Architecture Unknown?

202 Hamilton Road, Levenshulme, M13 0PX

Design and Access Statement

April 2025

Revision: A

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Front View of Hamilton Road

Key Information

Client: Simon and Aneaka Chislett

Address: 202 Hamilton Road, Levenshulme, Manchester M13 0PX

Introduction

Rear Extension, Outbuilding and Thermal Upgrade of Existing Family Home

This Design and Access Statement has been prepared by Architecture Unknown Ltd to support the Planning Application of the extension of 202 Hamilton Road on behalf of Simon and Aneaka Chislett

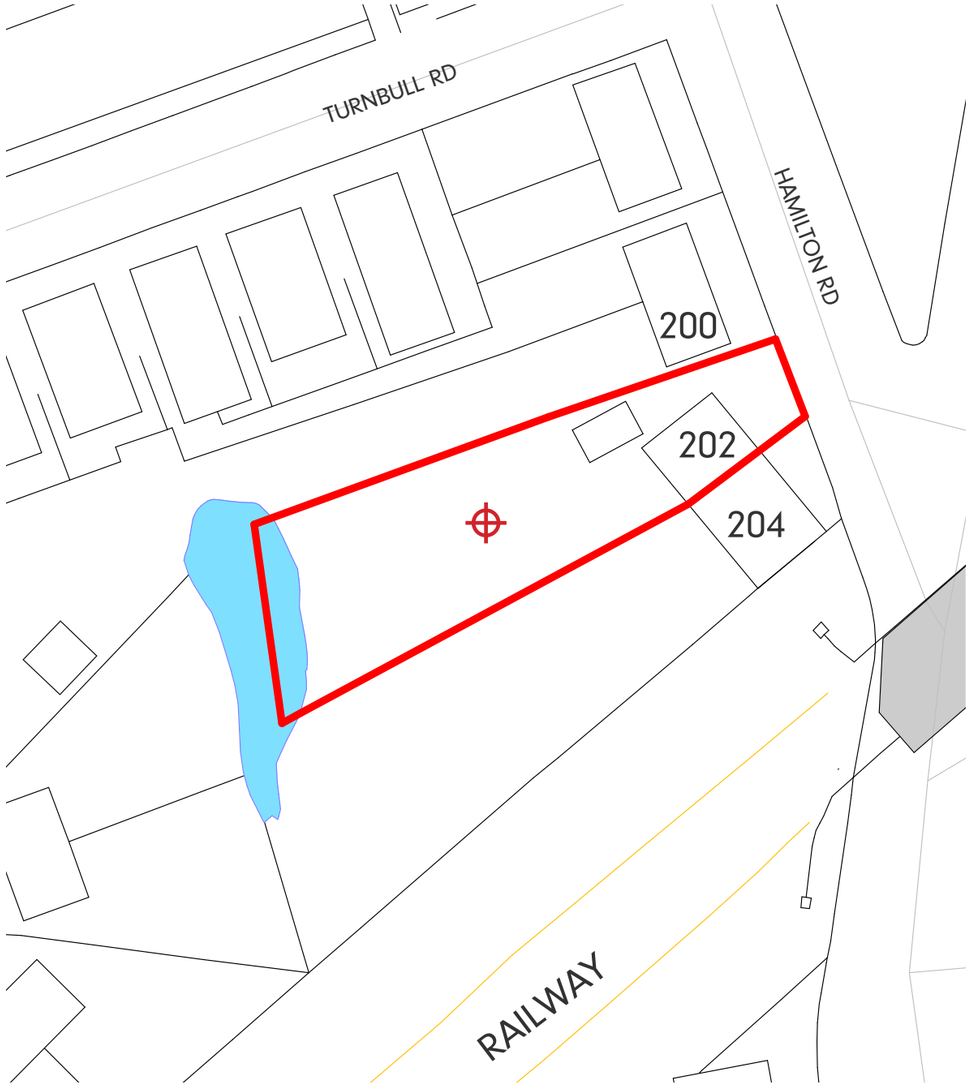
This report explains and justifies the overall design of the proposals and the relationship with the host dwelling and wider area. The report also provides justification that the proposals are in keeping with the wider local plan. The proposals have been developed drawing inspiration and design themes from the existing building, including features, materials and design influences. Having considered all aspects of the proposals in depth the report concludes that there are no grounds to reject the application and consequently it should be approved.

Proposal

The proposed works to 202 Hamilton Road comprise the internal reconfiguration, single storey rear extension and outbuilding of this early-mid 19th century two-storey property to create a modern family home with character.

The key elements of the build are:

- Reconfigure the ground floor of the house to create a larger kitchen and additional office
- A rear extension that has a dining room overlooking a play area for kids
- A design that would ensures proper flow within the home whilst maintaining visual connection to the core of the home (kitchen) and new connection to garden
- An outbuilding that allows for flexibility to work from home and pursing hobbies
- Rebuilding front porch to create a thermal efficient and beautiful home entrance
- A whole house thermal efficiency upgrade including external insulation, replacement of windows, ASHP, MVHR and fabric improvements to existing roof (based on the AECB principles)



Site location map, 202 Hamilton Road

Context Analysis

Site Extents

Site Location

The property sits on the south end of Hamilton Road. The A5079 is the closest major route which is a short link from the A6 to the A34 in the southern inner suburbs of Manchester. It meets the A6 Stockport Road at traffic lights, where the A5079 is one-way towards the A6. The road then heads south along the residential Slade Lane, which becomes two-way almost immediately. After going under the railway line to Manchester Airport the road bends to the right to become the dual carriageway Kingsway. The road soon reaches a half-roundabout on the B5093, which merges with a full roundabout where the A34 zigzags under the railway line. The A5079 ends here.

Boundary Identification

202 Hamilton Road is a semi-detached property neighbouring 204 Hamilton Road. The home sits in an area of properties of similar characteristics. The garden is surrounded by a hedge rows separating it from its neighbours and the busy Hamilton Road.

The front of the site extends from the road to a dropped kerb that leads into a drive. A total of two car park spaces are allocated within the site boundary on the drive itself.

Site and Building Access Requirements

There is easy access for vehicles from Hamilton Road into the property. The bin storage space is at the front of the property.

Access to the rear of the property is via a side gate. The drive of the property can allow for material deliveries and contractor access to the site will be simplified with space to take deliveries, without the need of on-street usage.



Google map of 202 Hamilton Road and surrounding area





3D View of 202 Hamilton Road

Context Analysis

Environmental Constraints

Site Features

Site features include an extensive rear garden with some fall in level from the house to the end of the garden. There is a step up from the drive to the front porch. The drive has a slight slope towards Hamilton Road. The site is located within close proximity to the railway line which is under E3.3; Environmental Improvement and Protection- *The Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.*

Trees

There are 2 trees towards the end of the site that are not in falling distance of the proposed extension. The Root Protection Area for both trees have been calculated (12x tree diameter at 1.5m above ground level) and the proposed development does not take place within the RPA and consequently this is tree is not affected by the proposals and is not a material concern.

Flood Plains

The site is not within an area at risk of flooding.

