Proposed Domestic Extension
23, Brookburn Road, Chorlton

99001 Design & Access Statement
30.09.24 Rev 01

23 Brookburn Road,

Chorlton,

Manchester

M21 8FF



ARCHITECTURE × INTERIOR

4th Floor Calico 53-55 Mosley Street, Manchester M2 3HQ
www.axi.studio
+44 (0)161 879 7357

Company No: 11847325

1.0 Introduction

This Design and Access Statement has been prepared by AXI to accompany an application for proposed alterations to the domestic property 23 Brookburn Road in Chorlton-cum-Hardy.

The proposal seeks permission to extend the dwelling to the rear to create and additional upper-floor bedroom and improved ground floor facilities, in line with similar work to properties along the road.

The site lies directly adjacent to, but outside of the boundary for Chorltonville Conservation Area.



Site Location Aerial View

ARCHITECTURE × INTERIOR

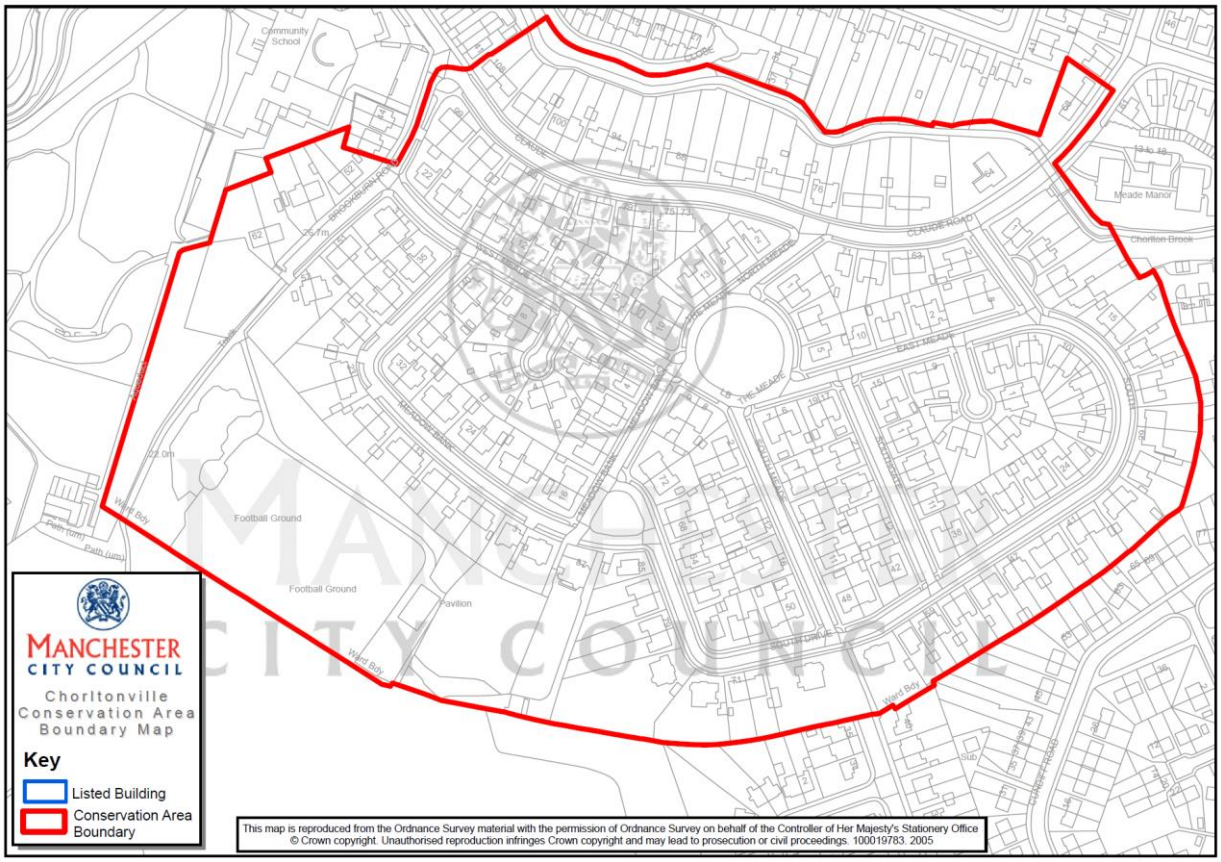
4th Floor Calico 53-55 Mosley Street, Manchester M2 3HQ
www.axi.studio
+44 (0)161 879 7357

Company No: 11847325

2.0 Site Context and Existing Building

The site is located in Chorlton-cum-Hardy adjacent to, but outside of, the Chorltonville Conservation Area. Brookburn Road typically comprises a series of semi-detached dwellings to the north-east side, and Brookburn Primary School to the south-west. The houses along the north-east side of the road include a noticeable change in style, from the older, more traditional Victorian and Edwardian houses (No.7-23), to a more recent development constructed in around 2009 (No.25 onwards). The application site, No.23, is one of the few detached properties along the road, constructed in the Victorian/Edwardian style to a half-width.

