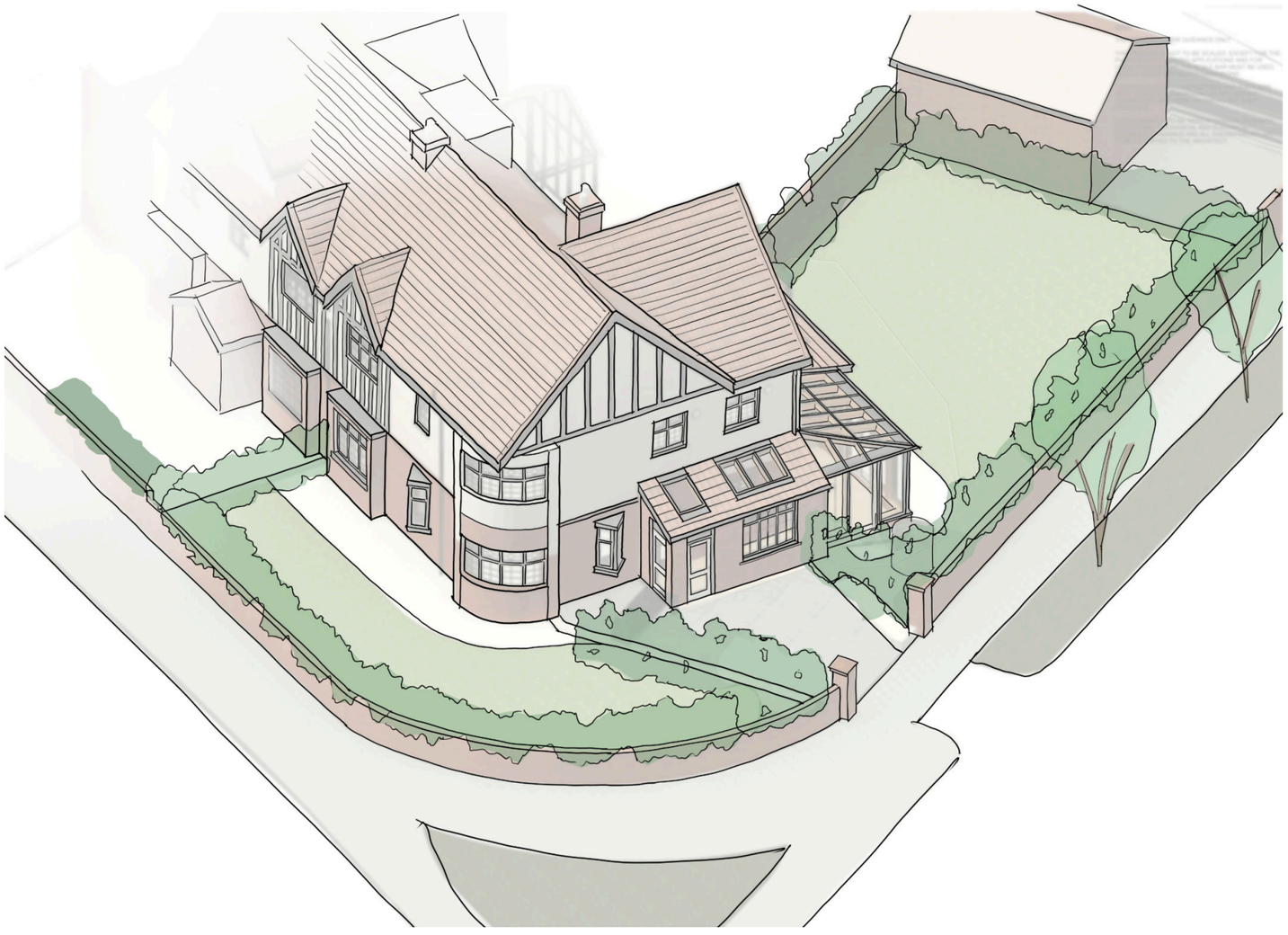


DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY EXTENSION, INSTALLATION OF INSULATED RENDER TO FIRST FLOOR OF DWELLING, REPLACEMENT WINDOWS AND EXTERNAL WORKS.

14 CONYNGHAM ROAD, RUSHOLME, MANCHESTER, M14 5SA

Applicant: Mr Christopher Rattew
February 2025

REF: 23-015/F75
Rev:B
Date: 010325

S10A
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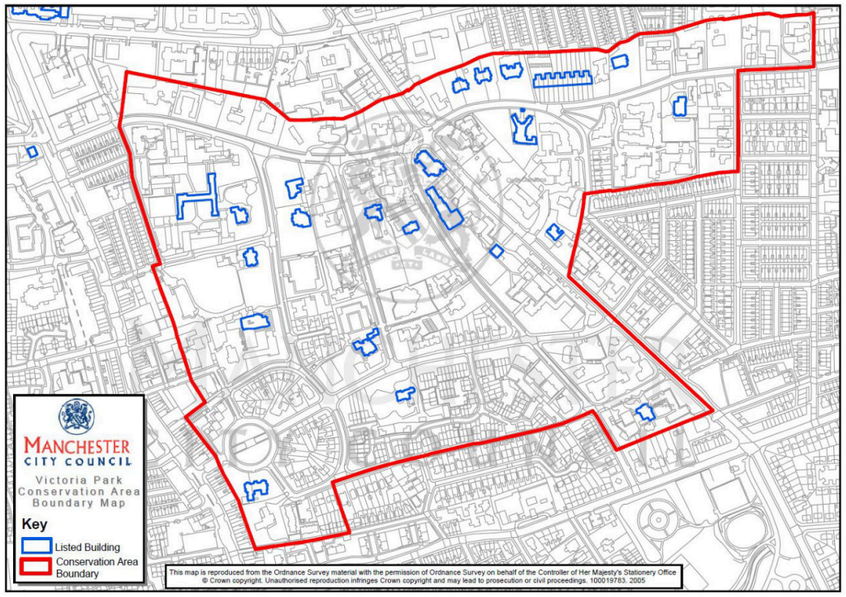
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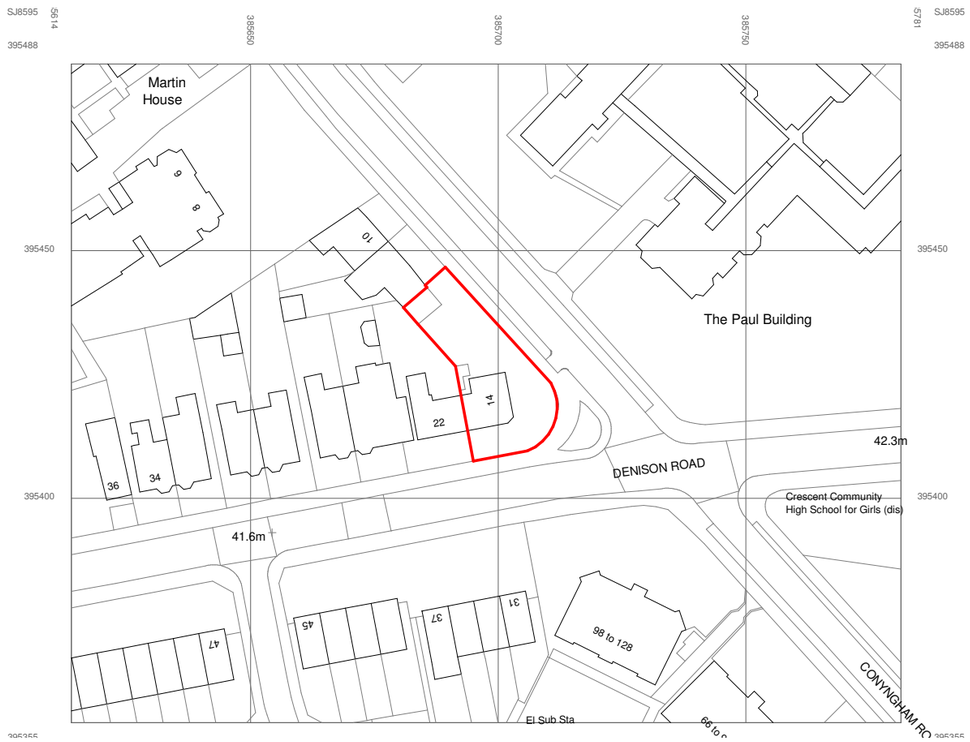
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1.0 Introduction



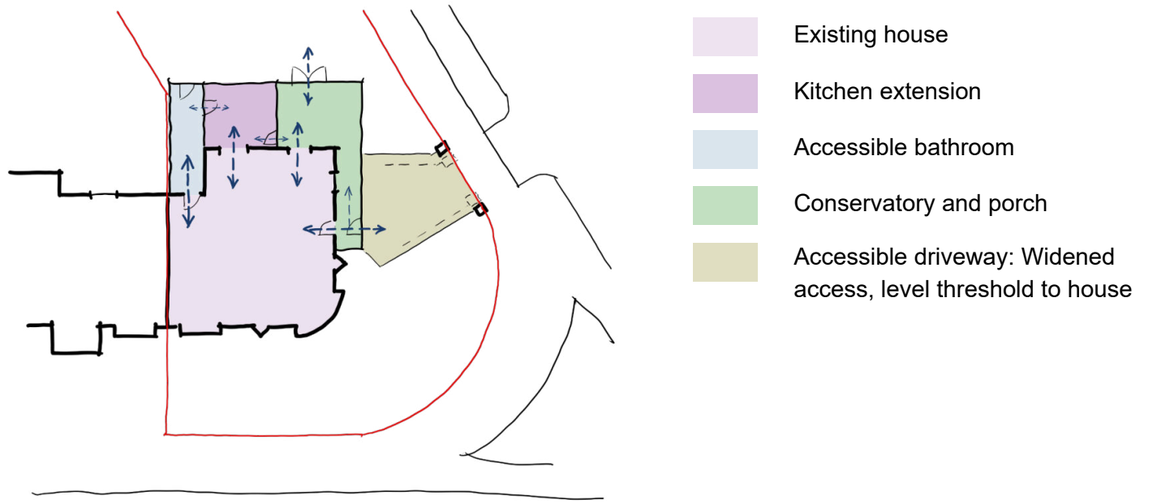
Victoria Park Conservation Area Plan



Site location plan

Introduction

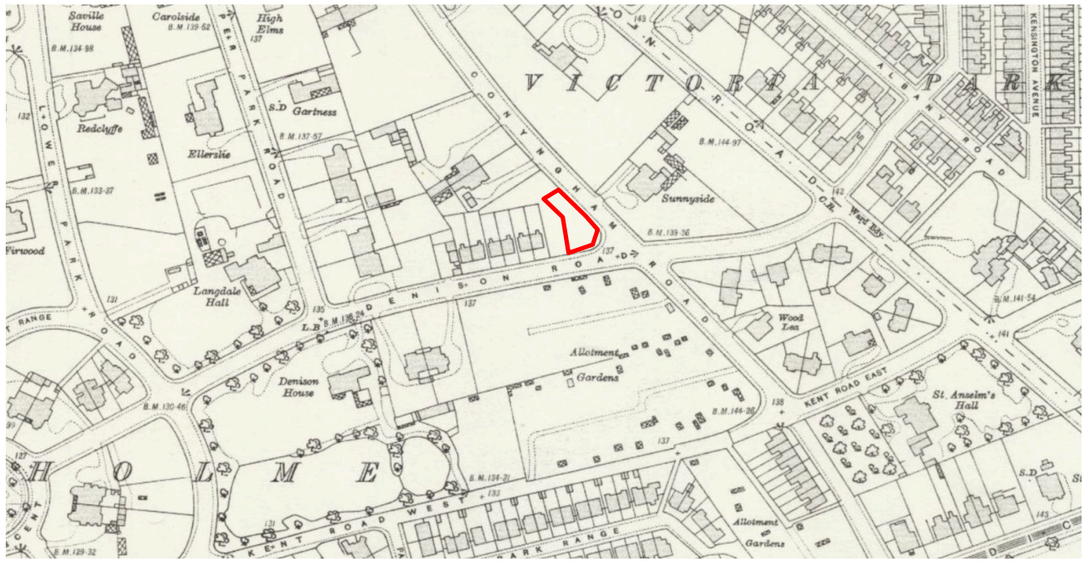
This planning application describes the proposals for an extension to 14 Conyngham Road, with the Victoria Park Conservation Area. The proposals involve a single storey extension and external works, in order to provide and accessible bathroom, additional living and entrance space and external works to enhance accessibility. The document includes site analysis, an appraisal of the key heritage features and a description of the proposals.



