

Design and Access Statement

2 Fairhaven Avenue, Chorlton-cum-hardy, Manchester, M21 8TW

Extension and refurbishment of residential property.

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This document has been prepared for and on behalf of Samantha Jury- Dada and Deborah Moore

©darwent architecture ltd

info@darwentarchitecture.co.uk

www.darwentarchitecture.co.uk

The Island, Castleton, Hope Valley, S33 8WN

Trafalgar House, 5-7 High Lane, Chorlton-cum-hardy, Manchester, M21 9DJ

(01433) 695560

(0161) 8813031

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1.0 Introduction

The clients and owners of the property are seeking to refurbish and extend their existing dwelling to accommodate a more functional ground floor layout. The designs will include an with interlinked kitchen, living and dining spaces that better utilises the property’s solar orientation, with ground floor space allocated for a master bedroom and en-suite.

The proposals seek to complement the existing property and sit harmoniously amongst the residential context and street scenes.

Darwent Architecture Ltd have been appointed by the clients to prepare this Design & Access Statement to accompany an application for the extension and re-modelling of the existing property.

Please refer to the accompanying planning drawings which are included as part of this application.

2.0 Site and Location

Located on the corner of Sandy Lane and Fairhaven Avenue, Chorlton-cum-hardy, the property is a short distance east of the Barlow Moor Road - Sandy Lane junction.

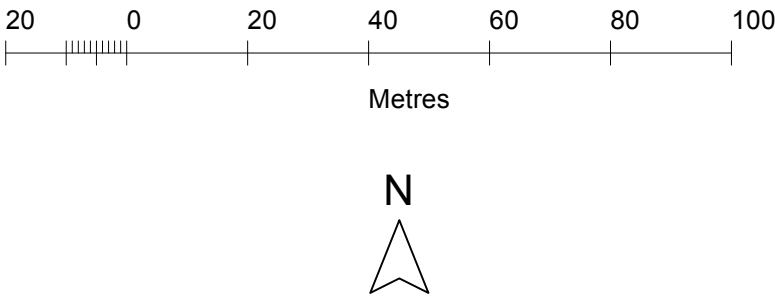
The site is a corner plot with a large north facing garden bound to the north by Sandy Lane and to the east by Fairhaven Avenue. To the west, the site is bound by a vacant plot of land and a series of alleyways and yards relating to the commercial buildings fronting onto Barlow Moor Road. The house itself is an end terrace set back from the Sandy Lane street scene.

The site has existing pedestrian access via a small front garden to Fairhaven Avenue in the east, and existing vehicular access with dropped curb into a rear driveway from Sandy Lane to the north.

The site is not located in a conservation area, not within close proximity to any listed buildings and is not located in a flood plain.



Site Location Plan 1:1250



2.0 Site and Location

Street Scene

The property is set back from the line of surrounding buildings on Sandy Lane as shown on the satellite image opposite. This causes a break in the street scene and leaves a large plot vacant which is visible from Sandy Lane.

Historical Context

2 Fairhaven avenue was built as part of a residential estate built around 1920 as shown in the adjacent historical records. The property was built abutting an existing workers cottage dated pre 1845 which was subsequently demolished.

As a result, 2 Fairhaven Avenue now appears recessed from the original street scene on Sandy Lane and the plot of the former building now forms the garden of no.2.

Surrounding buildings line

Large side garden at No.2



Historic Maps from the National Library of Scotland



Historical Image - Building Adjoining 2 Fairhaven Avenue



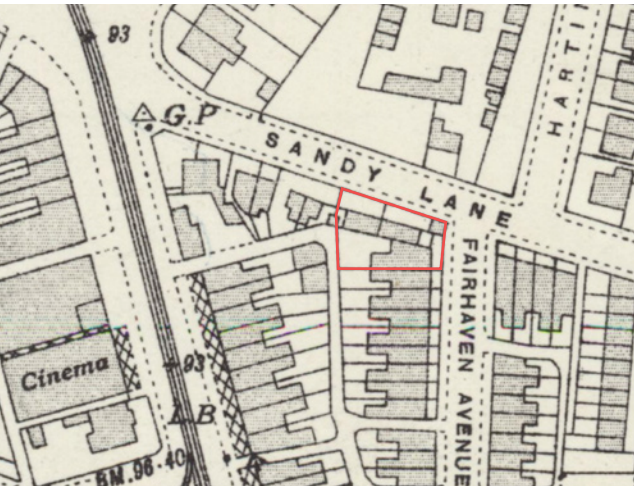
Historical Map - 1845



Historical Map - 1908



Historical Map - 1923



Historical Map - 1935



Historical Map - 1947



Historical Map - 1955

3.0 Existing Dwelling

Overview

The building is a two storey end terrace built predominantly in red brick, with a large garden to the north. The front facade features a mixture of painted red brickwork, white painted blockwork, feature brickwork and a square bay with rosemary tiled roof. Windows are predominantly white uPVC and are non original. A small single storey extension with flat roof projects c.1m to the rear. The building features a hipped roof with a gabled outrigger element to the rear which is covered in red rosemary tiles.

An existing tree is located within close proximity to the house, with stem diameter of c.270mm, and therefore a root protection radius of 3.25m.

To the east of the property is a driveway with vehicular access from Sandy Lane, with existing dropped curb and timber gate.



