DESIGN AND ACCESS
AND HERITAGE STATEMENT



68 Claude Rd, Chorlton-cum-Hardy, Manchester M21 8DF

Architects Registration Board

11th April 2025

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Introduction

This Design and Access and Heritage Statement sets out proposals for the,

“Proposed extension and refurbishment of an existing semi-detached house within a Conservation area, including the demolition of existing detached outrigger building to rear of property,” at 68 Claude Road, Chorlton-cum-Hardy.

The proposed works include:

- Demolition of existing two-storey outrigger building to the rear of the property,
- Mixed storey-height extension, which covers 3-storeys. These three storeys are comprised of a partial basement with a two-storey extension above. There is a single storey element for the proposed kitchen, which reduces the overall built volume adjacent to no.70 Claude Road.
- Installation of new retaining walls and garden boundary treatments

The proposals have been designed in respect of information provided in the Chorltonville Conservation Area guidance notes and seek to conserve and enhance the setting of the conservation area, whilst minimising impact on the neighbouring properties.

The proposed works seek to adapt the house to meet the requirements of a growing family, whilst ensuring that the required works enhance the traditional aesthetic of the property and provide an extension of suitable size and scale to the original house.

The demolition of the two-storey outrigger building at the rear of the property that abuts the land of no.70 Claude Road, is key to the development of this scheme. The building is dilapidated, unused and does not contribute to the significance of the Conservation Area.

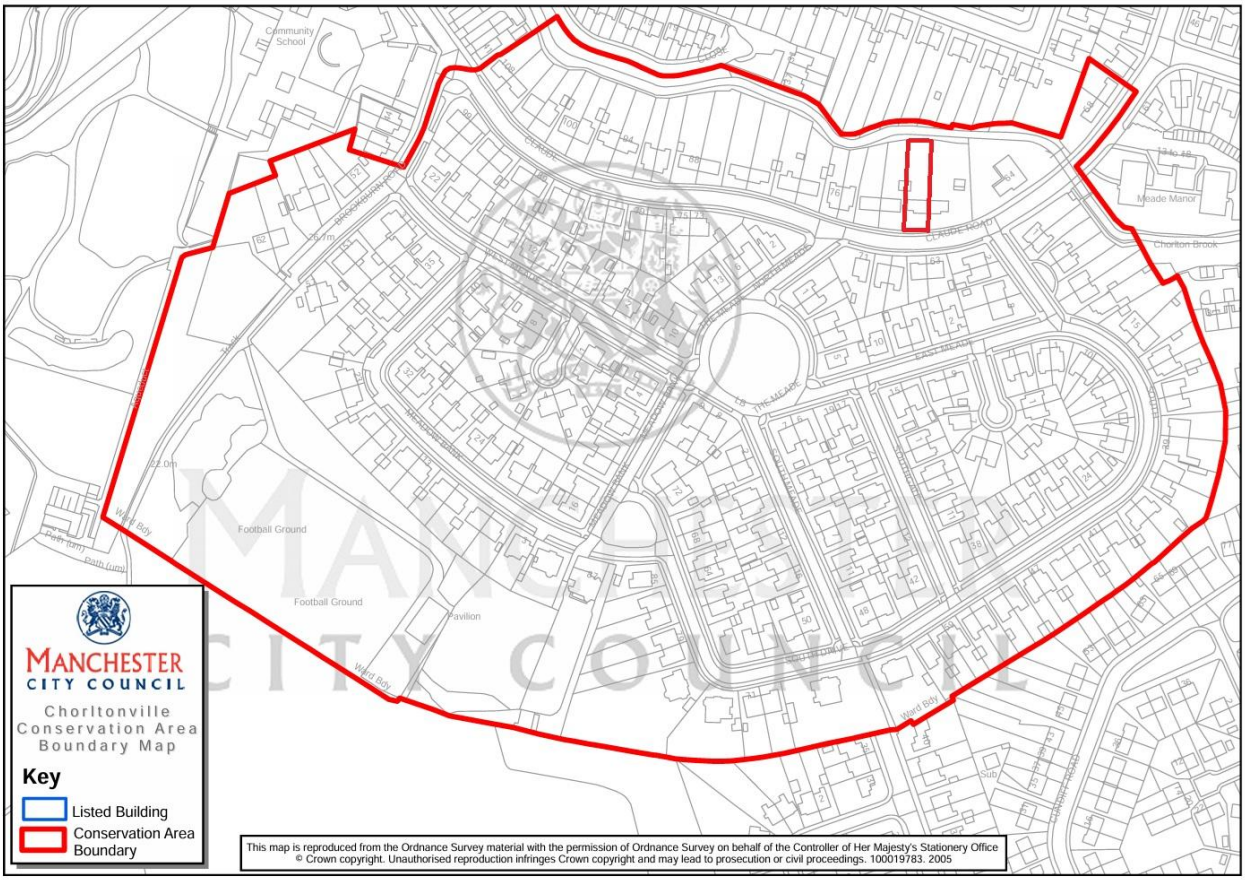
Through the removal this outrigger building to the rear of the property, the expansion of the living space to the rear of the property is possible.

