



Woodlands Road, Whalley Range
Design & Access Statement

April 2023 - Rev P2

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Introduction

Statement

The 'Design & Access Statement' is prepared in accordance with the CABE 'Design and Access Statements - how to write, read and use them' document.

Planning Application Proposal

The site is located within the land ownership of 359-361 Wilbraham Road, and is located to the rear/side of the property between 359-361 Wilbraham Road and 1 Woodlands Road, with access directly off the privately owned Woodlands Road.

The application is for a proposed new single detached six bedroom dwelling (approx 3,500 ft²).

Architectural Commission

Edmunds Architects were commissioned by Airshack Projects 359 in May 2022.

Supporting Information

The statement should be read in conjunction with the the below reports/statements submitted in support of the planning application:

- | | | |
|---|--|------------------------|
| - | Planning Statement | Urban Roots Consulting |
| - | Arboricultural Impact Assessment (AIA) | Urban Green |

Pre-application Consultation

A pre-application was submitted on the 31st August 2022.

MCC issued the following comments on the 29th September 2022:

“The use of this external area for the construction of a dwellinghouse is not something the Council would be supportive of in principle. Given the conversion of the property that the external space relates to, it is considered it should be retained as private external amenity space for those residential properties rather than developed as a separate plot. In addition, it is considered that the resultant relationships of the proposals to the existing residential property to the south and the converted building to the north would give rise to harmful impacts on the living accommodation of those properties.

The advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation, that may be made by the Council or any formal decision by the Council”

The key issues raised being the following:

- Use of the external area/loss of amenity space to the apartments in 359-361 Wilbraham Road.
- Impact on the living accommodation in 359-361 Wilbraham Road.
- Impact on the living accommodation in 1 Woodlands Road.

On the 7th October 2022 we submitted proposals to address the concerns raised in the initial pre-app submission feedback;

Loss of amenity space

Based on the planning consent (application ref: 12561/P30PA/2019) we calculated the minimum required amenity space for the number and size of units proposed to be 89 m².

Drawing sk016-A (submitted on 7/10/22) illustrated that based on the proposed dwelling the remaining available amenity space was approx. 139 m² which is considerably more than the minimum requirements (of 89 m²)

Pre-application Consultation (cont.)

Impact on the living accommodation of adjacent properties

Based on the planning consent (application ref: 12561/P30PA/2019) there were several existing windows on the South elevation of the existing property. However, as these building works are currently ongoing and due to the proximity of the proposed dwelling the client confirmed that they would be happy to submit an application to undertake some changes to the existing building to address the concerns raised. The windows in close proximity could be blocked up (and made good) on the basis that there was already a window for the bedroom on the West elevation at ground floor level and we would also propose an additional window on the first floor level (to match the ground floor window below) as the drawing sk017-A (submitted on 7/10/22).

In reference to the windows that will need to be retained (in the centre of the existing property) we proposed an angled bay window to control and provide views past the proposed dwelling as drawing sk017-A (submitted on 7/10/22). Please also note that the height of the single storey element of the proposed dwelling was only approx. 820mm above the existing window cill heights to the ground floor level within the existing building, and the ridge height of the proposed dwelling was only approx. 450mm above the proposed dormer window cill heights at second floor level within the existing building thus helping to minimise the impact on both sets of windows.

We confirm that we had maximised the space/gap between the proposed dwelling and the neighbouring property to the South (and their associated secondary windows). This proposed space/gap was much greater than almost all the other developments on the street and it is also worth noting that we were not proposing any windows within our South elevation, even though most properties on the street do have secondary windows on the side elevations (including the new apartment schemes) some of which are as close as 3.7m as illustrated on the drawing sk018-A (submitted on 7/10/22). We felt that we had been considerate to the impact of the neighbour and worked to a much greater distance than is evident within suburban grain of Woodlands Road.

MCC responded confirming that “unfortunately it is still not believed we would be in a position to support an application if one were to be submitted”

On this limited feedback and the comments previously raised by MCC we discussed the options with the client and a planning consultant, and further changes were subsequently agreed to further address the MCC comments and these have been incorporated into this planning application and as summarised in this Design and Access Statement, as summarised in the ‘Pre-application feedback/design development’ section.

We have also tried to engage with Councillor Angeliki Stogia, Councillor Muqaddasah Bano, and Councillor Aftab Razaq but have unfortunately been unable to receive any feedback or comments.