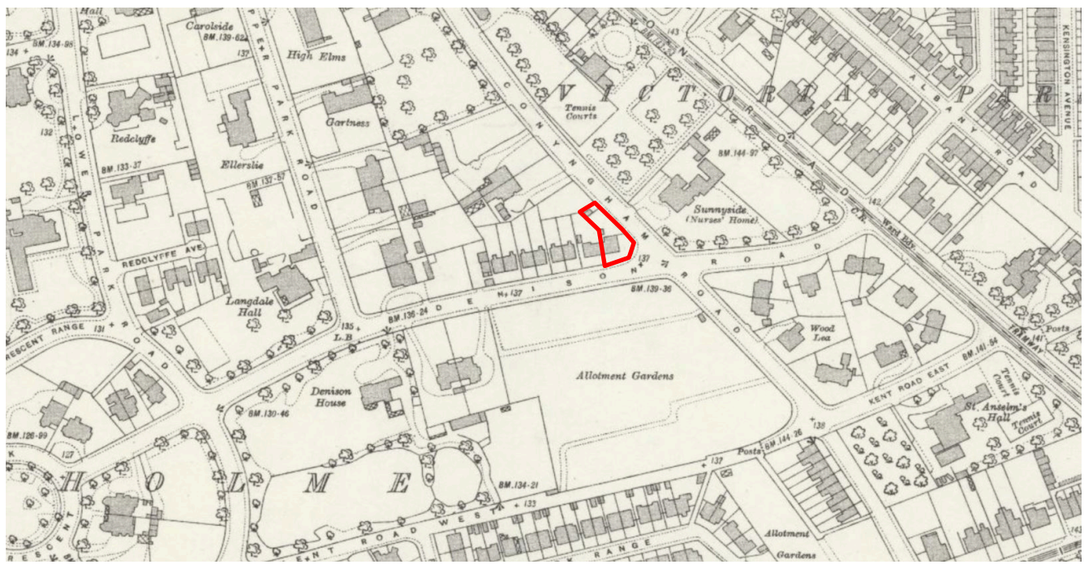
The proposals are designed not only to improve accessibility but also to enhance the connection between indoor and outdoor spaces, reflecting the homeowner's passion for gardening. The extension creates a natural flow between key garden areas, ensuring that gardening remains an accessible and an integral part of the design.

The proposals have been subject to two planning pre-applications in August and September 2024 in addition to further communication with Rusholme and Fallowfield Civic Society following the second pre-app in October 2024.

2.0 Site Context



OS MAP: 1915



OS MAP: 1933

Context

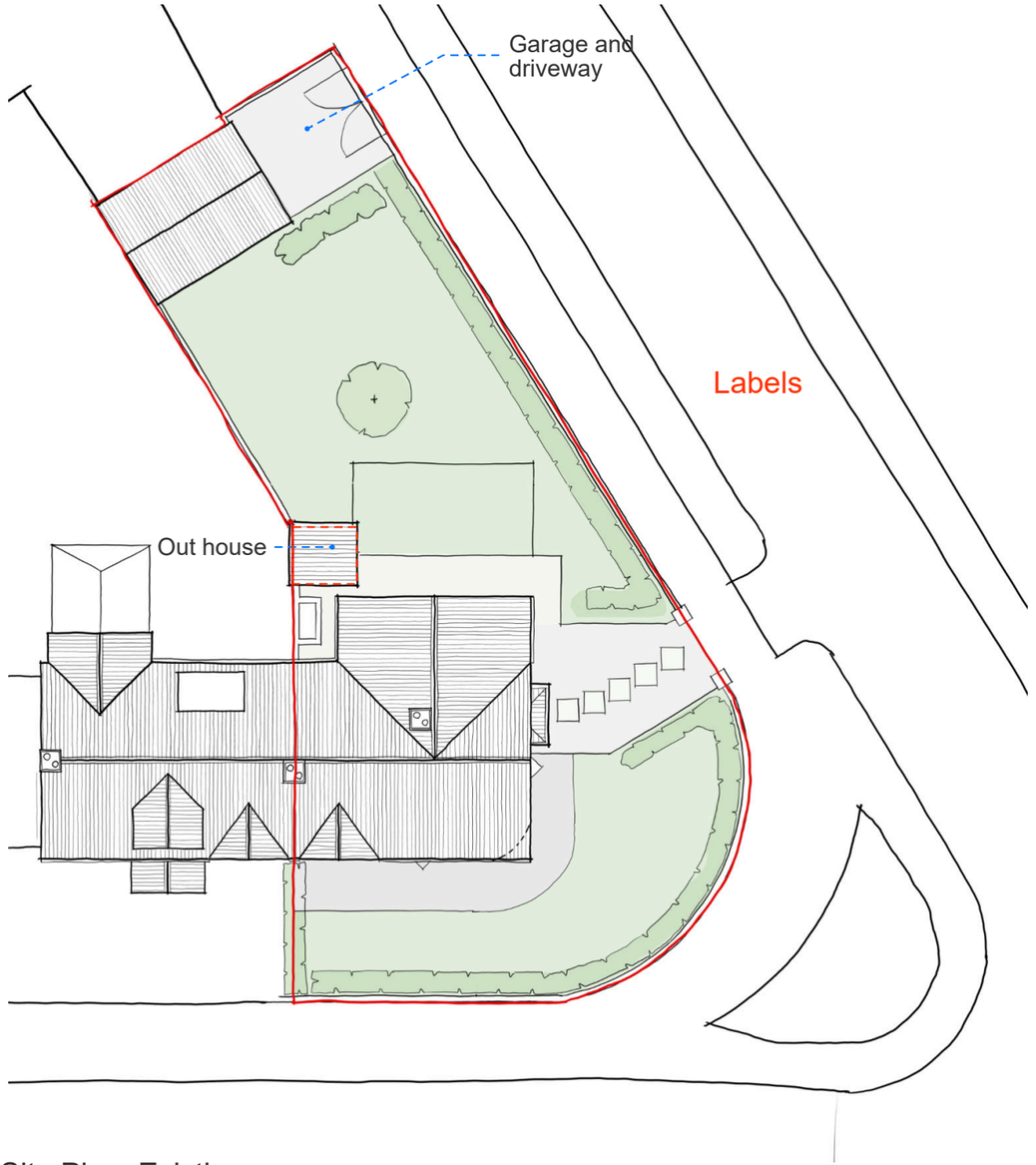
The site is within the Victoria Park Conservation Area, which was designated in 1972 and was part of the original Rusholme township. The site is at the junction of Denison Road and Conyngham Road, which are set at acute angles resulting in a non-orthogonal site. To the west of the site, across Conyngham Road is a University of Manchester Estate which includes the listed Dalton Ellis Hall, heritage asset ‘The Paul Building’ in addition to some 1980s and later student accommodation blocks.

The dwelling on the site is a semi detached property with a relatively prominent corner location due to the road alignment. The boundary wall facing the road junction is significantly set back from the road and curved in a wide radius, before following the road to the south and east as straight segments of low brick wall. As is typical of the surrounding roads, the brick boundary walls are low with native hedges and planting set behind. The vehicle access from Conyngham Road is flanked by decorative brick piers at the site boundary.

2.0 Site Context

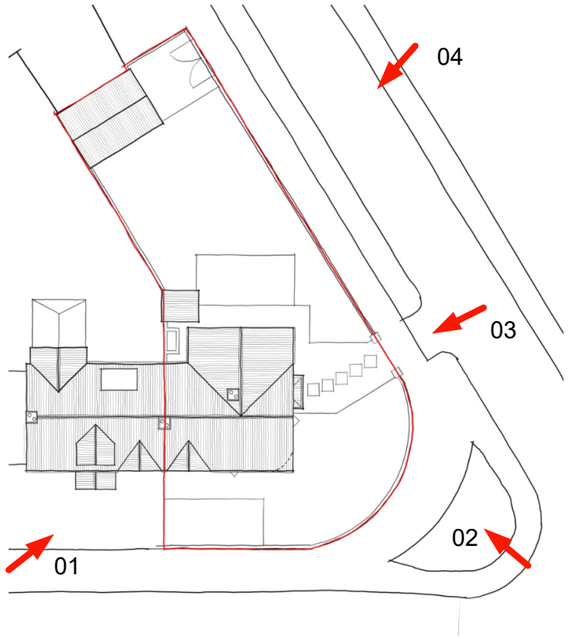


Aerial Photo from South



Site Plan: Existing

3.0 The Site





PHOTOGRAPH 01: From Denision Road facing east. Side and front extensions to 22 Dension Road of varying quality



PHOTOGRAPH 02: From road junction facing north-west. Property is significantly set back from the road and defined by brick boundary walls and hedges

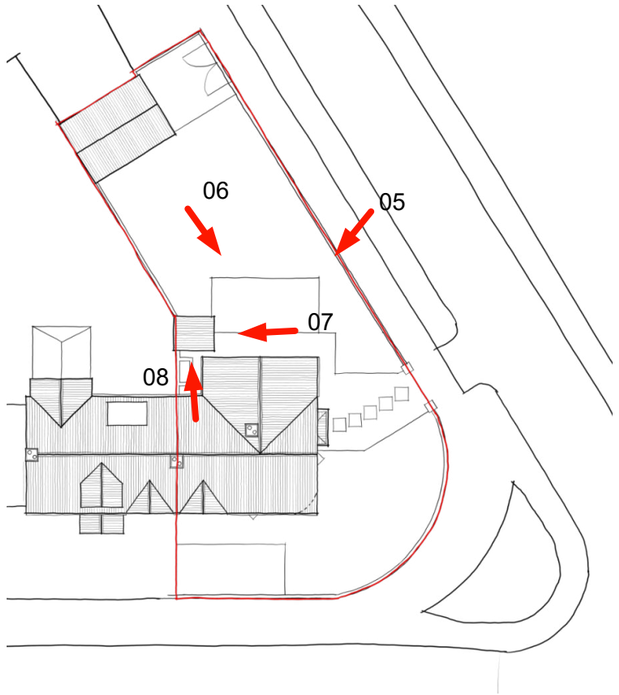


PHOTOGRAPH 03: From Conyngham Road facing west. Showing narrow site access and boundary condition



PHOTOGRAPH 04: From Conyngham Road facing south-west, showing extensive planting and tree planting in verge.

3.0 The Site





PHOTOGRAPH 05: From Conyngham Road towards rear extension of property, showing boundary wall, hedge and shrub planting



PHOTOGRAPH 06: North / rear elevation. Existing out house (low end) on right

The photographs demonstrate the mature boundary planting along Conyngham Road, providing screening (photograph 05).

