

Dempsey+
Gannon

53 Grange Avenue, Levenshulme
Design & Access Document

1.0 INTRODUCTION

The following Design and Access Statement has been prepared by Dempsey + Gannon and is submitted in support of a Householder Planning Application for a single storey rear groundfloor extension at 53 Grange Avenue, Levenshulme, M19 2FZ.

The statement provides an assessment of the existing conditions and reviews site constraints and opportunities, to be read in conjunction with the planning application forms, drawings, and other supporting documentation.

1.2 DOCUMENT STRUCTURE

This document has been structured in accordance with the 'Design & Access Statements: How to write, read and use them'[2006], prepared by CABI which identifies the four key stages of the design process to be described in the planning submission. The statement helps demonstrate how the proposal promotes the application of high quality design to engage with its context. These four stages are; Assessment, Involvement, Evaluation and Design.



Photographs of existing dwelling

2.0 CONTEXT ASSESSMENT

2.1 LOCATION

The existing dwelling is a six bedroom semi-detached family home within a 929m² plot, located on Grange Avenue, Levenshulme. Levenshulme is a suburb of the Metropolitan borough of the City of Manchester. Grange Avenue is a residential crescent street comprised of an eclectic mix of house typologies and apartment buildings. House types include clusters of semi-detached Victorian houses, both two and three storeys, there are also a number of two storey, semi detached houses from circa 1930 and some two storey houses built around the 1980 / 90s. The apartment building is three storeys and of mid-century design.

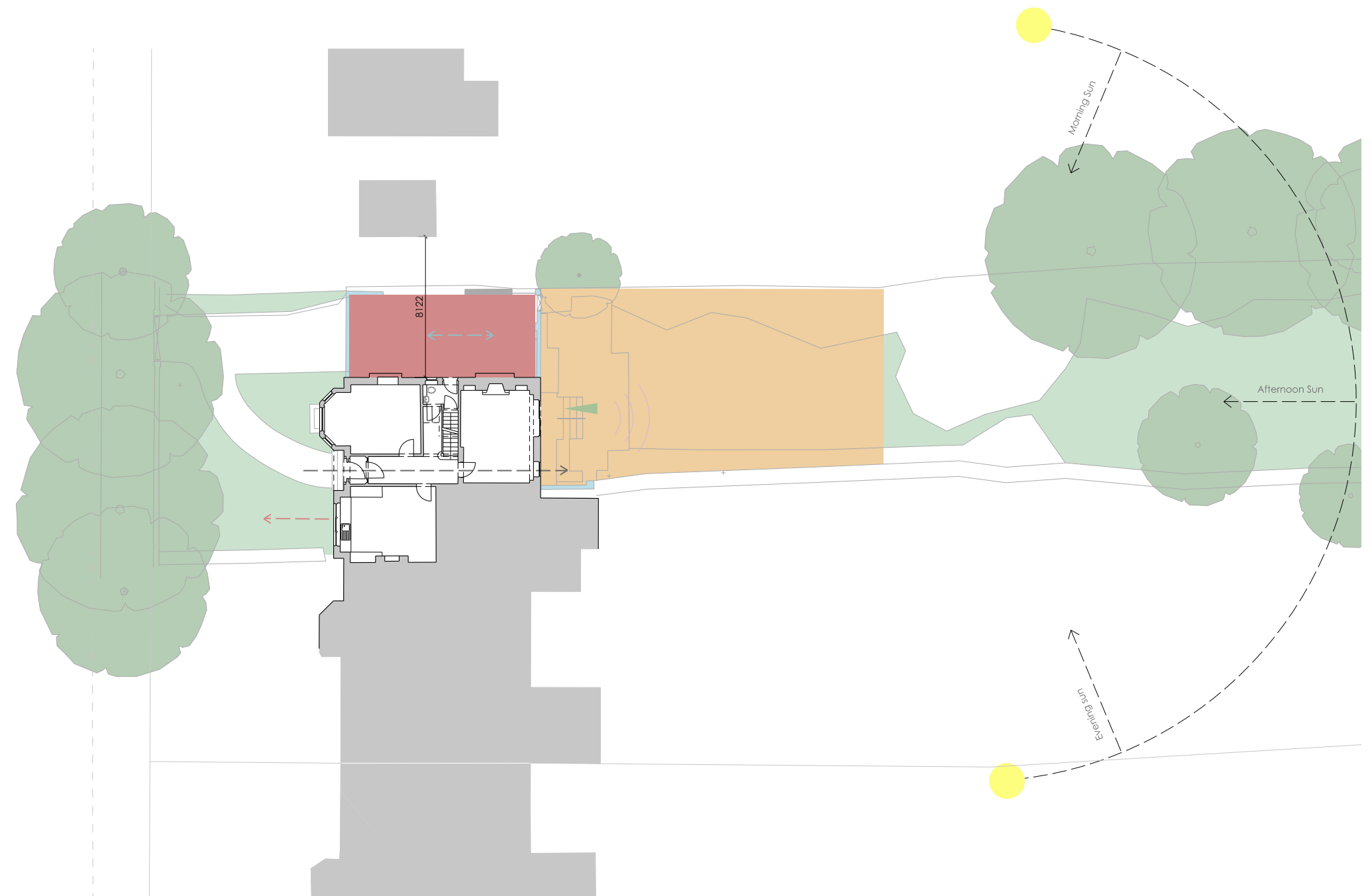
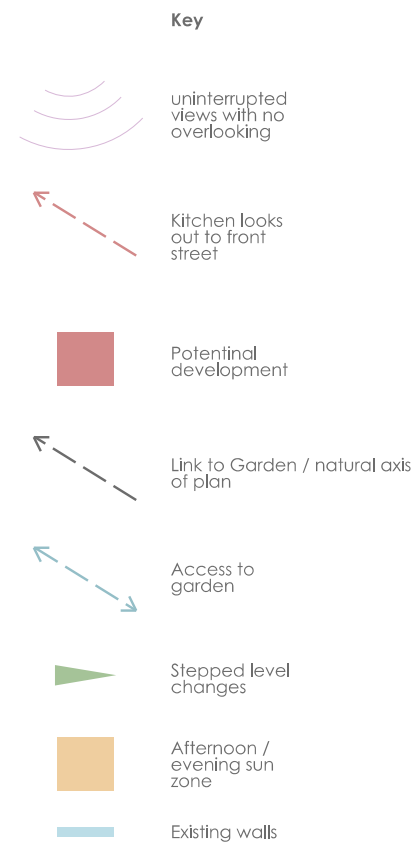
The house is 0.5 miles (11 minute walk) from Levenshulme train station which offers links to Manchester and Buxton. The closest bus stops are located under 2 minutes walk away, buses run between Chorlton Street, Manchester & Stockport.



