

10 Chorlton Green_Design & Access Statement_Parking

October 2024



Executive Summary

10 CHORLTON GREEN

The purpose of this document is to demonstrate how our proposals to modify this Grade II listed farmhouse to a usable, comfortable family dwelling, whilst preserving and enhancing character of existing building. Our proposals include the addition of an open parking space to the front of the property. The house currently has no parking and is accessed from the private road of Dovecote Mews. The owners are not permitted to park on this road and there is limited on -road parking on Chorlton Green rendering the owners with no means of adequate unloading.

We have developed our proposals in consultation with neighbours, and Heritage Consultants Urban Glow.

01. Site Location

10 CHORLTON GREEN



Fig. 1.1: Satellite view

The site is located on Chorlton Green, Chorlton-cum-Hardy. The property is a Grade II listed cottage dating from the early 19th Century, and forms a group with the Lychgate opposite.

The property is set back within the plot, with a large front garden and smaller rear garden. Both front and rear gardens are bound by tall hedging, blocking views into the site from ground level. Existing pedestrian access to both the front and rear gardens, off Dovecote Mews, are to be retained. There is no parking allocated to the dwelling. A large mature tree in the front garden sits roughly 3.5m off the front facade, to the north of the plot.



Fig. 1.2: Location plan

02. Chorlton Green Conservation Area

10 CHORLTON GREEN

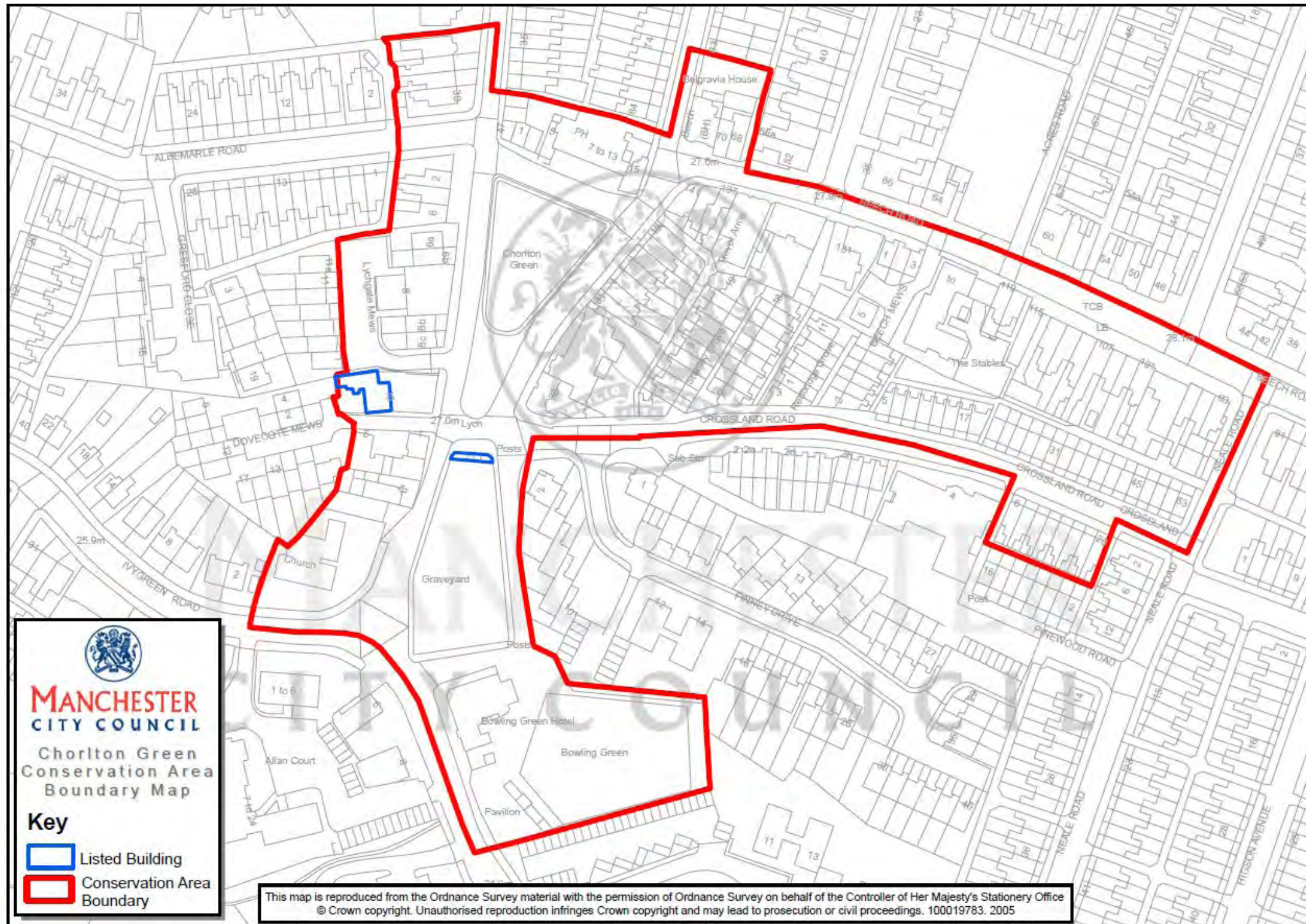


Fig. 2.1: Conservation area plan with listed building

Site Photos

05

10 CHORLTON GREEN



Site Photos

10 CHORLTON GREEN

PL14 06



View facing the front of 10 Chorlton Green



Closer View to show drop kerb



