

13 Westcroft Road

Design & Access Statement



Gannon Works

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1.0 INTRODUCTION

The following Design and Access Statement has been prepared by Gannon Works and is submitted in support of a Householder Planning Application for a single storey ground floor extension at 13 Wescroft Road, Manchester M20 6FE.

The statement provides an assessment of the existing conditions and reviews site constraints and opportunities, to be read in conjunction with the planning application forms, drawings, and other supporting documentation.

1.2 DOCUMENT STRUCTURE

This document has been structured in accordance with the 'Design & Access Statements: How to write, read and use them'[2006], prepared by CABI which identifies the four key stages of the design process to be described in the planning submission. The statement helps demonstrate how the proposal promotes the application of high quality design to engage with its context. These four stages are; Assessment, Involvement, Evaluation and Design.



Photographs of existing dwelling

2.0 CONTEXT ASSESSMENT

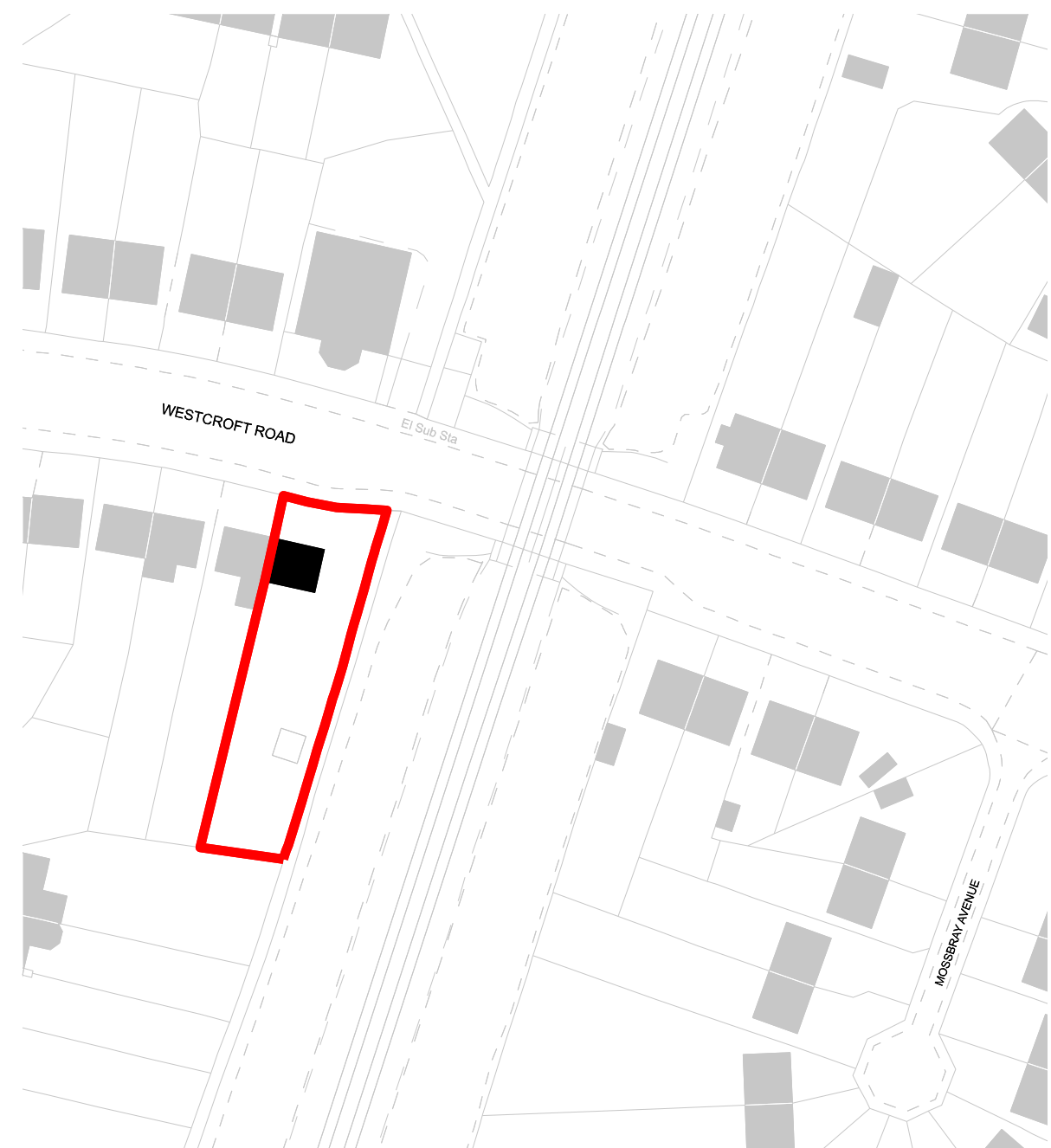
2.1 LOCATION

The existing dwelling is a three bedroom semi-detached family home within a 615m² plot, located on Westcroft Road, Burnage. Burnage is a suburb of the Metropolitan borough of the City of Manchester. Westcroft Road is a residential road comprised exclusively of two storey residential houses.