Adverse Ground

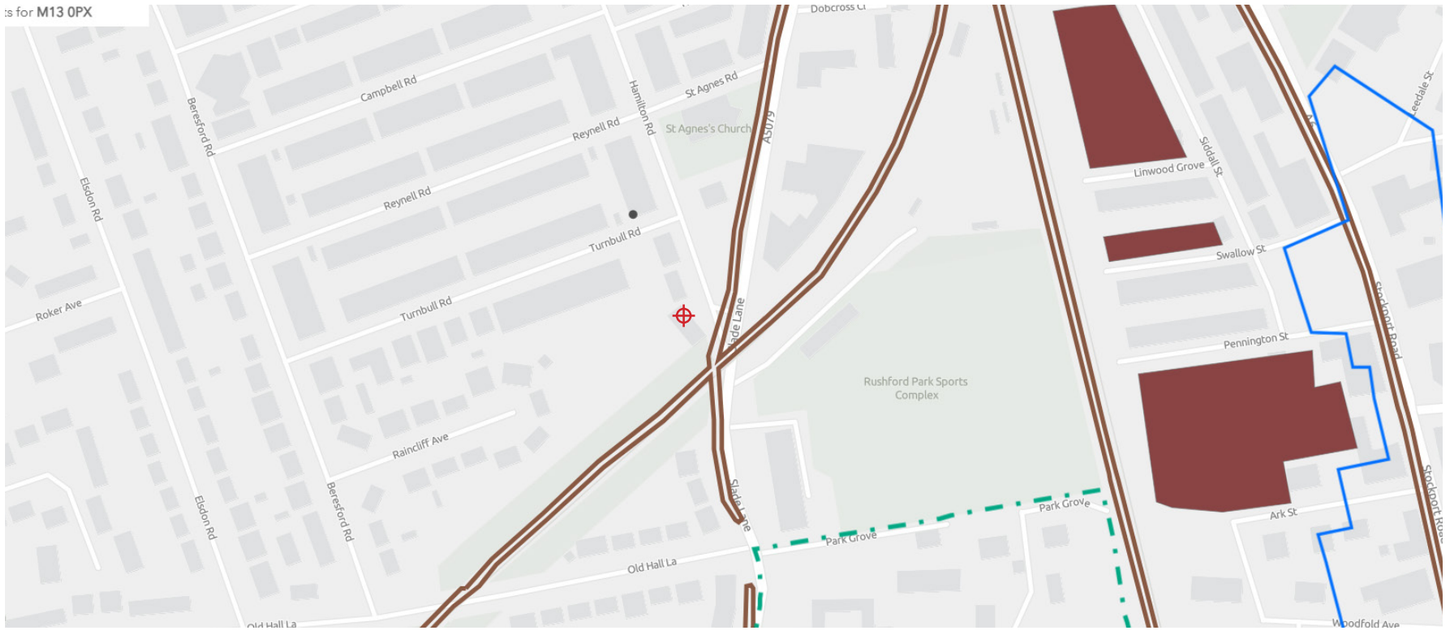
No obvious signs of active subsidence were noted during our site inspection.

Ecological Assessment

There is no need for an ecological assessment within the scope of these works.

Drainage Infrastructure

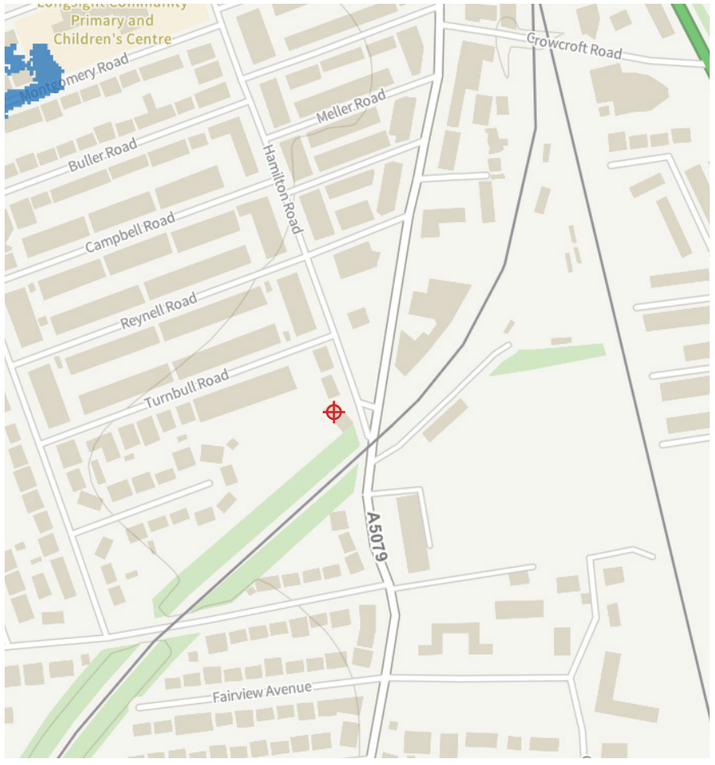
The proposals will connect into existing drainage channels and do not present an increase in demand for this site.



Manchester Local Development Framework Area Map



Tree Preservation Orders - the site has not TPOs.



Flood Risk Map - the site is not in a flood area

Context Analysis

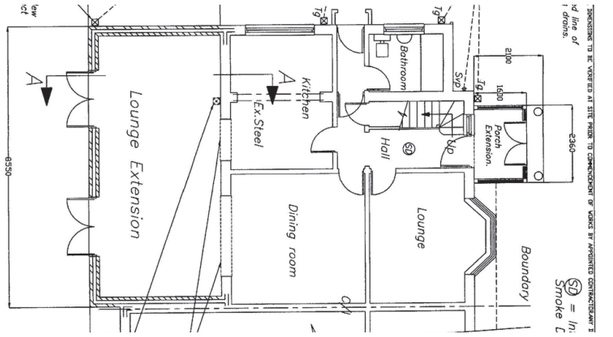
Planning Context

Planning Approval History

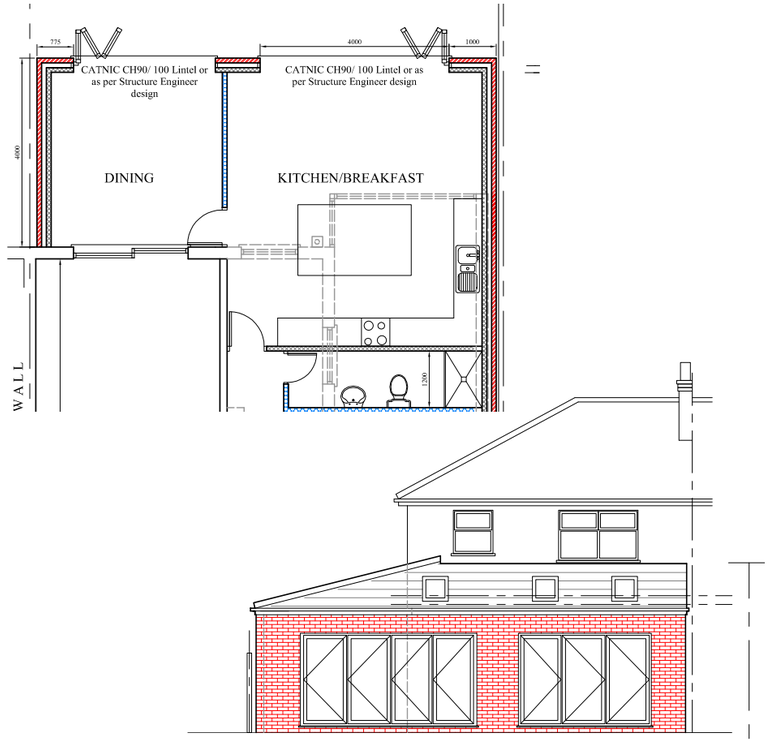
Reference	Address	Description
103035/ FH/2013/N2 - Approved	202 Hamilton Road	Erection of first floor side extension, ground floor rear extension and front porch to form additional living accommodation
068850/ FH/2003/N2 - Approved	204 Hamilton Road	Two storey side and rear extension to form garage with two bedrooms over and extended bedrooms at rear
125694/ FH/2019 - Approved	194 Hamilton Road	Erection of single storey side and rear extension to form additional living accommodation