1. Front view of property



2. Rear view of property



3. Side garden



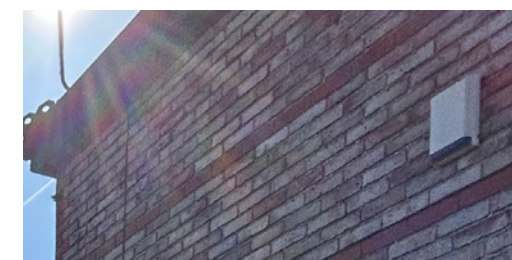
4. Side Vehicular Access



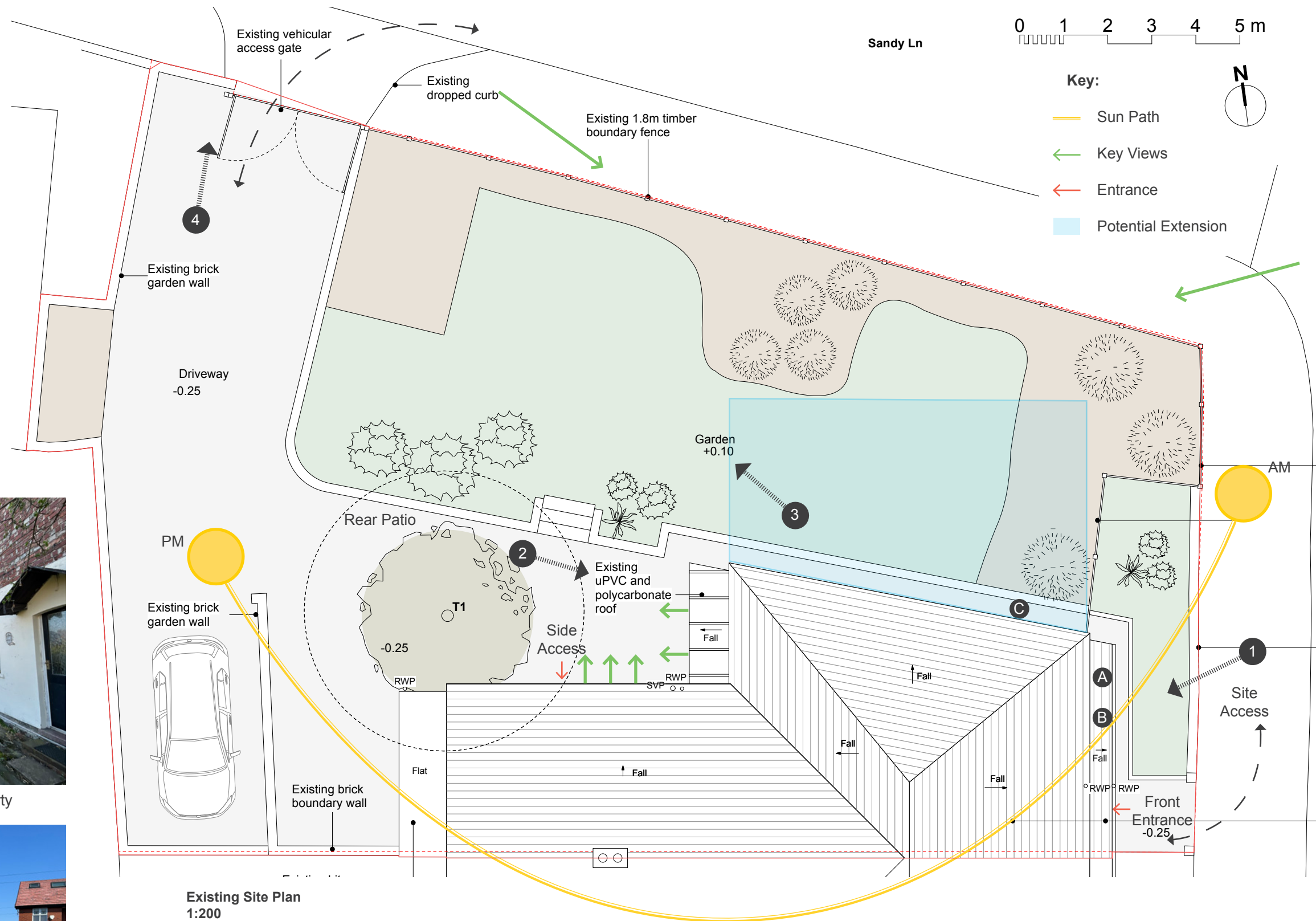
A. Red rosemary clay tiles with pattern detailing



B. White painted blockwork with red brick / painted brick detailing



C. Buff multi brick with red brick quoin and stretcher detailing



3.0 Existing Dwelling

Existing Layout

The existing downstairs layout consists of a hallway with stairs up to first floor bedrooms and bathroom, and with access into:

- A front living room with an east facing bay window overlooking the front garden and Fairhaven Avenue.
- A separate through lounge with access into the dining room and external access via patio doors to the west.
- Dining room with a large north facing window, leading into the kitchen at the west of the house which is partially located within a single storey extension with flat roof. The kitchen has a large west facing window and external access to the north.

The existing layout features separate kitchen, living and dining spaces which are all single aspect and don't take full advantage of the relationship with the garden or sun path.

Opportunities and Constraints

- By moving the kitchen to the northern end of the property, the existing downstairs **circulation route** is significantly altered and **through routes need to be considered**.
- Positioning of the extension should **take advantage of the suns path**, with windows positioned to create bright, sunny spaces.
- The **external wall angles** which follow the adjacent roads make for an awkward plan layout. Consideration is required of how a proposed extension will **provide a more functional layout** while still addressing the road angles.

4.0 Client Brief

Client Brief

The clients, would like to extend their property around 8m x 5m to the north in order to provide additional space for an open plan kitchen, dining and living area.