House types on Westcroft Road are mostly identical to the applicant house, built between 1930 - 1940 consisting of a material palette of red bricks, with 4 courses of grey blue engineering bricks to their base. Roofs are hipped and finished in grey concrete roof tiles. Variation is offered through the streetscape by some of the dwellings being clustered into 4 terraced houses and through the expression of gabled forms to the front elevation

Many of the houses in the area have side access to their rear gardens and it is common to see high timber fences and ancillary buildings such as sheds or garages positioned to the detached side of properties.

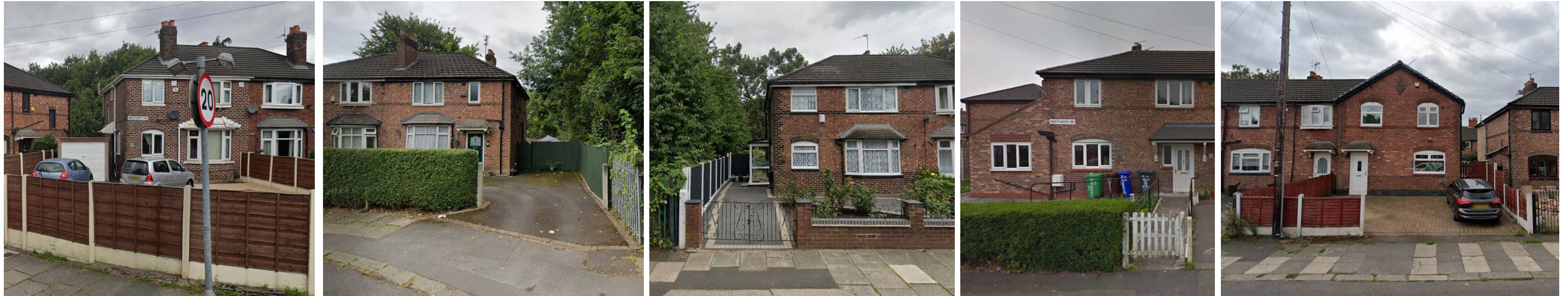
The house is 0.2 miles (5 minute walk) from Burnage train station which offers links to Manchester, Crewe and Liverpool. The closest bus stops are located under 4 minutes walk away, buses run between Gorton, Moss Side, Newton Heath, Openshaw, East Didsbury, The Lowry, Ladybarn & Crawford Park



Location map



Typical House Types in the Area



2.2 PHYSICAL CONTEXT

The semi-detached dwelling has a generous garden to the rear, accessed via the side of the property. A smaller garden is located at the front along with a driveway.

Typical of Westcroft Road, the house is set back from 6 metres the street. It is detached on its Eastern side, with a separation distance of 6m to the boundary, which separates the dwelling from a public footpath and tree lined embankment to the railway line beyond. The rear garden is 36m long.

Boundaries of the property include: 1.8m high fences to the party and rear boundaries, a 1.9m high hedge to the east, a 0.5m high brick wall to the front.



Site Constraints & Opportunities



2.3 PLANNING HISTORY

According to online sources, there have been no prior planning applications for the applicant site.

2.4 USE

There would be no change to the Use Class as part of the application and would remain as Class C3(a) a single dwelling house.

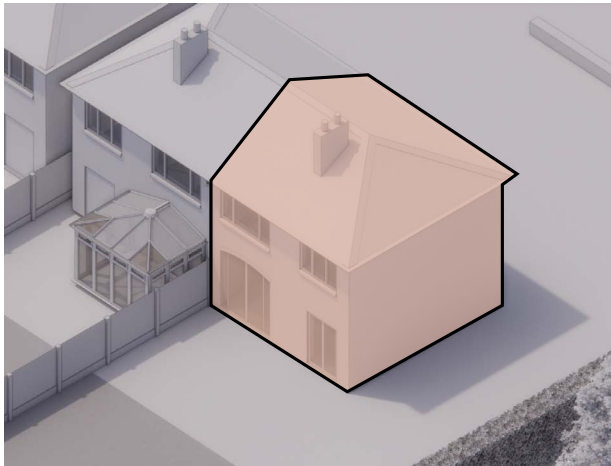


View of 13 Woodcroft Road from the street

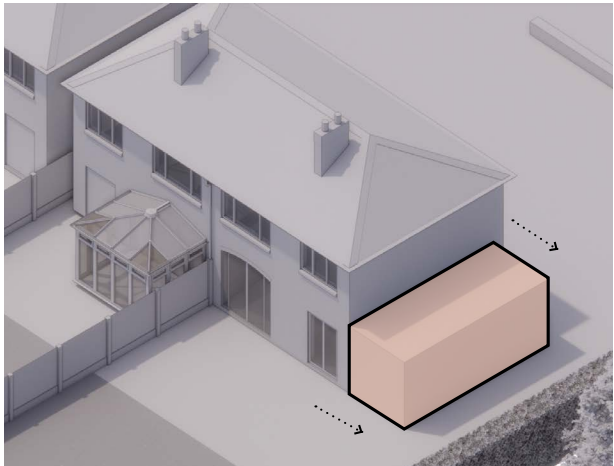
3.0 AMOUNT

Additions have been considered to sensitively respond to the massing of the existing and neighbouring house, extending out to the detached eastern side by circa, 2.5m allowing external access to the garden to the rear to be retained. The extension protrudes into the garden by circa 2.9m, less than the neighbouring conservatory of number 15 Woodcroft Road.