Site Description and Location

68 Claude Road is a two-storey semi-detached property, built in the Arts and Craft style. The property is predominantly rendered to all facades, with a continuous brick running-bond banding that runs from ground level to the underside of windows cills on all elevations.

The property is located on the north side of Claude Road, which sits within the Chorltonville Conservation Area, designated in October 1991. The Chorlton Brook watercourse runs north of the property and is set below the ground level of the street. It is located approximately 20m from the property and outside of the red line boundary.

Location of property:



Source: https://www.manchester.gov.uk/downloads/file/12613/chorltonville_conservation_area_map

Existing photos of the property are provided below for context:

Front elevation - February 2025



Rear elevation - February 2025



View from existing decking to first floor of outrigger building – February 2025



View from existing decking to existing ground floor kitchen extension and rear elevation. – February 2025

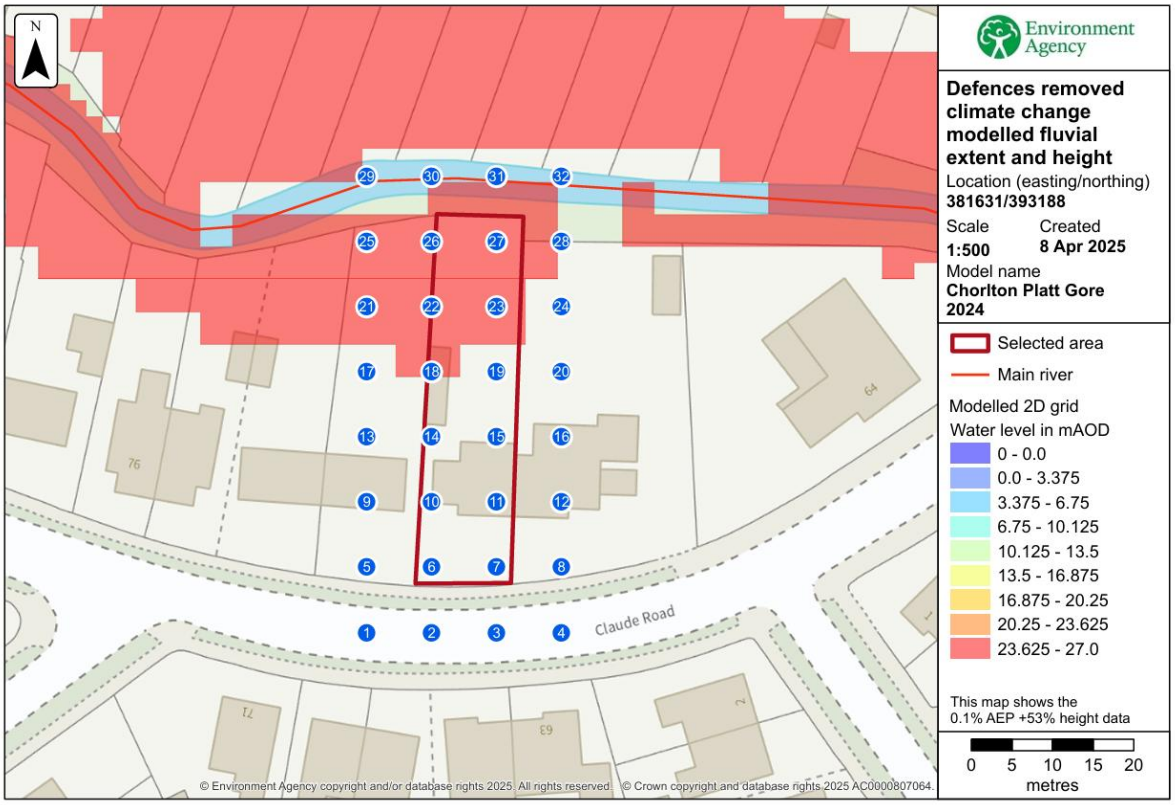


Flood Risk Assessment

The MCC Minor Risk Assessment Pro Forma has been completed and is appended to this application. The Product 4 information has also been provided. The climate change allowance for this site is 41%.

The image below shows an excerpt from the Product 4 information provided by the Environmental Agency, that shows the existing site and proposed extension sit outside of the flood risk zone.

This information was created on the 8th April 2025.



Location of site: 381631 / 393188 (shown as easting and northing coordinates)
Customer reference number: H7GB14BGGGN5

As this image above shows, there is No Data for the node closest to the proposed site of the extension (15).

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

Planning History

Details of previous applications for the property are detailed below:

127013/FH/2020 - Erection of a two storey outbuilding following demolition of existing
outbuilding

This application was approved in April 2021 and is now expired. It detailed proposals to demolish and rebuild the outrigger building for use as ancillary accommodations.

123830/LE/2019 - Certificate of Lawful Existing Development for two-storey outbuilding to rear

This retrospective application sought planning permission for the existing outrigger building and was approved in August 2019.

Project Outline

The proposals have been designed by a qualified Architect, and are based on the four principles detailed below which were created at the project inception.

Design Principles

The proposals seek to create -

- ***A modern family home*** - The key driver behind the design was to extend the property by providing an additional bedroom upstairs, a large modern kitchen and diner space and to make the most of the floor level change and create a meaningful interaction between the extension and garden that provides additional living space at the basement level.