Existing Timber Fence Boundary abuts Lychgate Mews



Vehicular Exit from Lychgate Mews



Area for new parking space



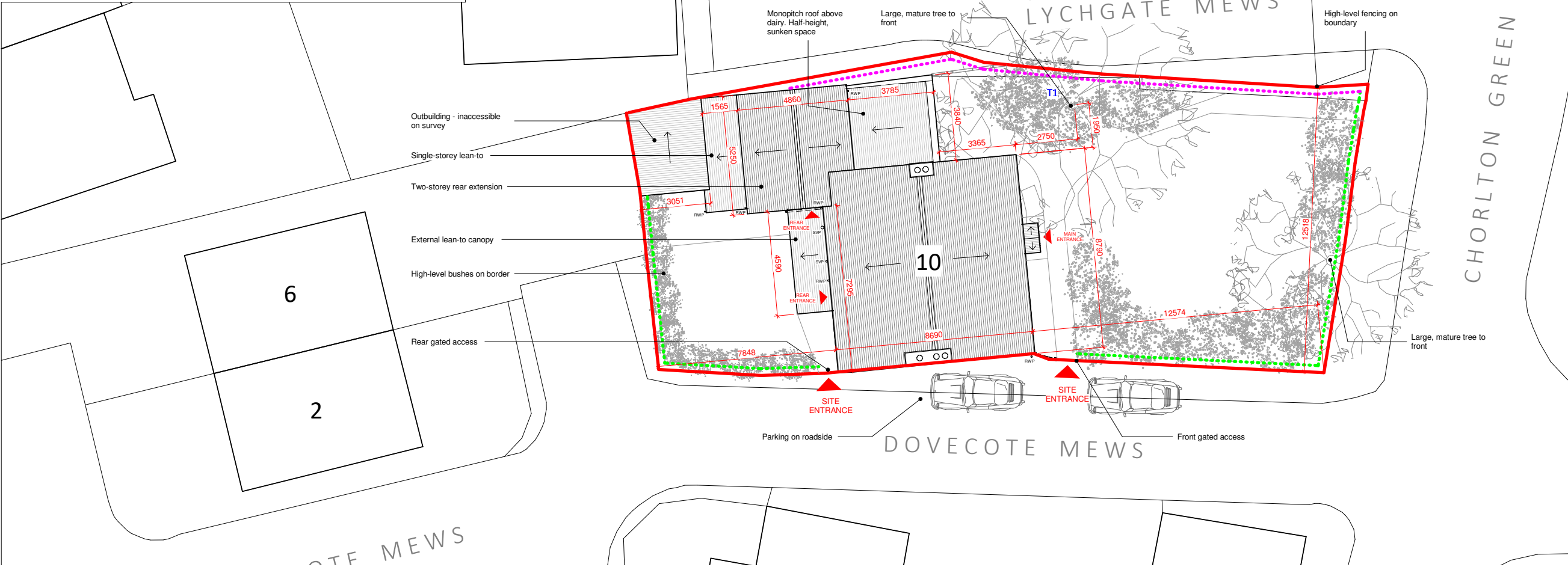
Area to be cleared for parking space

Existing Drawings

10 CHORLTON GREEN



02 EXISTING LOCATION PLAN @ 1 TO 1250



01 EXISTING SITE PLAN @ 1 TO 100

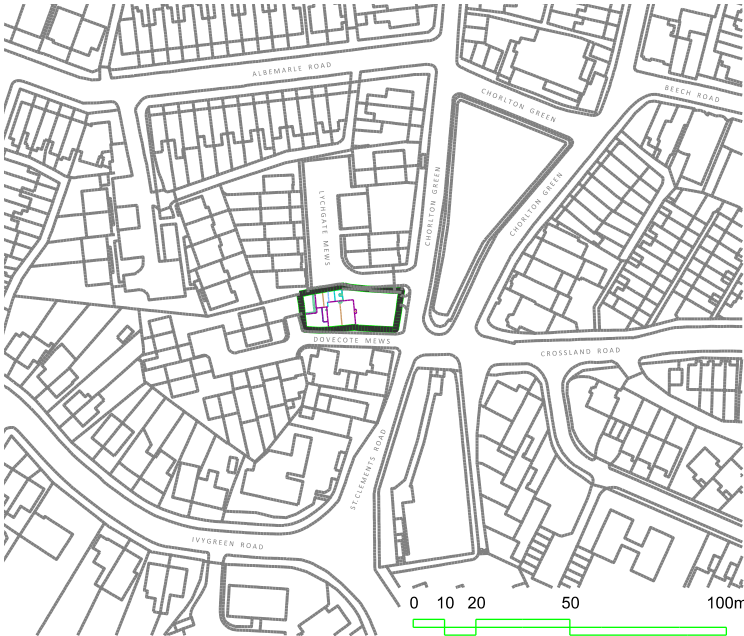
EXISTING SITE AREA: 393 sqm

EXISTING BUILDING FOOTPRINT: 133 sqm

EXISTING SITE COVERAGE: 33.8 %

Proposed Drawings

10 CHORLTON GREEN



PROPOSED LOCATION PLAN

1 : 1250

PREPARATION
JND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL ITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB 'S TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL AP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT 'ICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO WKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY 'AMINANTS AND GROUND GASES, E.G. LANDFILL GASES, RADON, 'URS ETC. ON OR IN THE GROUND COVERED, OR TO BE 'RED BY THE BUILDING.

TRIALS AND WORKMANSHIP
WORKS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER. 'ATERIALS AND WORKMANSHIP MUST COMPLY WITH 'ULATION 7 OF THE BUILDING REGULATIONS. ALL RELEVANT 'SH STANDARDS, EUROPEAN STANDARDS, AGREEMENT 'IFICATES, PRODUCT CERTIFICATION OF SCHEMES (KITE 'S) ETC. PRODUCTS CONFORMING TO A EUROPEAN TECHNICAL 'ARD OR HARMONISED EUROPEAN PRODUCT SHOULD HAVE A 'ARKING.

WATER DRAINAGE
RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND 'ERS TAKEN AND CONNECTED INTO 68MM DIA UPVC 'NPIPES (BRETT MARTIN OR SIMILAR). RAINWATER TAKEN TO 'OAKAWAY, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM 'UILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM 'ULAR FILL. 'OAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY 'O DEPTH TO LOCAL AUTHORITY APPROVAL), FILLED WITH 'ABLE GRANULAR FILL AND PROVIDED WITH GEOTEXTILE 'OUND TO PREVENT MIGRATION OF FINES. IF NECESSARY 'Y OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH 'OAKAWAY.