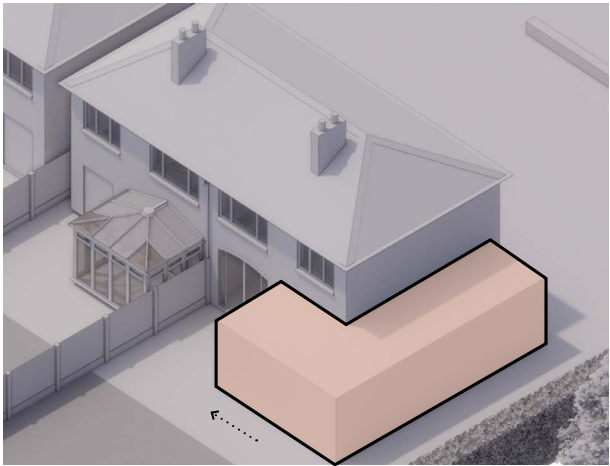
The wrap around portion of the extension avoids stretching across the whole of the rear elevation to protect the amenity of the adjoining property and to allow natural light into the rear of the house.



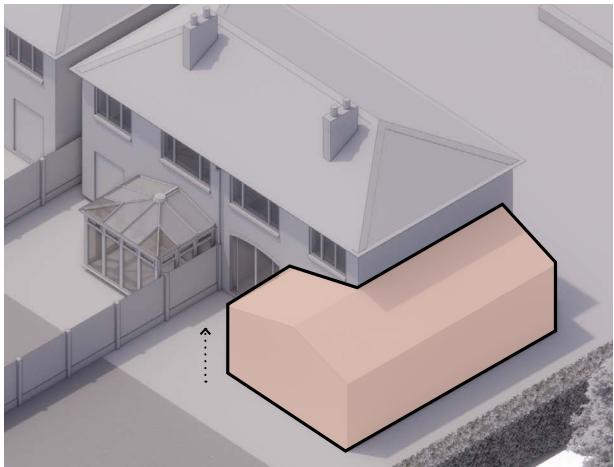
0
existing



1
side



2
Wrap around



3
Gable

Aerial massing view of rear of 13 Woodcroft Road, showing massing rationale

4.0 DESIGN DEVELOPMENT

4.1 CONCEPT DESIGN

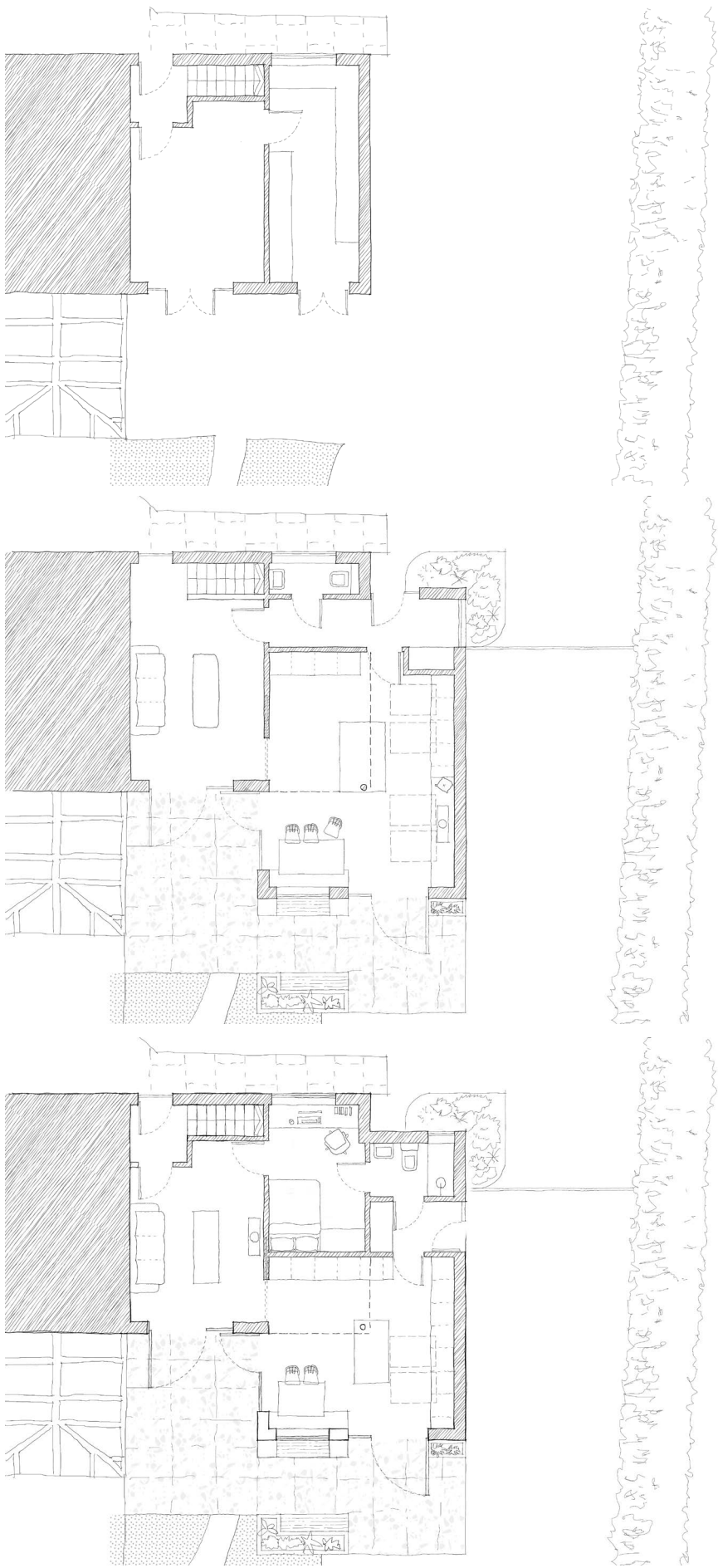
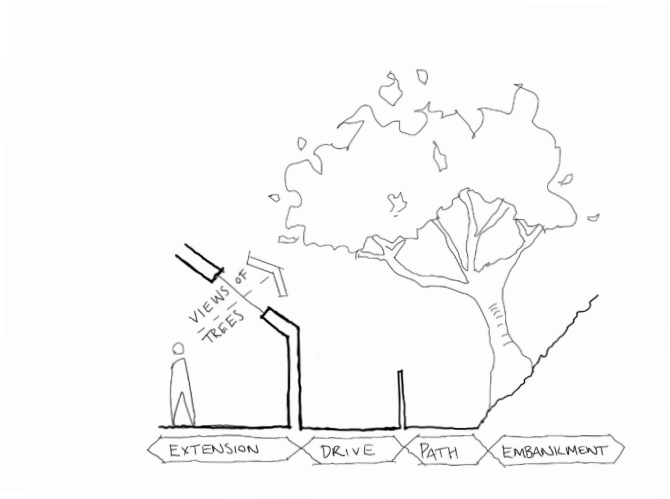
Our clients brief focused on adapting their home to better serve day to day life. Whilst the house and it’s location are fantastic, there are aspects of it that fail to provide for their needs.