Analysis

There are significant examples of schemes which have been granted planning permission in the area which are above and beyond what we would propose for 202 Hamilton Road. This stands true in terms of scale/massing, materials, positioning and usage. Based on this we do not see any reason why planning permission should not be granted.







202 Hamilton Road (2013)

Larger space is a modern necessity that fits 21st century needs. The increased footprint suggest that the scheme proposed for 202 Hamilton Road is within the scope of precedents set in the area, and is replicated. It is important to note that the following planning approval is for the same property as the current development. The rear extension that was approved (application made by the previous owners) have a larger footprint than the current scheme.

204 Hamilton Road (2003)

The introduction of additional space suggests on the basis of precedents that our proposed scheme should warrant approval. The double storey extension is significantly larger in floor are and massing to the streetscape in comparison to the proposed development. Instead of a double storey side extension as shown in 204 Hamilton Road, the proposed reimagines additional space within an outbuilding that extends the footprint of the existing garage.

194 Hamilton Road (2019)

Single storey rear and side extension added (rear view shown) and renovation of interior to improve circulation into the existing kitchen. The extension stretches along the entire length of the elevation with the introduction of significant amounts of glazing. This precedent seeks to create large openings to allow more daylight into the interior to the same extent than proposed for our current proposed scheme.

Policy Context

Review of Legislation

In the following, we will demonstrate how the requirements have been met and why we consider the development to be consistent with its urban design setting, particularly in terms of the site, the immediate surroundings and street scene.

Planning legislation

The design is in general accordance with the planning criteria laid out in the National Planning Policy Framework (NPPF), and the Guide to Development in Manchester (SPD). Below are some of the key passages highlighting specific requirements.

The **NPPF** broadly seeks to ensure sustainable development by defining it in three ways, as laid out in **paragraph 8** as "an economic objective, a social objective and an environmental objective". This is expanded upon in **paragraph 9** which states: "to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being"

> We believe the works to be in line with Government guidance outlined here, as the proposal seeks to improve 202 Hamilton Road into an overall well-designed sustainable house, with the careful choice of materials and high quality design.

Paragraph 124 sets out the relevant principles which planning policies and decisions ensure that developments should achieve, including that schemes must function well and add to the overall quality of the area – over the lifetime of the development.

> It is our firm belief the proposed design will improve the overall quality of the area. The life quality of its occupants is also significantly improved by revitalising the unused garage that is much needed to create a functional hobby room that can be used as an office to work from home. The new development shall receive sufficient natural light, as well as visual connection onto the private garden space without comprising on carpark. This supports the changes proposed to the site which will add a better quality of modern life well beyond the current ownership of the building.

The 'presumption in favour of sustainable development' **(Paragraph 10/11)** is critical to sound planning decisions, which should be done"positively and creatively". All opportunities should be made to secure and meet Local objectives **(Paragraph 9)** and working proactively with applicants to ensure developments improve the area's economic, social and environmental conditions **(Paragraph 36).**

Local planning legislation

For this purpose, we have followed Manchester Council's Supplementary Planning Document: Guide to Development.

The following policies are relevant to this application:

2.1- DESIGN

"UDP Part 1 Policies H2.7, I3.1 and S2.5 all deal with the City Council's expectation that new development, whether for residential, industrial, commercial or retail purposes, should have a high standard of design making a positive contribution to the City's environment. UDP Part 1 Policy E3.3 encourages new development along the City's major radial and orbital routes to be of the highest quality."

The extension and outbuilding complies with the above; single storey, does not wrap around and project to the main original front. With this, the proposal does not change the rhythm of the street scene of the front elevation. We believe the design to be appropriate within the context, through the use of materials that are based on what is present in local buildings of the area and would be classed as nothing out of the ordinary. The design is subservient to the existing dwelling with lower roofs and the least impact on the street frontage. The design utilises the pitched roof shape to mimic the existing porch and garage roofs which are highly contextual and appropriate to the style and age of the host dwelling.

2.5- DESIGN AND FUNCTION

"Quality is much more than aesthetics. There should be no conflict between good design and buildings that function well and meet the needs of their occupants."

The extension and outbuilding is a necessary addition to the current house that encourages modern family living. The extension does not overlook the neighbouring properties and there are no concerns of privacy infringement, overshadowing on adjacent buildings or being perceived as overbearing as it is situated at an appropriate distance away from neighbouring properties.

By not having an adverse impact upon the residential amenity regarding outlook, privacy, light, noise and odour, the proposal is of a scale and located far enough away from the host dwelling / neighbouring properties that it will not give rise to any amenity concerns and compliance. Great care has been taken to thoughtfully design this scheme, with function and meeting the requirements of the client at the forefront.

4- ENVIRONMENTAL STANDARDS

"The Council is committed to making Manchester "the Greenest City in Britain". Climate change is the biggest challenge facing the future sustainability of the City and new developments play an important part in Manchester's ability to meet UK national and Kyoto commitments for tackling climate change."

By retrofitting the existing home, the property can be considered thermally improving the envelope to secure the fore-mentioned 'commitments'. The extension and internal reconfiguration of the floor plan responds positively to the need of 21st century living needs and beyond. This home is a product of a by gone era, the proposed works bring it back into the now but also with the future firmly in focus.

With functionality and sustainable features at heart the proposal is emblematic of good design on a residential scale. All the materials are specified for their long life cycles, ease of maintenance and can be easily recycled. The whole scheme has been designed, including the structural system, to be cradle to grave (in accordance with BS8905). WikiHouse, the stated structural system, will be used for the extension, with windows that are highly thermally efficient (triple glazed) to reduce the proposal's embodied and operational carbon footprint.

Not only does the proposal aim to thermally upgrade the fabric of the roof and upgrade the heating system, the development has a primary focus on improving what's existing. Without the demolition of the entire existing home, the proposed alterations aims to meet long-term design standards. These goals were set out by the client during the first few stages.

This approach aligns with several UN Sustainable Development Goals (SDGs), particularly:

- Goal 11: Sustainable Cities and Communities – by enhancing urban resilience through energy efficiency.
- Goal 12: Responsible Consumption and Production – using recycled, long-life materials and reducing construction waste.
- Goal 13: Climate Action – through carbon reduction in both materials and energy systems.