Location map

N





2.2 PHYSICAL CONTEXT

The semi - detached dwelling has generous gardens to the rear and front. The rear garden sits to the south of the house.

Typical of the tree lined Grange Avenue, the house is well set back from the street. It is detached on its Eastern side, with a separation distance of 8m. The rear garden is 50m long and backs on to the Fallowfield loop. The rear garden can be accessed via the side of the house, through an open top 'walled yard'.

The ground floor sits circa 800mm above the external ground level and is accessed via steps at the front and rear, with the rear steps leading to a raised patio. The house is a 'dog legged' plan that tessellates with the neighbouring number 55.

Boundaries of the property include: a 1.2m high hedge, a 0.9m brick wall and 1m high closed board fence to the front. To the rear boundaries are comprised of: 1.6 & 2m high closed board fence, 2m high hedges and a 2 m high post and mesh fence. The wall to the open top yard are 2.8m high

2.3 PLANNING HISTORY

According to online sources, there have been no prior planning applications for the applicant site.

2.4 USE

There would be no change to the Use Class as part of the application and would remain as Class C3(a) a single dwelling house.



View of Grange Avenue, with visible portion of no.53 outlined in red

3.0 AMOUNT

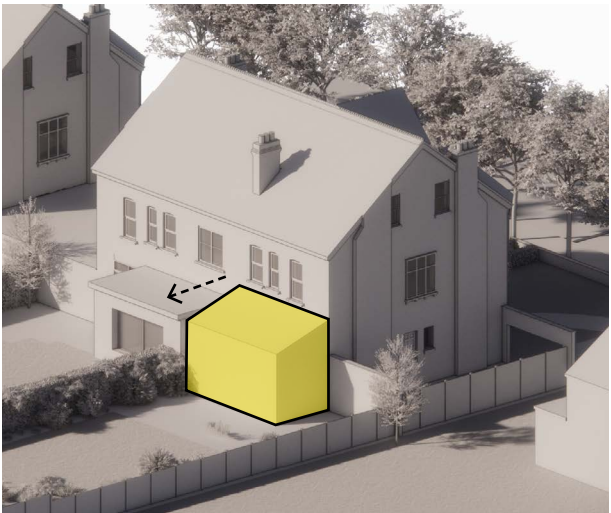
The proposal consists of a single storey extension to the rear of the property. The extension will allow for the kitchen to be repositioned to the rear of the house which will be opened up to a new dining room and snug within the addition

Additions have been considered to sensitively respond to the massing of the existing and neighbouring house, extending only as far as the extension to neighbouring number 55. The proposed addition is modest in relation to the amount of external amenity space maintained to the rear.