It was identified during early discussions that the existing dwelling did not have the capacity to accommodate a proper space for dining and the kitchen also felt isolated from the rest of the home and did not easily encourage social interaction when entertaining. There was also a requirement to provide good quality accommodation for guests that can also serve as a space to work from home.

In response to the above a series of sketch plan exercises were conducted to explore possible configurations, as per the images to the right. Our proposal seeks to offer a better proportioned kitchen / dining room that provides a more sociable space for modern living. Through the sketch exercise it became evident that a well porportioned guest bedroom / study could be rationalised within the proposed footprint.

Window positions have been carefully considered to offer sightlines from deep within the plan out to the garden, framing views of the garden whilst mitigating overlooking of neighbours. Skylights will draw natural light in to interior spaces to maximise the quality of habitable rooms.

The material palette seeks to complement the house and local vernacular. Responding to the language of subservient ancillary sheds and garages positioned to the side of houses in the area.



Early development layout sketches of proposal

4.2 DEVELOPED DESIGN

The extension has been designed to intentionally remain subservient to the main house. The material pallet and design features are intended to complement those of the existing house.

A pitched roof has been implemented to reflect the hipped roof of the house and to minimise any over shadowing of the neighbouring number 15, reducing the height of the eaves of the extension.

The aesthetic of the addition, seeks to complement and contrast the character of the house. This is achieved through the use of materials that reference the ancillary subservient elements found to the side of houses, such as sheds, garages, porches and fences common in the area.

This is achieved through the use a of well built & insulated superstructure that adheres to current thermal performance rquirements. This will be finished in a concise material palette of thermally treated timber cladding, which is robust, sustainably sourced and requires less maintenance than conventional timber cladding an a concrete plinth. The concrete plinth references the grey / blue engineering brick utilised on the bottom 4 courses of brick work to the existing dwelling.