- ***A more sustainable building*** - Built circa 1911, with roof, windows and a small rear extension estimated to be added in the 1980s, the property now requires a retrofit plan to be implemented to improve its energy efficiency. The existing extension is small and unsuitable for a growing family and is constructed to historic Part L standards. Upgrades to the exiting property will be implemented in parallel to the extension construction to reduce disruption.

- ***A restored building heritage*** - With many period features removed from the property over the years, the renovation would allow upgrades to the property, more in keeping with the conservation area and original Arts and Crafts style. This will be achieved through the design of the extension and the removal of the large outrigger building that is visible alongside the principal elevation facing Claude Road.

- ***An enhanced garden interface*** - The design of the extension allows for a better connection between the property and the back garden space making the most of views to the existing trees in the garden and alongside the Chorlton Brook watercourse. This principle is further served by demolition of the existing large outhouse building to the rear which was extended from the original garage, likely in the 1980s. The proposed extension will utilise an internal staircase to create a safer means for people to access the garden in all-weather conditions.

Description of Works
The existing house consists of a 2-storey family home built in the arts and craft's style, within the Chorltonville Conservation Area. The property sits as a semi-detached pair, so all works within this proposal are limited to the rear of the property, to ensure there is no impact on the setting of the conservation area. The front house is gabled at the party wall line and the roof is a timber of traditional construction, which is hipped on the detached side.

The ground floor of the existing property, as is common on this side of Claude Road, sits higher than the rear garden levels by between 2-3m. To utilise this level change and minimise impact of any proposed development on the conservation area, lower-ground floors are used to maximise the usable floor area of the properties whilst minimising the volume of construction above the existing ground floor levels.

The proposal within this planning application is to create a new 3-storey extension that consists of a lower ground floor, ground floor and first floor level. The existing single storey kitchen extension will be demolished and the new 3-storey construction will start from the original rear-face of the property. The existing detached outrigger building within the garden will be demolished to allow the works to take place.

Summary of works per level:

Lower Ground Floor
- Removal and demolition of timber decking and associated supports.
- Removal of existing ground below decking and demolition of existing kitchen extension foundations.
- Proposed below-ground basement construction and foundations to support creation of new lower ground floor and support all structures at ground floor and above.
- The new lower ground floor will house a new bedroom, ensuite, utility room and staircase access to the proposed ground floor living area.
- There will be new access to the garden from the lower ground floor, and external staircase access to the ground floor decking.
- All structures are subject to structural engineering input.