At AU we design with sustainability at the core of our designs and this scheme will aim to be a carbon neutral, possibly a carbon negative scheme that can set a benchmark for future Manchester home improvements.

Analysis

On this basis the only planning guidance against which the proposal will be judged especially the points across. However, by giving these rules due consideration and bearing in mind the precedents established in the area we feel there is no cause for refusal and therefore the development should be approved.

Principles of Retrofit

Client's Vision

Our clients vision for their home does not just pertain to the extra space afforded by this proposal but also their strong beliefs in climate action. Making a difference to the world where there is a climate emergency. What we do now matters and what we do to our homes matters. As of 2023, fewer than 2% of UK homes have been retrofitted to the energy efficiency standards required to meet net-zero targets. The gold standard for set the retrofit targets and guiding the principles needed in the UK, is the AECB.

The AECB (Association for Environment Conscious Building) is a network of individuals and companies with a common aim of promoting sustainable building. Running since the 198 the AECB is the largest and oldest network for sustainable building. They promote excellence design and construction.

The AECB has set out key principles for retrofit to ensure that upgrading existing buildings done sustainably, effectively, and safely. Their guidance is very influential, particularly for hi performance, low-energy retrofits.

Whole Building Approach	External Insulation with render, thermal upgrade of existing roof and new floors are used to avoid piecemeal improvements. Front elevation to remain as brick to keep consistency to neighbouring property.
Fabric First	Prioritisation of the improvement of the building envelope (walls, roofs, floors, windows). This includes the demolition and rebuild of the front porch- footprint remains the same.
Minimising Embodied Carbon	Outbuilding and rear extension to be built out of WikiHouse. WikiHouse structures are made almost entirely from engineered timber (often plywood), which has a much lower embodied carbon footprint than traditional steel, brick, or concrete. Components are CNC-milled from sheet material, meaning minimal off-cuts and errors. The off-cuts are recycled. WikiHouse systems are designed to be taken apart and reused, promoting a circular economy approach. Using timber cladding is also key due to its embodied carbon and recyclable approach.
Energy Efficiency and Comfort	Dramatically reduce energy use while enhancing indoor comfort. Target measurable standards like AECB's own Building Standard for retrofit.. ASHP and MVHR to be introduced to the scheme. A large solar array to generate energy on site

Carbon Co-op is a Community Benefit Society and the official, registered name is: The Society for the Reduction of Carbon Limited (trading as Carbon Co-op). The aim is to radically reduce carbon emissions in order to avoid runaway climate change within a domestic setting in the following ways:

E1: Radical carbon emission reduction strategies are created and shared

Knowledge is openly shared and disseminated and well documented, open models for radical domestic carbon reduction are readily available to enable the public, policy makers and other community organisations to be inspired and be replicated.

E2: 2050 retrofit is made possible

Owner occupiers can simply and affordably reduce their home carbon emissions to 2050 standards through the adoption of fabric first, whole house, energy efficient retrofit works

E3: Energy Commons are achieved

Sustainable energy systems are realised, owned and controlled in common, by locally rooted and representative institutions, organisations and citizens, maximising social value.

E4: The energy system is de-carbonised

Our members, individually and in aggregation, have the tools and knowledge to optimise their interactions with the electricity grid, reducing domestic carbon emissions and generating income as appropriate.

E5: Collective action is taken

Our membership acquires and shares knowledge collectively and owns and controls the means (ie tools and processes) of their own carbon reduction descent.

E6: Aware of carbon footprint and reduction targets benchmarked

Our membership and the Greater Manchester population are informed of their personal contributions to the causes of climate change and understand their responsibilities for reducing these in the context of environmental justice.

E7: Environmental justice is demonstrated

Members, staff and wider stakeholders possess knowledge and understanding of energy justice and social equity and this knowledge frames their carbon reduction activities.

The client works for/ staff member of Carbon Co-op, an organisation committed to promoting low-carbon, community-led building practices. Carbon Co-op frequently collaborates, and is a member of the Association for Environment Conscious Building (AECB), a leading authority on sustainable construction and retrofit standards in the UK. Reflecting these affiliations, the client's personal commitment to sustainability has been a driving force in shaping the design approach for this project.

Existing Building Analysis

Introduction

The existing building is a early-mid 19th century semi-detached property with brick walls and simple bricks headers under window openings. The front elevation features a protruding porch with faux-timber details (made out of plastic). The house is two storeys in height and a single storey side extension The windows and doors are white uPVC. The roof is finished with clay tiles.

The garage to the side of the property has the same material palette as the main house.

Materials

The building and grounds are in generally good repair. The house has remained largely unchanged since its construction.



Existing red brick wall



Faux timber details (in plastic)