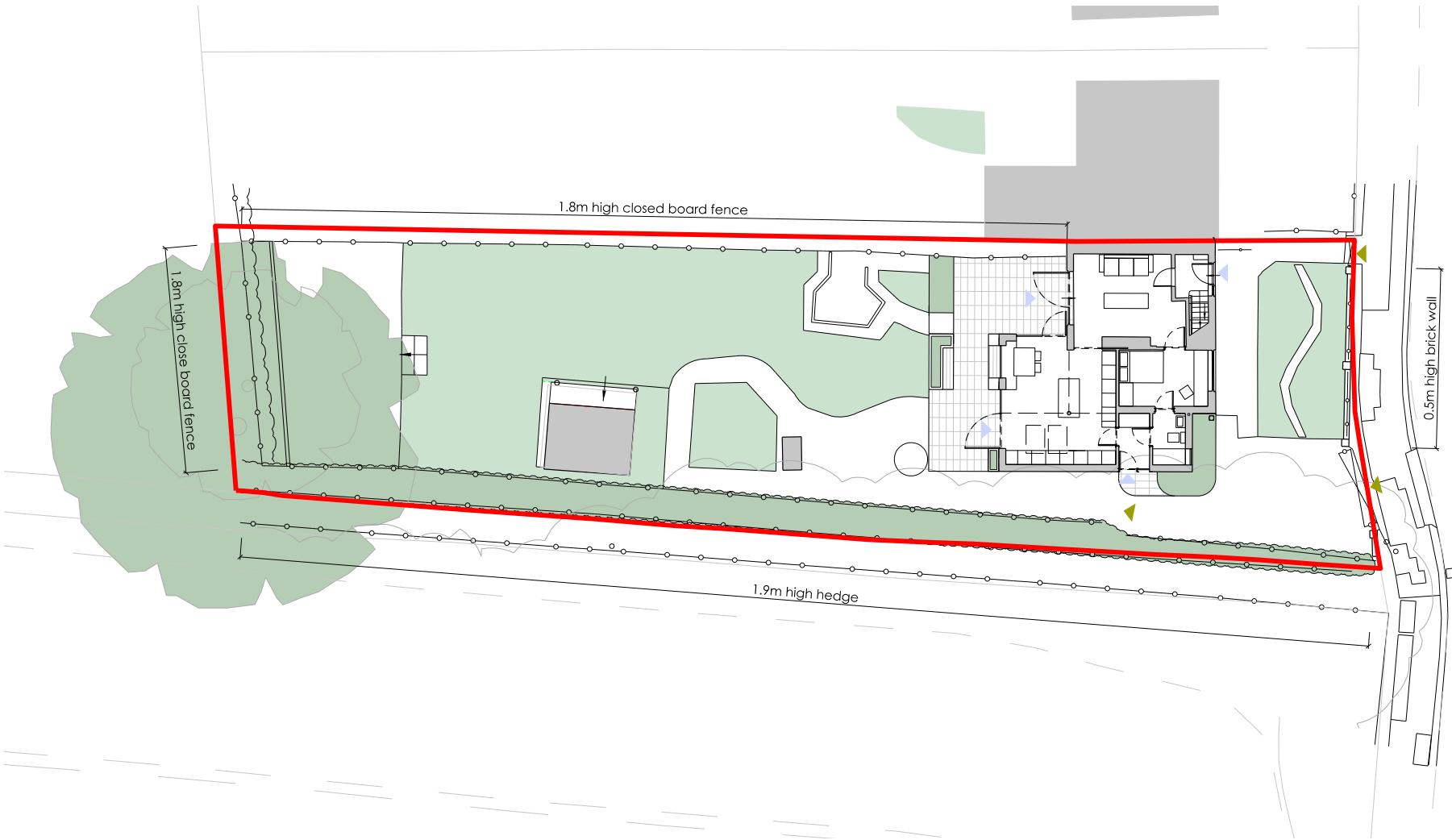


4.3 SITE LAYOUT

The new addition is set back from the front of the existing house by 1m to reduce its visibility from the street and retain the houses prominence within the plot.

A New hard standing patio will be created to the rear of the extension to offer good quality outdoor amenity space, punctuated with planters that are fomed in the same finish as the concrete plinth of the house.

External access to the garden remains unchanged as a route througha the side of the house is retained.



Key

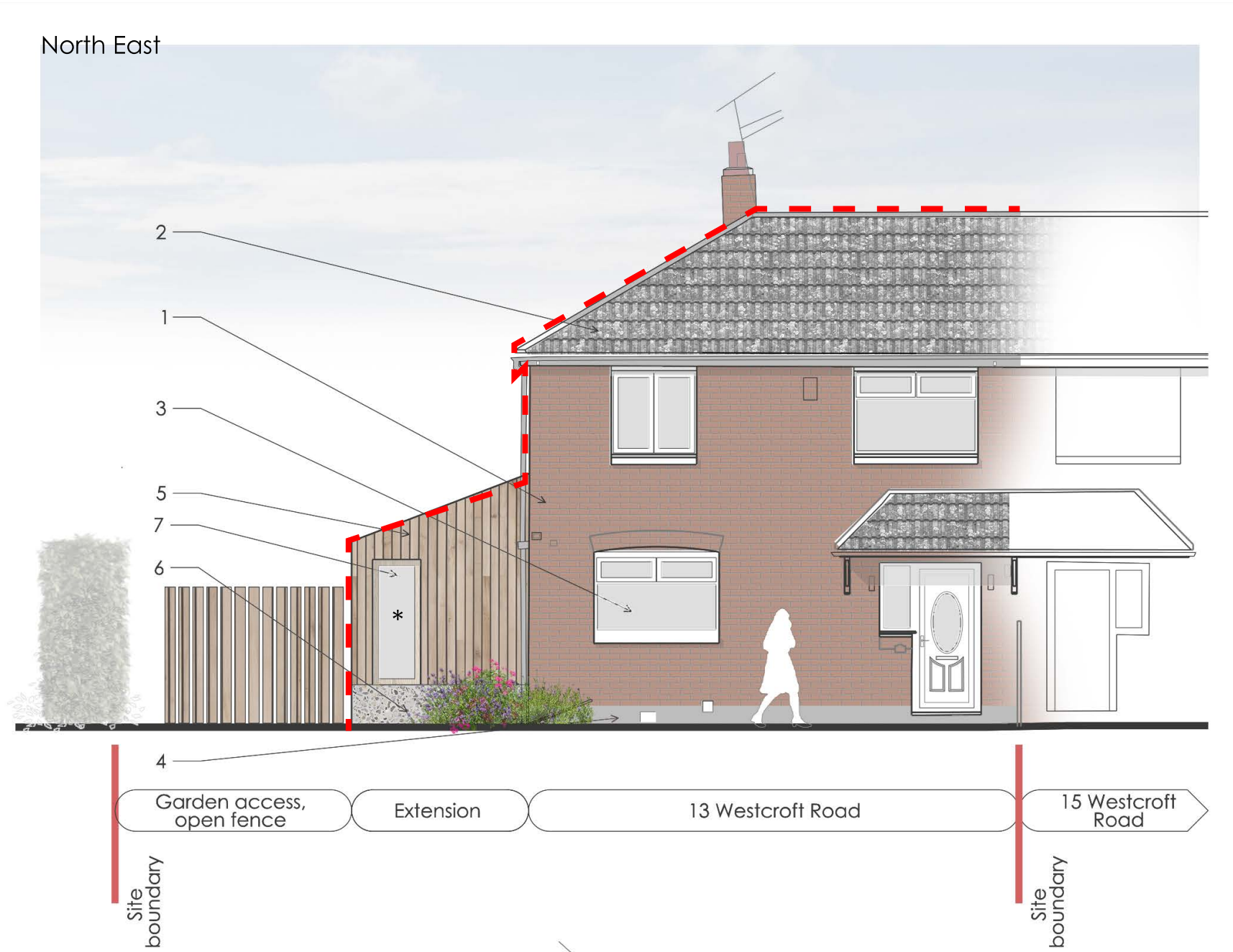
	Site boundary		Concrete pavers
	Lawn		Access to house
	New patio		Access to garden