Ground Floor
- New ground floor cavity wall masonry construction that will create an new kitchen, living room area and internal staircase access to the lower ground floor.
- At this level the existing finished floor level of the property will continue into the proposed, allowing for the removal of the current step down into the kitchen.
- The proposed extension will include the removal of walls at the rear of the property, and allow the refurbishment of the original house footprint to accommodate a ground floor WC and dining area.
- The rear wall will be demolished and new structure required to support the existing house.
- The proposed extension has been stepped back from the proposed neighbour, meaning there will be a new flat-roof above the kitchen. This portion of the extension is only two storey, lower ground floor and ground floor. This allows existing Rights of Light to be maintained by the adjoining neighbour.
- The external garden level will be formed by the creation of a new external decked terrace. This will be formed of PPC Steel structure and composite decking. The balustrades will be glazed to minimise visual impact.

First Floor

- The first floor is the final level of the 3-storey extension and will made be of cavity wall masonry construction.
- The rear elevation is gabled to match the style of the front elevation and is a relevant and appropriate typology for the area.
- The new extension at this level will house a new master bedroom, ensuite, walk-in wardrobe, and it will allow the creation of a larger family bathroom.
- The existing bedroom layouts to the property will remain the same.
- A new structural opening will be required to connect the existing property and extension at this level.
- A flat roof will sit above the kitchen to allow daylight into the kitchen below via a lantern rooflight.

Roof Level

- The roof will be pitched with tiles to match the existing, and will sit lower than the original roof to be subservient to the original height.
- The existing eaves rafter tail detail on the original roof will be continued on the proposed extension for continuity of the conservation area details.
- A new roof light will be installed above the proposed bedroom on the pitched roof.

