourable response to the proposals the application was withdrawn in August 2013.
- Revised sketch proposals for the house were presented in a meeting at the beginning of September 2013 to Manchester City Council Planning Department by Roger Stephenson (Stephenson:ISA Studio). These proposals sought to reduce the apparent mass of the original scheme and introduce features more sympathetic to the Conservation Area. In e-mail correspondence dated 5th September 2013 from Jennifer Atkinson it was confirmed that the revised proposals were deemed to be acceptable in principle.
-On the recommendation of Roger Stephenson, the Clients have subsequently appointed Bridge Architects to move the scheme forward and re-submit the revised scheme to which this Design and Access Statement relates.

2.4 Planning Guidance

2.4.1 Planning Policies

The design of the proposed scheme has evolved after review and consideration of the following planning policy documents:

The National Planning Policy Framework (NPPF) :
The NPPF replaced all previous Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) produced by Central Government, and is therefore a material planning consideration in the determination of planning applications. The NPPF states that the planning system must contribute to the achievement of sustainable development, and recognises three categories: economic, social and environmental.

Para 17 identifies core land use planning principles, those relevant to this proposal being :

- *Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;*

- *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*

Appendix 1 of the NPPF enables authorities to give weight to relevant policies in emerging plans (such as the Core Strategy) according to the stage of preparation and the degree of consistency to the policies in the NPPF.
Reference has been made to the following guidance on the premise that the proposed development represents the improvement of existing residential use on the site, in a renovated and extended building constructed using modern, sustainable techniques.

Unitary Development Plan (UDP) – which will ultimately be superseded by the Core Strategy DPD‟s
Policy H2.2 states that the City Council will not allow development which will have an unacceptable impact on residential areas. The City Council will consider the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.
Policy H2.7 states that new housing schemes will be expected to be of a high standard of design and make a positive contribution towards improving the City's environment.
Policy E3.5 states that the City Council will promote measures which will lead to a safer environment for all people living in and using the City. These measures will include ensuring that the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas.

Core Strategy Development Plan Document :
The Core Strategy is a material consideration and the following policy is considered relevant to this proposal :
Policy DM 1
Development Management - all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development, which should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
-Accessibility : buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.Design for health. Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Developers must demonstrate that new development incorporates sustainable construction techniques.

Manchester City Council planning Guidance specific to the Blackburn Park Conservation Area

2.5 Evaluation

2.5.1 Opportunities and Constraints
There is an opportunity to extend, re-furbish and modernise the existing property, which will allow the continued successful re-use of this currently unoccupied house. The restraints are the site's location in the Conservation Area, and its contextual relationship with neighbouring properties/ site boundaries

2.5.2 Design Process
The above constraints have been taken into account when considering the architectural solutions. The design proposals seek to work within the constraints to produce a well-considered design which will ideally improve the existing building and its setting in the Conservation Area, to benefit existing and future generations.

3.0 Description of Proposals

3.1 Design Objectives

- The proposed building form will respond to the site topography, orientation and views
- The proposed building form will respond to the density, design and layout of the surrounding area and Conservation Area context
- The proposal will maintain levels of privacy and amenity for residents
- The scale, density, massing and siting of the proposals will relate well to their locality; including characteristics of local distinctiveness in terms of design and materials.
- To better connect the interior spaces within the house and garden
- To create a high quality home suited to contemporary family life.

3.2 Design Evolution

The design proposals have evolved to meet the brief requirements of the Client through careful exploration of the options available. After careful analysis of the options available it was felt that 2 storey extension of the existing dwelling would be more appropriate for the reasons as detailed below.

3.3 Design Proposals

The design proposals aim to satisfy the design objectives and issues contained within the previous chapter. The proposals are for demolition of the existing single storey extensions and garage and extension and remodelling of the original house.

The design has progressed through dialogue and consultation with the Planners and Client, and that this process has produced a well-designed dwelling sympathetic to its setting in the Conservation Area.

4.0 Principles of the Design

4.1 Use:
The existing uses remain unchanged by the proposals. The use class is C3 dwelling house.

4.2 Amount of development:
The proposals extend the existing dwelling at ground, and first floor levels, with a second floor area to be formed within the existing/ new roof volume.

4.3 Layout
The layout of the existing house comprises a cellular series of rooms accessed off a central hall. There a 4 bedrooms which are reached via a split landing area. There is one family bathroom at first floor level and an en-suite bathroom accessed via steps down from the master bedroom into a 'compromised' roof space.