Photographs 07 and 08 show the existing outhouse and remnants of the masonry boundary wall between the application site and 22 Denison Road.

It appears that the masonry boundary wall was previously higher due to the inconsistent height and missing coping stones. It has been drawn as it appears currently for the purpose of analysing the impact on amenity.



PHOTOGRAPH 07: From rear garden towards out house



PHOTOGRAPH 08: From rear yard, between house and structure forming part of boundary. Out house with door opening in background

4.0 Existing Building



GA Elevation - North - Existing
Copy 1
1 : 50



GA Elevation - East - Existing
Copy 1
1 : 50

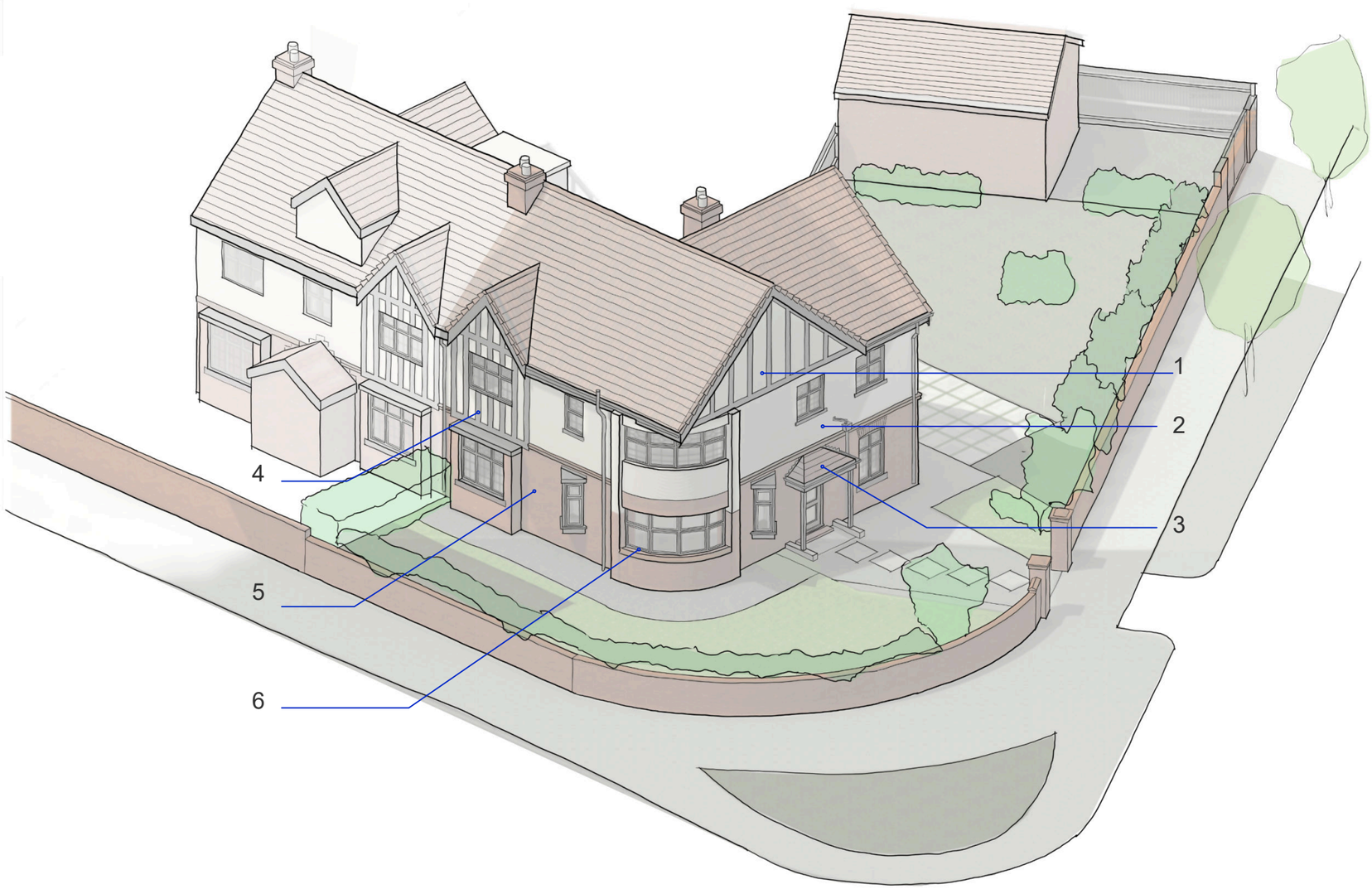


GA Elevation - South - Existing
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Existing Building

The building dates from around 1926 and could be considered ‘Tudoresque’ and a relatively early example 1930s domestic architecture, featuring a prominent two storey curved bay window flanked by vertical piers and surmounted by a partially projecting gable. The curved bay window, which is an offset radius of the boundary wall, is unusual because it faces the corner of the site rather than on either of the two principal elevations. The gabled roof with ‘Tudoresque’ timber detailing and large decorative barge boards, partially cantilevers over the curved bay window which is distinctive and considered to be a feature of heritage merit. The south elevation facing Denison Road has an additional single storey rectangular bay window, topped by narrow gable with faux Tudor timber detail with render infill which extends to first floor level. The gable and bay window is mirrored across the boundary with 22 Denison Road, which also features a ground floor extension which appears to be a recent addition.

4.0 Existing Building



1: ‘Tudoresque’ gable. High heritage value due to uniqueness and age

2: Second principal elevation (facing Conyngham Road) Moderate / high heritage value

3: Existing porch canopy: Moderate heritage value, diminutive scale and potentially not original

4: Bay window and ‘Tudoresque’ gable in mirrored arrangement: High heritage value

5: First principal elevation (facing Denison Road): High heritage value

6: Two storey bay window. High / moderate heritage value due to uniqueness

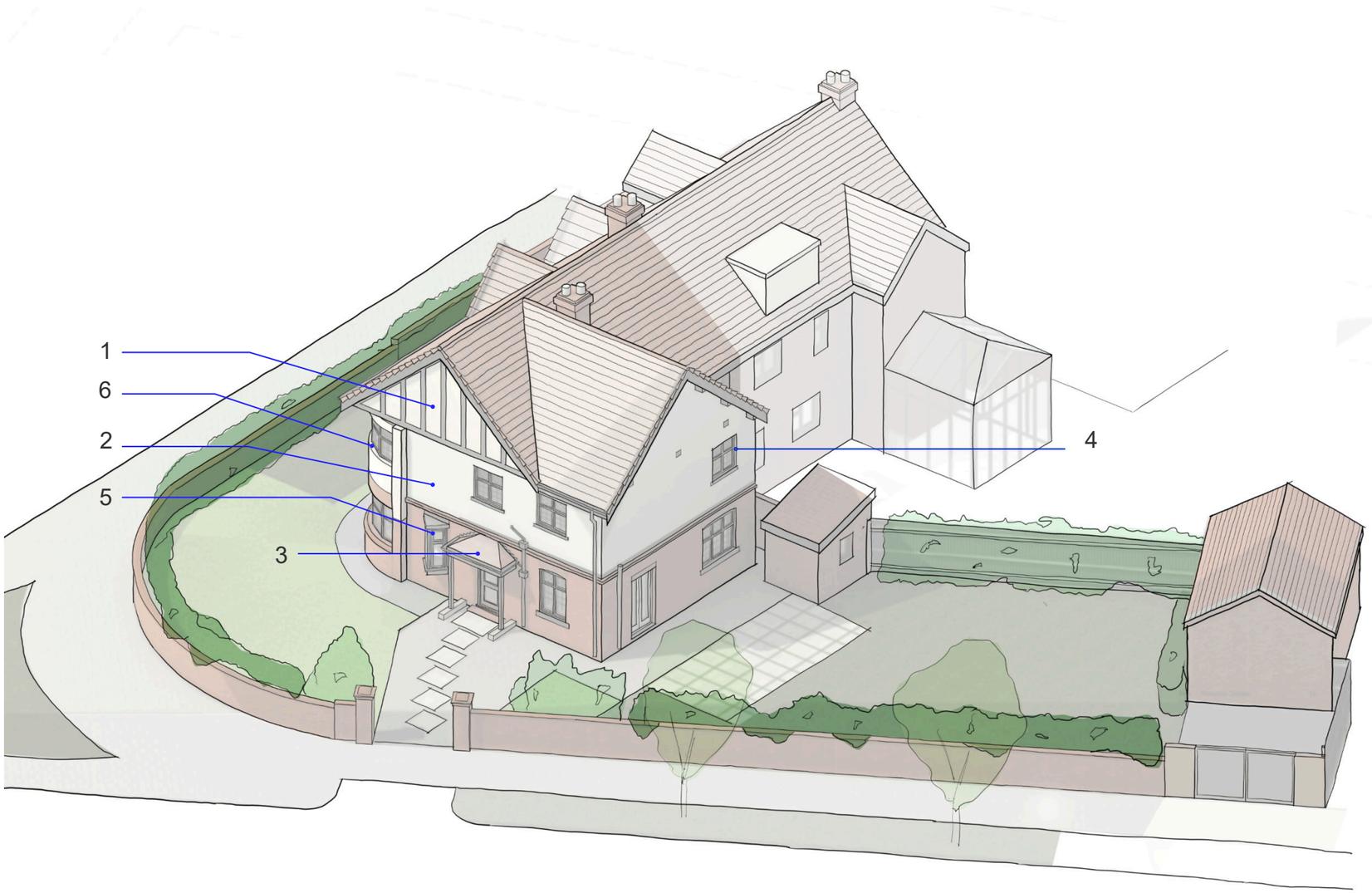
The south elevation also features a distinctive projecting oriel window with panes set at 45 degrees to the external wall. Along the east elevation, facing Conyngham Road, is the entrance below a canopy supported on timber posts. The entrance is flanked by an additional oriel window and original window with decorative brick soldier course above.

As is prevalent with domestic architecture from the period, the ground floor is red stock brick while the upper storey is mostly rendered or painted off white. A decorative masonry string course at first floor level defines the change in materials.

Between the two storey bay window and projecting gable on the south elevation and above the string course on the east elevation are additional windows with painted stone cills (one brick height) and unadorned heads.

The north elevation is also gabled with exposed purlins along the verge line, exposed wall vents and the same format of a brick ground floor and rendered first floor.