Site plan as proposed



4.4 SCALE AND PROPORTION

The extension would be the lowest form accross the property's roof line. Presenting a mono pitched roof to the street allows the eaves to step down further and refereces the hipped roof of the house.



4.5 INTERNAL LAYOUT

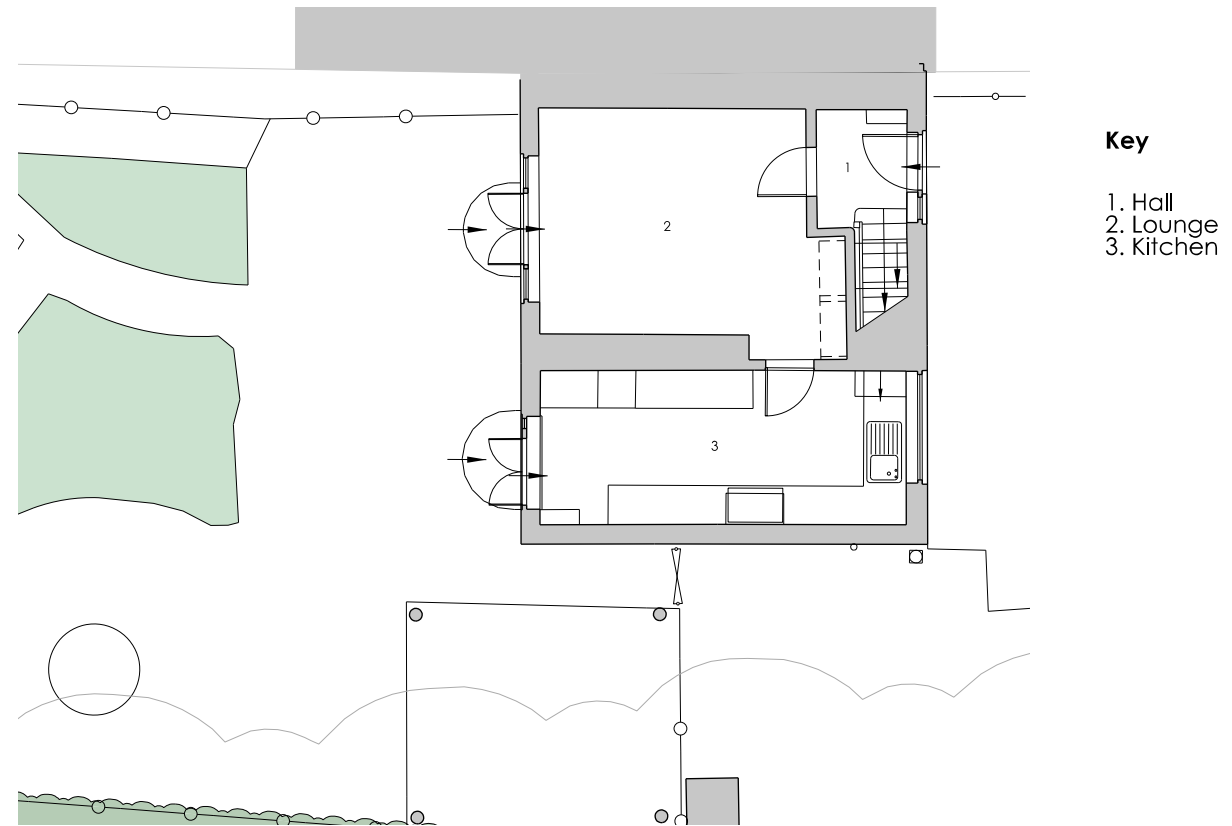
The wrap around extension serves as a modest intervention that maximises floor space by opening up the house into the new addition on its south Easterly corner, allowing new rooms to spread across the existing and proposed floor plate.