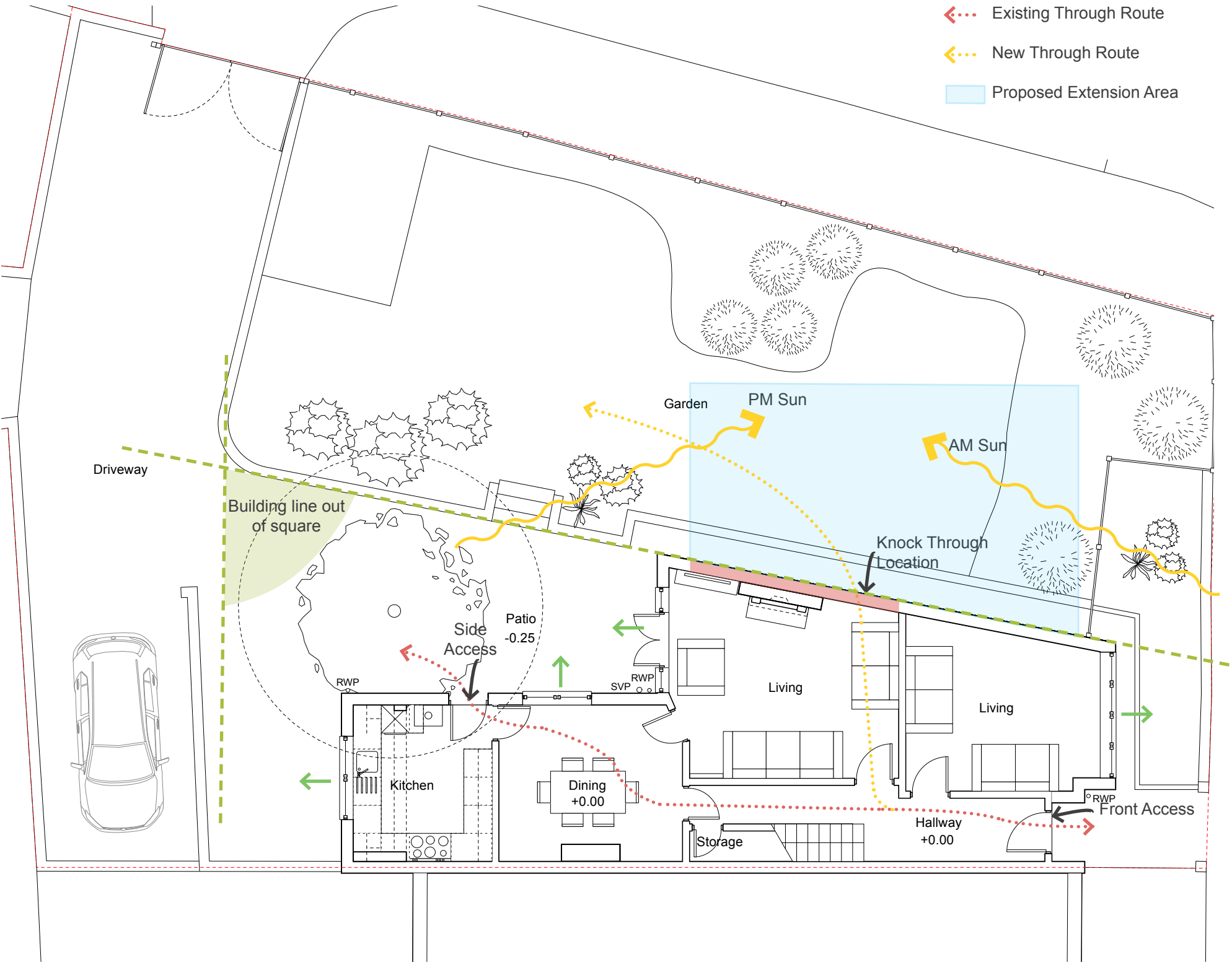
In addition to this, the existing kitchen and dining space is to be re-purposed as a guest bedroom with en-suite. Provision is also to be made for a utility, downstairs WC and ideally a separate office.

The clients are also keen to explore how potential landscaping options will work with the proposals.

0 1 2 3 4 5 m

Key:

-  Solar Gain
-  Existing Windows
-  Existing Through Route
-  New Through Route
-  Proposed Extension Area



Existing Ground Floor Plan
1:100

5.0 Proposals

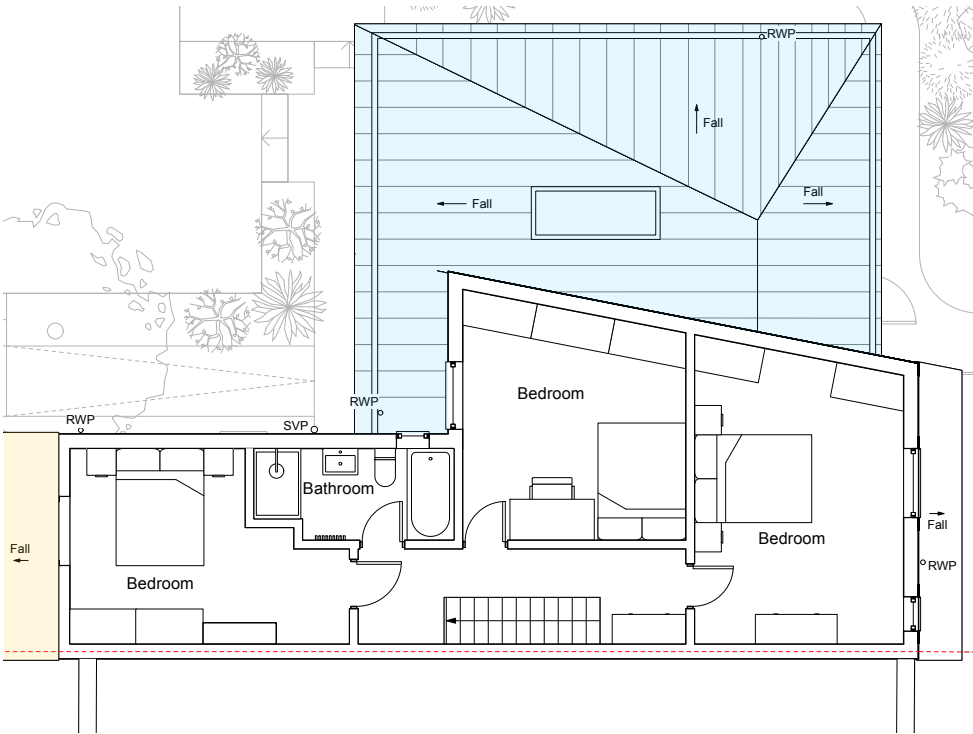
Proposed Layout

The proposals include a single-storey side extension to the north of the existing property to accommodate a new kitchen, dining and office space. To the west of the extension is a set of glazed sliding doors providing access to a newly landscaped garden. Rooflights and additional windows provide ample natural light to the space. This improves the functionality of the ground floor plan, making it more suitable for modern living requirements.