The property is brick-built and gable-ended with a fairly large, offset front-projecting bay. To the rear the outrigger extension is of mono-pitch design in the absence of an adjoining dwelling to form a semi-detached building. The primary architectural features of the building, like most other houses on the road, are limited to the principal elevation, where a recessed porch, plinth bricks and inset feature patterns are all present.



The Chorltonville Conservation Area with No.23 Brookburn Road off the map to the North-West

Internally, the property has a fairly typical terrace-style layout, with the living areas to the main footprint of the house and the kitchen tucked into the rear outrigger.

The upper floor features three bedrooms: one large, full-width room to the front, another double within the main footprint of the house, and a small box room to the rear outrigger. Toilets and bathrooms are limited in size, made worse by the adjoining corridors linking the rooms together.

The overall internal layout is fairly awkward to navigate, with it's tight corridors and reduced spaces in both habitable and non-habitable rooms.



When viewed from above, a clear difference in the rear building line between the original houses and the 2009 development is apparent. A comparison of the ridge lines in aerial view between No. 23 and 25 best demonstrates the difference in mass between the two styles of house. This is not to imply that the 2009 development is over-sized, but to highlight the changes in space-provision in more recent dwellings for modern living requirements.

This application seeks to make considered alterations to No.23 to bring it more in-line with these modern living requirements, whilst conserving the historical aesthetics of the building and minimising impact on the surrounding area.



Existing rear of the property

ARCHITECTURE × INTERIOR

4th Floor Calico 53-55 Mosley Street, Manchester M2 3HQ
www.axi.studio
+44 (0)161 879 7357

Company No: 11847325

3.0 Description of Proposal

The brief identifies several ways to improve the layout of the property by means of extending into the back garden and undertaking internal refurbishment works:

1. Extend the existing outrigger with a 2-storey subservient mono-pitch design to form a new dining room and double bedroom over.
2. Construct a single storey infill extension adjacent the outrigger, to widen the kitchen area for improved access, ergonomics and comfort.
3. Conduct internal refurbishment works to install ground floor shower facilities and greater space to living areas and bathrooms.

The principal elevation of the property features the prominent architectural details for the building, with it's brick patterning, use of chamfered plinths and varying palette of materials. The proposed extension has been designed to avoid any impact at all on the principal elevation, by making use of existing rear garden and yard space.

The proposed extension is divided into two masses, a 2-storey mono-pitch a single storey flat roof. The mono-pitch mass is designed to follow the width of the existing outrigger, with a reduction in height at the roof abutment, so as to maintain a subservient aesthetic from the parent building. The single storey infill extension is proposed to be constructed to a surrounding parapet wall and coping stone, similar to that already found on the side elevation facing No.21.

To the rear elevation on the upper floor overlooking the garden, a new Juliet balcony is proposed to the rear bedroom, with inward opening doors and a traditional wrought iron railing system. Below this, at ground floor level off the new dining room, sliding glazed doors are proposed to open out onto the rear garden.

Side facing windows at first floor level have been avoided for reasons of potential overlooking to No. 21. At ground floor level new slot windows are proposed within the kitchen area to allow modest natural light into the room without presenting any privacy issues. A new side-facing ground floor slot window is also proposed at the toilet / shower, which is intended to have privacy glass fitted.

Whilst the building lies outside of the Chortlonville Conservation Area, it's proximity to it and the nature of the well-presented houses in the vicinity mean that certain features of architectural merit have been included within the design to conserve and enhance the general quality of building work in the area:

Windows typically follow the sash-look appearance, with emphasis on the vertical aesthetic rather than the horizontal, such was the tradition for buildings of this age. Wider openings such as the Juliet and sliding doors are also divided up into vertical sections to maintain this look.