4.0 Existing Building



1: ‘Tudoresque’ gable. High heritage value due to uniqueness and age

2: Second principal elevation (facing Conyngham Road) Moderate / high heritage value

3: Existing porch canopy: Moderate heritage value, diminutive scale and potentially not original

4: Rear elevation: Moderate heritage value

5: Oriel window: High / moderate heritage value

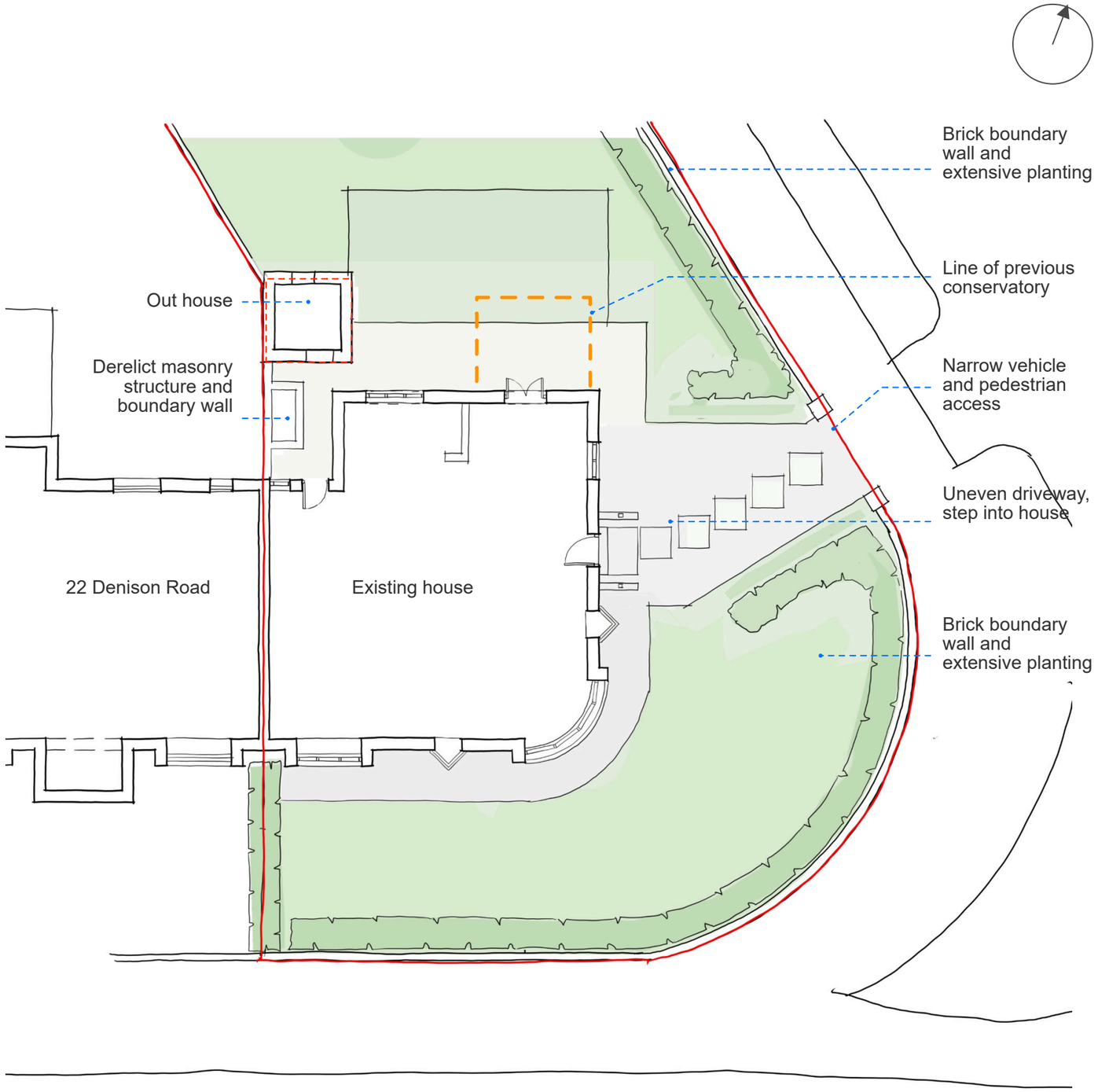
6: Two storey bay window. High / moderate heritage value due to uniqueness

The north gable does not feature Tudoresque timbers and has a more informal rear elevation character than the east and south.

The large rear garden features a masonry outhouse adjacent to the north gable and he remains of as structure within the recess between the north gable and neighbouring property, which forms part of the site boundary. The garden features some hard landscape adjacent to the building and soft landscape featuring lawn, hedges and planting. Along the northern boundary is a single storey garage building in brick.

It is the opinion of the applicant and agent that the property has heritage merit as described above, yet has a clear hierarchy in the importance of heritage features. The rear elevation is well screened and could be considered of lesser importance in relation to the south facing principal elevation, the curved bay window and key features on the east elevation.

4.0 Existing Building



Ground Floor Plan: Existing

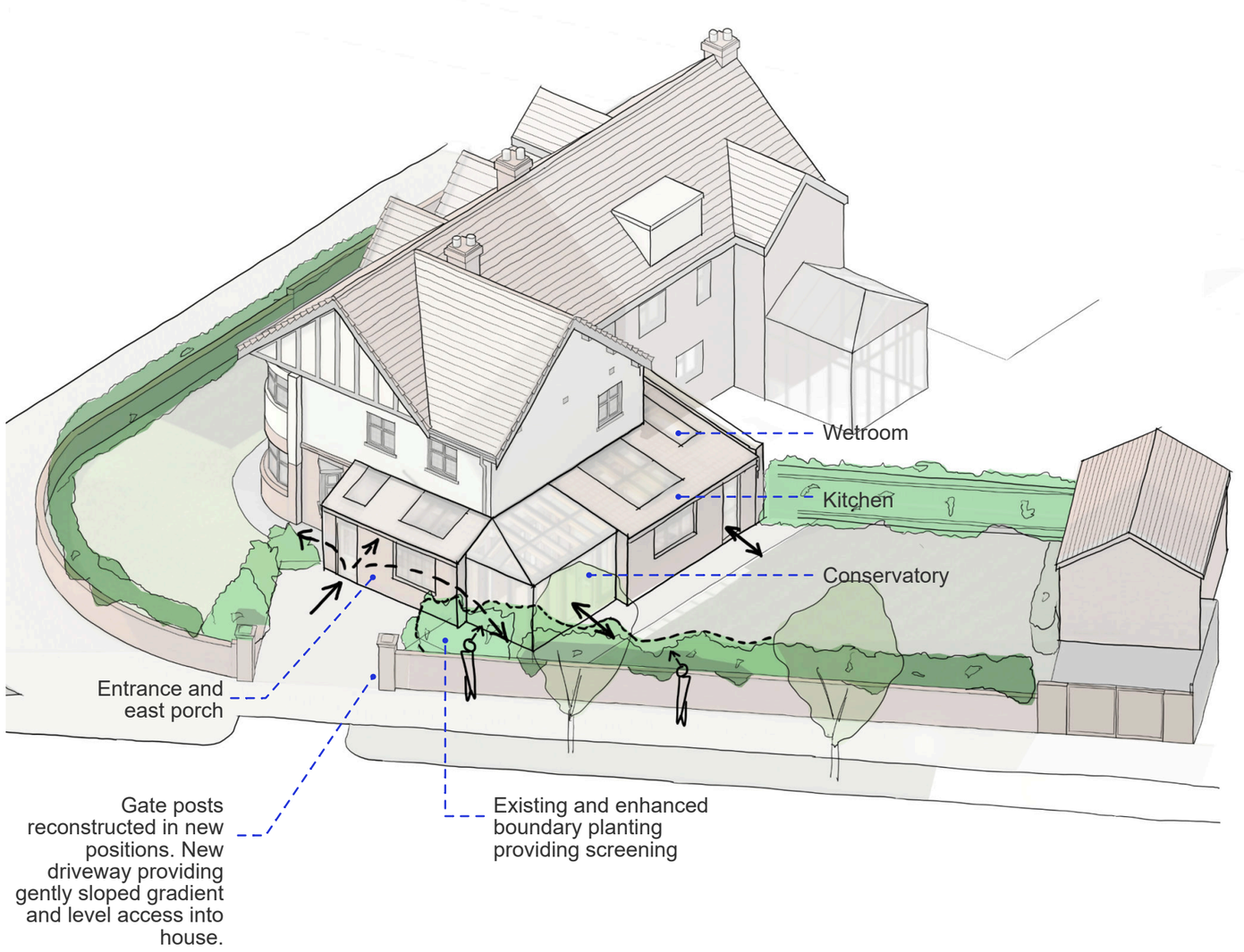
At ground floor a centrally placed main entrance on the east elevation provides access to a hallway and staircase. Two rooms face south, one with curved bay window and one with rectangular bay window.

At the rear of the house, a kitchen and diner area face the garden. The glazed french doors which provide access to the garden are a later addition to the property which previously provided access to a conservatory (now demolished). Within the recessed part of the house a shower and toilet area are adjacent to a store and rear access doors.

At first floor, four bedrooms and a bathroom are accessed from the central hallway.

The daylight conditions within the property, particularly at the rear at ground floor, are limited due to small windows with restricted glazed areas due to framing and leadwork.

5.0 Proposals



5.1 Proposals Overview

The proposals are for an L-shaped single-storey extension and associated external works, designed to enhance accessibility and better integrate the home with its surrounding garden spaces.

The primary purpose of the proposed works is to improve accessibility for the residents, one of whom is a disabled occupant. The design ensures step-free movement within the new extension and provides a direct relationship with the garden, supporting the homeowner's passion for gardening. The extension includes a conservatory, positioned to take advantage of natural light while offering a dedicated space for plant care and enjoyment. A passageway across the front of the property also enhances access to the garden, ensuring a more connected and private layout. External works, including a widened driveway and level thresholds, further contribute to an inclusive and functional environment.

At the front of the property, a new porch is proposed to enhance accessibility and provide a sheltered space for wheelchair storage and visitors' prams. The porch also acts as a link to the conservatory, strengthening the connection between the home and garden.

The proposed L-shaped extension projects 3.5m from the north-facing rear elevation and 1.8m from the east elevation, ensuring it remains modest in scale while fulfilling key accessibility and spatial requirements.

5.0 Proposals



As part of the proposals, the conservatory is a key space designed to serve the needs of a gardener while improving the relationship between the new extension and the garden. The proposed conservatory functions as an adaptable, light-filled space that supports year-round planting and growing.

Positioned as part of the overall circulation strategy, the conservatory enhances movement between the new extension and the garden, ensuring ease of access while reinforcing the integration of indoor and outdoor spaces. Its role within the design is central to the homeowner’s requirements, providing both a functional gardening space and an area that strengthens the home’s relationship with its surroundings.

Design development Illustrative CGI of the conservatory as a gardener's work-space

5.0 Proposals



Design Development Option A (pre-app 2)



Design Development Option B



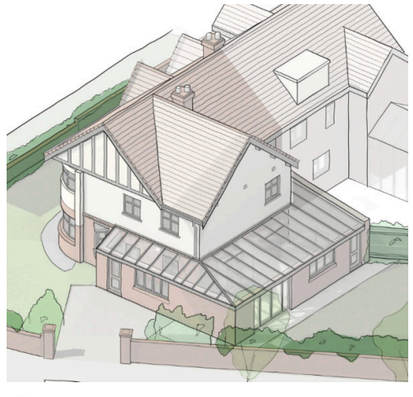
Design Development Option C



Design Development Option D

5.2 Design Development

Two planning pre-applications have been submitted to Manchester City Council in August and September 2024. The officer comments have informed the planning proposals.



Pre-App 1



Pre-App 2

The pre-application #2 proposals (design development Option A) involved masonry elevations, replica windows and a fully glazed roof with curved corner. The pre-application comments, which suggested a tiled roof, and the complexity involved in achieving the curved component, led to an option which involved a mostly solid metal roof (design development option B). This option did not meet the applicant's requirements for a highly glazed conservatory for growing plants.

Design development options C&D investigate a mostly solid tiled roof with rooflights, intersected by a glazed conservatory. Option C involves a glazed gable which was thought to be excessively scaled due to the roof form. Option D has a hipped glazed roof set back from the adjacent tiled roofs.



5.3 Massing

The proposed massing has been carefully considered in relation to the Conservation Area setting and the functional requirements for parking and access. The proposals are for an L shaped extension which extends further into the rear garden than it does in the side.