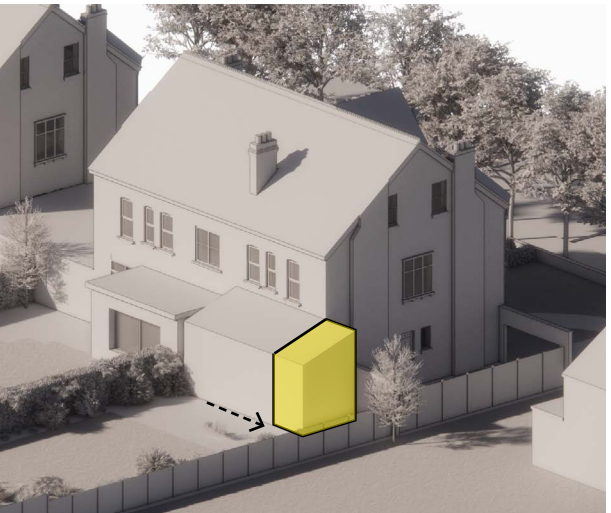
1

existing



2

extend



3

extrude

Aerial massing view of rear of 53 Grange Avenue

Key

Proposed additions

4.0 DESIGN DEVELOPMENT

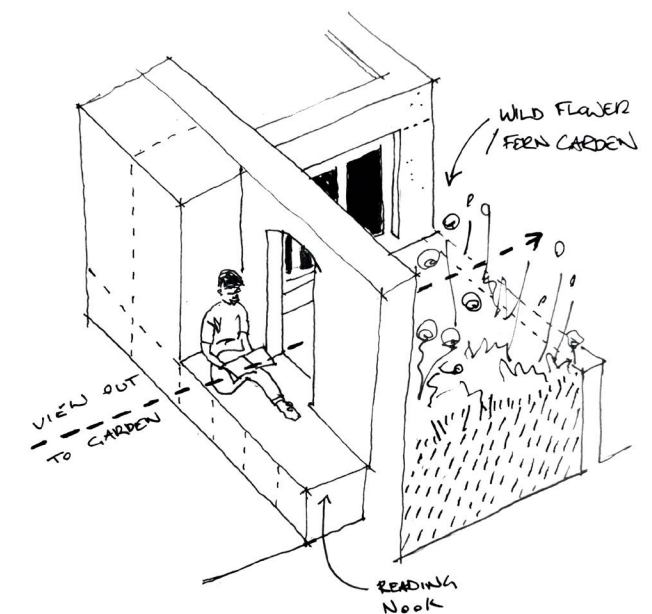
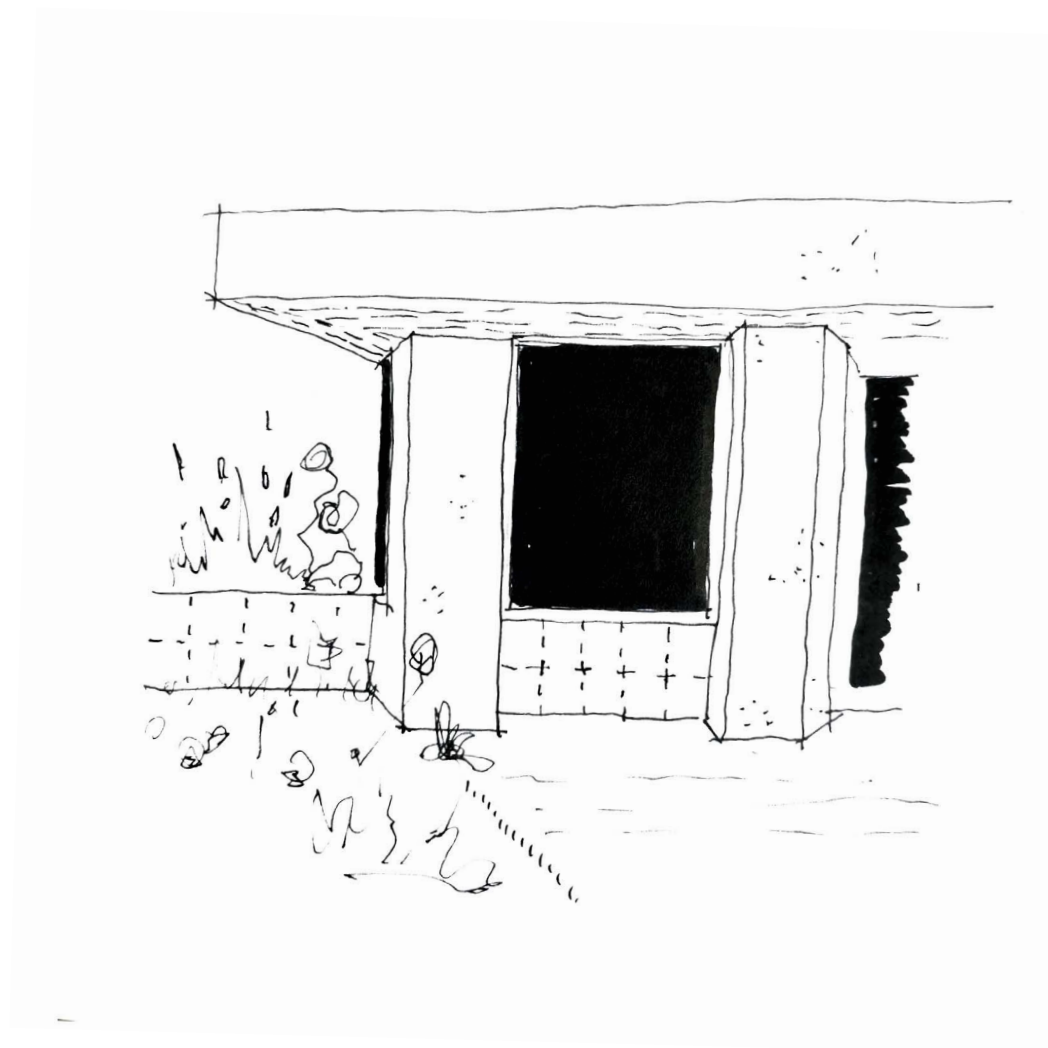
4.1 CONCEPT DESIGN

Our clients brief focused on adapting their home to better serve day to day life. Whilst the character of the house and it's location are fantastic, there are aspects of the house that fail to provide for their young family.

The existing kitchen, located to the front of the house feels awkward and overlooked by passers by. Our clients felt a more natural position for the kitchen would be to the rear of the house where views of the abundant garden could be capitalised upon and invited into the house via blurring of thresholds

In response to the above our proposal seeks to offer a better proportioned kitchen that holds a well balanced relationship to the dining room, providing a more sociable space for modern family life. Window positions have been carefully considered to offer sightlines from deep within the plan out to the garden, framing views of the garden whilst mitigating overlooking of neighbours. Skylights will draw natural light in to interior spaces to maximise the quality of habitable rooms.

The material palette seeks to blend with and complement the house and local vernacular. Whilst interior finishes will be tactile and inviting, utilising timber, clay plaster and clay tiles.



4.2 DEVELOPED DESIGN

The rear addition has been designed to intentionally remain subservient to the main house. The material pallet and design features are intended to complement those of the existing house.

A monopitched roof has been implemented to minimise any over shadowing of the neighbouring number 55, reducing the height of the eaves of the extension. All views are intentionally directed down the garden.

