planning
the small room

4 South Meade, Chorlton-cum-Hardy / The Extension

Analysis / Approach / **Heritage & Design Statement**

material studio architects

Heritage & Design Statement / **8 South Meade** / Nov 24

On behalf of Mr & Mrs Turner for **Manchester Council**

Introduction

4 South Meade, Chorlton-cum Hardy, Manchester M21 8EB

Purpose of the Heritage & Design Statement: This document has been prepared on behalf of the client. It assesses and evaluates the site and its context, whilst recording the local character and its circumstances. It provides a description of the proposal and explains the principles and concepts that have informed the design approach to date.

It explains how inclusive design principles are incorporated into the development to allow the inhabitants to conveniently use the spaces created.

The document also gives an indication of the proposed materials the client would like to use in order to build the extension. The document will showcase examples of modern house additions that have inspired this design.

Examples will briefly express the continuity between old and new architecture in the housing sector. The images will act as precedents for the design of these extensions.

Project Vision: This Planning Application comprises the internal reworking of an existing 3 bedroom semi detached property in Chorlton cum-Hardy, extending to the rear to provide additional and improved living accommodation.

The intention is to create a high quality family home with minimal impact on neighbouring properties.

The design will comply with all current regulations and standards including the latest energy efficiency and access requirements for works to existing dwellings.

site context

South Meade Aerial Map View

Planning Considerations: The site is located in a residential area approximately half a mile south from the centre of Chorlton.

A number of local amenities including cafes and restaurants are located on road directly at the end of the street, along with those on Beech Road a short walk away.

The property is not listed, although the property is within a conservation area. The area is considered to be in a low risk area of flooding.

The proposal has referenced national, regional and local planning policy documents including:

- National Planning Policy Framework (NPPF)

- The National Design Guide 2019

- Greater Manchester Spatial Framework (GMSF)

- The Local Plan (Manchester)

Ownership: The client currently holds the freehold for the whole property.

Local Considerations: The site forms part of an existing residential street of semi detached properties built between in the early 20th century with private gardens to the rear. It is bound to the north, south,and west by the fence lines of neighbouring properties.

The front garden is bounded by low hedging and a brick wall along the front, with gates to the side of the property.

The Applicants House

existing property

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Property Description: The site is currently occupied by a 3 bedroom semi-detached house, built in the early 20th century, with a gross internal area of 122sqm. It is rendered with a red brick base, red pitched slate roof and brick chimney above.

The house is set back from the road by approximately 4 metres, across a concrete paved, open front garden. The front door sits within a recess framed by a brick archway. On the front is a projecting feature bay window. On the left, is side access which is accessed via South Meade.

A bedroom window lies above a large faceted bay window. Brick details include projecting sills and stone banding to the underside of the windows.

There is a private garden to the rear which is enclosed by a timber fence and sheltered by trees. A small timber unsypathetic pitched roof extension sits to the rear of the property.

Within the garden also sits an old damaged masonry garage, with a tiled roof and decaying timber windows which will be replaced with a new reduced size garage.

street character

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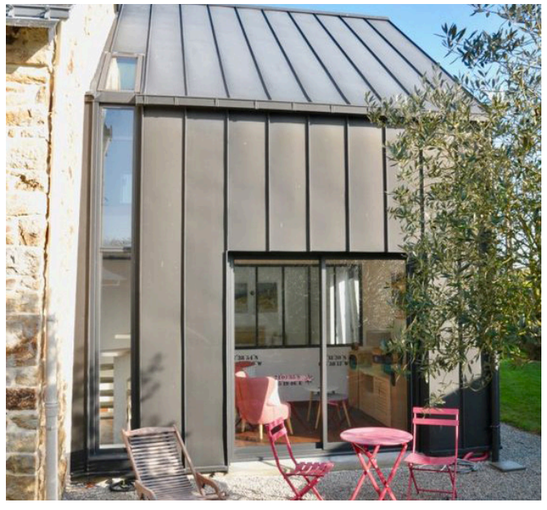
Architectural Context: Whilst the wider context is more varied, South Meade characterised by semi detached properties of the same era and style as no.4 with a mix of pale coloured brickwork, white and cream render with pitched slate roofs and low garden walls or low fences in front. A range of minor modifications are apparent on the building with rexisting render being touched up over the years and some original windows being painted over time.

The application property exhibits the Arts and Crafts detailing typical of the Chorltonville Conservation Area. The property includes a parking area to the side, with side access to the rear garden. This is a common approach to most properties in this are.

Loft conversions and small rear extensions have been added to a number of properties on the street, but not many.

precedents

10.