The proposed reconfigured layout, provides a better arrangement at both ground and first floors to provide an open plan ground floor living arrangement, with 5 bedrooms, family bathroom and 2 en-suites - much better suited to family life. In addition it is proposed to convert the existing/ new roofspace to provide an additional room and storage area at second floor level.


Existing rear elevation showing single storey extensions

4.4 Scale
The new extension wraps around the southern elevation and rear of the existing house. The perimeter edges of the new extension is determined by the footprint of the existing single storey extensions, with additional area 'filling the gap' between the two. This will only result in a small increase in the overall existing building footprint. The additional volume created by the proposal is closely related to the existing property, and those properties in the vicinity. This in turn ensures that the form, massing and layout is appropriate in design terms and will not have an adverse impact upon the area. The height of the extension/ roof conversion does not exceed the existing ridge height, a flat roofed area in the central portion of the building allows internal use of the roof space, without being visible from ground level.

The side element of the extension is positioned set back from the main façade 'block' to align with the existing. This is to provide some balance and symmetry to the elevation as a whole. The hipped roof over the side extension serves to reduce the bulk and mass of the proposals and allows the expression of a new chimney, in keeping with the Conservation Area Character. Similarly the rear elevation is broken into 3 elements, with a projecting central portion to provide articulation and reduce the visual mass of the proposals.

4.5 Appearance
The proposals are sympathetic in appearance, with reference to the material palette that already exists on the original house and in the immediate area.
New Rosemary clay tiles will be used to recover the new roofs. The flat roof will comprise single ply membrane finished

in dark grey. The new walls will be built using matching brickwork, built in matching bond and mortar coursing/thickness. Off-white render is proposed to the central portion of the rear elevation to 'break' its appearance. At high level, new gable detailing is proposed to the front elevation, which will be replicated on the rear. This will remove the existing black/white timber framing and replace it with a simple oak beam arrangement, which is considered to enhance the overall appearance of the property. Existing windows are currently a combination of timber and PVCu. New windows will be PVCu woodgrain effect double glazed windows in white. The scale/size of new window openings and pattern of fenestration arrangement is designed to match the rhythm of the original windows. Velux roof windows are to be installed into the rear slope of the main roof, and a flat roof glazed lantern is proposed to the flat roof area to provide natural light to the central hall and landing areas. New external single doors are to be timber with timber frames with double glazing.

Removal of the existing enclosure to the porch area, will open this space up and re-instate the porch was originally intended.


Existing large south facing side garden

4.6 Landscape

The landscape immediately adjacent to the existing dwelling is relatively flat. No significant alterations are proposed to the existing levels to facilitate the proposals. No trees or hedges are to be removed as a result of the proposals.
The existing hard landscaping at the front and side of the dwelling will be retained and improved. New patio areas finished in natural stone will be provided to the side/rear of the house, to provide outdoor space directly related to the new family room and kitchen.

4.7 Sustainability

The proposal extends the lifetime of the existing building fabric, which is far more beneficial than allowing it to further fall into a state of disrepair. The refurbishment and extension works will require Building Regulations approval and ensure that the works are well insulated to current standards thereby improving the energy performance of the house.

5.0 Access

5.1 Movement Through and To the Site

The proposals do not modify the existing arrangements for access to the site, the single storey garage is to be demolished by overall the parking provision will remain unaltered.

5.2 Internal Layout

The current arrangement of the ground floor accessed via 2 steps to the front door, the proposals do not modify the existing arrangement. It is proposed that level access will be provided to the rear entrance door. New internal doors will have a clear opening width of not less than 750mm. An entrance level W.C is re-located in the new proposals.

5.3 Inclusive Access

The proposals do not impact upon the existing arrangements for inclusive access.

6.0 Summary

Planning Policy and the setting within the Blackburn Park Conservation Area have been carefully considered in the development of the scheme. The external design of the proposals reflect the scale, form and materials of the existing house and have been configured to be in keeping with the original architectural style, scale and mass of the original parts of dwelling. Neighbour amenity will be unaffected by the alterations and additions, and they are considered to have a positive impact on the site, enhancing setting within the Conservation Area. Redevelopment of the existing house by virtue of alterations, renovation and extension will make substantial practical, environmental and security improvements to the currently unoccupied dwelling. Modernisation will ensure the fabric of the house is well-maintained for future generations.