The aesthetic of the rear addition, responds to the character of the house. This is achieved through the use of materials that reference the colour and tone of the rear elevation. Clay render is used to finish the external walls, this is selected to avoid adding another brick finish to the house, of which there are already 3 types.



Proposed North Elevation



Proposed East Elevation

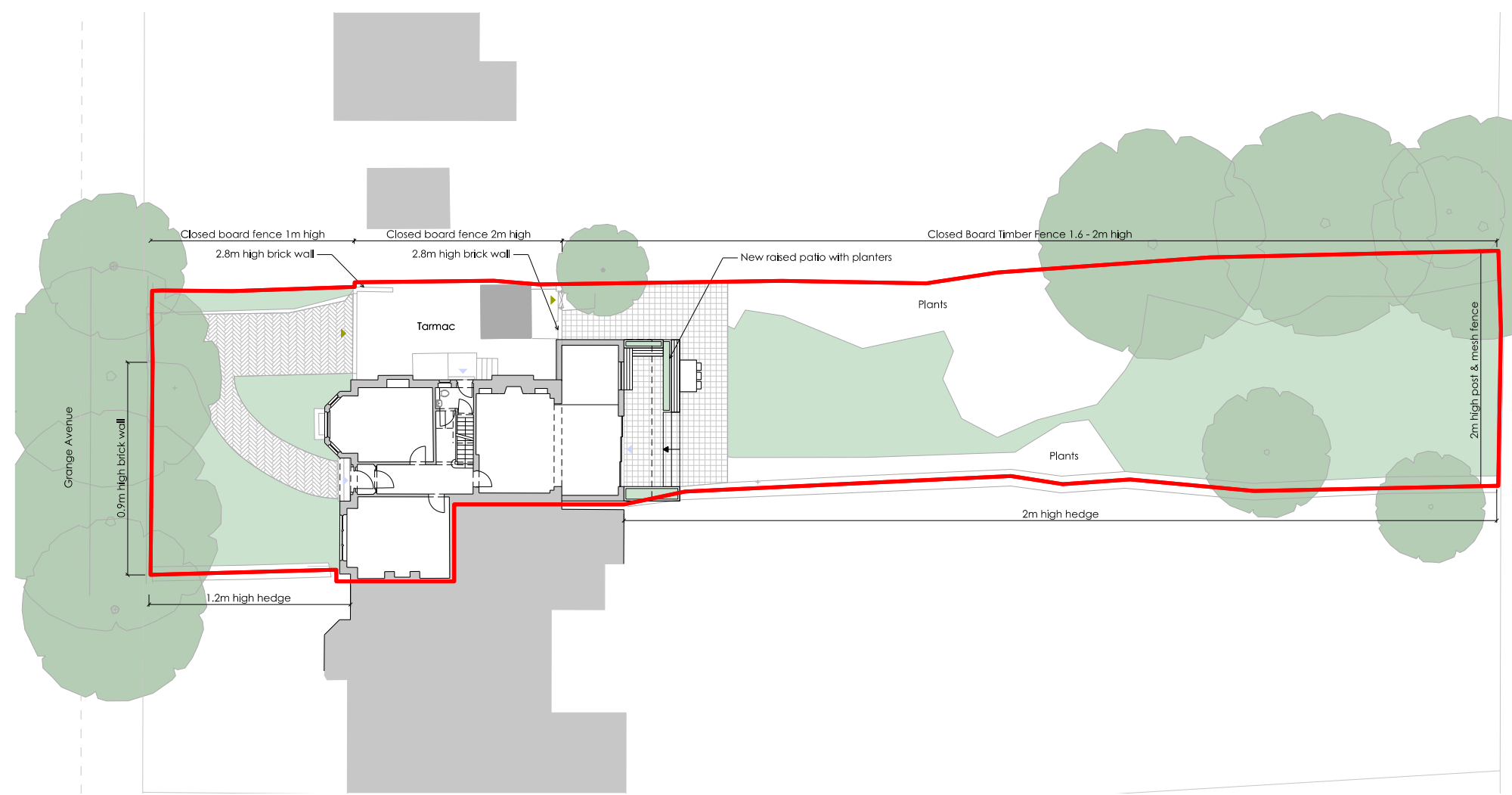


Proposed South Elevation

4.3 SITE LAYOUT

New hard standing patios will be created to the rear of the extension to offer good quality outdoor amenity space. One positioned at the existing ground floor level, providing a covered seating area under the overhanging roof, and one at the external garden level. Edges to the raised patio are softened through the use of planters and fixed bench seating.