New rooms include a generous kitchen, a guest bedroom / study, a dual access bathroom that serves as an ensuite and the rest of the house during the day, a new entrance with cloak storage and an all important dining room.

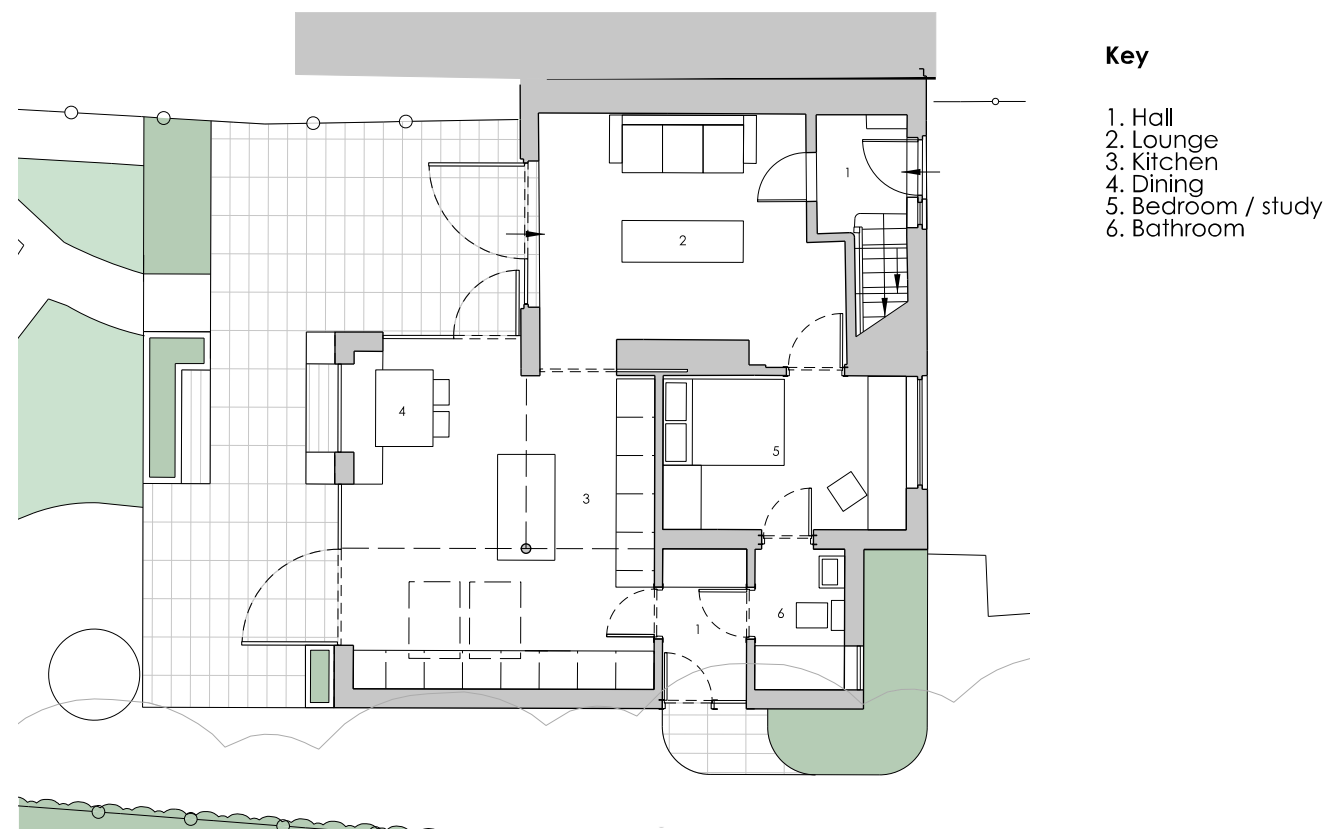
This new arrangement provides views from the kitchen, through the dining room on to the garden, framed by generous well proportioned fenestration.

Having the new kitchen and dining room positioned adjacent to one another both offers a more sociable arrangement whilst entertaining, whilst making day to day life more functional.

Ground Floor as Existing



Ground Floor as Proposed



4.6 APPEARANCE AND FORM

The proportions and positioning of the extension have been considered so as to mitigate any loss of amenity or overshadowing of the neighbouring number 15, extending out less than the neighbouring conservatory and pulled away from the party line.

The pitched roof of the extension is finished in a singly ply membrane and an added layer of protection to the roof is provided by over cladding it with the timber cladding to seamlessly blend with the aesthetic of the extension as per the reference image to below.

The plinth and patio is accented using planting to invite the garden into the home and soften any harsh edges and thresholds.



reference image of overclad roof



Rear view of proposal

4.7 MATERIALS

The material palette for the external finishes of the extension will be comprised of thermally treated timber cladding and timber windows and doors to blend with the cladding.

These materials have been selected to simultaneously blend with and complement the existing house.

Planting will be utilised to soften and punctuate the elevations of the proposal.

EXTERIOR MATERIALS



concrete plinth



Thermally treated, sustainably sourced timber cladding



Planting



Timber windows and doors

5.0 LANDSCAPING

5.1 LANDSCAPING

Hardstanding patios will be positioned to promote circulation around the extension and offer external seating and dining areas that take advantage of garden.