Context

Site

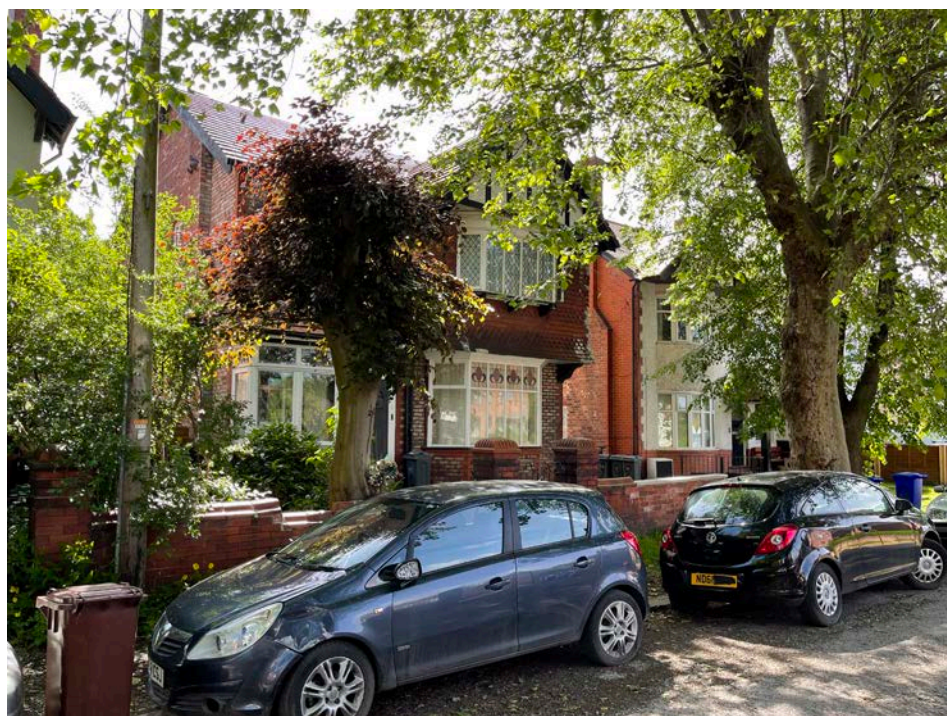
The site is located within the land ownership of 359-361 Wilbraham Road, and is located to the rear /side of the property between 359-361 Wilbraham Road and 1 Woodlands Road, with access directly off the privately owned Woodlands Road.

The property at 359-361 Wilbraham Road is currently being converted from Office (Class B1) to 14 self contained flats (Class C3) under planning consent ref: 12561/P30PA/2019 approved 24th March 2020, with works due for completion in 2023.

The site is dominated by two mature trees, one on the privately owned Woodlands Road, and the other to the rear of the site.



Existing site photographs



Existing site photographs

Context

Street Context

The majority of the existing houses on the street are generous detached and semi-detached houses with clay tile pitched roofs, red brickwork and a mixture of clay tile cladding or rendered gable/dormer features.

Projecting bay windows are also prominent on the street.

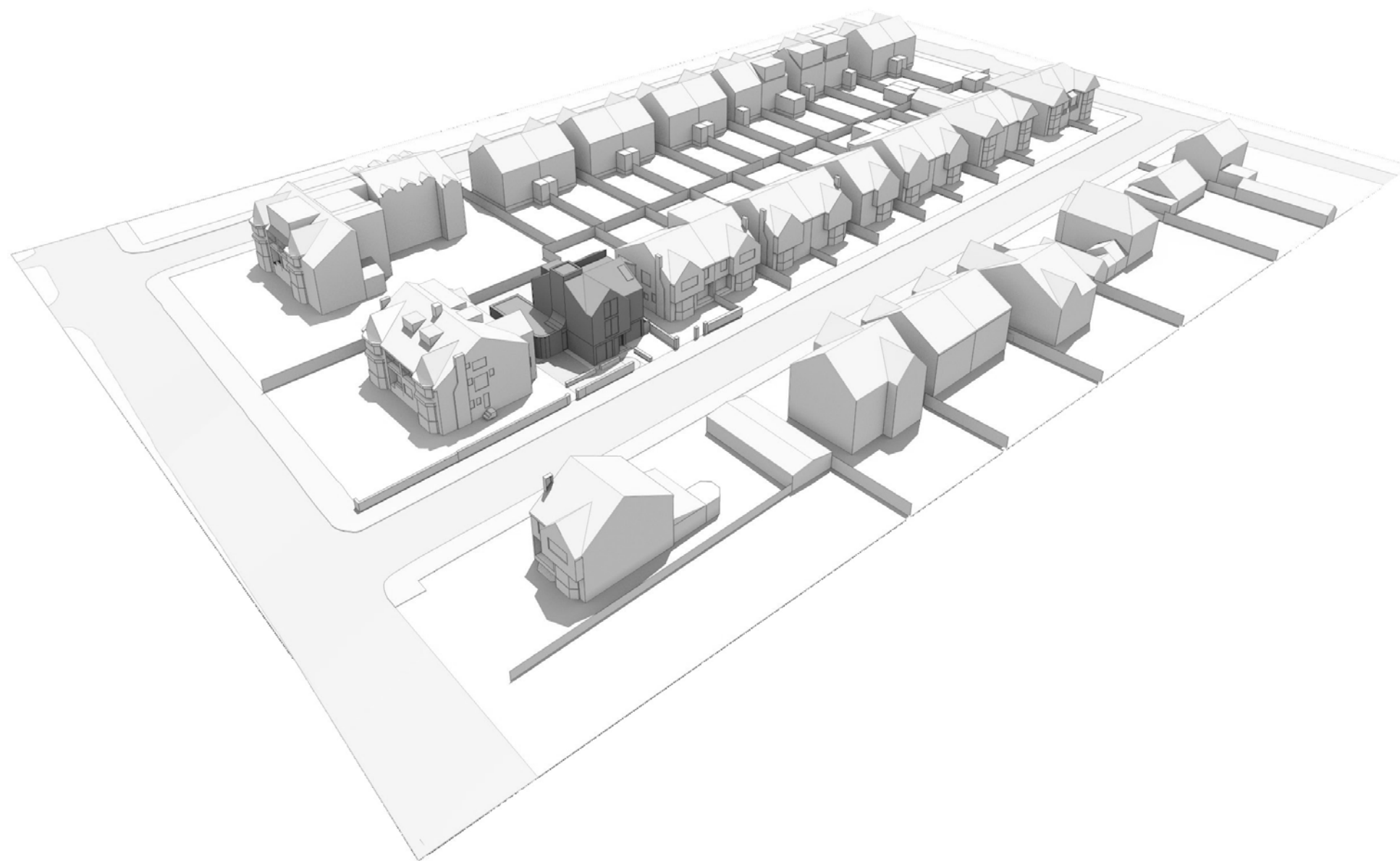
The houses are set back from the pavement with off street parking provided to the front or side of the properties.