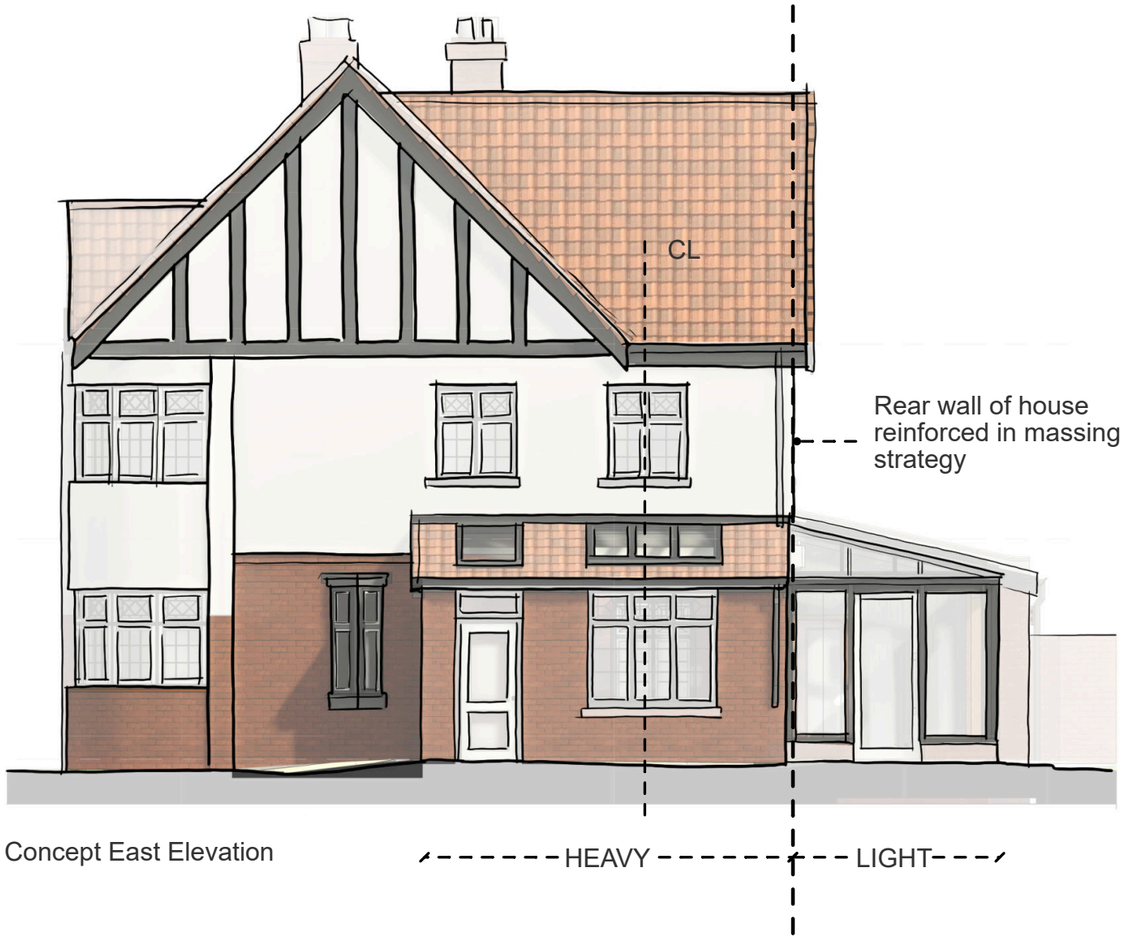
The massing of the roof form is a lean-to extension with consistent eaves and roof height along the east and north elevations. The roof form of the entrance part of the extension is lean-to rather than hipped end because it has a better formal relationship with the host dwelling and aligns with the historic precedent of a relatively lower pitched roof in matching materials for the entrance porch.

A key part of the proposed massing solution is the treatment of the north east corner which, because of the site layout, is in closer proximity to the boundary. This part of the extension is highly glazed in order to meet the functional requirements for a conservatory. The building line of this glazed part of the extension is set back from the adjacent solid masonry parts, in order to provide space between building and boundary for enhanced soft planting and a perimeter path. The glazed roof is hipped to align with the corner of the host dwelling and provides a junction for the transition in roof pitch between 23-5 and 12.5 degrees.

5.0 Proposals



Concept Elevations



Concept East Elevation

5.4 Appearance and External Materials

The design intent for the external appearance is to take cues from the host dwelling. Specifically these are to use the same (or closely matching) facing materials and by referencing opening sizes and window proportions.

At a finer level, the detailing is intended reference the host dwelling, but at a smaller scale which is appropriate for an entrance porch which typically have more refined detailing. For example the barge boards and fascias which adorn the host dwelling are at an appropriate scale in relation to the large roof, whereas the proposals for the porch see these dimensions reduced.

The proposed elevations for the east porch are intended to appear as an original part of the dwelling. The new window is a replica in size and detailing of the south facing window in the rectangular bay.

The proposed conservatory part of the extension is highly glazed and is intended to reference historic type conservatories or glass houses with timber detailing and traditional timber doors. External timber joinery is proposed to be painted black to match frames elsewhere and to provide a reference to the ‘tudoresque’ timbered gable by replicating the elongated proportions and materiality.

5.0 Proposals





Illustrative View of East Elevation

From the Conyngham Road approach to the dwelling, the proposals are designed to closely reference the host dwelling in materiality and detail. The ‘solid’ eastern porch part of the extension contains the entrance door with top light, which is adjacent to replica window. The matching external materials and detail are intended to provide a language which is consistent with the host dwelling.

Adjoining the east porch is a lightweight glazed conservatory with a glazed hipped roof adjoining the porch roof. This shift in elevational design is aligned with the rear wall of the host dwelling reinforces the clarity of the porch component.

The conservatory is stepped back from the building line of the porch, allowing a densely planted area and perimeter footpath between the glazing and boundary wall.





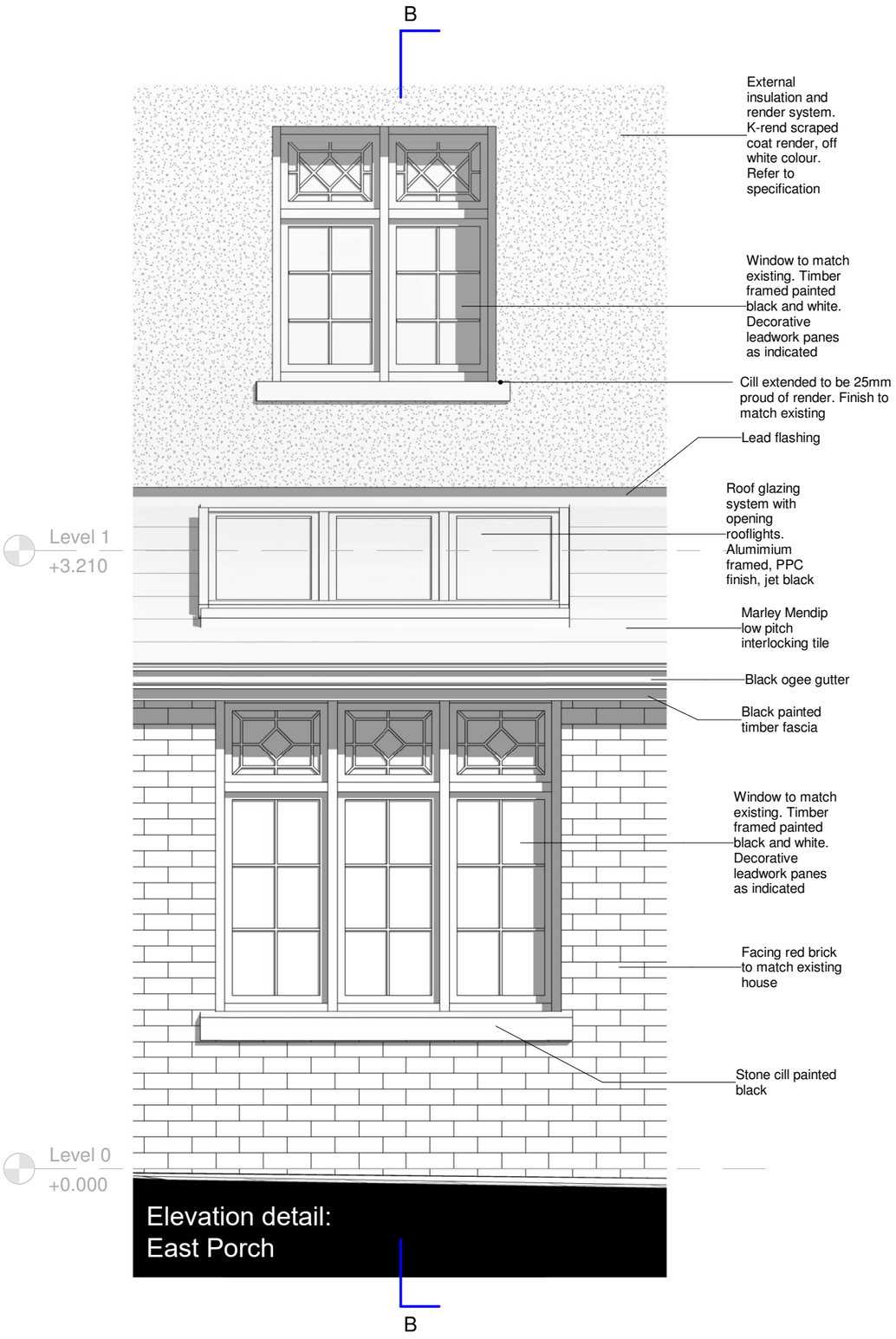
Illustrative View of East Elevation

The glazed conservatory continues around the north elevation and is defined by tall glazed panels on a brickwork plinth wall and external timber joinery painted black. The proposed conservatory is designed to compliment the host dwelling while reducing visual impact by being lightweight and transparent.

The conservatory adjoins another ‘solid’ volume which houses the kitchen and wetroom. The brickwork and roof tiling junction with the conservatory glazing mirrors the detailing at the east porch junction.

The proposed kitchen window would be in replica style with decorative leadwork, the adjacent door is proposed to be in conservation style. Above the kitchen window and door are rooflights within the tiled roof with black frames to match the overall colour palette

5.0 Proposals



5.5 Architectural Detail: Heavy

The east porch references the host dwelling, particularly the rectangular bay along the south elevation which is positioned symmetrically below a timbered gable and window arrangement. The proposed east facing window is designed to match the existing window with a similar relationship to the fascia.

The proposed roof is tiled to match the host dwelling and includes a series of rooflights with black frames. The flashings and the roof and wall junctions are intended to be in traditional leadwork.



Proposed roof tiles to match

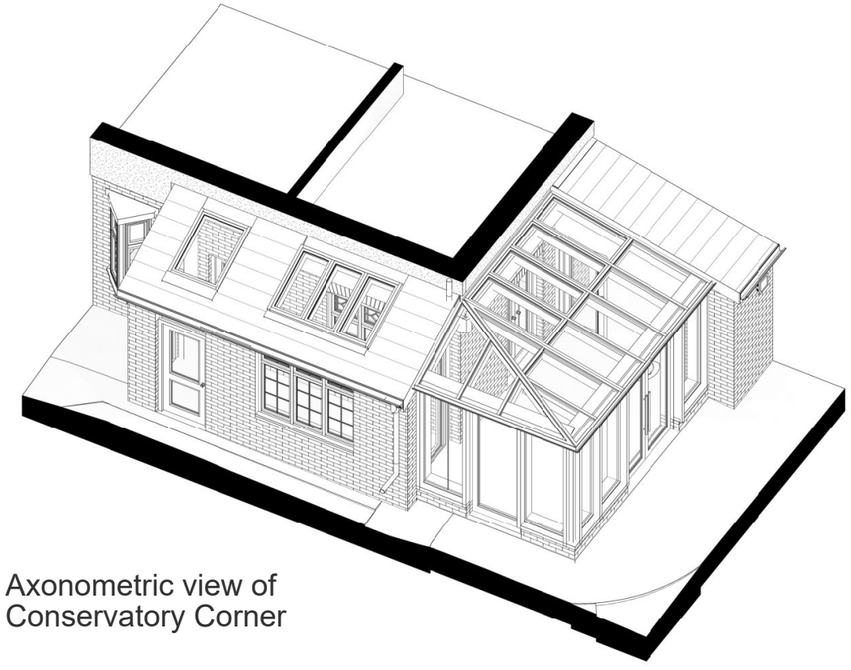


Key East Elevation



Rectangular bay and six panel window. SW Elevation

5.0 Proposals



Axonometric view of
Conservatory Corner



Elevation Detail: Conservatory

5.5 Architectural Detail: Light

The conservatory has been designed as a lightweight structure that complements the existing dwelling while maintaining a subtle presence within the site. The highly glazed walls and hipped roof allow for natural light penetration, ensuring a bright and transparent addition that reduces visual impact.