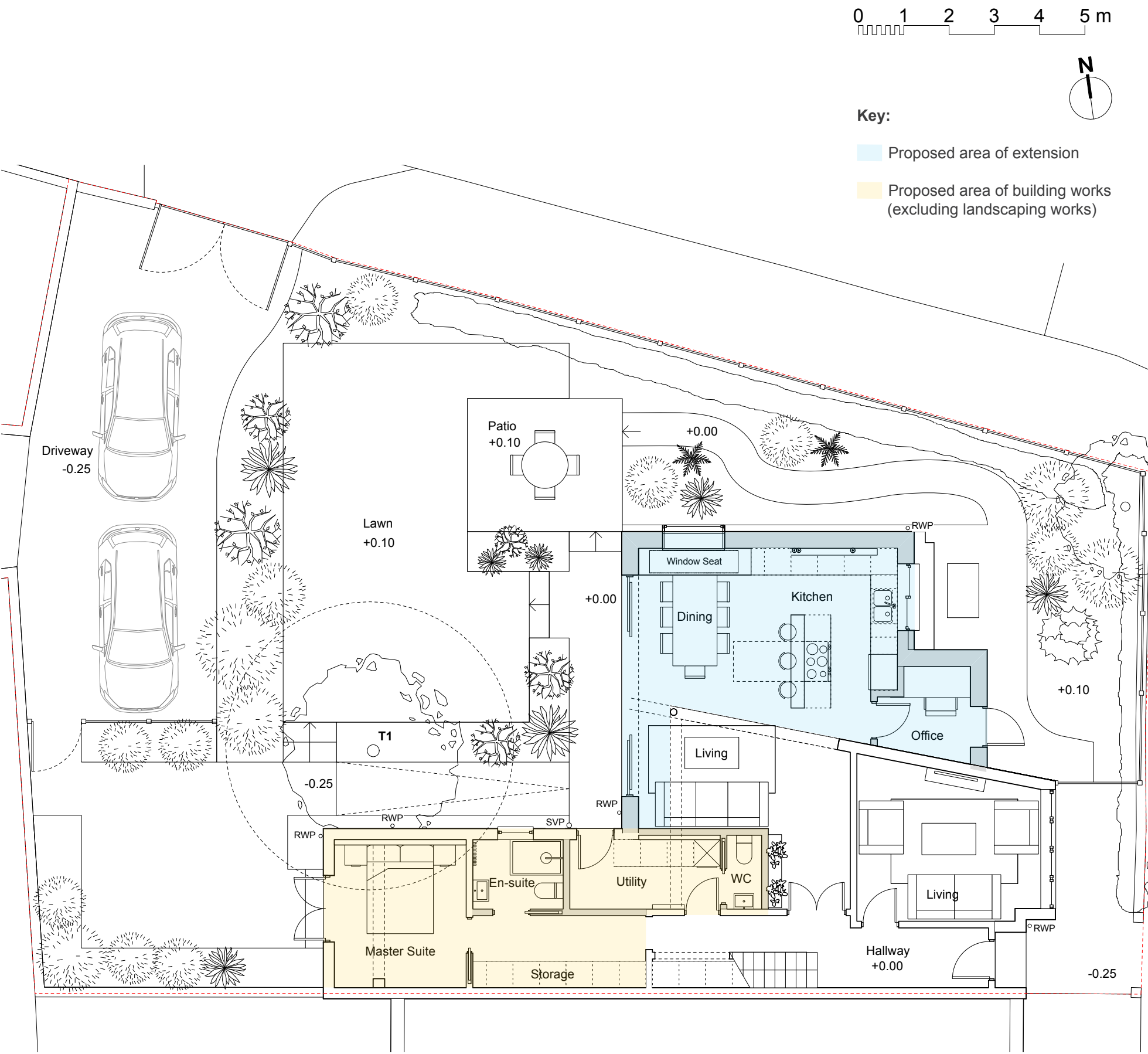
As part of the works, the western section of the existing house is to be reconfigured at ground floor level to provide a downstairs master suite with direct access to an outdoor space, in addition to a utility and WC.

As part of these works, the existing flat roof to the west of the property is to be re-roofed with a rosemary tiled pitched roof to match the main house, and the existing unsightly uPVC and polycarbonate roof is to be removed and replaced with the new extension construction.

At first floor there are no proposed changes in layout.



Proposed First Floor Plan - No Changes (Not to Scale)



Proposed Ground Floor Plan 1:100

5.0 Proposals

Proposed Materiality and Precedent Images

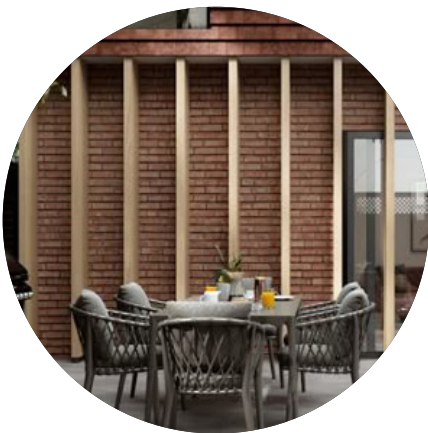
The walls to the proposed extension are to be white rendered brickwork are which is designed to match the white painted blockwork to the existing front elevation. The existing render to the rear side of the property is to be stripped and re-rendered to match the extension, creating a cohesive appearance externally at ground floor level.

A red / copper coloured standing seam metal hipped roof is proposed to the extension which is designed to be a close match in colour and form to the existing rosemary tiled roof, while being a contemporary addition. Minimal detailing such as hidden gutters add to the contemporary appearance.

Vertical timber columns are proposed to the corner of the building to provide privacy and to add depth to the facade, softening the buildings appearance to the corner of Sandy Lane and Fairhaven Avenue.



Copper coloured standing seam metal roof is a modern alternative to rosemary tile hipped while maintaining similar colour.



Vertical timber fins provide privacy and depth to facade.



White rendered walls match the front of the house and allow for re-rendering of the side wall to tie extension into the house visually .