Roof - dark roof tile



Windows- white uPVC



Building Analysis

Existing Layout Analysis

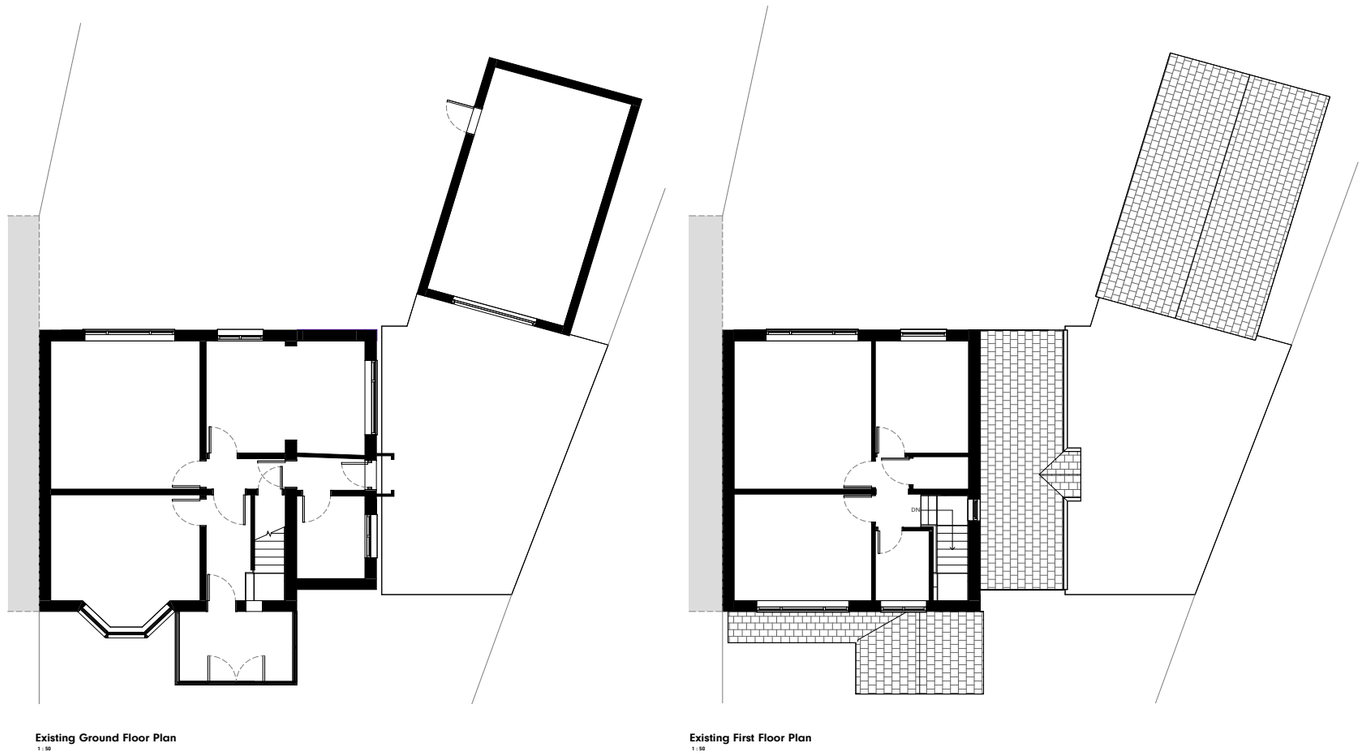
Analysis

The property is a semi-detached home spread across a ground and first floor. The study is located at the left side of the house whilst the dining room and kitchen are located to the rear and squashed in the right is the bathroom. The main entrance is located to the centre of the home, from the porch, that leads to the staircase located to the right. Internally there are no level changes, except to the first floor.

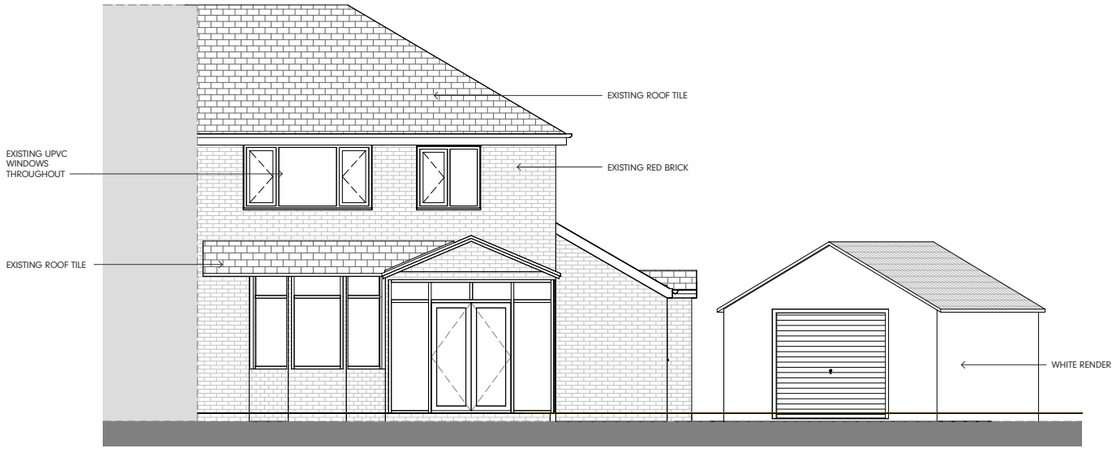
On the first floor, there are three bedrooms and one bathroom.

There is a change in level between the external and the internal both towards the rear and the front of the house. Generally, across the house there is a lack of defined circulation (that doesn't fit to the ideals of working from home and family) and the building, whilst structurally sound, is dated internally and in need of major thermal upgrading. The home has several damp issues that need to be addressed to the floors of the rear of the property.

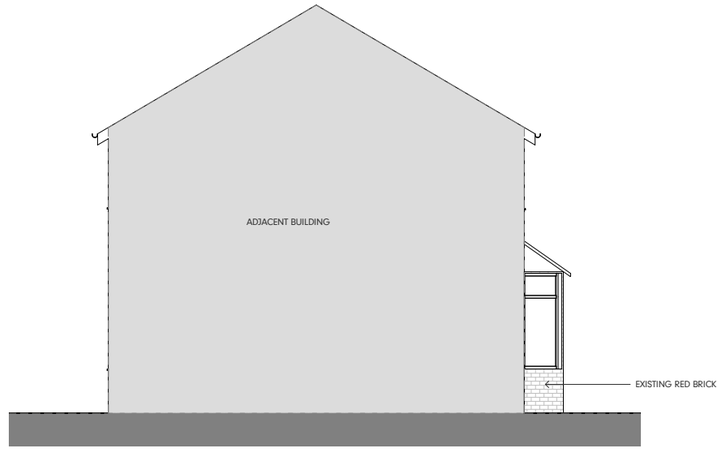
The garage externally is used as storage and is of simple block and render construction.



Existing Floor Plans



Front Elevation
1 : 50



Side Elevation 2
1 : 50



Rear Elevation
1 : 50



Side Elevation 1
1 : 50

Existing Elevations

Analysis

Aesthetically the house has remained largely unchanged since its construction and reflects the aesthetic of the other homes seen on Hamilton Road for simple brick walls with hipped roofs, bay window and front porches. The front elevation generally lacks balance and cohesion due to the front porch looking out of place with its "off-the-shelf" aesthetic and the side extension that does not reference any particular point, thus a scheme to elevate and promote the best of this current aesthetic would be beneficial and in accordance with the planning guidance.

Proposed Design

Proposed Works, Layout & Amount

Ground floor

- Reconfiguration of property to remove the cellular dining room and create a spacious kitchen.

- New construction to create the rear extension that acts as a connection to the garden and open plan dining room - WikiHouse (low embodied CO2) and timber cladding with inset glazed windows and sliding door

- Air Source Heat Pump to be installed alongside MVHR ventilation unit.

- Garage to be demolished and rebuilt to accommodate; a hobby/ work-from-home/ workshop space, storage and art room that can be used for hobbies and office for working from home. Aesthetics to replicate rear extension.

- Front porch to be demolished and rebuilt to replicate aesthetics of the current home with brick to match existing

- Windows and external wall to be thermally upgraded as and where indicated.

First floor

- Windows and external wall to be thermally upgraded.