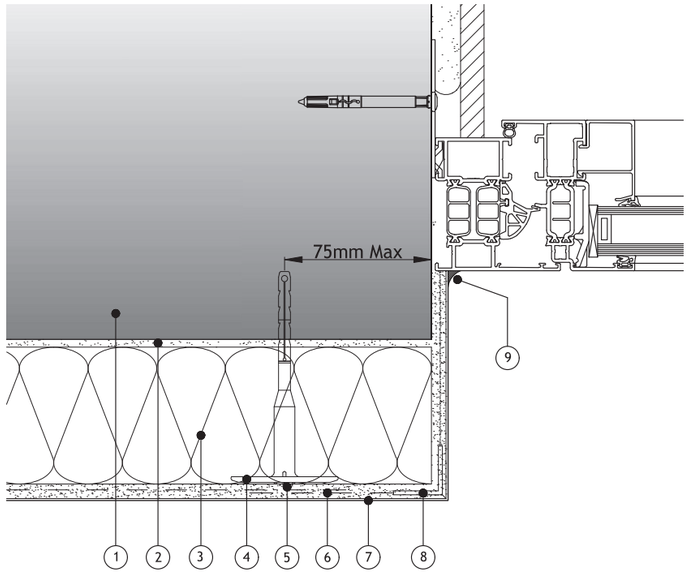
The glazing is framed with painted timber joinery, referencing traditional conservatories and harmonising with the existing architectural character. The roof form is carefully integrated with the main extension, with a transition between tiled and glazed elements that maintains coherence in massing. Opening rooflights provide natural ventilation, preventing overheating while preserving the light, airy quality of the space.



Illustrative CGI View of Conservatory North Elevation

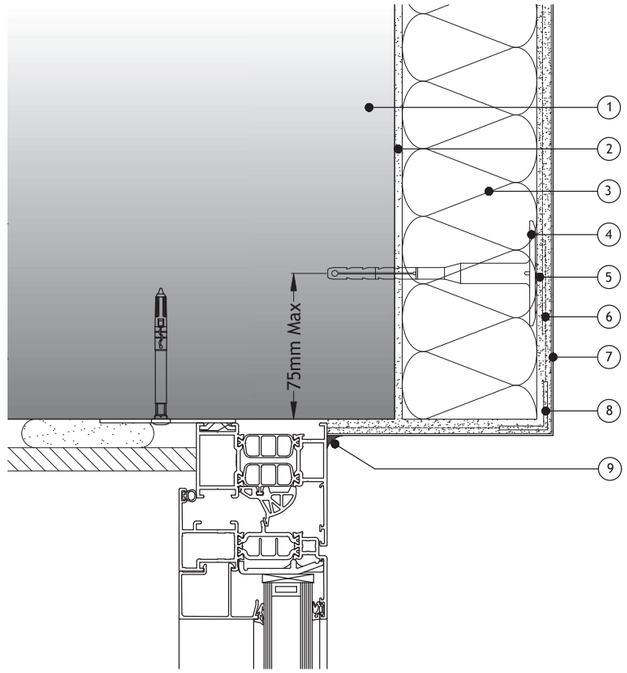
5.0 Proposals

Items:-
1 - Structural Substrate
2 - K Systems Insulation Adhesive (please refer to specification)
3 - Dual Density Mineral Wool Insulation Board (as per specification)
4 - Approved Mechanical Insulation Fixings (as per specification)
5 - K Systems Reinforcing Coat (as per specification)
6 - K Systems Reinforcing Scrim bedded into K Systems Reinforcing Coat (as per specification)
7 - K Systems Decorative Thincoat Finish (Silicone TC, Acrylic TC, Mineral TC & Silkolitt products)
8 - Surface Mounted Mesh-Wing Corner Bead, bedded into Reinforcing Coat (as per specification)
9 - Low Modulus Silicone Sealant (as per specification)



K Systems Insulated Façades Unit 203, Mere Grange St Helens WA9 5GG 01744 353 005 www.k.systems	DRAWING: K SYSTEMS M TC - NON - INSULATED REVEAL DETAIL		PC PC NC
	DRAWN AO'R	CHECKED Jm	DRAWING REF: KSM-TC-307
	Refer to technical@k.systems for Technical Assistance regarding Specification. This drawing is intended to illustrate the correct application of K System products only. All other elements are shown indicatively. It is not the intention to detail the building's construction.		DATE: FEB 2021 SCALE: NTS REVISION

Items:-
1 - Structural Substrate
2 - K Systems Insulation Adhesive (please refer to specification)
3 - Dual Density Mineral Wool Insulation Board (as per specification)
4 - Approved Mechanical Insulation Fixings (as per specification)
5 - K Systems Reinforcing Coat (as per specification)
6 - K Systems Reinforcing Scrim bedded into K Systems Reinforcing Coat (as per specification)
7 - K Systems Decorative Thincoat Finish (Silicone TC, Acrylic TC, Mineral TC & Silkolitt products)
8 - Surface Mounted Mesh-Wing Corner Bead, bedded into Reinforcing Coat (as per specification)
9 - K Systems Sealing Tape with Low Modulus Silicone Sealant (as per specification)



K Systems Insulated Façades Unit 203, Mere Grange St Helens WA9 5GG 01744 353 005 www.k.systems	DRAWING: K SYSTEMS M TC - NON - INSULATED HEAD DETAIL		PC PC NC
	DRAWN PB	CHECKED JV	DRAWING REF: KSM-TC-310
	Refer to technical@k.systems for Technical Assistance regarding Specification. This drawing is intended to illustrate the correct application of K System products only. All other elements are shown indicatively. It is not the intention to detail the building's construction.		DATE: JAN 2021 SCALE: NTS REVISION

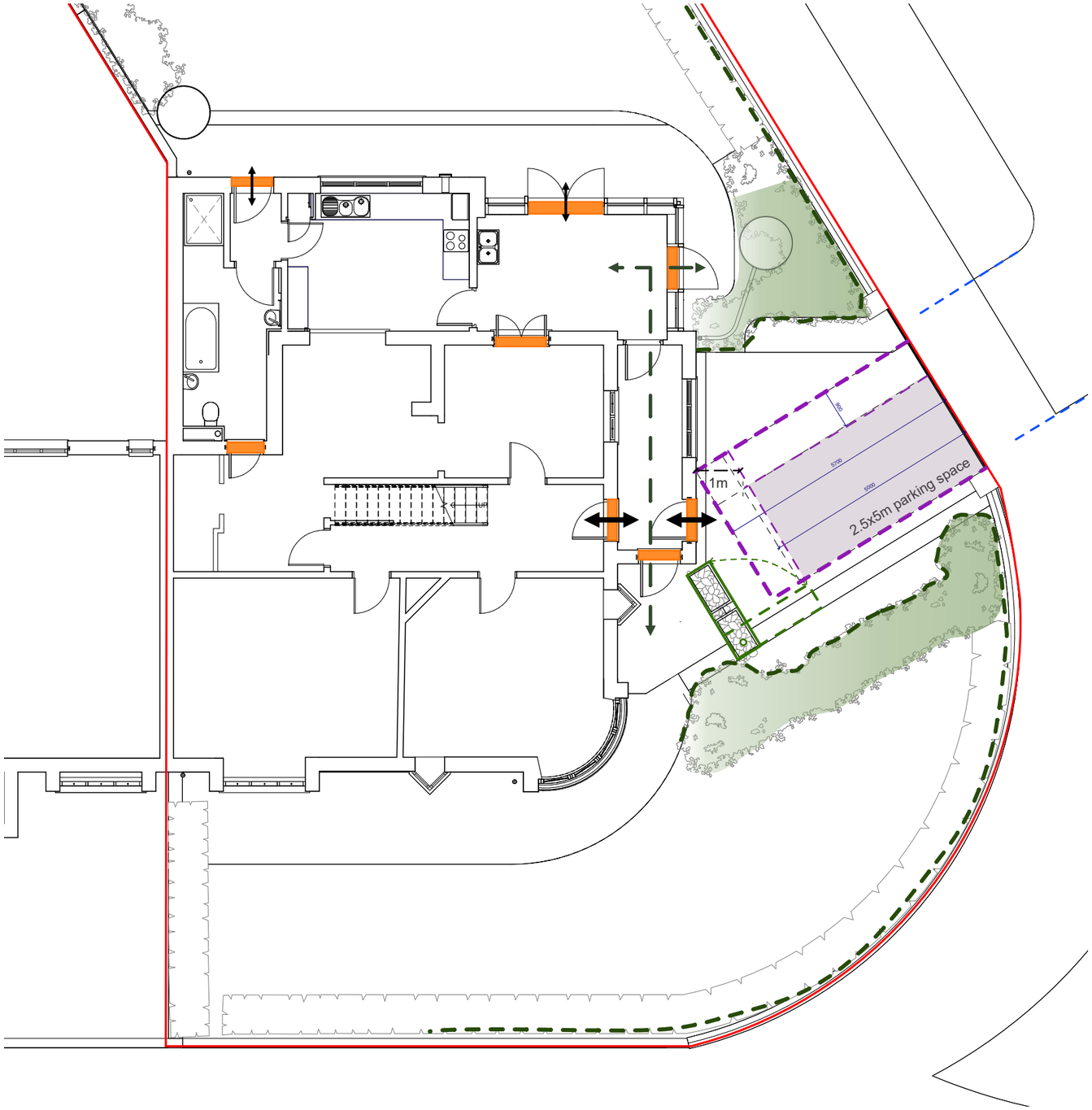
5.5 Architectural Detail: Insulated Render System

The upper floor of the existing building is mostly rendered with some areas of white painted masonry. The render colour of the existing property and neighbour is a brilliant white.

Part of the proposals are to add an insulated render system to some external walls in a matching colour with similar finish. The insulated render system will provide a significant uplift in thermal performance.

The applicant recognises the importance of the retaining the character of the fenestration as far as possible, rather than window framing becoming lost in insulated returns. The typical details on this page demonstrate the design intent for the insulation. A 90mm mineral wool insulation and render finish is applied to the external wall, this transitions to a non insulated system and window reveals in order to preserve the appearance of the window frame.