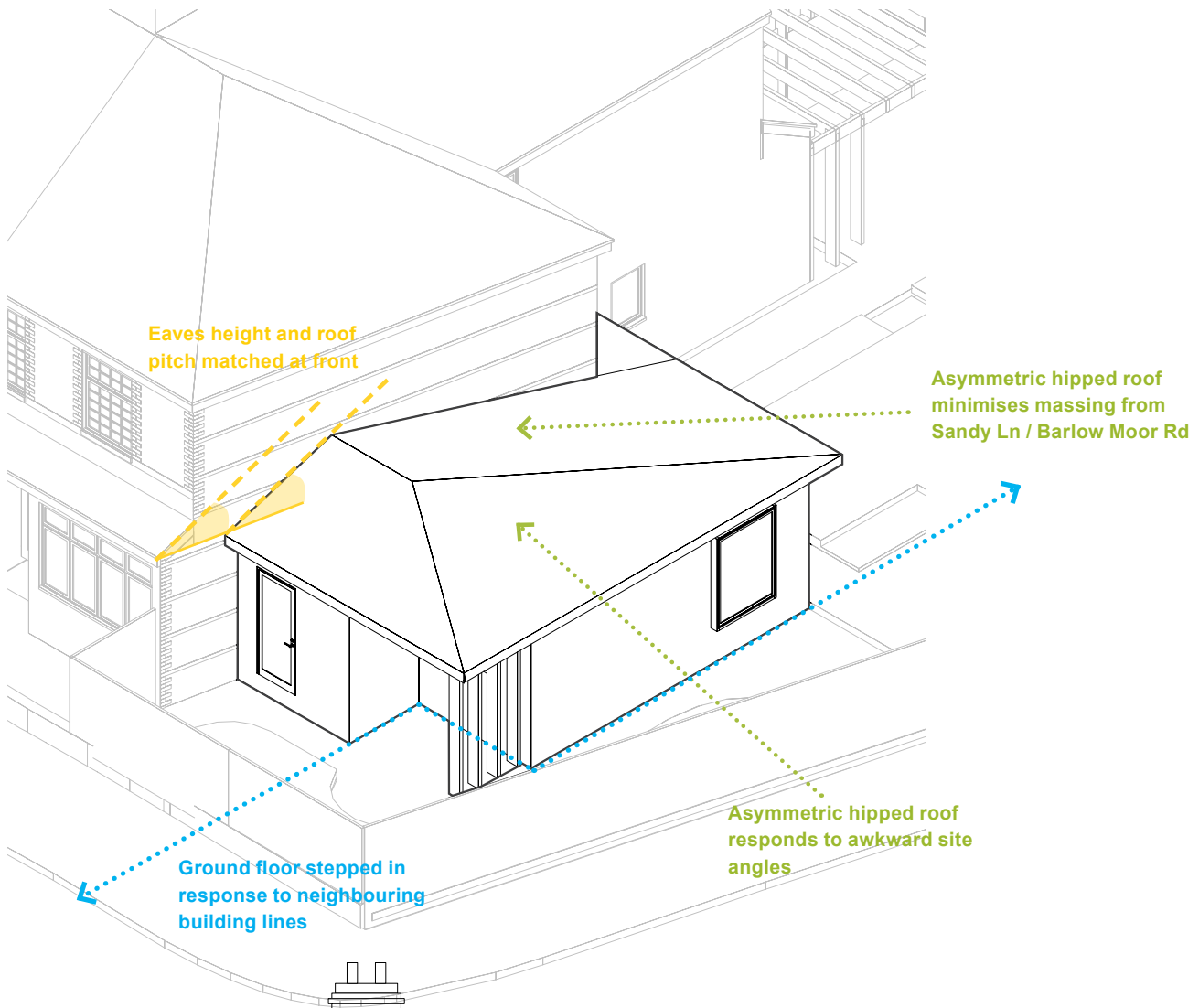
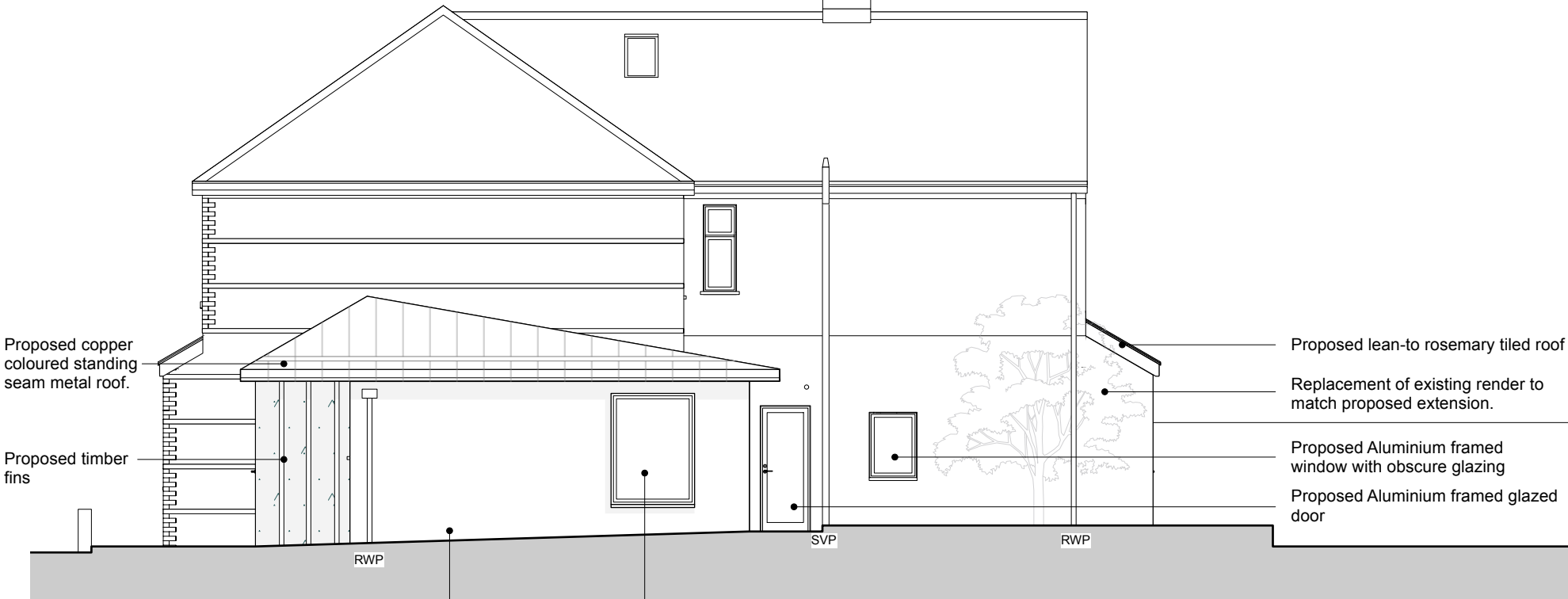
Oriel window with copper coloured surrounds provides a feature to the gable end both internally and externally.