Roof

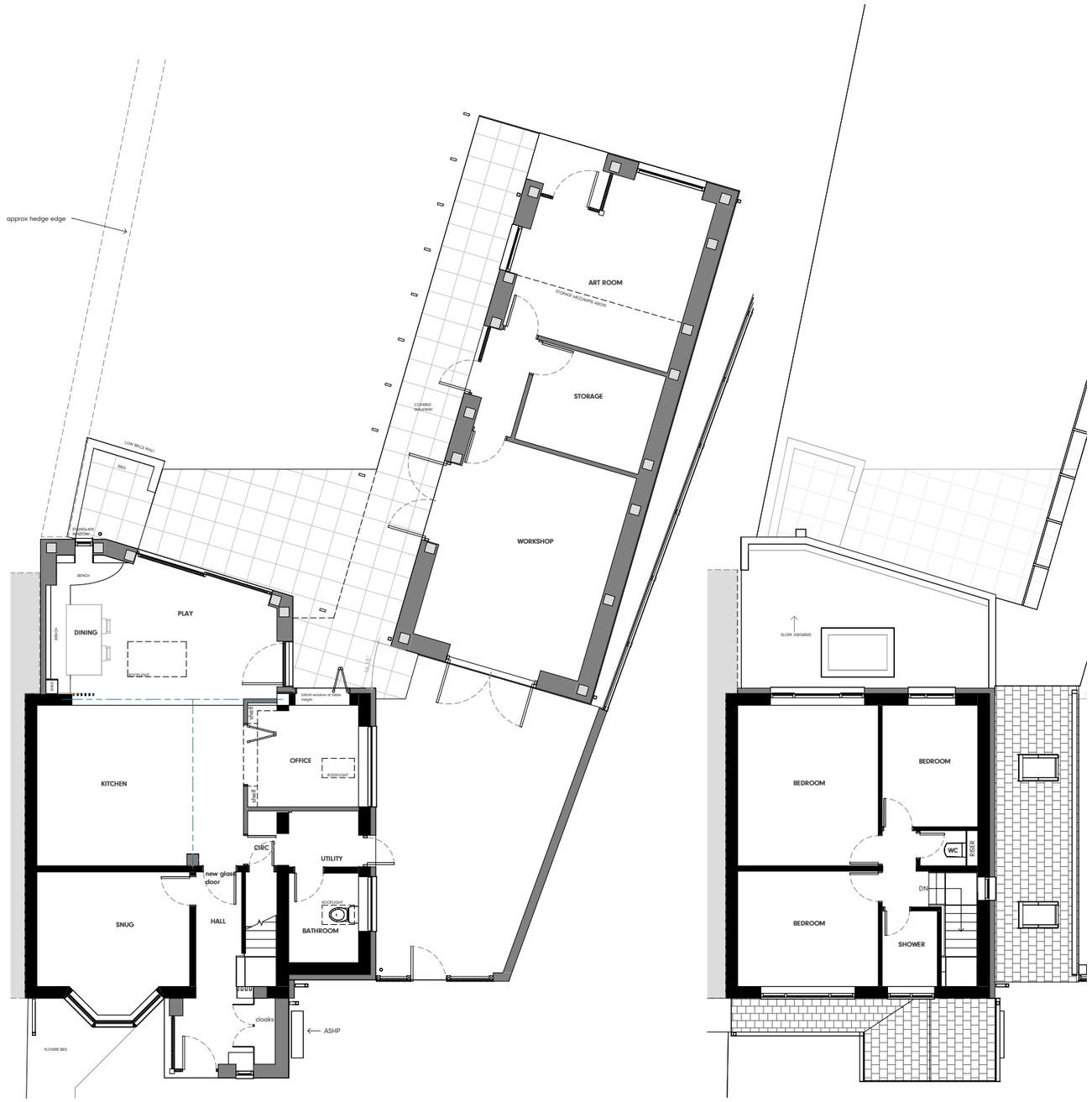
- Thermal upgrade to existing roof.

- Addition of skylights to new roof on outbuilding and rear extension.

Garden

- Creating a patio BBQ area in close proximity to the dining room.

- New covered walkway to connect rear extension with outbuilding. To be timber with sedum green roof.



Proposed Design

Design Principles

A contemporary form has been developed that reflects the features of the existing house. The plan form references the elevational profile of the prominent front-facing pitch roofs (as seen on the existing porch) and the proposed glazing. The form of the rear elevation faces perpendicular to the rear garden, creating a seamless visual connection between the dining room/ kitchen whilst hugging the host dwelling in a subservient fashion.

The existing side extension has already a step back preventing the development becoming overly massive or dominant. The change in material to timber with render also reduces the impact of the development by breaking up the elevation of brick.

The materiality and window placement of the building echo the existing architecture in a contemporary style. The use of timber cladding with glazing brings contrast to the property, but is coupled with references from the existing. This is in keeping with the original sentiment of 202 Hamilton Road. The roofs' eaves lines of the garage and the porch match the existing side extension.

The key elements of the build are:

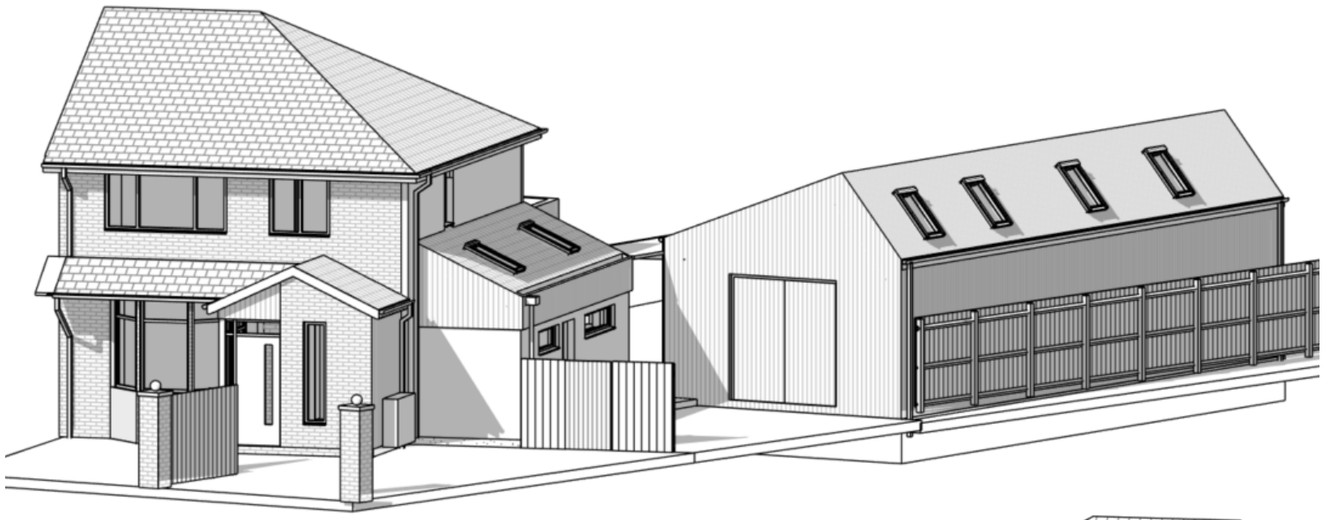
1. Create a single storey rear extension that contains an open plan dining room/ play area to connect the garden to the home.

2. The ground floor will be reconfigured to create an office and kitchen, which connects to the rear extension. The ground floor will be light filled with large sliding doors and slot windows allowing views of the garden.