Newer red brick developments are evident at the lower end of Woodland Road.

Materials

The predominant materials on the street are red brick, with either clay/terrocotta tile cladding or render at 1st floor, with clay/terrocotta roof tiles.

Front boundary walls are predominantly constructed of red brick.



Proposed axo/3D model

Design

Pre-application feedback/design development

Following comments raised by MCC the design have been developed and refined accordingly with the proposed building footprint being moved approx. 1m South thus increasing the separation for 359-361 Wilbraham Road, to both minimise the impact on the living accommodation in 359-361 Wilbraham Road and to maximise the external area/loss of amenity space to the apartments in 359-361 Wilbraham Road.

The building space between the proposed new dwelling and 1 Woodlands Road has been reduced but is still very genrous in comparison to all the other developments/ spacings on the street.

Community Engagement

The client has engaged with the neighbours and in particular the occupants of 1 Woodlands Road who have been supportive of the propsoed development of the site.

We have also tried to engage with Councillor Angeliki Stogia, Councillor Muqaddasah Bano, and Councillor Aftab Razaq but have unfortunately been unable to receive any feedback or comments.

Use

The brief is to design a single dwelling that provides six bedrooms that sits comfortably with the existing street scene. The two mature trees on and adjacent to the site are a key feature of the site and are proposed to be retained (please refer to Urban Green's Arboricultural Impact Assessment.)

The following diagrams illustrate how the proposed development is a contextual approach that ensures its layout and scale works within the existing street scene, so that it comfortably blends in creating a natural transition between the scale of 359-361 Wilbraham Road and the lower more domestic scale of 1 Woodland Road.

Scale

The proposed scale of the building sits comfortably within the urban grain of the area (as the axo/3D model opposite) and is significantly smaller in scale in comparison to the develop undertaken on a very similar site to the rear/side of 355 Wilbraham Road and to the rear of the proposed development site.

We have ensured the scale is no large than the scale of the other residential properties on the Woodlands Road, and provides a natural transition between 359-361 Wilbraham Road and 1 Woodlands Road.