The external façade material selection for the entire extension is a red brick to match the existing parent building. Windows and doors are proposed to have soldier courses installed, with the narrower openings featuring arched brickwork heads.

Internally, the addition of a ground floor shower facility improves the overall accessibility for the dwelling in terms of its inclusivity. The stairway is proposed to be opened up to give a much more welcoming feel to the property and the tight corridors currently in place make way for much improved circulation and ergonomics.

4.0 Access

In terms of vehicular access to the property, the dwelling is currently served by limited roadside parking, with restrictions in place to suit the primary school. There are no proposed vehicular alterations to the dwelling as part of this application.

Access around the property is proposed to be improved by means of the works described. Narrow corridors are to be opened up and wider rooms to the rear of the property make it more accessible to general users, and users with mobility issues. The inclusion of a downstairs shower also improves the inclusive elements of the layout.

5.0 Sustainability

The internal building work will seek to offer thermal improvements where practical and cost-effective, such as potential insulated wall lining systems and new windows. Where windows are being retained, seals will be repaired or re-done, with acknowledgment to the benefits of air-tightness within the existing dwelling.

All new items within the extension and existing building will be specified to meet the requirements of Part L Volume 1. If deemed necessary at the Building Regulations stage of works, a SAP assessment of the building can be undertaken for overall building efficiency with the addition of the extension. Sanitary goods will be specified as low-water usage.

All materials for the work will be sourced from local suppliers where possible, and local tradespeople are to be used for the work, with the aim of minimising the embodied carbon footprint of the project.

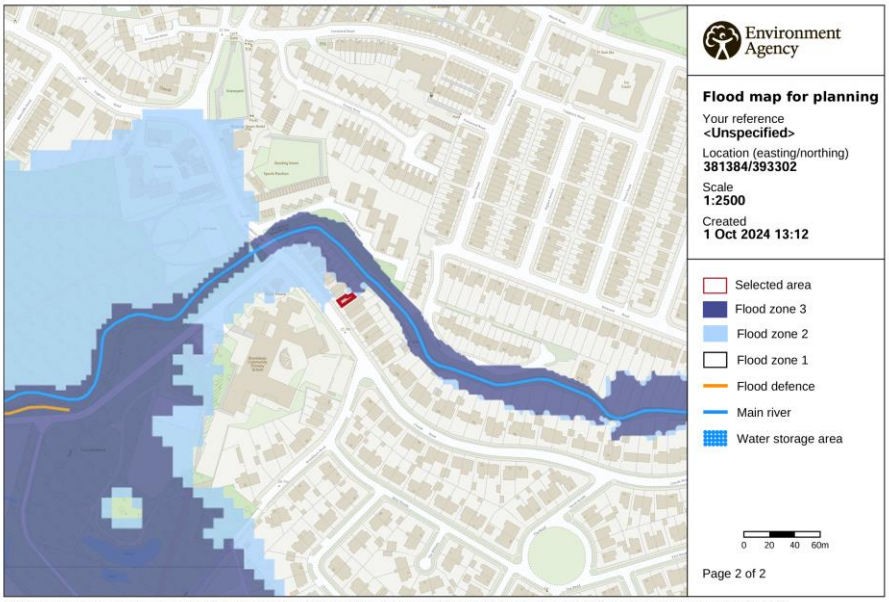
6.0 Drainage

The building is served by existing drainage which is proposed to be re-used for the rainwater and foul systems. The dwelling currently has a ground floor toilet and first floor bathroom. The proposal is to remodel these rooms to be larger, but there are no anticipated increases in foul water run-off as part of this application.

Rainwater from the roof will be marginally increased from the new flat and mono-pitch roofs; both of which are proposed to connect into the existing below ground system.

7.0 Flood Risk

The Gov.UK Flood Map For Planning identifies the application area-of-works to be within Flood Zone 1



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**381384/393302**	**1 Oct 2024 13:12**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Our understanding of flood risk from rivers and the seas has changed since this information was published. Email enquiries@environment-agency.gov.uk for further information.

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms

The site topography naturally falls to the rear. The proposal aims to keep all floor levels even between the existing dwelling and extension. As a result of this the level of the ground floor above the garden level is approximately 500mm, so a raised floor will be installed with steps down to the garden level.

In order to ensure a robust design at DPC level, continuous cavity trays will be installed to all external walls, sealed to the DPC and below floor DPM, which when combined with the raised floor will create a weather tight and future-proofed water seal for any rising surface water levels.