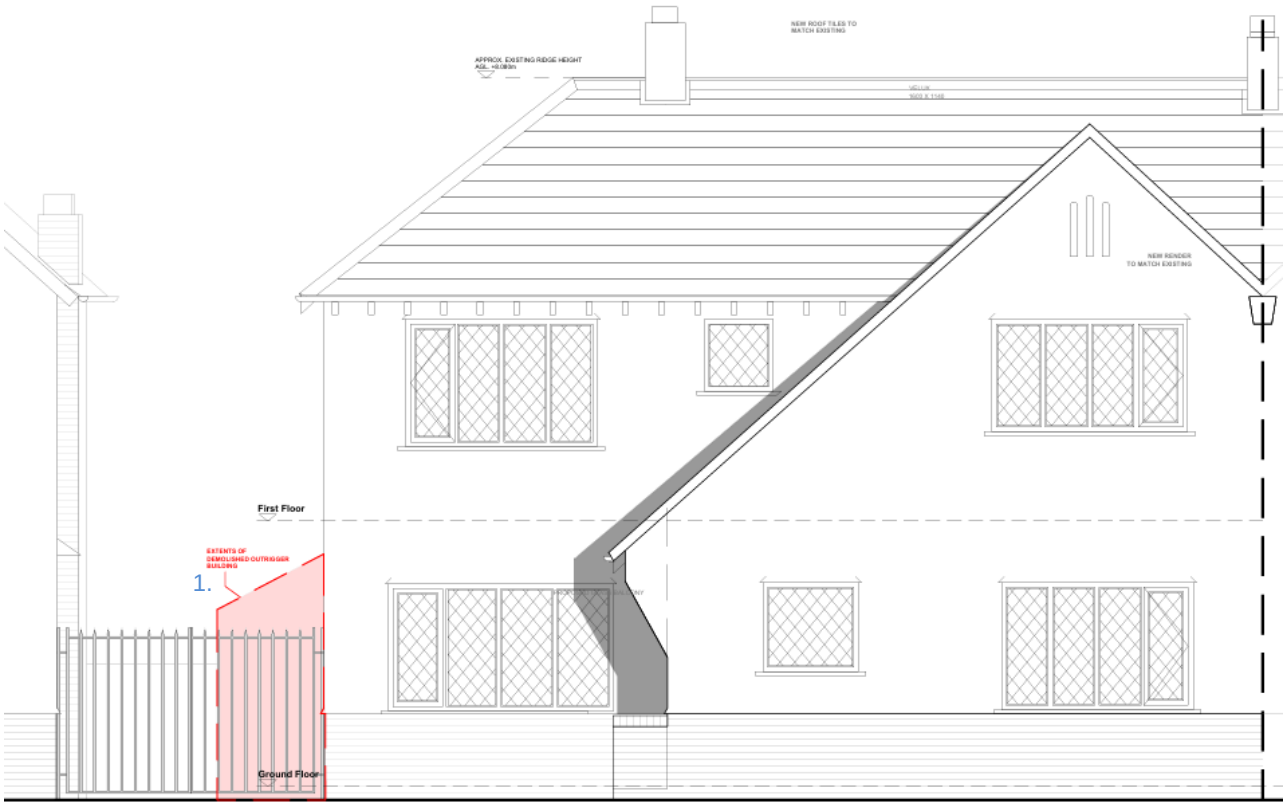
For ease of referenc

Design

The design of the proposal has evolved through a number of iterations, using CAD modelling software to ensure the form and massing is in keeping with the neighbouring properties and the final design meets the brief described above.

The plans below showcase the proposals, with key information numbered and explained below:

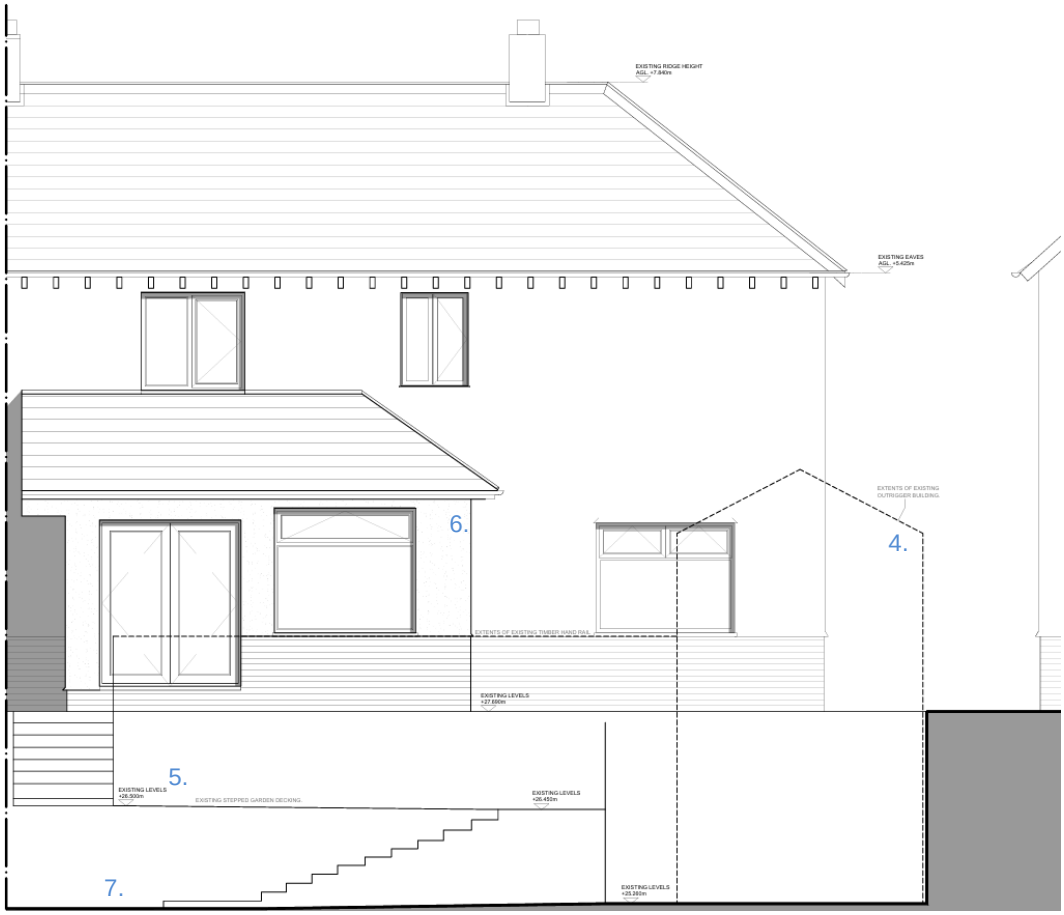
Architectural drawing of proposed front elevation



1. The outrigger building to be demolished is shown above and in the planning application drawings. The first floor of the building sits at the existing ground floor of the main dwelling.
2. The demolition of this building will improve the principal elevation and remove the current overshadowing of no.70 Claude Road's garden in the morning.
3. New roof to be installed using plain red tiles to match existing, as set out in the Conservation Area guidance note.