Design

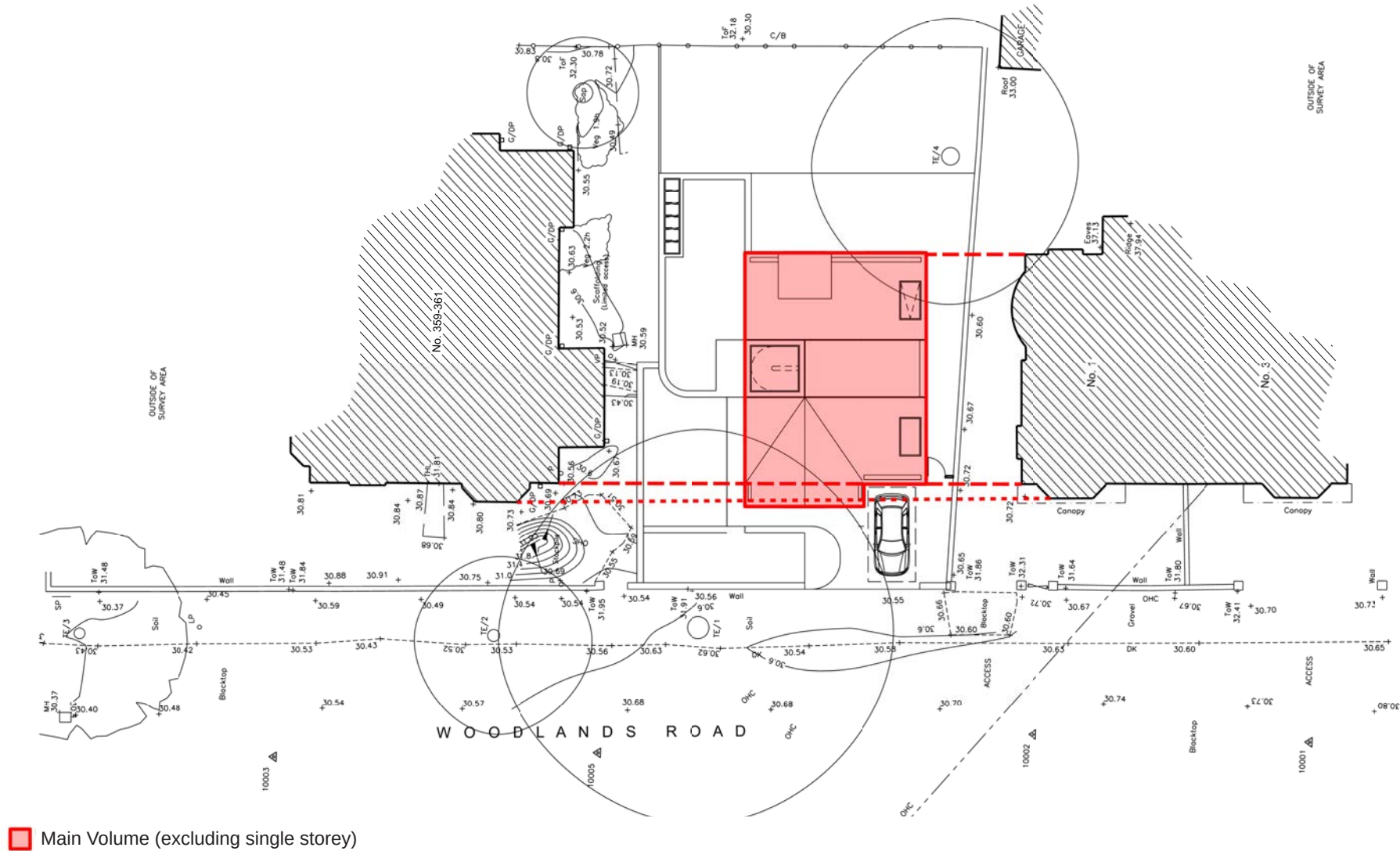
Layout

The layout is based around the retention of the two mature trees whilst still providing vehicle access onto the site. The floor plans create a large open plan living/kitchen/ dining area to the rear of the ground floor that provides views of the large mature tree to the rear whilst still providing privacy from the flats created as part of the conversion of 359-361 Wilbraham Road.

The 1st and 2nd floors both provide 3 bedrooms each with double height spaces and lightwells ensuring the centre of the plan is provided with a lots of natural daylight without the need for additional windows in the side elevations at 1st or 2nd floor levels, thus preventing any overlooking or privacy issues with the neighbouring properties.

Building Line

The proposed layout on the site retains the main building line with a projecting gable feature set approximately in line with teh projecting gables on 359-361 Wilbraham Road and 1 Woodlands Road (as the plan opposite)