The majority of the garden will remain as existing with a good amount of planting and lawn.

5.2 BOUNDARY TREATMENT

There are no changes proposed to the boundaries.



Site plan as proposed



6.0 ACCESS

6.1 PEDESTRIAN

Pedestrian access will remain unchanged and be from Westcroft Road via the front garden.

Circulation around the house is provided via new hardstanding patios.

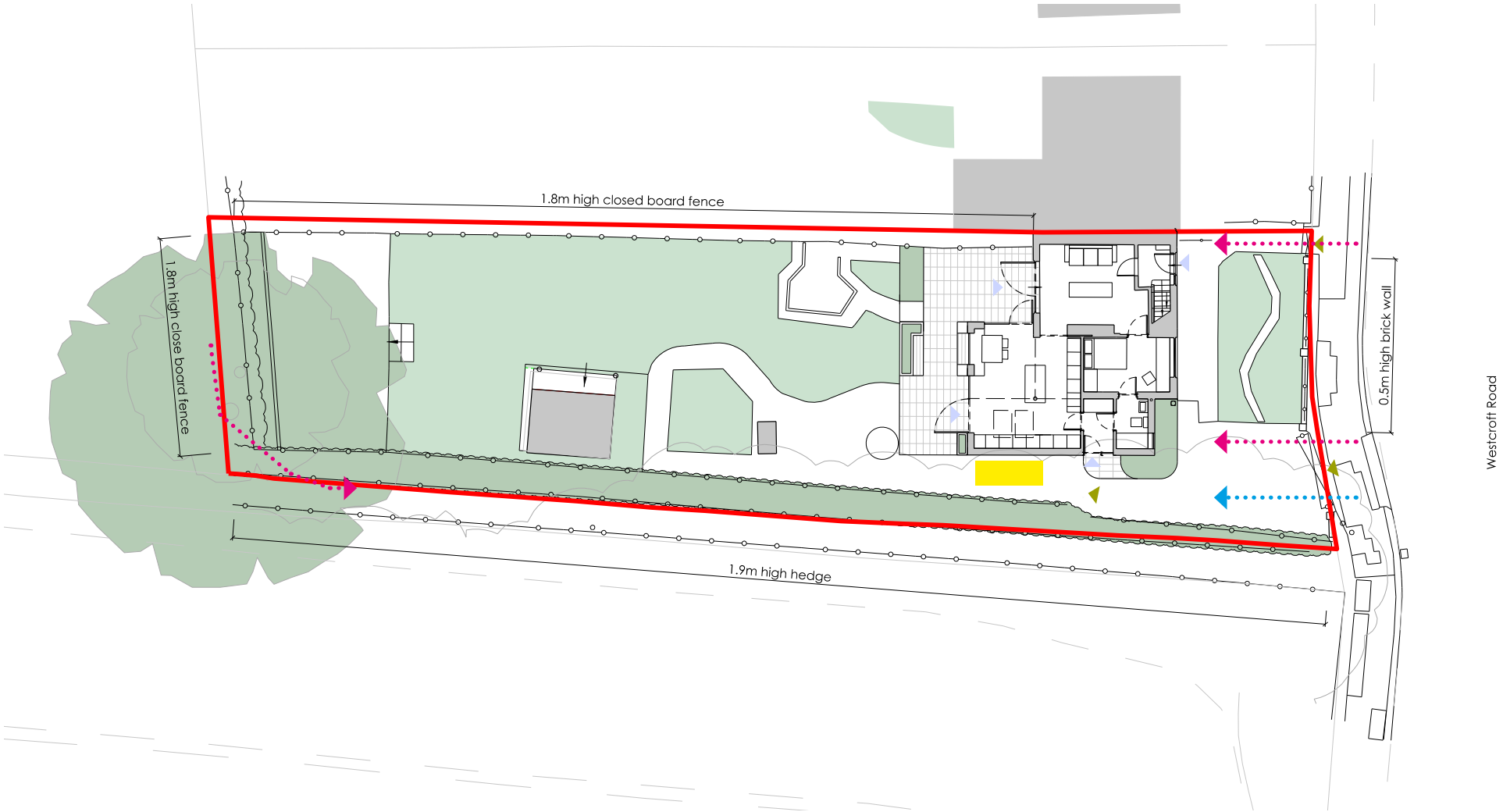
6.2 VEHICULAR

Vehicular access will remain unchanged and be from Westcroft Road via the driveway.

There will be no impact upon the off road parking, within the curtilage as result of the proposal.

6.3 WASTE MANAGEMENT

Bins will be stored at the side of the house and taken to the street on collection days.



KEY

- Pedestrian route
- Vehicular route
- Binstore

Site plan as proposed



7.0 SUSTAINABILITY

The proposed extension will be built with a high level of insulation and thermal mass to provide a regulated internal temperature. Glazing will also be of a high specification to allow for solar gain in winter and restrict it in the summer. These factors together will ultimately reduce the heating demand of the property.

Materials will be sought from sustainable sources and from local suppliers where possible. These materials will be chosen with longevity and low environmental impact in mind.

Thank you

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