Architecture Unknown?

28 Whalley Grove Dormer
Design & Access Statement

November 2024

Revision: A

Introduction

Rear Extension and Renovation of Existing Family Home

This Design and Access Statement has been prepared by Architecture Unknown Ltd to support the Planning Application of the attic conversion and dormer of the 28 Whalley Grove project on behalf of Owain Thomas and Nicola Whyley.

This report explains and justifies the overall design of the proposal and the relationship with the host dwelling, street scene and wider area. The proposal has 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 28 Whalley Grove comprise the refurbishment of the attic space and dormer extension of this Victorian end of terrace house. The aim is to provide a spacious bedroom and ensuite.

The key elements of the build are:

- Refurbish the attic space to allow for a light-filled habitable space containing a bedroom and ensuite.
- Addition of a new dormer to accommodate for a new staircase and landing.
- Re-roofing the existing roof with slate tiles and rainwater-goods to match existing.

The proposal seeks to compliment the existing building, recognising its setting, its age, style and family home use while introducing a subtle architectural addition.



Site location map: 28 Whalley Grove

Context Analysis

Site Extents

Boundary Identification

28 Whalley Grove is a semi-detached Victorian dwelling. The property is situated within the "Whalley Range Conservation Area" and is highlighted by the red site outline on the submitted site location plan.

The dwelling is located close to the road junction with Prettyjohns Road. The front of the property faces south with pedestrian and vehicular access immediately off Whalley Grove.

Whalley Range conservation area is located approximately 2 miles from Manchester city centre to the south. The Conservation Area was designated in October 1991. A main tenet of the Conservation Area being the retention of existing mature trees and the retention of the outward appearance of the dwellings when viewed from the street scene.

Site and Building Access Requirements

There is easy access for vehicles from Whalley Grove with on-road parking to the front of house and plenty of bin storage space to the side of the property.

Access to the rear of the property is via the side ginnel, this is a shared access so there should be no issues during construction as long as passage is kept free for other users. This means that material deliveries and contractor access to the site will be simplified with space to take deliveries and even place a skip, avoiding on-street usage where possible.

Area Description - Whalley Range Conservation Area

Information from Manchester City Council's website confirms that Whalley Range was one of the first suburbs in Manchester following the Industrial Revolution. The estate was established by Samuel Brooks laid out between two farm tracks, now Withington Road And Upper Chorlton Road as an area of large houses on tree-lined avenues.

The Council state that after the second world war the area suffered decline and more recently redevelopment of old large houses. As such they designated the conservation area with the aim of halting the trend and encouraging the refurbishment of the original housing stock. Advice states that: *Owners of a property in the area are encourage to retain the original character and detail of their houses or premises.*

Context Analysis

Environmental Constraints

Trees

There are no trees on the site. There are shrubs to the front and rear of the property, however the landscape will remain as existing.

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 but there is a significant site level change between the ground floor internally and the site level externally.

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. The current drainage connection point will need to be rerouted or built over.

Note: All structural attic work to be subject to party wall agreement.

Proposed Works

Proposed Works Summary

Use

The property was originally built as residential use which is typical of the local area. The use of the property will remain as a single family dwellinghouse after the proposed building work has been completed.

Amount

The proposal seek to create 1No additional bedroom to form accommodation within the attic for use by the client's children. The existing footprint of the house will be retained, with proposed changes largely concerning the attic floor and roof.

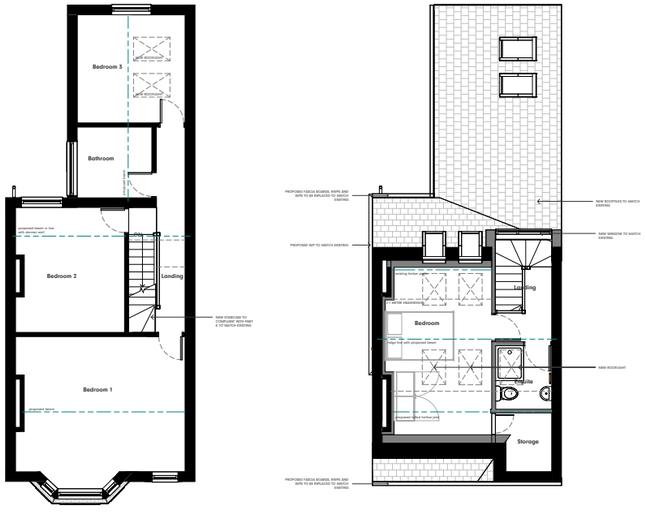
The dormer is positioned wholly at the rear of the existing dwelling with the dormer cheeks being set in from either side and the rear dormer wall being set back up the rear roof slope.