Design

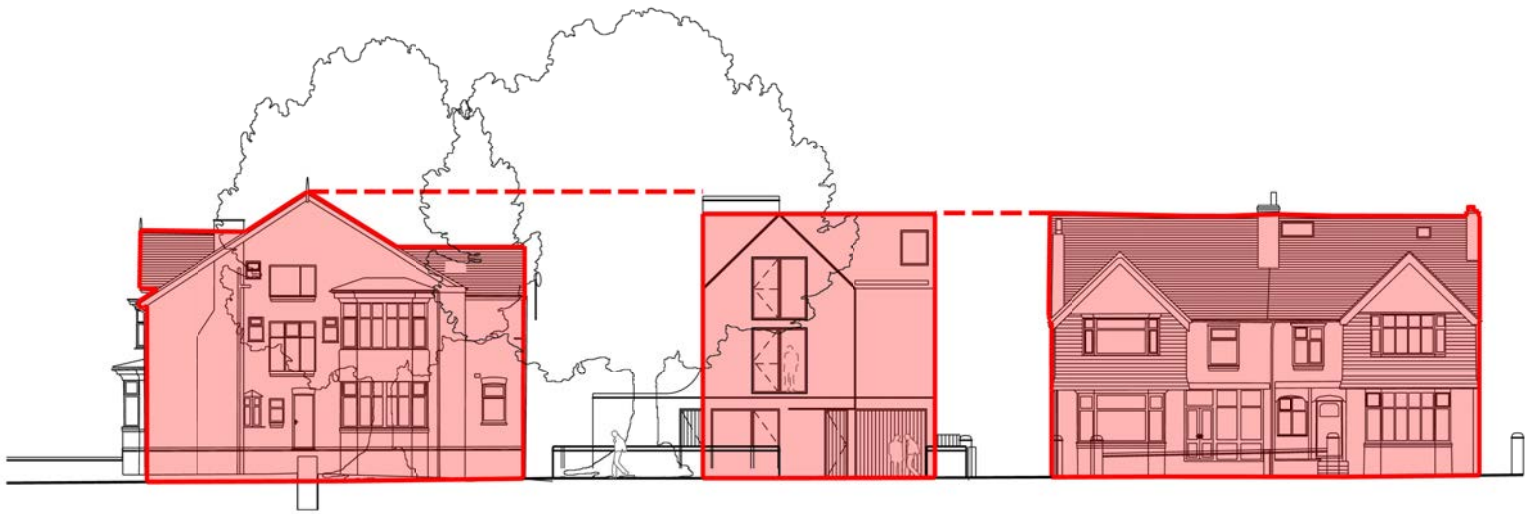
Massing and Ridge Lines

The proposed scale of the building has been carefully designed and developed to ensure it sits comfortably in context between 359-361 Wilbraham Road and 1 Woodlands Road, and this is further highlighted by the scale/height of the primary gable elevations (as highlighted on the opposite top diagram). The proposed gable creates a natural transition between 359-361 Wilbraham Road and 1 Woodlands Road.

The scale/height of the primary ridge height is lower than 359-361 Wilbraham Road and approx the same height as the ridge height on 1 Woodlands Road (as the highlighted on the opposite bottom diagram) allowing the proposed development to site comfortably with the context of the domestic street scene.



Primary gable elevation



Primary ridge height

Design

Building Spacing

The building space between the proposed new dwelling and 1 Woodlands Road is 4758mm. The spacing between other dwellings on Woodlands Road varies between 3451mm and 5556mm with most properties also having windows on the side elevations.

The proposed new dwelling is not proposing to have any windows on the side elevation on the 1st or 2nd floor levels (like many others on the street) to minimise the impact on 1 Woodlands Road.



Site boundary

Design

359-361 Wilbraham Road - Windows

As part of the proposed application for a new dwelling we are proposing to amend some of the existing windows on the current renovation of 359-361 Wilbraham Road, to address some of the comments raised by MCC (as drawings al(05)025 & al(05)026) as summarised below:

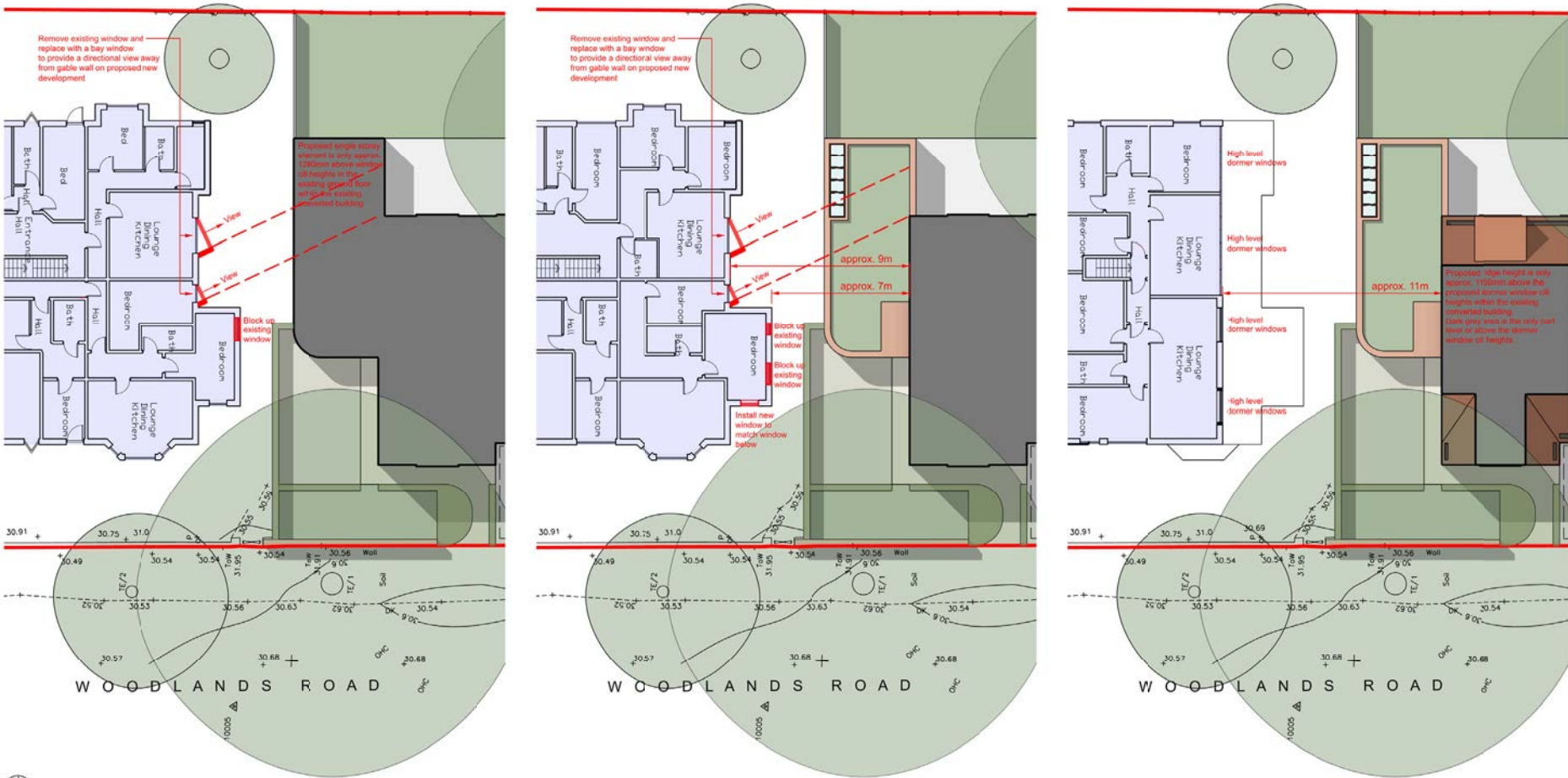
Existing windows in the proposed bedrooms on ground and first floor (South West corner).