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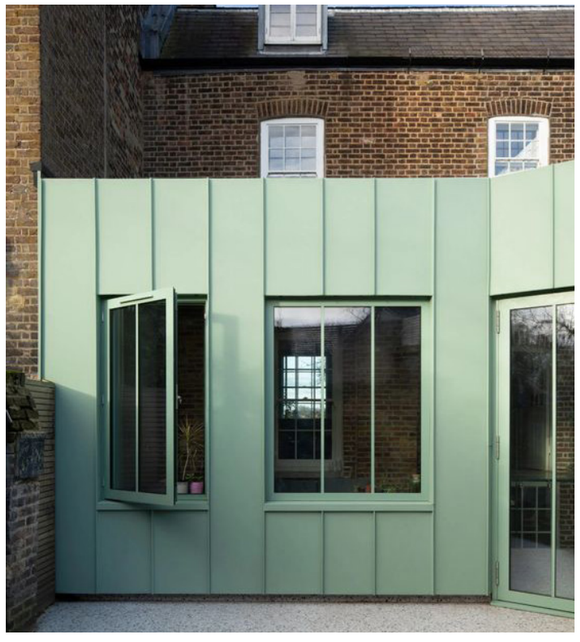

13.

14.

External Appearance: The rear ground floor extension will show a clearer distinction between what is existing and what is new.

The finishes at the rear will be of a modern nature, although taking reference from the existing house with a pitched roof arrangement. These examples show how the proposed zinc cladding set against traditional brickwork and render can be very practical and aesthetically pleasing.

The zinc cladding is a hard wearing more sustainable (and low maintenance) product than render or brickwork. A light grey or forest green zinc colour will seamlessly sit within the green garden landspace.

Although the extension will provide a clear distinction, the intention is not to detract from the existing house or the neighbouring properties, but to compliment and enhance their character and setting with high quality, well considered additions.

The scale of the proposed rear extension will be subservient to the main building with a maximum eaves height of 3m therefore not impacting the neighbours.

The new windows/doors will increase the thermal credentials of the house while the render providing a more uniform appearance to the facades.

Note:

- These rendered extensions are indicative only and are intended to give a sense of the quality and style of proposed external finishes.

- All materials are to be selected for the approval of the local authority.

Heritage & Design Statement P1

Heritage Statement

A. This application seeks planning approval for extension and alterations to LP2408-4 South Meade, Chorlton-cum-Hardy, Manchester M21 8EB

B. In March 2012 the National Planning Policy Framework (NPPF) replaced the Planning Policy Statement PPS5. In accordance with paragraph 128 , chapter 12 of the NPPF 'Conserving and enhancing the historic environment' the statement below sets out to provide a description of the significance of the heritage assets and the contribution of their setting to that significance.

C. This document details the context of the site has been has considered the site during the design process.

D. The property lies within the Chorltonville Conservation Area. Chorltonville is an arts and craft style housing estate with grass verges and tree-lined roads that gives the estate its special garden village character. It is a quiet area as the roads do not provide an easy through-route. The houses themselves are well-maintained and, externally at least, are virtually the same as when the estate was opened.

E. With the house benefiting from its situation within the conservation area, it is imperative the design of the new extension does not detract from the surroundings.

F. The proposal submitted for planning approval has been designed in line with the NPPF concept that any new development within the conservation area should be high quality and not detract from the context or character of the conservation area.

The importance of producing high quality architecture within the historic fabric of the Chorltonville estate is understood. Therefore, the proposal, which is sympathetic to the existing building and its surroundings, makes a positive contribution to the area.

Design Statement

1. Process

In designing the proposed development, full regard was had to;

• The context of the site

• The Manchester City Council website pages detailing the Chorltonville

• Conservation Area

• The Chorltonville.org Website

• Manchester's Local Development Framework, Core Strategy

Development Plan Document Adopted 11th July 2012

• Relevant national and local planning policy

The application site lies within a conservation area. During the design process particular consideration has been given to the Core Strategy policies DM1, which seeks to protect the amenity of an area from the adverse impact of development,

and EN3, which states;

"the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods".

In addition, the Unitary Development Plan saved policy DC18, is considered

Relevant as it states;

"The Council will give particularly careful consideration to development proposals within Conservation Areas."

"The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;

ii) the effect of major changes to the appearance of existing buildings;

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees)..."

The design of the proposed scheme has been achieved by following these fundamental principles and responds to both the characteristics of the application site and that of the general area as follows:

- The extended building responds to its location on the residential road and consider its relationship with neighbouring properties.

- The size/scale and mass of the extended house has been carefully considered to ensure it sits comfortably within the application site and corresponds with the prevailing character of the locale.

- The proposed style and detailing of the design are consistent with those found on houses within the area.