6.0 Access



Access Plan

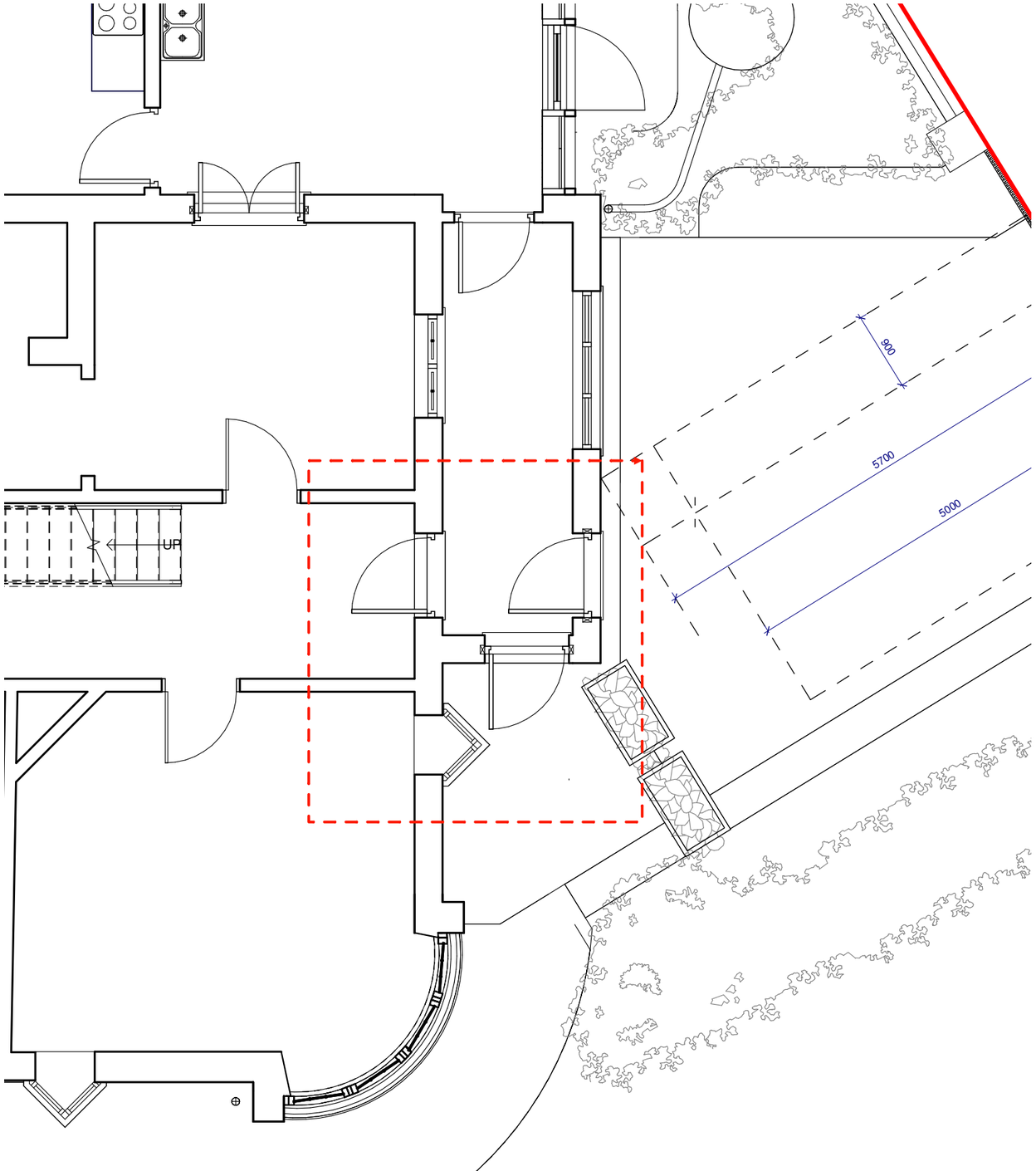
Access

The proposals involve a widening of the access along the back of pavement and within the applicant's property. Both existing masonry gateposts would be carefully demolished and reconstructed in new positions, allowing the wider access more suitable for both a parked car and pedestrian access along side. The new driveway would provide a gently sloping paved surface and level access into the dwelling. The parking area indicated is a clear 5.7m and wide enough for an accessible parking space. When a car is parked within a standard 2.5m x 5m space, a clear pedestrian zone between the parking space and extension is achievable. All externally paved areas and doors will provide level access into the dwelling.

Key to the client's requirements is providing optimised spaces for attending to the gardens. Spaces and linkages have been provided which offer a reasonable amount of privacy for gardening and maintenance, The east porch provides both access into the dwelling and an independent passage between the north and south gardens. The conservatory, which is designed to provide optimum daylight for growing conditions, is linked to the gardener's passageway.

- Level threshold doors
- Parking area
- Existing access from Conyngham Road
- Hedge / soft landscape. Security deterrent line
- Movable planters
- Entrances
- Gardening circulation route

6.0 Access

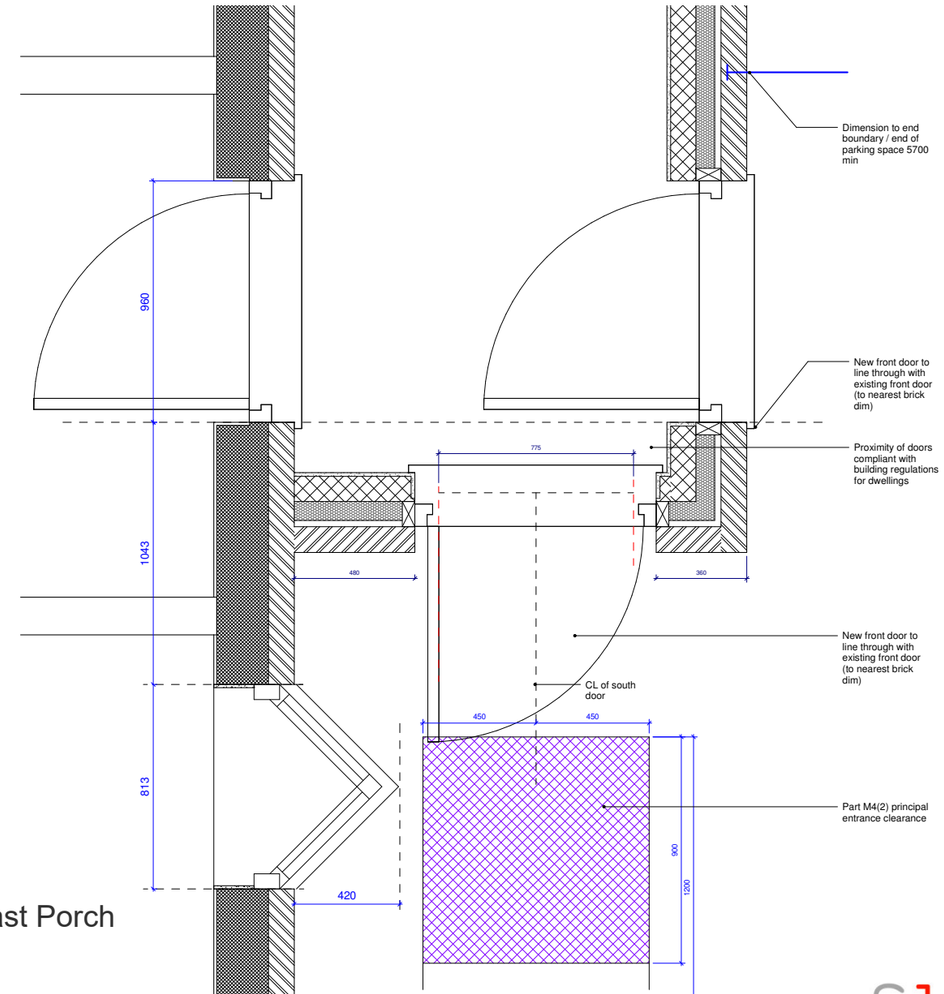


Access Plan - East Porch

Access

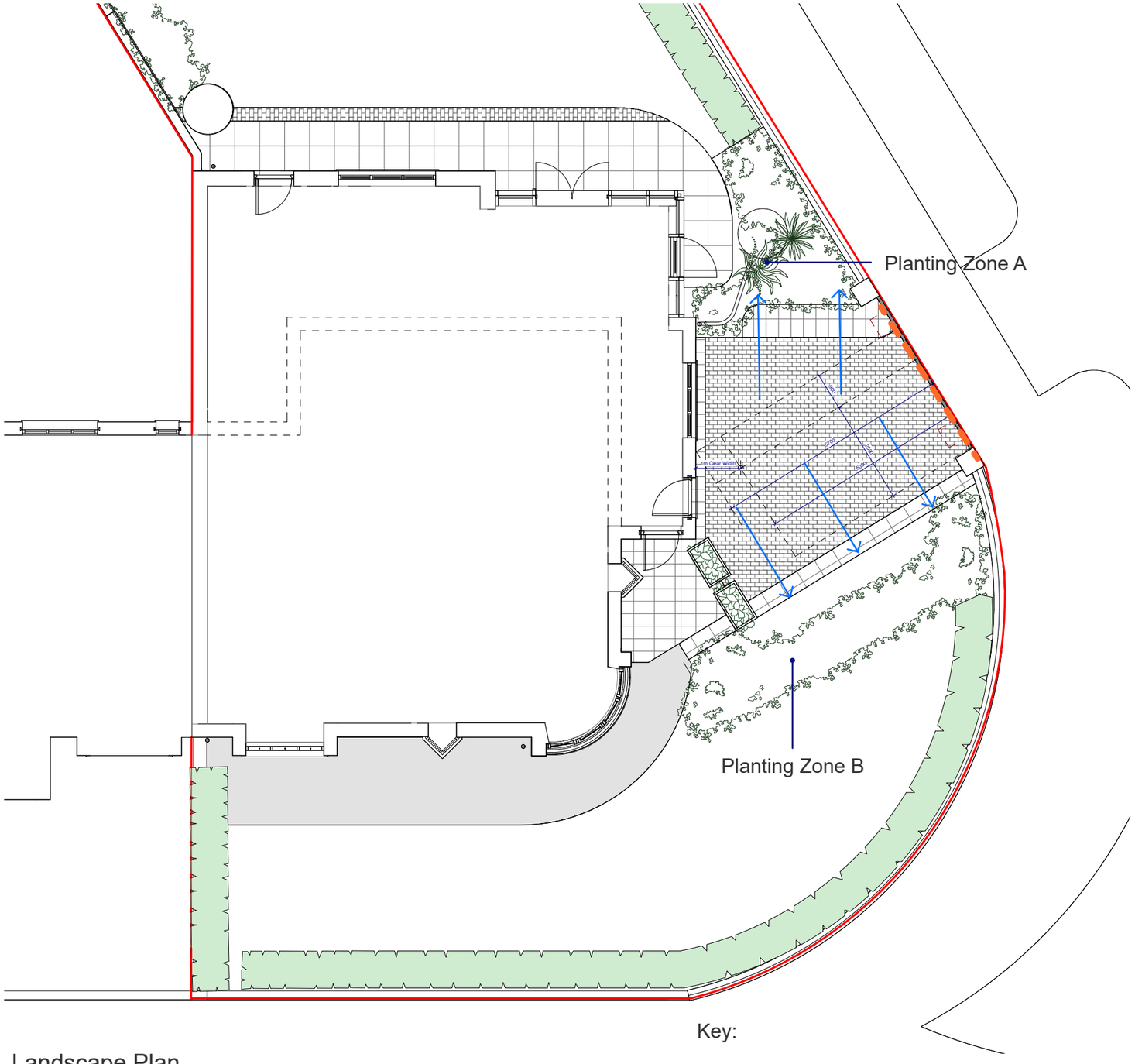
The requirements for a new porch and further south access doors means there are three doors in close proximity.