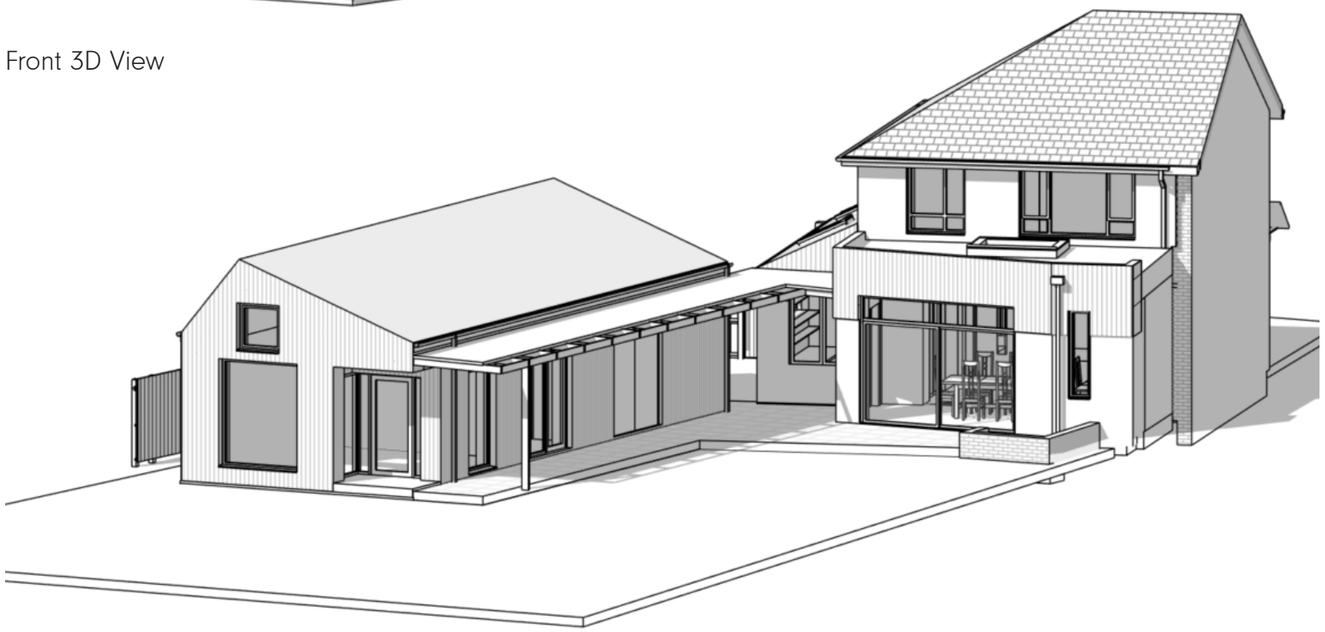
3. Extensive refurbishment outside the existing property (thermal upgrade of the existing external walls, with external insulation and off-white render), upgrade of windows and additional ASHP and MVHR.

4. The garage is to be demolished and replaced. Aesthetically, the outbuilding will have an elegant yet subtle design that especially prioritises additional light through skylights, to allow working from home, connection to the garden and a space for hobbies that are needed for modern living. The aesthetic will match the timber cladding that is used on the porch and rear extension.

5. Skylights have been added to allow for natural light into the space.
Skylights face up to the sky to avoid any overlooking issues.



Front 3D View



Rear 3D View

Proposed Design

Proposed Intervention Analysis

Subservience

Planning requirements make it clear that the front extension must appear subservient to the existing building to prevent the existing house becoming unbalanced visually. As a result of the design and proportions, the extension does not impact the balance of the elevation, as the front porch replicates the original footprint. The garage is aligned with the key elements of the design; with eaves heights and materiality that match. We feel we have further differentiated the new additions through the use of different but complimentary materiality. The rear extension hugs the main building, whilst the new roof on the side extension lines in with the rest of the building. We therefore feel the extension has a subdued identity of its own alongside the garage, replicating a courtyard-type feel to the rear garden, without diminishing and overpowering the original building.

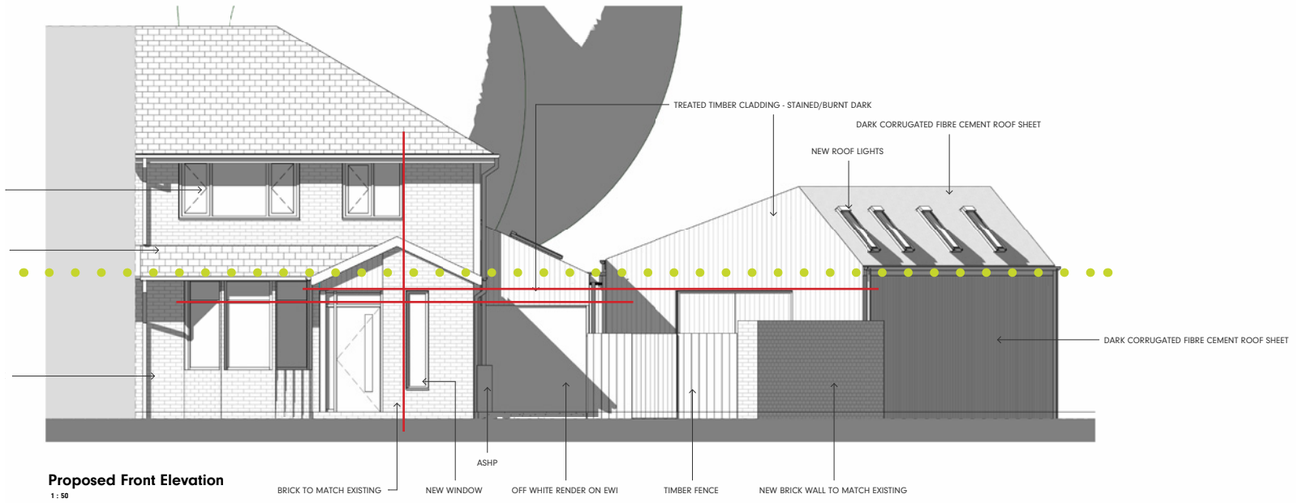
Materiality

The existing brickwork is of standard stock and the roof tiles are a mixture of clay and concrete tiles. Similar to the architectural strategy, we propose raising the implied quality of existing material palette with contrasting new materials that infer changes to the existing.

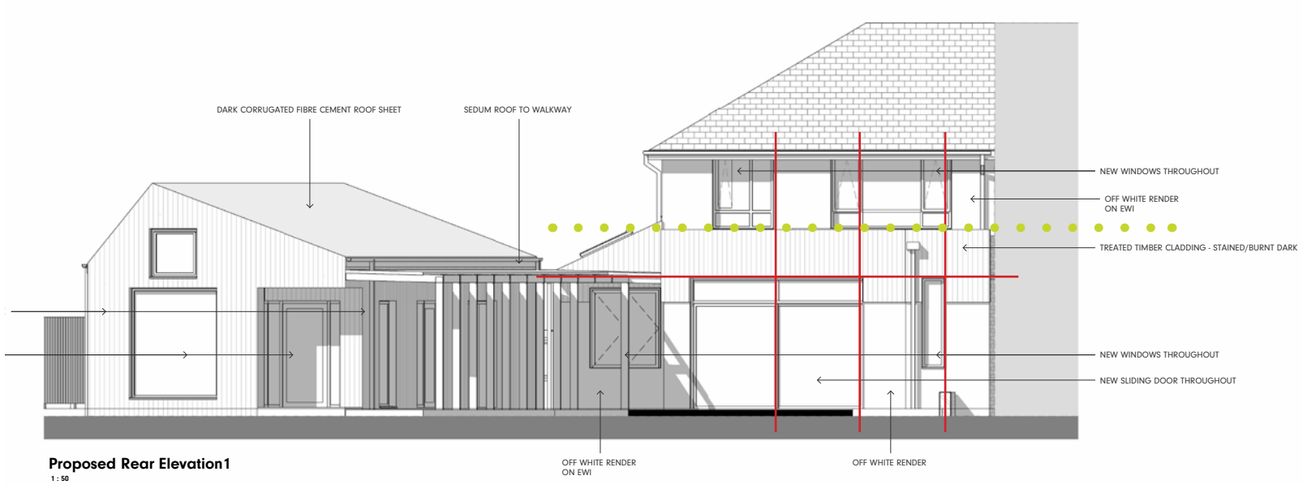
- Dark Stained Timber Cladding - By picking a high quality timber system we can highlight the match between this new material and the existing roof tiles. By this comparison we elevate the existing materiality and demonstrate contemporary design. The dark timber will allow for the outbuilding to fade into the background, as do things painted black.
- PPC aluminium windows, triple glazed- New windows will define the modern new glazing to reflect the extension.
- Off white render- Colour to match existing stone lintels that can be seen on most home on Hamilton Street. The colour will be of a tone that is earthy and warm to suit the timber and earth-friendly nature of the build

