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Design, Access and Heritage Statement

Project no: 2306

Date: 07.08.25

Address: 15 East Meade
Chorltonville
Chorlton-cum-Hardy
M21 8GA

Proposal: **Single storey infill kitchen extension to rear**
Dormer extension to existing loft conversion with additional partial hip to gable extension to side
Demolition of existing detached garage

Introduction

This statement has been prepared in conjunction with and to support the householder full planning application for the proposed works which are a single storey infill kitchen extension to the rear, a dormer extension to the existing loft conversion with an additional
partial hip to gable extension to the side of the roof and the demolition of the existing detached garage (together with proposed internal reconfiguration works).

The drawings are noted on the DIR 2306 as submitted as part of this application.

Location

The site is situated in the residential area of Chorltonville which is a housing estate and conservation area.

The general nature of the area is that of a mixture of two storey semi-detached and detached arts and crafts style houses mostly brick, render and some half timbered detailing.

The pattern of the roads and grass verges and the ad hoc arrangement gives rise to a feeling of a village green.

Existing House and Garage

The house itself is the right-hand half of a semi-detached property which sits on the corner of East Meade and Southgate. It currently has no external extensions.

The site is regular in shape and has a garden to the front, side and rear. The rear garden is relatively speaking quite small for a property of this size and scale and is currently overshadowed by the garage.

The house is typical of the arts and crafts movement style and has a double fronted main elevation with a gable at roof level above the ground floor bay window on the left and a set back front door through a brick arch on the right.

<u>Materials - main house:</u>
There is a brick plinth around the whole house and off white render above the brick.
The brick is facing red brick throughout.
The roof is finished in clay rosemary tiles with modern verge to south elevation.
The windows are white painted timber framed with leaded lights to the front elevation. Some of the windows are in a very poor condition (rotten and leaking) and all of which are thermally inefficient.

<u>Materials - garage:</u>
There is similarly a brick to the front and rear elevations, and a boundary wall abuts the front/side boundary elevation. Above the brick is also the same off white textured render with half timbered detailing to the gables and above the timber garage door to the front.
The side elevation facing the house has large timber framed black painted patio doors.

<u>Accommodation:</u>
Main House
This is arranged over 3 floors (originally 2), with living spaces and a downstairs WC to the ground floor, with 3 bedrooms and the main bathroom at first floor level.
The house has a small parking area to the front, access down the side, and garden
to the rear.

The Detached Garage:
This has been converted by the previous owners into storage space, it is cold and uninviting and poorly designed. The garage door is no longer used for parking purposes. The bins currently are stored against the door.

Materials

As noted previously the main elevations are predominantly brick and render with windows originally timber although many have been altered to include upvc windows, modern concrete tiles,roof alterations including several in the immediate vicinity that have had substantial dormers on the rear roof planes.

Proposals – Design Principles
The applicant would like to upgrade the house to accord with modern living standards. Currently the house is very cold and uncomfortable. Some bedrooms don't have any central heating, the main kitchen space is very dark and whilst the attic has been converted it is only accessible via a very tall steep loft ladder rendering it useless.
The garage whilst looking quite attractive is uninhabitable and of no use as a garage as it is too narrow and has been converted.
Whilst the house has a very small ground floor WC, there is only one bathroom. The new layout improves the family bathroom, converts an existing shower room (no WC) into a functional en-suite and creates another en-suite at second floor.

The three extensions proposed are as follows:

1 at ground floor level to the rear (infill extension)
2 a flat roof rear dormer extension to the existing loft conversion.
3 a partial hip to gable roof extension also to the existing loft conversion.

Proposed ground floor extension:
It is proposed to introduce a small single storey infill extension to the rear/adjoining side of the house to improve the kitchen area by increasing the space so that an utility can be incorporated and so that the downstairs ground floor to the rear can be opened up to create an open plan living/dining/kitchen space with good access onto the garden.

Proposed Garage Demolition:
This will enable the house to have a connection to the garden which it currently doesn't have which will mean the the children can safely play outside.

Neither of the first two extension proposals will have any impact on the appearance of the front of the property.

The third extension proposal will be seen from both East Meade and Southgate and it is for this reason that a partial rather than a full hip to gable has been proposed.

The loss of the garage will give a more open feel and increase the feeling of space between no. 15 East Meade and it's neighbour at 1 Southgate.

The privacy at ground floor level and at garden level will be maintained by retaining the existing original brick boundary walls.

Appearance and Materiality
Proposed single storey infill extension:
This will be constructed using reclaimed brickwork to match the existing (reclaimed from the demolitions). The amount of new brickwork will be minimal as the majority of the proposed extension to the rear will be glazed.

The gable elevation will be built in brick to match the existing boundary wall up to the flat roof.