The building regulations requirement under Part M (dwellings) which stipulates that a clear landing zone is provided outside of principal entrance doors, which the proposed design achieves. There is no requirement under Part B for the proximity of the doors to form a fire lobby, due to the domestic nature of the project.



Access Detail - East Porch

7.0 Landscape



Landscape Plan

Landscape

The landscape proposals serve a dual purpose: to enhance accessibility for the residents and to establish a thoughtfully designed environment for gardening. The extension replaces hard paving with soft landscaping, including raised planting areas and movable planters, which can be adjusted to accommodate seasonal planting needs. Additionally, rainwater harvesting has been integrated into the design, with water butts positioned for sustainable irrigation of the planting beds. The proposed conservatory, acting as a semi-internal gardening space, extends the use of the garden into the colder months, allowing plants to thrive in a controlled environment

The driveway is currently asphalt with some paving slabs forming a path towards the entrance. The proposals are for a new driveway in warm coloured setts, edged with grey setts at the garden and brickwork interfaces.

The soft landscape scheme aims to preserve and enhance the boundary planting adjacent to the extension and driveway. This involves re-establishing the planting bed north of the driveway and extending it to join the proposed extension, acting as defensive planting and privacy screen (planting zone A). The planting mix would be between 2m and 2.9m in height. South of the driveway, the boundary planting extends from the boundary towards the dwelling perimeter path and would be similar in scale (planting zone B). Both planting areas will integrate with existing boundary planting and hedgerow.

7.0 Landscape



Boundary planting
preserved and enhanced











Gate posts to be carefully demolished and reconstructed in new position. Bricks to be reclaimed where possible, matching types to be used for any replacements.

Hard landscape: Warm coloured setts for primary driveway material, charcoal grey for edging

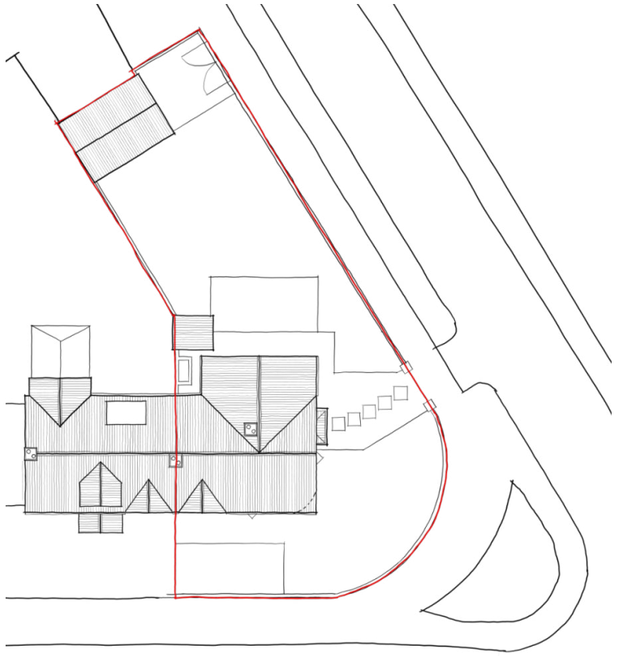
Illustrative CGI showing conservatory and boundary relationship



Between the planting and the house, movable planters are proposed which provides the resident with a buffer between the driveway and garden working area, while allowing the option for moving garden maintenance equipment.

The extension replaces asphalt and hard paved areas. The landscape proposals include two water butts for rainwater storage to be used elsewhere in the gardens.

8.0 Impact on Amenity





PROPOSED REAR ELEVATION





Impact on Amenity

The nature of the boundary between the application site and the neighbour at 22 Denison Road has been considered in the design development.

It is necessary to consider the fenestration of the neighbour and internal spaces. The drawings on this page (planning reference 099424/FH/2012/S1) describe the location of windows and ground floor of neighbour.

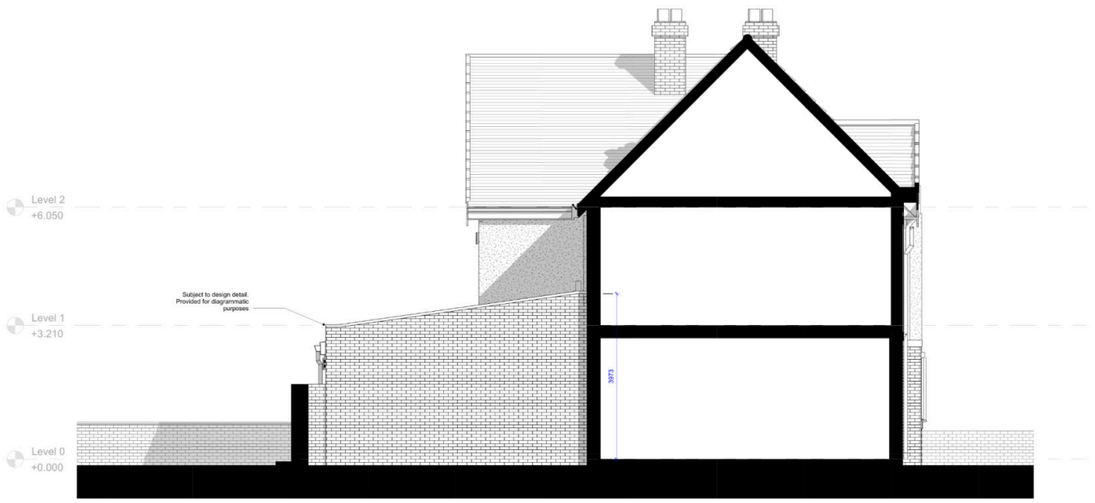
Adjacent to the boundary is a small window for a WC room. Further away from the boundary is a window for a likely habitable room.



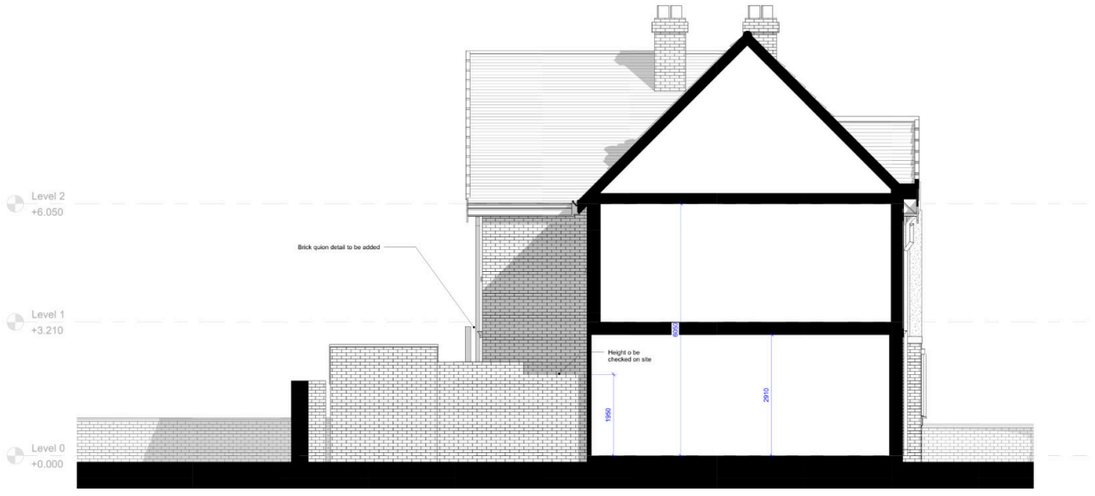
Photograph of existing boundary condition. There is evidence the boundary wall was taller to to the condition of the upper part and absence of coping stones or similar

22 Denison Road Plans

8.0 Impact on Amenity



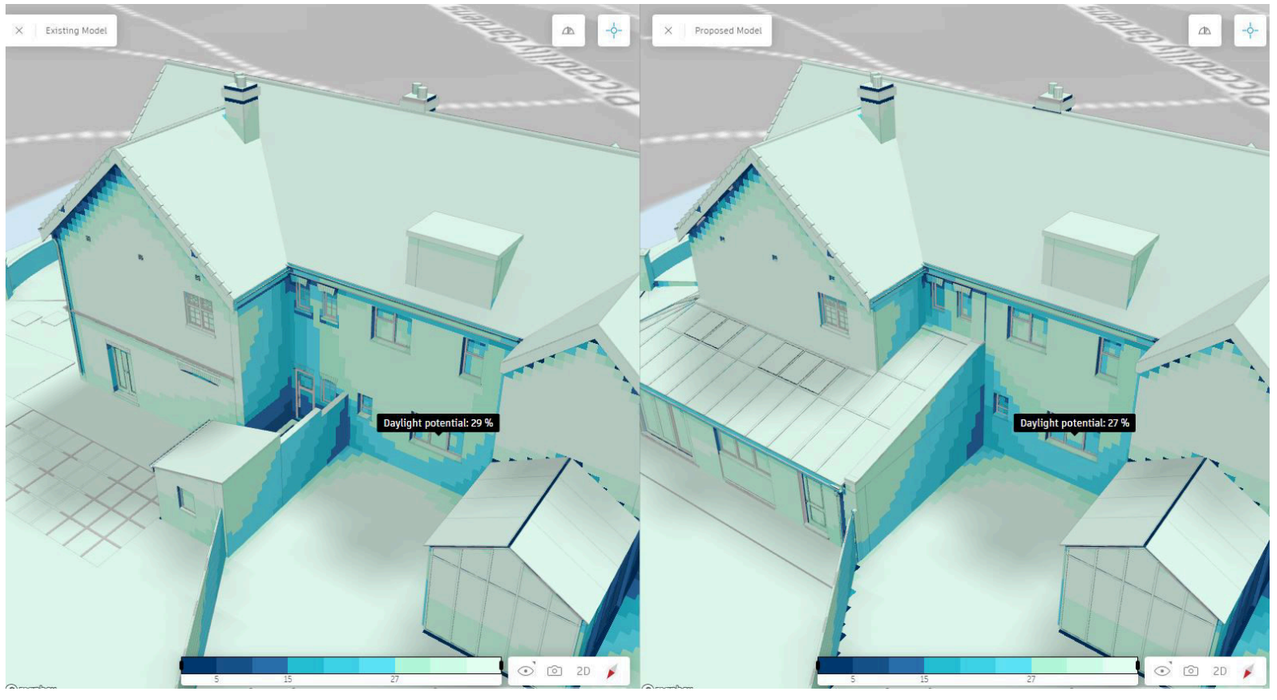
Section through 22 Dension Road towards west boundary - proposed



Section through 22 Dension Road towards west boundary - existing

The drawings on this page describe the existing and proposed boundary condition and likely impact on daylight in relation to the neighbouring property habitable room windows, which appears to be negligible. The analysis point is the centre of the nearest habitable room at ground floor of the neighbouring property (22 Denision Road).

It is the applicant and agent's opinion that the due to the nature of the existing boundary and neighbouring property, the increase in height of the boundary wall with 22 Denison Road would not have an adverse impact on the neighbouring amenity.



Autodesk Forma daylight amenity impact

9.0 Summary



Summary

This Design and Access Statement has outlined the proposals for a single-storey extension and associated external works at 14 Conyngham Road. The design is driven by the need to enhance accessibility and provide additional space while responding to the Victoria Park Conservation Area context and the uniqueness of the host dwelling itself.

The proposals have been carefully developed to provide improved access, better circulation, and a more coherent internal layout, particularly through the provision of an accessible entrance, bathroom, and level thresholds. Externally, the extension is designed to complement the host dwelling, using materials and details which respect the character of the original dwelling and the wider conservation area.

The applicant and agent respectfully request that this householder planning application is considered for approval.