- On the proposed ground floor there are currently two windows in the bedroom; one on the South elevation and one on the West elevation. We are proposing to remove and make good the existing window on the South elevation and retain the existing window on the West elevation (subject to compliance with Building Regulations)
- On the proposed first floor there are currently two windows in the bedroom; two on the South elevation. We are proposing to remove and make good the existing windows on the South elevation and install a new window on the West elevation to match the window below on the ground floor.

Existing window in the proposed lounge/dining/kitchen & bedrooms on the ground and first floor (South elevation).

- The windows in the centre of the plans are to be replaced with directional bay windows to ensure the view is directed away from the proposed new dwelling, thus minimising the impact on the living accommodation in 359-361 Wilbraham Road.

All new windows in 359-361 Wilbraham Road are to match existing and to comply with current Building Regulations.



Proposed ground floor

Proposed first floor

Proposed second floor

- Site boundary
- Proposed building
- Existing building currently being converted as approved planning application (12561/P30PA/2019)

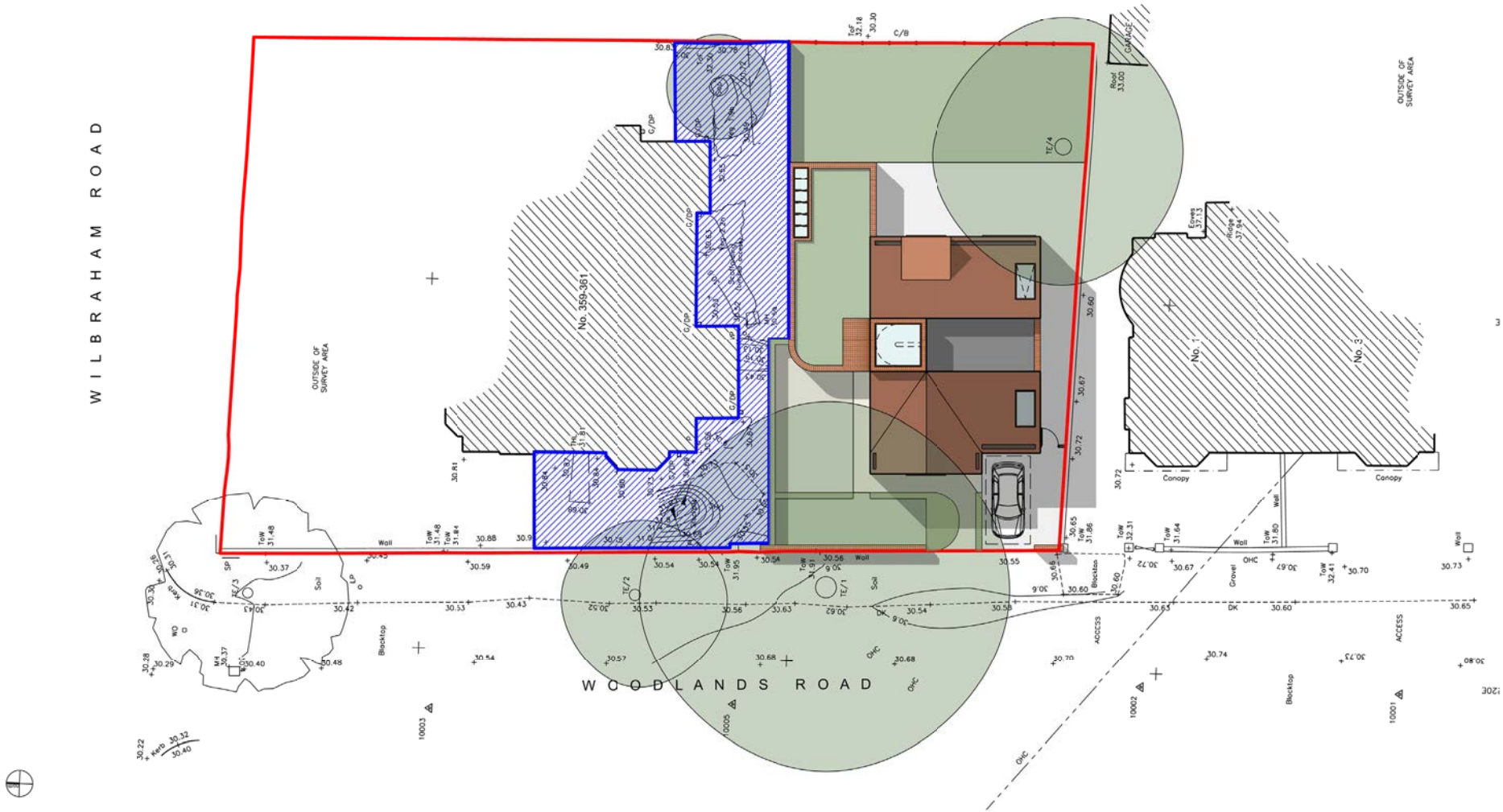
Design

359-361 Wilbraham Road - External Space/Amenity Space

Below is the minimum amenity space requirements based on the accommodation in 359-361 Wilbraham Road (as per planning application 12561/P30PA/2019)

Floor	Accommodation	Min amenity space required
Basement	4 x studio apartments	4 x 5 m ²
Ground Floor	3 x 2 bed apartments	3 x 6 m ²
	1 x 1 bed apartment	1 x 6 m ²
First Floor	3 x 2 bed apartments	3 x 7 m ²
	1 x 1 bed apartment	1 x 6 m ²
Second Floor	1 x 3 bed apartment	1 x 8 m ²
	1 x 2 bed apartment	1 x 7 m ²
Total minimum amenity space required =		89 m ²

Based on the proposed development the remaining external space/amenity space will be approx. 159m² which is significantly more that the minimum requirements.



- Site boundary
- Proposed external space/amenity space for 359-361 Wilbraham Road (approx 159 m²)



- Terracotta roof tiles (to match terracotta wall tiles) with concealed gutter
