

21 York Road

DESIGN AND ACCESS STATEMENT

May 2025

1. Introduction

This Planning Statement has been prepared by Guy Taylor Associates to support the Householder Planning Application for 21 York Road. The statement has been produced on behalf of the current owner of the property.

Proposal

Improvements and enhancements comprising of the following elements.

- Existing raised conservatory and raised decking removed.
- Existing garage removed.
- Basement level rear extension and remodel and layout changes to incorporate enclosed games room, bathroom with shower, bedroom, office, breakfast room and utility.
- Ground floor rear extension and remodel to create a day room, cloak room and WC.
- More glazing added to engage with the garden.
- External metal stair added for garden access.

Use

The property is currently a single residential dwelling. There is no change of use proposed.

Location

The property faces west on Whitelaw Road, approximately half way between High Lane and Whitelaw Road

Access

Access from York Road is unchanged.

Planning History

ENF/09533/09

Rear dormer extension

Granted - June 2010

Address

21 York Road

Chorlton

M21 9HP

Site Location Plan



2. Photographs of the existing dwelling



2. Photographs of the existing dwelling



3. Layout & Amount

Existing Floor Plans

Improvements and enhancements comprising of the following elements.

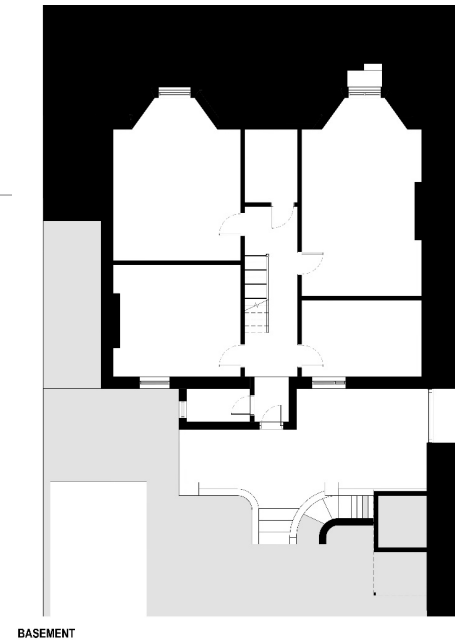
- Dilapidated garage demolished
- Conservatory on pillars removed
- Raised decking removed
- Iron balcony removed on top floor
- Compact ground/basement level extension added on the footprint of the conservatory with architecture that blends and enhances the original building.
- Arched windows reinstated on the rear elevation.