Layout

The interior of the ground floor layout will remain unchanged. The first floor landing will be adjusted to accommodate a staircase to the new second floor accommodation. The new second floor comprises one new bedroom, an ensuite and storage to the eaves.

Access

There is no change. Site access will remain off Whalley Grove as existing.



Appearance

The existing materials are red brick with yellow brick detailing to the external walls, dark slate roof tiles, black UPVC rainwatergoods, white UPVC windows and a stone bay to the front. The houses along Whalley Grove have some common language.

Proposed Elevations: The front elevation will be modified by solely the addition of 3No Velux rooflights – this work can be carried out as 'permitted development' in the Whalley Range Conservation Area. Nevertheless, the Velux rooflights have been well considered and are commensurate to the appearance of the dwelling house and the wider street scene as a whole and do not over-dominate the appearance of the front roof slope.

The proposed rear dormer seeks to complement the existing building by referencing the window widths/design/colour shown immediately on the first floor below. The set back and dark cladding allows the dormer to appear visually receding from the rear elevation. The dormer will be clad in slate grey tiles to match the appearance of the existing roof tiles. Tiles are a common traditional material used in roof construction and the construction of well-designed rear dormers. There is a small gap between 28 and 26 Whalley Grove – this ensures that the side of the proposed dormer will be unable to be observed from the street-scene of Whalley Grove.



Policy Assessment

Planning History and Considerations

This section sets out and appraises the proposal against the relevant planning policy considerations:

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the Development Plan unless material planning considerations support a different decision being taken.

The statutory development plan for the area comprises:

- Manchester City Council Core Strategy Development Plan (adopted July 2012)
- Extant Manchester City Council Unitary Development Plan Documents
- Greater Manchester Joint waste Strategy (adopted July 2012)
- Greater Manchester Joint Minerals Strategy (April 2013)

The Core Strategy replaces significant strategic parts of the former Unitary Development Plan. The Core Strategy forms the framework that planning applications are assessed against together with relevant saved UDP policies that can be considered up to date with national planning policy.

Core Strategy Policy DM1 Development Management

Core Strategy Policy DM1 Development Management lists specific issues that all development should have regard to which including the impact on the surrounding areas in terms of the design, scale and appearance, the need to have regard to the character of the surrounding area and effects on amenity, including privacy and light.

The host property is situated within an attractive residential area characterised by traditional properties along tree-lined streets. The proposed alterations have been designed to complement the original house and respect the character of the area.

The proposed alterations will have a minimal impact upon the conservation area being limited as they are to the roof slopes at the rear and side of the property and away from key public views - only a brief glimpse of part of the rear of the property is visible from the alley of Whalley Grove.

UDP Policies DC1.1 and DC1.2 Residential Extensions

UDP Policies DC1.1 and DC1.2 require extensions to residential properties to have regard to a range of factors. Those that are relevant include the general character of the property; the effect upon the amenity of neighbouring occupiers; loss of sunlight, daylight or privacy; the overall appearance of the proposal in the street-scene, loss of off-street car-parking.

As explained above the proposal will match the character and scale of the host property and area. There will be no overshadowing or loss of light to the neighbouring properties from the proposed dormer. The area does not suffer from critical on street parking issues and there would be no loss of car parking.

National Planning Policy Framework

The National Planning Policy Framework 2019 (NPPF) includes the key objective of achieving sustainable development. Paragraph 11 confirms that decisions should apply a presumption in favour of sustainable development which means where policies most important for determining the application are out-of-date granting permission unless (i) the application of NPPF policies that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies taken as a whole.

NPPF also provides policies on a range of topics and is a material planning consideration in the determination of planning applications. Paragraph 190 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as: *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

Section 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 192 states that in determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and
- The desirability of new development making a positive contribution to local character and distinctiveness.

The property has no relevant planning history.

Conclusion

We consider that the proposed development would not cause harm to the character of the Whalley Range Conservation Area, but will enhance the character of the existing building and will not affect the main elevation/ streetscape in any way.

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.

- There are no planning policy grounds to refuse the application

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.

The proposed dormer would provide additional space ensuring the longevity of this home for many years to come all while preserving the appearance of the original terraced house.

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