Proposed Massing Concept

The form of the extension has been designed to respond to the existing street line, stepping the ground floor layout back to match the neighboring buildings and soften the building's appearance to the corner.

The eaves heights and roof pitch to the front facade have been matched to that of the existing bay roof on the main house, with an offset ridge reducing the massing from views along Sandy Lane from Barlow Moor Rd.

The offset ridge forms an asymmetric hipped roof, creating a dynamic roof form which plays on the awkward angles of the existing properties external walls.



Proposed North Elevation @ 1:100 scale

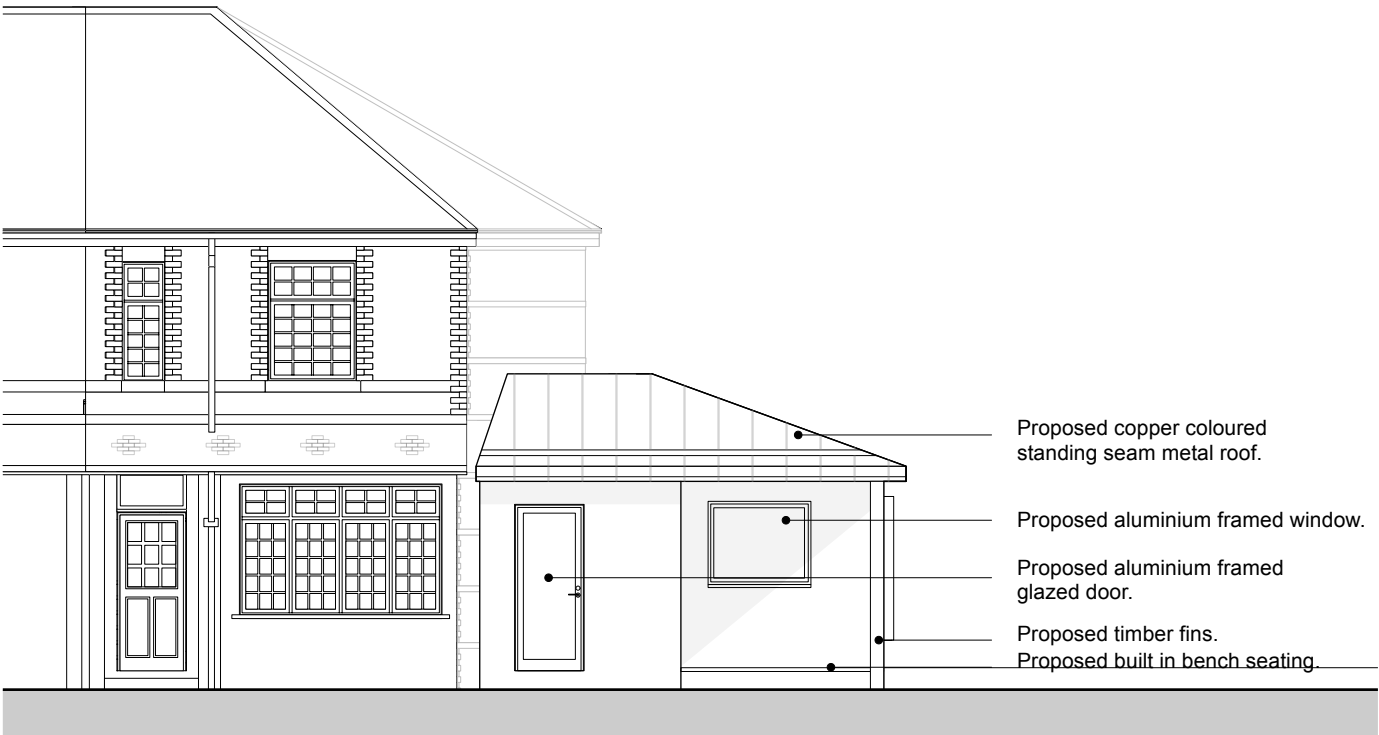
5.0 Proposals

Proposed Elevations

The front (east) elevation is stepped in plan to minimize the extensions massing, with an over-sailing roof providing a covered seating area to the front garden. The eaves height matches the eaves of the front bay roof and the pitch of the front roof section also matches that of the bay roof. The front garden can be accessed directly from the office by a glazed single door.

To the rear, the white rendered facade is punctuated by a large set of glazed sliding doors in a 4-panel configuration. The roof has a lower pitch to the rear, reducing the extensions perceived massing.

To the existing house, the existing render is to be stripped and replaced to match the new extension, while a new rosemary tiled pitched roof will replace the existing bitumen felt flat roof section to the west facade.



Proposed East Elevation @ 1:100 scale



Precedent Image - White rendered extension with zinc hipped roof and large glazed doors



Proposed West Elevation @ 1:100 scale

5.0 Proposals

Proposed External Works and Layout

As part of the proposals, the existing garden is to be reconfigured to improve it's appearance and functionality.

By extending the property to the north, the large existing garden splits into more conventional front and rear gardens to the east and west. To the east is a small undercover seating area and boundary planting to shield the site from views.