- Terracotta wall tiles (to match terracotta roof tiles)
- Red brick wall (and PPC drip detail to match colour of terracotta tiles)
- Red brick boundary wall (and PPC drip detail to match colour of terracotta tiles)
- Stained timber doors and fencing. Colour: black/grey
- Flush PPC aluminium window frame. Colour: to match terracotta tiles
- Flush PPC aluminium rooflight frame. Colour: to match terracotta tiles
- Recessed PPC aluminium window frame with projecting PPC aluminium surround. Colour: to match terracotta

Design

Appearance

The design and appearance of the proposed new dwelling has been carefully developed to ensure it's a contextual response to its setting whilst still being a contemporary house.

The majority of the existing houses on the street are generous detached and semi-detached houses with clay pitched roofs, brickwork and a mixture of clay clad or rendered gable/dormer features, and our proposal is a contemporary interpretation of this traditional vernacular and use of materials.

Projecting bay windows are also prominent on the street and we have proposed crisp minimal projecting windows liners to the front gable elevations to pick up on this contextual detail.

Curved brick details have been introduced to both soften corners, reduce visual impact and to allow doors etc to be seen from a much wider angle creating a more welcoming home and environment.

A brickwork stairwell/rooflight projects above the ridgeline that reflects the projecting brick chimney stacks on the street, however this rooflight will allow the core of the house to be flood with natural daylight reducing the requirement of windows on the side elevations. This rooflight will also provide natural daylight with the triple height entrance hall that provides a visual connection with all floors.

The roof over the single storey element will provide a green sedum roof that will enhance the views from within 359-361 Wilbraham Road.

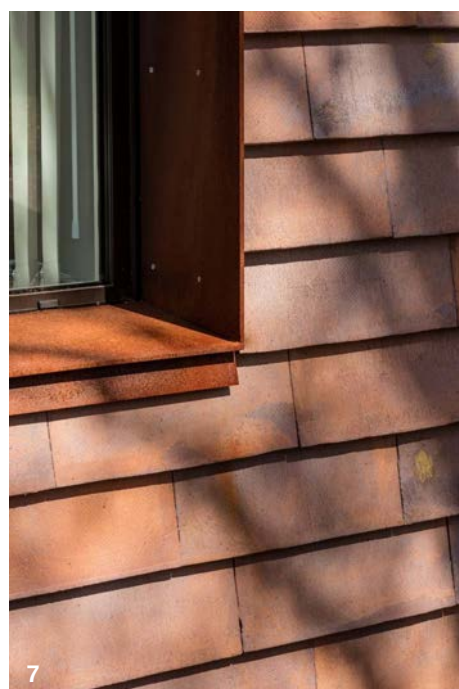
Full height sliding windows to the ground floor rear will be provided to create a large light open plan living space that will relate to the external landscaping and existing mature tree in the garden.