P.T.O.

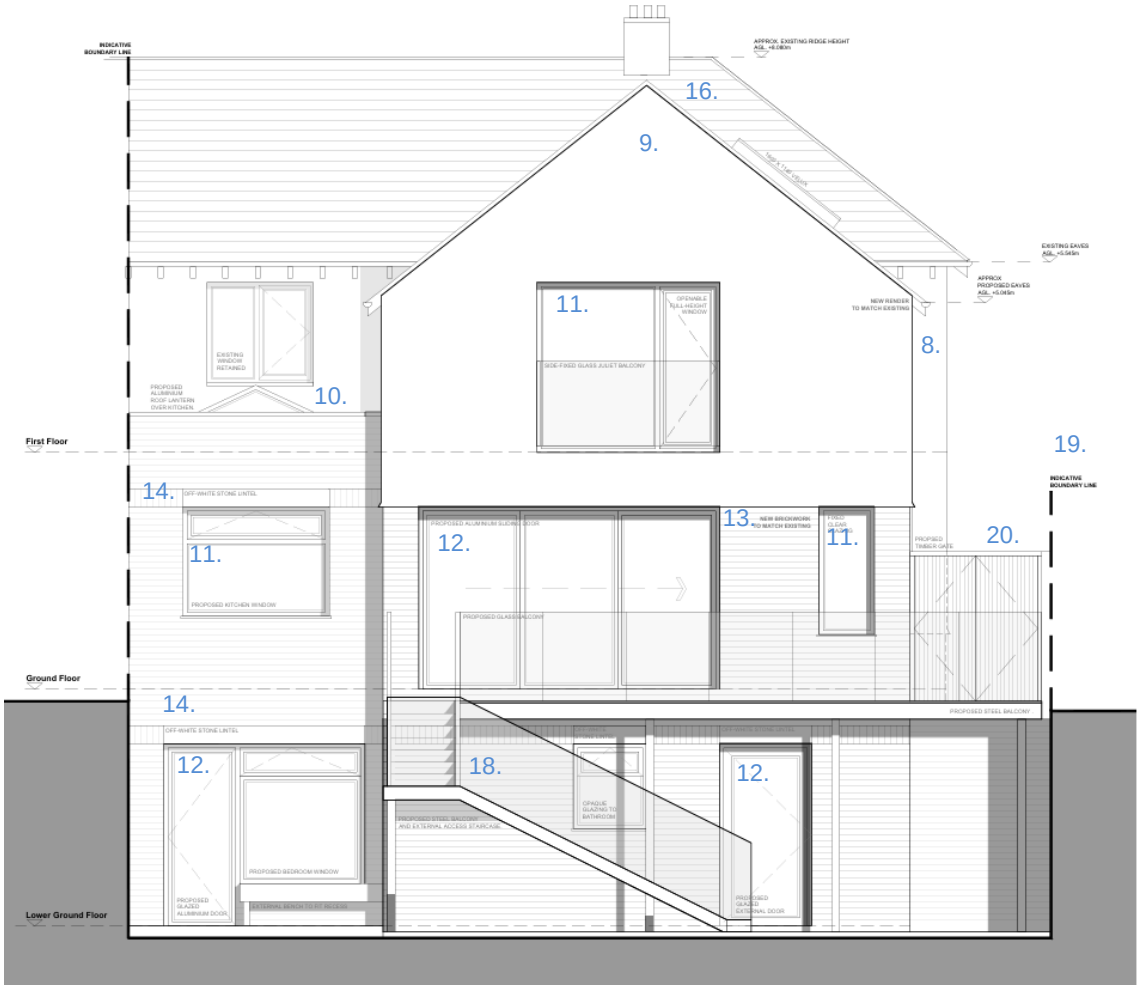
Architectural drawing of existing rear elevation



4. Demolition of existing extension and outrigger building to open up passing views through to the garden, and improve access to the rear garden.
5. The existing extension can only connect to the garden through external means.
6. The existing rear extension will be demolished and larger internal openings created.
7. The garden is currently underutilised due to having only external access to the lower level.