Amount

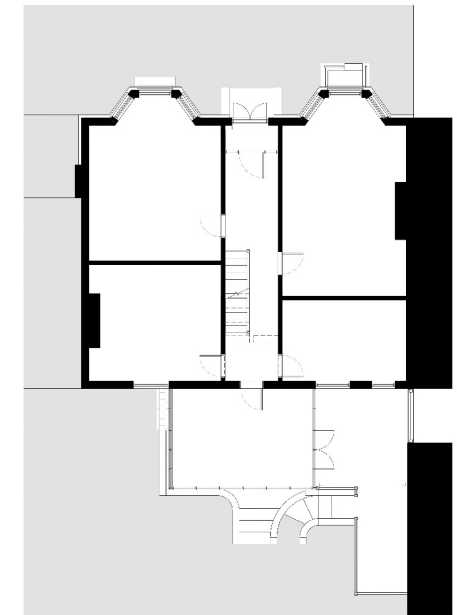
Conservatory removed = 15m.sq

Raised decking removed = 17m.sq

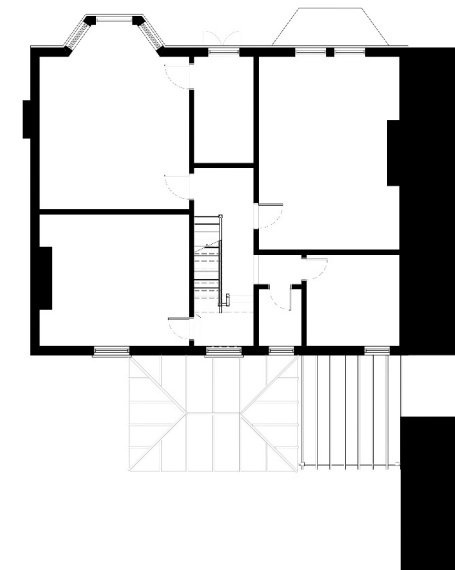
New extension (per floor) = 24m.sq



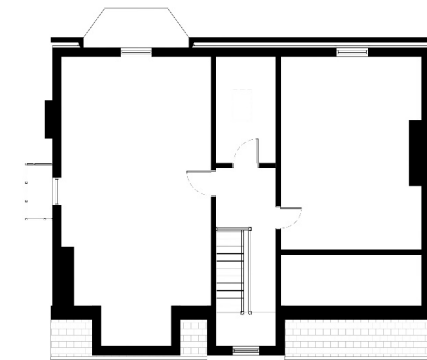
BASEMENT



GROUND FLOOR



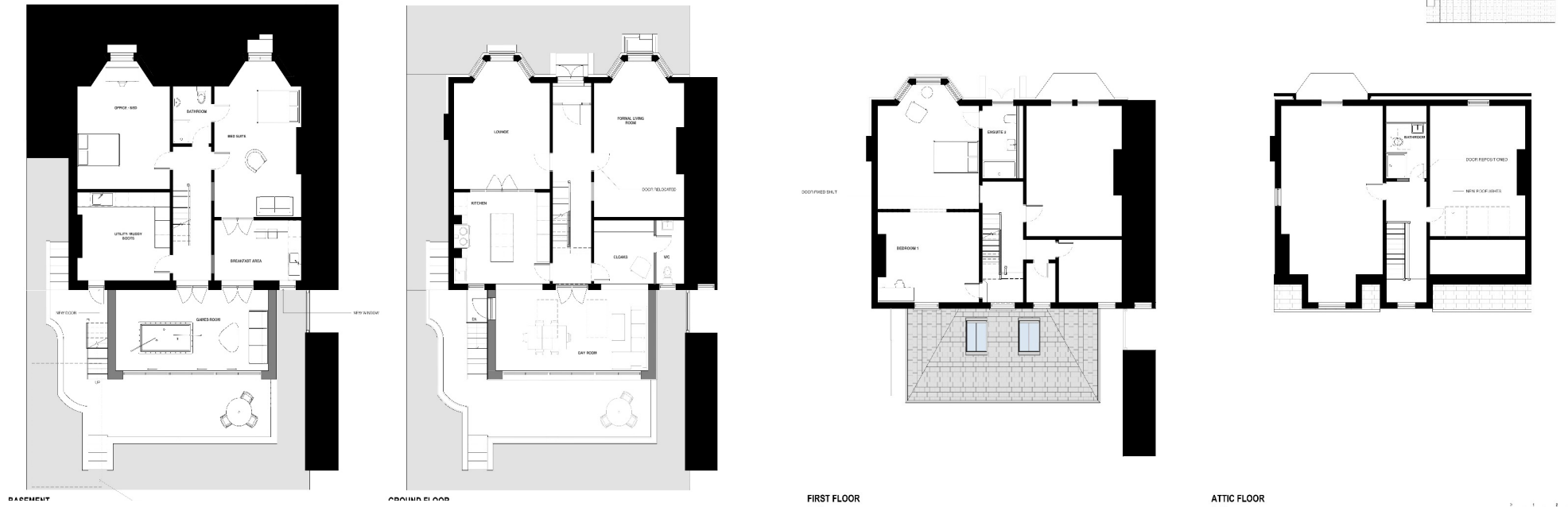
FIRST FLOOR



ATTIC FLOOR

3. Layout & Amount

Proposed Floor Plans



4. Appearance

Appearance

The house currently has white upvc windows throughout. It is proposed to replace these with heritage style UPVC sash windows.

The new rear extension has a pitched roof to match the existing and will have a slate tile.

New rooflights will be conservation style.

The proposed rear extension will have red brick walls and feature stone bands to reflect the existing.

The rear extension will have heritage crittall style glazing which provides a subtle distinction as an addition while blending well with the existing house.

Existing Elevations



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

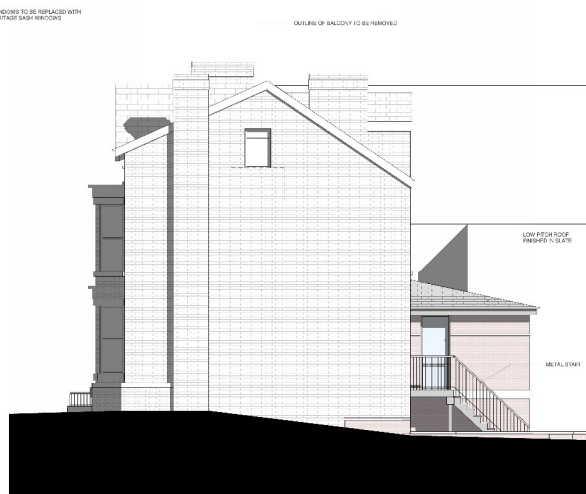
4. Appearance

Proposed Elevations



SOUTH EAST ELEVATION

1:50



SOUTH WEST ELEVATION

1:50



NORTH WEST ELEVATION

1:50



NORTH EAST ELEVATION

1:50

5. Heritage Statement

Heritage Statement

21 York Road is a semi-detached Victorian property situated within the 'Wilbraham Road/Edge Lane Conservation Area'.

York Road has a mix of property styles from the same era. All properties have attractive street facing façades with feature brick and woodwork. The side and rear façades are much plainer and have no architectural merit. This is common for properties of this period.