The flat roof will be zinc with a glazed flat roof light.

Proposed dormer extension:
The dormer at second floor/roof level will be constructed utilising profiled metal cladding coloured to tone with the clay roof tiles to the rear elevation and cheeks. The expression is purposefully contemporary. The roof is in an EPDM or similar membrane.
The windows are proposed to have black frames, similar to a number of other properties on the estate, and although they are proposed to be in UPVC, they will be a traditional flush casement style to closely resemble timber windows in pattern, frame section and style, rather than the cheaper overlapping frame UPVC windows prevalent on adjacent properties.

The proposed dormer will be set back from the existing rear elevation to minimise the scale and impact.

Design
The ground floor alterations and creation of new openings to the rear elevation are scaled to strike a balance between modernity and tradition by creating a larger area of glazing by means of 3 separate modest openings.

The dormer design is contemporary and aligns with the language of a recently completed dormer at no. 7 The Thorns.

Heritage Statement

This Heritage Statement has been prepared to accompany a Householder Planning Application for the following proposed works:
Single storey infill kitchen extension to rear
Dormer extension to existing loft conversion with additional partial hip to gable extension to side
Demolition of existing detached garage
The house and its proposed alterations are in the Chorltonville Conservation area. The Heritage Statement gives an overview of the design proposals for these works in relation to Chorltonville which was formally designated a Conservation Area in 1991.

Location and Context
15 East Meade is an existing three storey semi-detached house located in the centre of the Chorltonville Conservation Area and the house,which dates back to approximately 1911, is on a corner plot bounded by both East Meade and Southgate. The principal elevation faces East Meade and it's side elevation faces onto Southgate. There is a small driveway to the side of the house accessed via Southgate (currently not used).

The proposed scheme includes works that will enable the house to be upgraded to modern living standards as currently the house is poorly insulated, cold, damp and in some areas dark (the

kitchen) and has little connection with a limited garden. The proposals will enable the occupants to benefit from the following:

More natural light

Improved use of the house internally with accommodation to suit modern life (such as utility room, open plan kitchen/dining/living)

Better insulated house

Connection with the garden

A garden of sufficient size to enable this to be used as an amenity space as currently much of the garden is occupied by a redundant (and converted) garage. The current garden is predominantly at the side of the house which is a long thin strip not conducive to outdoor use and overlooked by Southgate.

Chorltonville Conservation Area

15 East Meade is not a listed building; it is situated within the Chorltonville Conservation Area. The Chorltonville conservation area is centred mainly on the residential estate itself but also includes the original recreation area which had a bowling green, tennis courts, and children's playground for residents and today this area is the West Didsbury & Chorlton Football Club. Chorltonville was formally opened in 1911 and was seen as a brave new architectural and social venture when it was built over 100 years ago as it was based on 'garden-village' ideas and provided well planned homes with space around them and large gardens to admit light, sunshine and fresh air 'for the health and well-being of the occupants'.

The architect who designed Chorltonville was Albert Cuneo and together with the builder (Thomas Whitely) he was commissioned by Chorltonville Ltd, to build 260 houses on the 36 acre site. Following the design ideas of Ebenezer Howard and the Garden Cities movement, Cuneo designed the estate to have a rural village feel with widely spaced houses and curved, winding, gravel roads emulating country lanes.

The overall feel of Chorltonville is 'garden-village'. The setting and variety of houses, with wide grass verges and tree-lined roads, give Chorltonville its special character, and over 100 years later the layout and the houses look virtually the same as when they were built.

A number of the surrounding properties have undertaken extension and alteration works in recent times with evidence of a similar design stance taken as the one proposed within this application. These include a number of dormers that have been undertaken at the rear of properties in the in the area which allows the street frontages to maintain their traditional appearance with hipped and gable red rosemary tiled roofs and brick and render facades. With the exception of partially changing the hip to a gable end on the South elevation the proposals and alterations will not be visible from the primary street elevation (East Meade), and we therefore conclude that they will not harm the character of the area as a whole.

Materials will match the existing original house where possible and the introduction of a carefully considered rear dormer will mean the impact on the neighbours will be extremely limited.

Conclusion

Given the diverse array of extensions and alterations, including numerous dormers that have been undertaken at the rear of properties in the immediately surrounding area, we conclude that the character of the conservation area is defined by the appearance of the relatively intact street elevations of the majority of houses and surrounding roads.

In conclusion, we believe that the extension and demolition proposals retain the original essence of the house in it's fullest form whilst enabling a sensitive reconfiguration to allow the occupants to upgrade the fabric to modern living standards including the introduction of usable space in the attic and increased light and space to the ground floor main living areas. The occupant wishes to improve the thermal efficiency and sustainability of the property whilst retaining the original character.

We believe that the proposal should be supported by the council and welcome any feedback.