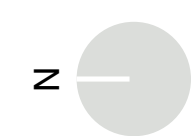
External access to the garden remains unchanged as a route through the Eastern yard is retained.



Key

	Site boundary		Driveway, block pavers
	Lawn		Access to house
	Patio, tiles		Access to garden

Site plan as proposed



4.4 SCALE AND PROPORTION

The extension would be the lowest form accross the property's roof line. Using a mono pitched roof allows the eaves to step down further towards the garden and refereces the pitched roof of the house.



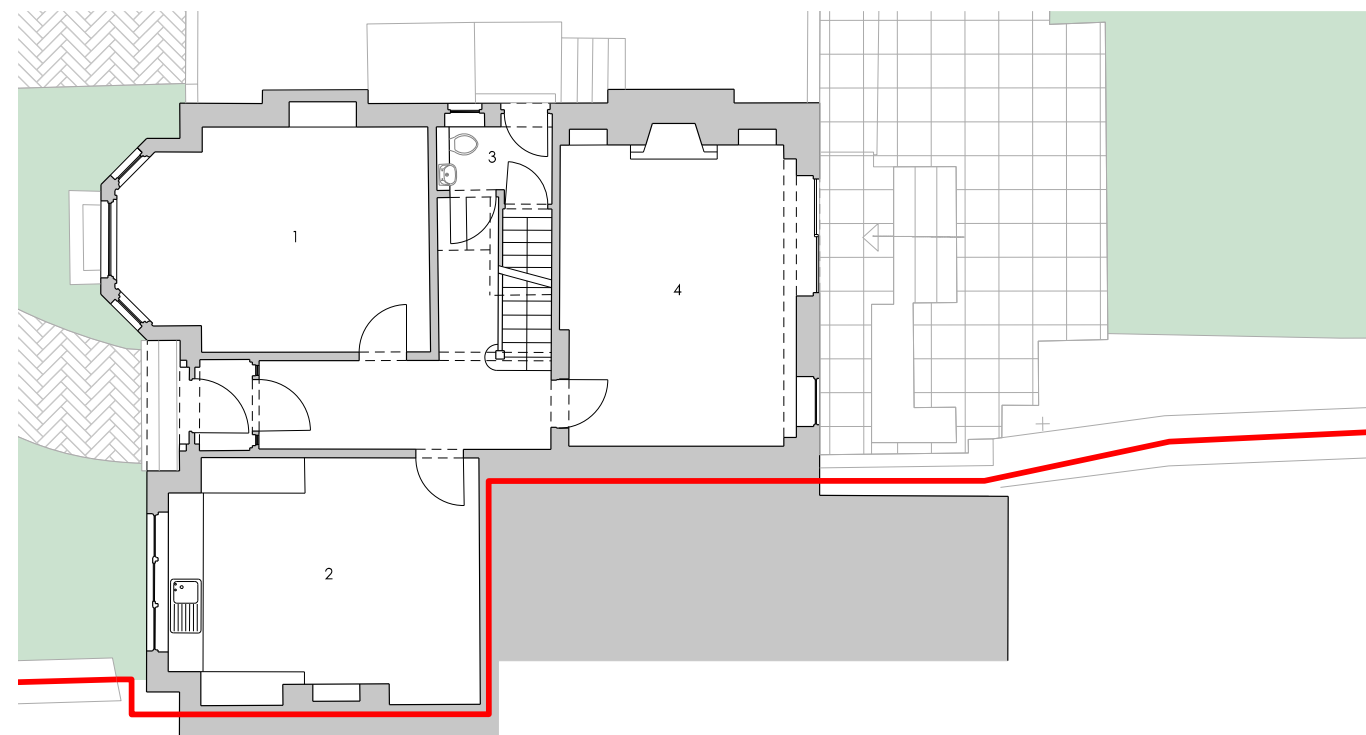
4.5 INTERNAL LAYOUT

The kitchen will be repositioned to the rear of the house. The room previously occupied by the kitchen will be used as a playroom for the children. The new location of the kitchen allows the rear of the house to be opened up to the new extension.