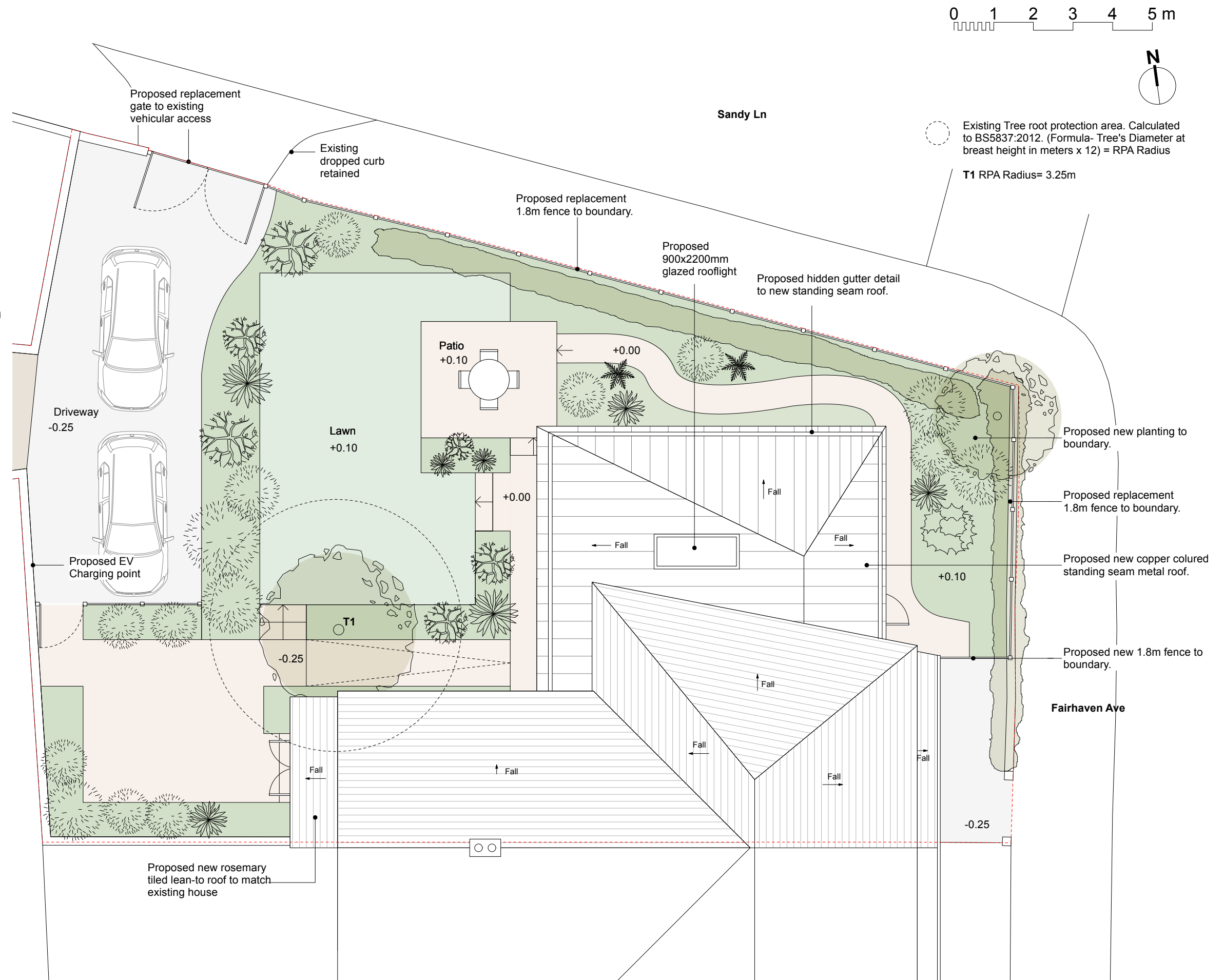
To the west are two patio areas, one accessed from the master suite, and the other from the kitchen / dining area, both of which are adjacent a lawn with border planting throughout the garden.

Level access is provided from the kitchen / living and utility to an external paved path, from which a step or shallow ramped path leads to the driveway. Site levels are generally flat and exact heights will be worked out as part of detailed designs.

The existing driveway is retained to the north west, with existing vehicular access from Sandy Ln retained.

The existing tree T1 is to be retained as part of the works. T1 Root protection area is 3.25m, within which there are no proposed building works.

Existing timber fences are to be replaced and the existing vehicular access gate is to be replaced as part of the works.