AND VENT PIPE
TO BE EXTENDED UP IN 110MM DIA UPVC AND TO TERMINATE '00MM ABOVE ANY OPENINGS WITHIN 3M. PROVIDE A LONG 'S BEND AT FOOT OF SVP.

GROUND FOUL DRAINAGE
GROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC 'RIETARY PIPEWORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 'MPEA SHINGLE. PROVIDE 600MM SUITABLE COVER (900MM 'R DRIVES). SHALLOW PIPES TO BE COVERED WITH 100MM 'ORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. 'IDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND 'IONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS '01-1 AND TO BE INVESTIGATED ON SITE.

EXISTING DRAINAGE
EXISTING DRAINAGE HAS BEEN PREVIOUSLY REPAIRED. ALL 'RAINAGE TO BE RESOLVED ON SITE AND NEW PIPEWORK 'UGH EXISTING BUILDING TO MAKE USE OF EXISTING ROUTES 'ENETRATIONS TO MINIMISE DISTURBANCE OF EXISTING 'ING FABRIC

01 EXISTING SITE PLAN @ 1 TO 100

EXISTING SITE AREA: 393 sqm

EXISTING BUILDING FOOTPRINT: 133 sqm

EXISTING SITE COVERAGE: 33.8 %

Design Statement

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It is proposed the parking space is accessed from Chorlton Green. The boundary of the parking spot will comprise of a new horizontal timber fence to the left-hand side of the opening. facing the opening will be a horizontal fence with a gate access into the garden. The other boundary will be the existing timber fence that fronts onto Lychgate Mews.

We do not envisage the parking space to be enclosed. The surface of the car parking space is a permeable gravel finish and a drop curb will enable a vehicle to enter into the parking space . The height of the perimeter fencing will be no taller than existing at approximately 1500 mm of finish floor level.