Materials

The predominant materials on the street are red brick with clay/terrocotta tile cladding and roof tiles, and this has been reflected in the proposed palette of materials to ensure it's a contextual response to its setting whilst still being a contemporary house.

We have limited the use of materials to create a clean and contemporary design that does not try to compete with the more ornate detailing evident in some of the original houses on the street.

A brick boundary wall will be re-instated providing continuity in the brick boudary walls evident in the streetscene.



Design

Precedent

The opposite images are a selection of precedent images highlighting examples of some of the material, details, curved bricks etc. as noted below:

- Same terracotta tile used for roof and cladding (with a concealed gutter) [Images 1-4]
- Dormer windows clad in same terracotta tile to create a monolithic roof form [Image 5]
- Projecting coloured window surround to match colour of terracotta tile [Images 6-7]
- Expressed rooflight/chimney stack [Images 8-9]
- Curved brickwork detailing [Images 10-12]

Landscape

The site will be fully landscaped based around the retention of the two existing mature trees on and adjacent to the site in accordance with the recommendations of the Arboricultural Impact Assessment (AIA). The front low level landscaping/planting will be carefully chosen on the basis it will predominantly be in the shade of the mature tree on Woodlands Road.

The front boundary wall will be re-built to provide a continuation of the low level brickwork front boundary walls evident on the street.

Inclusive Access

The design team are committed to a policy of equality, inclusion and accessibility in the delivery of all buildings. We fully recognise the individual abilities of future users of the building and have been active in ensuring that any potential sources of discrimination are addressed.

Entrance Doors

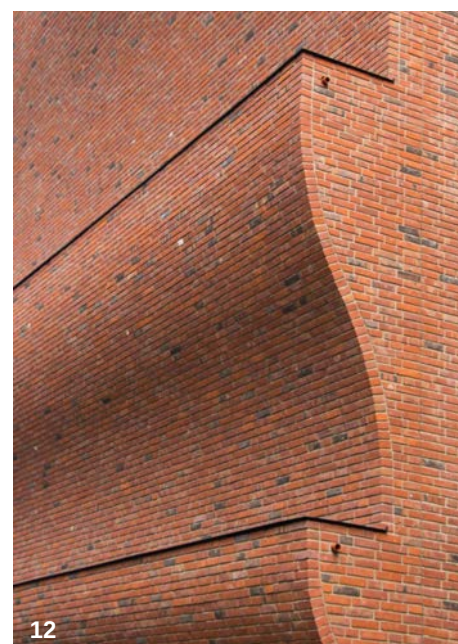
The main entrance doors to the front elevation are to be aluminium framed hinged doors, to give a minimum 1000mm clear width opening.

A level threshold shall be provided, with no upstands exceeding 15mm in height.

Floor matting will be chosen to allow smooth transition whilst reducing the risk of slipping and keeping entrances clean.

Vehicle Access

The existing vehicle access will be widened to provide spaces for parking of 2 cars. The existing telegraph pole will need to be moved to accommodate this new wider entrance.



Summary

Conclusion

The proposed design is a simple, considered, elegant and a high quality design that will both enhance and improve the local area.

Edmunds Architects have worked with the client and the local authority to ensure that we have proposed a design that sits comfortably within the context of Woodlands Road.



Sketch view from Woodlands Road

Appendix

Pre-Application Drawings

al(05)001	Existing Location Plan	Rev P2
al(05)002	Existing Block Plan	Rev P2
al(05)003	Existing Site Plan	Rev P2
al(05)005	Existing Context West Elevation (Woodlands Road)	Rev P2
al(05)006	Existing Context East Elevation (Rear)	Rev P2
al(05)007	Existing Context South Elevation	Rev P2
al(05)008	Existing Context North Elevation	Rev P2
al(05)010	Proposed Site Plan	Rev P2
al(05)011	Proposed Ground Floor Plan	Rev P2
al(05)012	Proposed First Floor Plan	Rev P2
al(05)013	Proposed Second Floor Plan	Rev P2
al(05)014	Proposed Roof Plan	Rev P2
al(05)015	Proposed Context West Elevation (Woodlands Road)	Rev P2
al(05)016	Proposed Context East Elevation (Rear)	Rev P2
al(05)017	Proposed West Elevation (Woodlands Road)	Rev P2
al(05)018	Proposed East Elevation (Rear)	Rev P2
al(05)019	Proposed South Elevation (Side)	Rev P2
al(05)020	Proposed North Elevation (Side)	Rev P2
al(05)025	Proposed West Elevation (359-361 Wilbraham Road)	Rev P2
al(05)026	Proposed South Elevation (359-361 Wilbraham Road)	Rev P2
al(05)030	Proposed Axo/3D Model NW	Rev P2
al(05)031	Proposed Axo/3D Model NE	Rev P2
al(05)032	Proposed Sketch/Street View	Rev P2