Proposed Roof and Landscape Plan 1:100

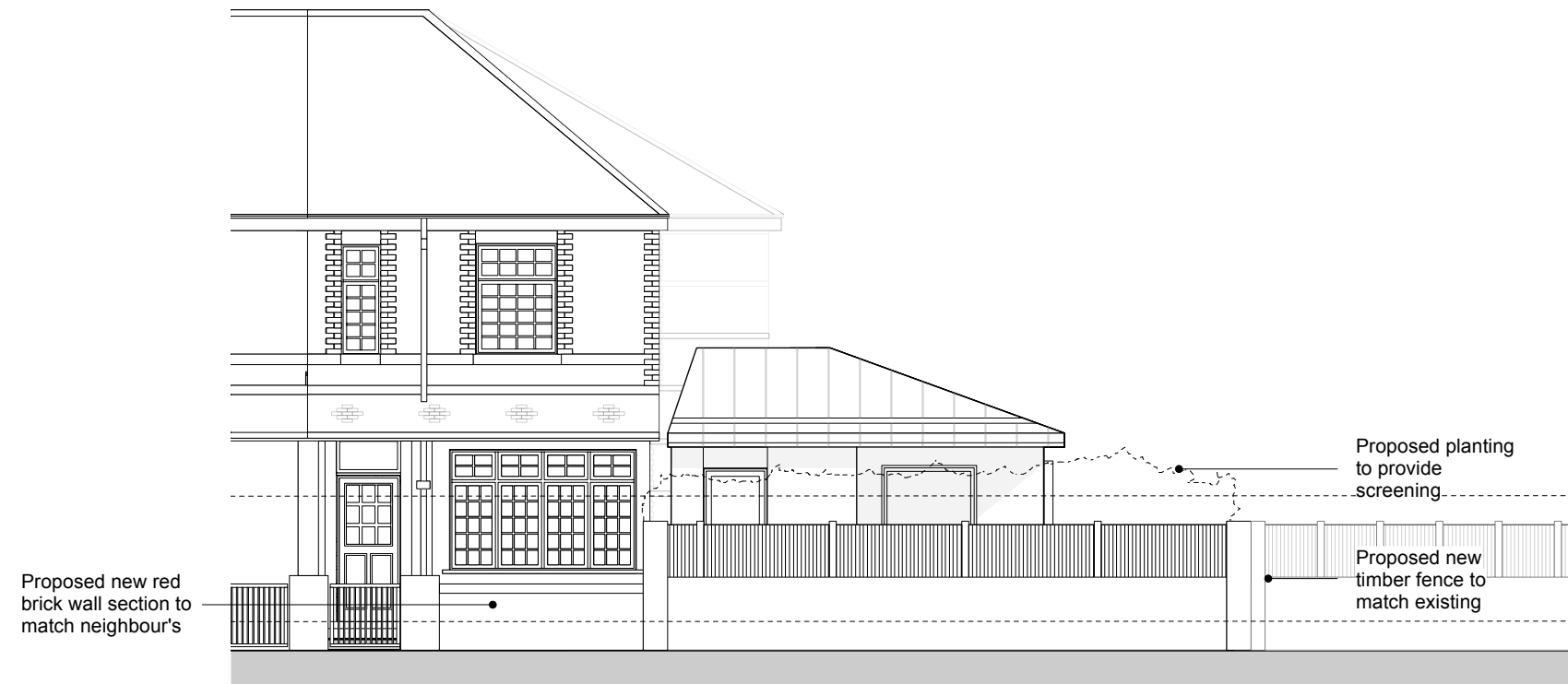
5.0 Proposals

Proposed External Works and Layout

To the front of the property, it is proposed to alter the existing fence line to be more in line with the size and layouts of neighboring front gardens on the terrace. To do this, it is proposed to replace the existing low stone front wall with a new brick wall section to match the neighboring properties. A new brick pillar in line with the existing house forms the corner of the new replacement boundary fence, which is to be half height red brickwork, with timber fence panels above, to the perimeter of the existing garden.

A replacement vehicular access gate is proposed to the existing access, retaining the existing dropped curb and therefore not significantly altering the access.

0 1 2 3 4 5 m



Proposed East Elevation in Context 1:100



Proposed East Elevation in Context 1:100

6.0 Access and Parking

Vehicular and pedestrian access into the site remain unchanged in the application, however replacement vehicular access gates are proposed.

The current driveway layout is to be altered slightly as part of associated landscaping works, although the size, location and number of parking spaces is proposed to remain the same. The existing and proposed driveway allows enough space to park two cars within the curtilage of the property.

7.0 Environmental Impact & Ecology

Please refer to the sustainability statement below that addresses the reduction of carbon emissions and incorporation of measures to reduce the contribution to climate change:

A. Making the most efficient use of land, buildings and natural resources including site layout and building design.

- It is proposed to retain, re-use and extend the existing structure, which reduces the amount of new material required.
- Existing brick will be salvaged and re-used in the proposed works where possible.
- In keeping with Government directives on energy efficient homes, it is intended to insulate all new construction to meet current building regulations for thermal performance.
- All new construction will incorporate Accredited construction details to maximise the dwelling’s energy efficiency and improve thermal performance of the envelope.
- Discarded materials will be recycled or re-used where appropriate.

B. Taking account of the energy hierarchy

Level 1- Reduce the need for energy

- By incorporating a larger glazed opening to the west elevation in the main kitchen, living and dining space, this allows for an increased passive solar gain into this open plan space.
- The introduction of a rooflight into this space will reduce the need for artificial lighting and therefore conserves energy.
- The majority of downstairs windows and external doors will be upgraded in the scheme with replacement window and doors to include integrated trickle vents which allow for passive background ventilation. This minimises additional energy required for mechanical ventilation and reduces opportunities for heat loss via purge ventilation (e.g opening windows)

Level 2- Using energy more efficiently

- High levels of insulation will be installed within the walls, floor and roofs to meet current building regulations and improve energy efficiency.
- All new window and door units will be double glazed and achieve maximum U-values of 1.4W/m²K in line with Building Regulations.
- All windows and doors will be installed with expanding foam to achieve air and water tightness to 600 PA minimum.
- The wall and floor junctions will be sealed with flexible sealant and plasterboard dot/dab is applied in a continuous ribbon to comply with air tightness regulations.
- New sloping ceilings will be insulated with continuous PIR insulation with aluminium taped seams to achieve thermal and air tightness
- The existing boiler will be replaced with a A++ rated boiler which would significantly improve the efficiency of the main heating system within the property.
- Heating controls will be added as part of the internal upgrade which will prevent energy wastage.
- Energy efficient LED lighting will be utilised wherever spotlights are installed.

Level 4- Use low carbon and renewable energy

- The provision of an EV charging point will enable the clients to purchase an electric vehicle and therefore reducing reliance on fossil fuels.

C. Achieving the highest possible standards of water efficiency

- The existing drainage system will be utilised for foul and surface water drainage.
- Water efficient showers and mixer taps will be specified as part of the proposals.

8.0 Drainage

Drainage to the site is retained as existing with the new en-suite and WC using the existing mains sewer. New surface water collection will be drained to the existing combined drainage system. Refer to existing and proposed drawings for drainage layouts.

9.0 Flood Impact

As the site is within Flood Zone 1, a flood risk assessment is not required.

10.0 Refuse Collection

There is provision in the proposals for the separate storage of waste and recycling, located within the enclosed driveway compound and therefore out of view. Collection services will remain as existing.

11.0 Further Information

For further information please refer to planning drawings:

491_PL001 - Location Plan
491_PL002 - Site Block Plan
491_PL003 - Existing Ground Floor Plan
491_PL004 - Existing First Floor Plan
491_PL005 - Roof and Landscape Plan
491_PL006 - Existing Elevations
491_PL007 - Existing Elevations in Context
491_PL008 - Proposed Ground Floor Plan
491_PL009 - Proposed First Floor Plan
491_PL010 - Proposed Roof and Landscape Plan
491_PL011 - Proposed Elevations
491_PL012 - Proposed Elevations in Context

12.0 Conclusion

In summary and conclusion, it is considered that the proposed works should be considered acceptable.

Overall, the proposed works have been designed so that the proposed extension will sit harmoniously next to the existing property the surrounding residential context, whilst being a modern addition to the neighbourhood, on a plot that would benefit from visual improvements. Careful placement of windows and proposed planting ensures there is negligible impact on outlook and privacy.

The proposed design has been carefully considered to improve the layout and functionality of the existing dwelling, considering the needs of the clients who will be investing in the future of the building, while working with and visually enhancing the existing structure and gardens.

The proposals are in line with local and national planning policy, and should therefore be considered as acceptable.