Sustainability

All efforts should be made to ensure design of the extension meets high sustainability criteria. In addition, the scheme is to be refitted with an ASHP and MVHR system in accordance with the sustainability consultant's specification. Along with the fabric upgrades to the building, with insulated render and timber cladding, we know that this will make the home highly sustainable.



Proposed Front Elevation
1 : 50



Proposed Rear Elevation1
1 : 50

Proposed Design

Access

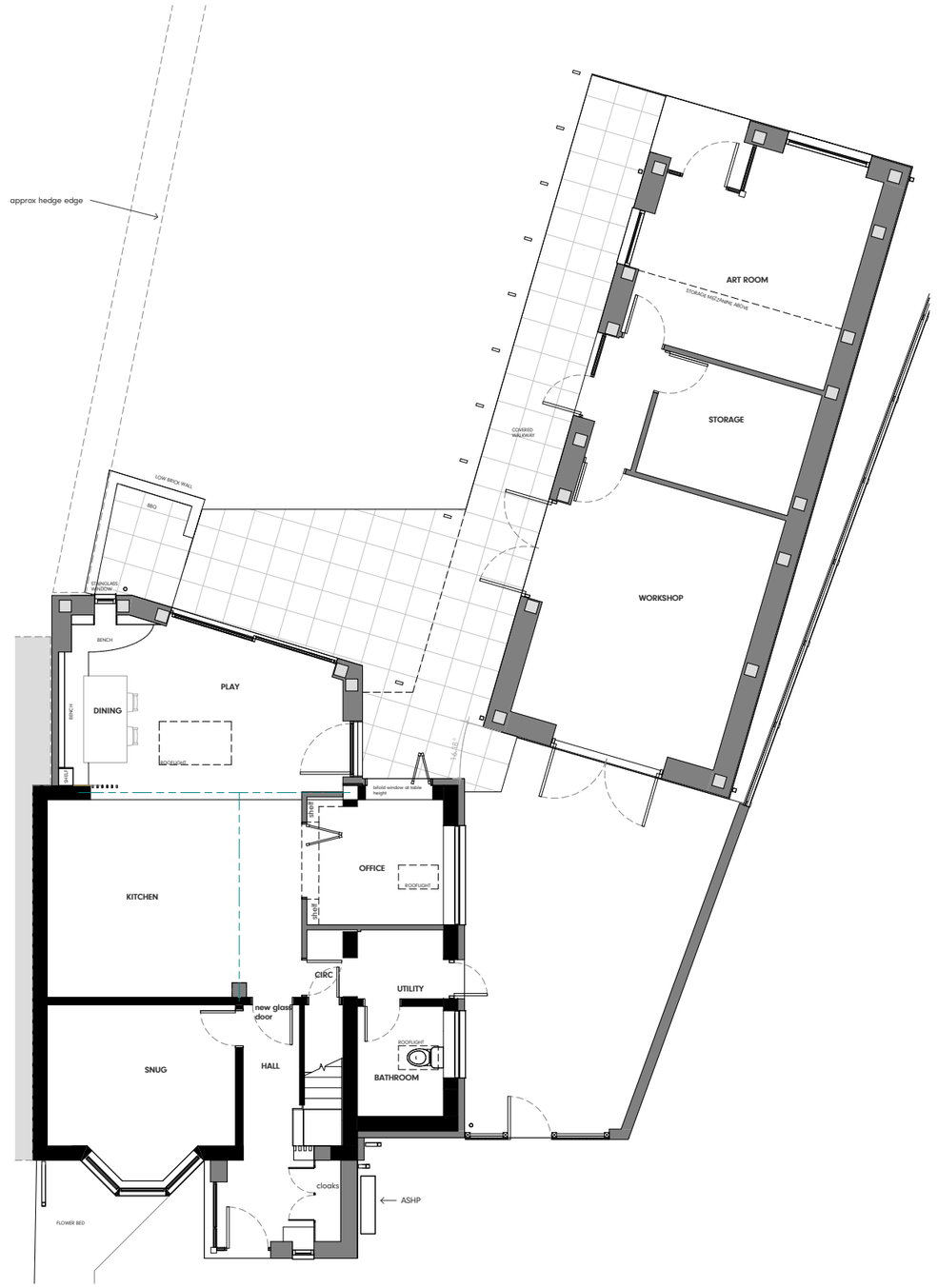
Proposal - Reconfiguration

The current entrance into the home is replicated with the front porch to make it accessible from the drive. The front porch access is central and in direct relation to the spine of the home, which branches into different spaces.

The circulation towards the rear of the home has been reconsidered, enabling several connections to the garden via sliding doors from the rear extension, and French doors from the outbuilding. All these doors are to be glazed to maximise the light. There are no steps throughout the ground floor level. The outbuilding can also be accessed via the side gate from the drive and through double doors. All proposed doors are Part K compliant. This makes access to the spaces comfortable and safe.

Proposal - Extension

The rear extension can be accessed from the hall through the kitchen, that stretches along the rear elevation of the home. Access to the outbuilding would commonly be used by the garden link, existing the main home via the sliding doors of the rear extension.



Conclusion

We consider that the proposed development would not cause harm to the character of the neighbourhood, but will enhance the character of the existing building and the main elevation by retaining a subservient but interesting appearance that compliments the style of the existing building.

This report states that:

• The quality of the design and specification in the proposals are very high and the nature of the proposals should be welcomed.

• We believe there are no planning policy grounds to refuse the application, and

• Planning precedent supports the case that the proposals should be approved.

We believe that the aims and ambitions for the scheme to provide a property fit for the 21st century are fulfilled by the design. The development proposal to extend this dwelling is broadly in line with local planning policy and supported by other approved applications in the vicinity.

Given the size of the actual plot boundary, the proposed development will not be considered over-development, as the scale and footprint of the extension remain proportionate to the site. The design maintains generous garden space and appropriate setbacks from neighbouring properties, ensuring that the density of the build does not exceed what is typical or acceptable within the local context. Additionally, the massing has been carefully considered to respect the character of the surrounding area and avoid any undue impact on daylight, privacy or amenity for adjacent homes. The proposed layout strikes a balance between maximising usable internal space and preserving the open quality of the plot.

The proposed rear extension and outbuilding would provide a fantastic connection by being a beautiful additions to the rear garden and ensure the longevity of this home for many years to come all whilst preserving and enhancing the appearance of the original front elevation of the house.

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