Recent rear extensions on the street have set a strong precedent for contemporary additions which do not harm the character of the Chorlton Conservation Area.

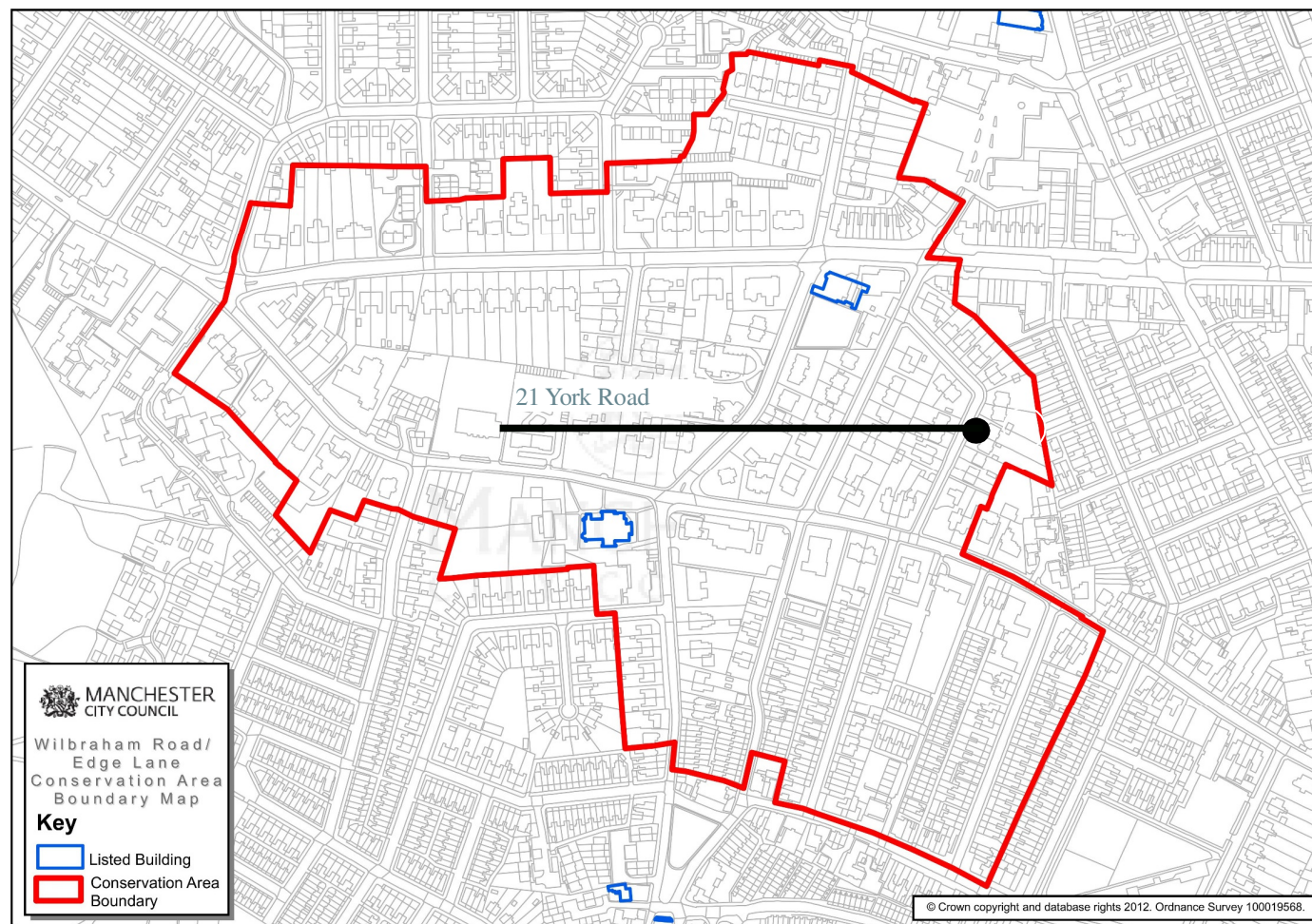
Summary

The existing rear elevation has a cluttered appearance with the conservatory on pillars, raised decking and pergola which don't offer any architectural value. The proposed rear extension is similar in scale to the existing conservatory but, forms a coherent whole with architecture that enhances the existing.

Further to this removal of the dilapidated garage also improves the appearance from the rear.

The extension is not visible from the street. Our opinion is that there is no negative impact on the Conservation Area.

It is also noted that the scale is modest in comparison to the large modern rear extension on the adjoining property.





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