P.T.O.

Architectural drawing of proposed rear elevation



8. 2 storey element of extension line set-back 2-bricks from existing property line to ensure appropriate massing and minimise impact on neighbour.
9. Gable elevation to rear to mirror principal elevation and match existing roof pitch.
10. Flat roof with lantern to provide extra light to kitchen area and minimise massing to connecting neighbour (no.66).
11. All new glazing and fenestrations to be of grey PPC Aluminium frames
12. All new access doors to be of grey PPC Aluminium frames
13. Architectural details to the rear of the property are influenced by those at the front of the property. The brick running bond to the rear of the property has been continued around the new two-storey element, taken up to the head of all rear elevation apertures. The existing height of the running bond is continued in the side elevation, for continuity from the front elevation.
14. The soldier course on the front porch has been introduced to brick courses at the head of all masonry elements at the rear of the property. This will allow the horizontal lines of the existing house to be continued in a modern way.
15. Scale of the extension sits is appropriate for its setting and has been developed within a 45 degrees line of sight from habitable rooms on neighbouring properties (70 and 66 Claude Road).
16. The proposed roof line is subservient to the existing building and follows the same pitch. The exposed eaves tails of the existing property will be continued on the proposed extension.
17. The exterior render will match the existing colour, and the bricks will match existing. Roof tiles will match the existing and be in keeping with conservation area requirements.

18. A new PPC grey steel raised terrace will be constructed to provide safe external access from the ground level of the extension to the basement level. Glazed balustrades will provide protection from falling as well as allow minimal shadowing to the garden area.
19. New timber fence boundary treatments to the east and west of the property.
20. New timber gate access to existing bin storage area

Siting, Scale and Massing

The proposals have been designed to accommodate the desired additional living spaces whilst respecting the massing of the original building.

Appearance and Impact Upon Visual and Residential Amenity

There would be limited impact on visual amenity from the front of the property, with the western elevation of the extension only glimpsed between the shared side alley between properties 70 and 68 from Claude Road. The demolition of the existing outrigger building will enhance acute passing views from Claude Road.

From the rear of neighbouring houses along Claude Road, the extension would be visible, but remains outside of the 45 degree rights of light line from habitable rooms of both 70 and 68 Claude Road.

Removal of the existing outrigger building will enhance the setting of the properties and remove what is an incongruous building that has a negative impact on the all properties. This proposal will enhance the rear gardens, opening up views across the gardens and the demolition will allow better morning light across neighbouring properties.

Neighbouring houses along Belwood Road (located north of the property), are located over 50m from the edge of the extension. There are views onto the property from a number of houses here, but these are mostly obscured by trees and foliage growing around the Chorlton Brook watercourse. The distance and trees and foliage around the Brook mean the impact on residential amenity here is considered low.

Impact on the Conservation Area

There are a number of properties within the Chorltonville Conservation area which have had similar rear extension works, but which continue to maintain the setting of the Conservation Area. A number of properties along Claude Road have also in the past demolished similar outhouse building/garages, with limited impact on the Conservation Area setting, due to the location of these at the rear of the properties.

On Claude Road, there are three pairs of semi-detached houses built to the same house type as 68/66 Claude Road. Along Claude Road, three of these properties have rear extensions (66, 84 and 94) which in many cases are larger than the proposals for 68, with little negative impact on the street scene. The proposed

designs for 68 are an appropriate scale for the setting and location, and the majority of the project is not visible from the Principal Elevation.
The proposals have sought to respect the heritage of the conservation area by demolishing the outhouse building to the back and concentrating extension works to the rear of the property, keeping these more in scale with the existing property. The pitch of the roof, roof and render materials will be in keeping with the current house or improved through the build (ie installing a new simple red tile roof, instead of concrete).

The design seeks to work with the existing house and minimise impact on the conservation area and neighbouring properties. All options to minimise the scale of the building have been undertaken in this instance. The design has a 2-brick step along the detached elevation so that the original footprint is visible and architecturally the two forms can be read independently. This will also reduce the overall mass and form of the project.