2. Context

The proposal seeks to enhance the character of the street with a sympathetic additions that respects the local history and culture whilst providing new accommodation befitting of the 21st Century.

3. Identity

The proposals will be to the rear of the property and therefore will be hidden adequately from the existing street scene and high quality, enhancing the identity of the neighbourhood and complimenting the character of the existing house.

4. Built Form

The new extension has been designed to be compact and efficient.

The rear extension will be largely concealed from the street. The zinc to the small section of the rear side extension and to the rear.

The materials chosen aim to sit well amongst the natural surroundings of landscape and trees surrounding the property. Existing planting will be retained, providing further privacy from neighbouring houses and the road.

5. Movement & Access

The property is located a short walking distance from local shops and amenities.

Parking will remain as existing, within the demise of the property. Bikes can be stored within the property.

The layout of the house will remain accessible with amenities located at ground floor level.

6. Nature & Landscaping

The private garden at the rear and side will be retained and enhanced to provide a high quality, green external environment. In addition, there will be with a much better connection between inside and outside space via openings in the rear extension. Any trees being removed can be found on the Tree Sureyor's report.

7. Public Spaces

As a domestic project, there are no new public spaces proposed as part of the proposals.

8. Uses

The property will remain as a residential dwelling use class C3.

9. Refuse

The waste strategy is designed to meet the current requirements of the local authority, and the utilities provision will comply fully with the building regulations.

Bins will be stored within the curtilage of the property and will be put out on collection day.

Heritage & Design Statement P2

10. Bikes: Currently the bikes are stored within the property. These will be moved to the new reduced garage.

11. Lifespan & Sustainability

The proposals have been designed to be as efficient as possible, with a fabric first approach, where the new envelope is designed to meet current energy requirements under Part L for works to existing dwellings, improving the thermal performance of the property.

The materials will be high quality and will be robust and durable, easy to manage and maintain.

The mix of open plan and cellular spaces will allow the occupants flexibility in the way they live and will be easy to change and adapt over time.

It will increase pride to the occupants and help to reinforce a sense of ownership.

The location of the site is considered to be highly sustainable in its proximity to local amenities and transport options. Good links to nearby recreation areas will also benefit future resident's health and wellbeing.

Local flood maps show that the site is in a very low risk area for flooding.

As it is an existing building, there will be little or no contamination within the site.

11. Materials:

Many historical buildings have been built with zinc roofs and cladding that have fulfilled their visual and technical functions for numerous decades. Today, these historic buildings must be refurbished in compliance with heritage conservation standards.

Zinc is used in conservation areas for a variety of reasons, including its durability, aesthetic appeal, and recyclability:

Durability: Zinc is a durable material that can last for up to 100 years.

Aesthetic appeal: Zinc roofs and facades can be attractive.

Recyclability: Zinc is 100% recyclable, and in western Europe, more than 98% of old roofing zinc is recycled.

Rainwater goods: Zinc is a longer substitute for UPVC rainwater goods, which can negatively impact the appearance of traditional houses.

12. Quantity:

The proposal is to remodel the existing dwelling to provide an enlarged and reworked 3-bed family home. Replacing an existing rear extension and increasing the gross internal area, adding an open plan living area. Increasing the gross internal area from 122sqm to 134qm.

13. Impact:

The addition will be a simple subservient element, with minimal impact on neighbouring properties.

Careful consideration has been taken to ensure there are no large windows that overlook any areas which would not have already been seen without these alterations.

Furthermore, the garden has mature foliage which will act as natural screening features and assist in making sure the extension sits almost unnoticably with it's context.

As a result of the scale of the proposals, the neighbouring properties will not see an adverse impact on their access to natural daylight.

14. Boundaries:

Whilst the new addition is designed to have minimal impact on neighbouring properties, the rear extension will be built closer to the boundary of the neighbouring property. However, it will not impact the neighbouring existing dwelling.

The proposal is one storey in height with no overlooking into neighbouring properties, and allows for access around the side to maintain an accessible route through to the rear garden.

15. Access: The layout of the house will remain accessible with amenities located at ground floor level.

16. Parking: Provision will remain as existing.

17. Landscaping: As existing.

18. Nearby Recent Planning Example

Early 2023, Material Studio Architects, submitted a design for 8 Meadow Bank, Chorlton which is a similar property on the adjacent street.

The proposal was also for a one storey pitched roof modern extension to enhance the character of the property and fulfil our client' requirements. This was approved without conditions and therefore we have taken a very similar approach to this design. Although with differences we believe suit this particular property.

Concluding Summary:

The proposal has been designed in line with national and local authority guidelines, policies and frameworks.

The external alterations are designed to be sympathetic to the existing property and to enhance the character of its immediate surroundings, with minimal impact on the street scene and to neighbouring properties.

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