Glimpses of the western edge of the extension would be visible through the shared access alley between 68 and 70 Claude Road. The extension has been designed to step-in from the original building line to reduce the visual impact here.

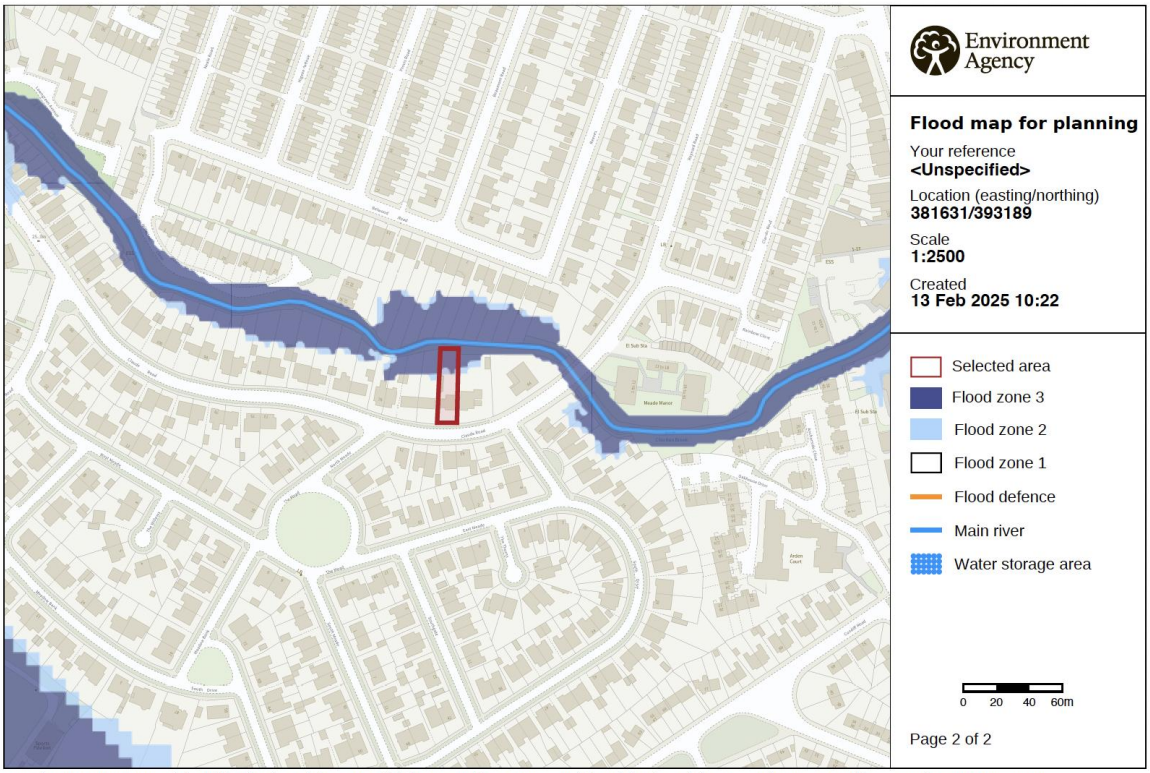
The massing of the extension mirrors that of the previous extension at 66 Claude Road, in however this will have a smaller footprint.

Impact on Waste Storage Provisions
There will no changes to waste storage provisions.

Access and Impact on Parking Arrangements
There will be no changes to access for either pedestrians or vehicles.

Flood Risk
A portion of the property's rear garden is situated within Flood Zones 2 and 3, as highlighted on the plan below from the Environment Agency. The proposal does not extend into these zones. The edge of the proposed extension would be approximately 10m away from the edge of the Flood Zone 2 area, based on the plan below.

To reduce the impact from flooding, the finished floor level of the basement will be set 300 millimetres (mm) above the estimated flood level.



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Image taken from the Flood Map for Planning

Consultation

The plans have been shared with neighbours on both sides of the property at 70 and 66 Claude Road.

Conclusion

In conclusion the proposals set out a part 2, part 3 storey extension with a basement level to the rear of the property at 68 Claude Road. Proposals have been designed to create additional living space for a growing family in an efficient way, which ensures the extension is of a suitable scale and massing to the existing house.