This new arrangement provides views from the kitchen, through the dining room on to the garden, framed by generous well proportioned fenestration.

Having the new kitchen and dining room positioned adjacent to one another both offers a more sociable arrangement whilst entertaining, whilst making day to day family life more functional.

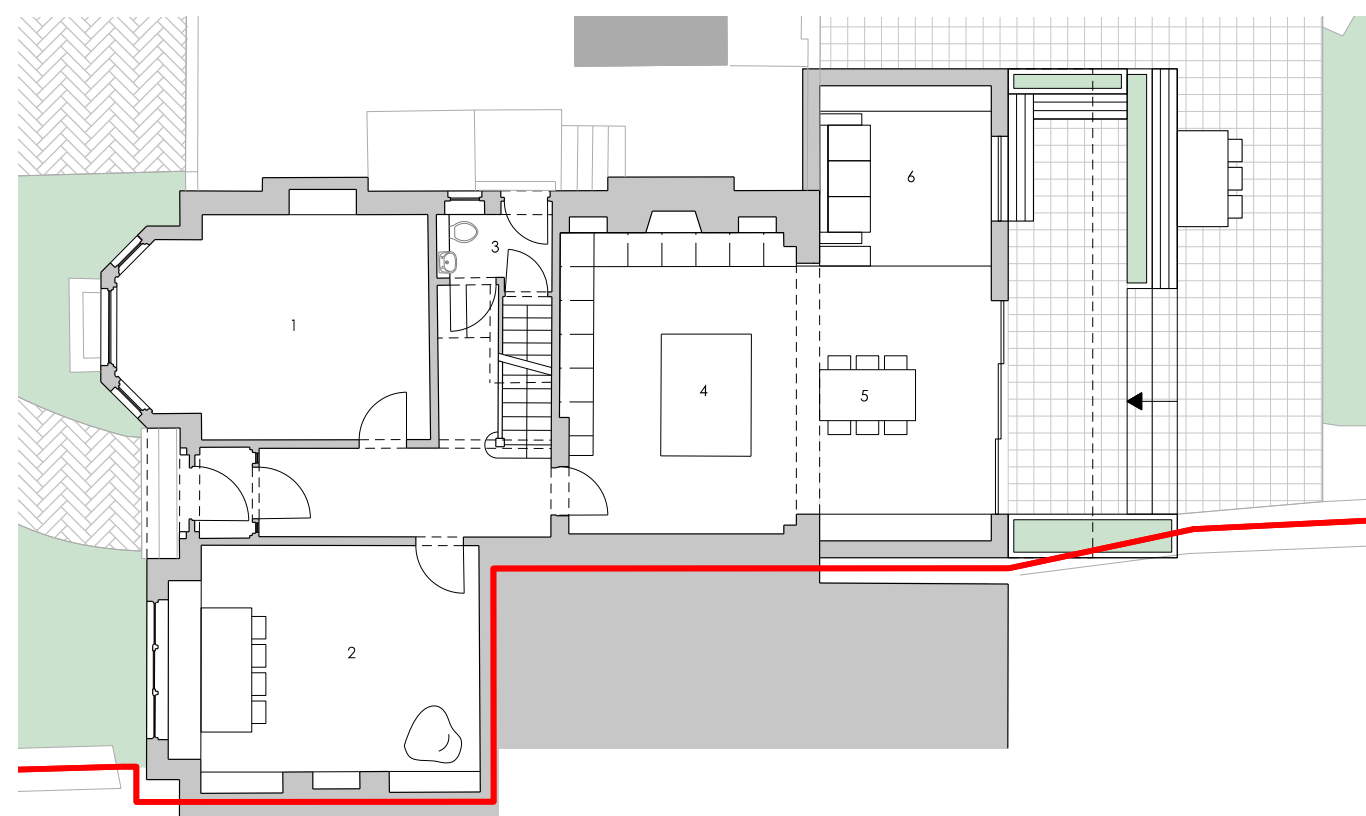
A new snug is intended as a quiet haven for the parents of this young family. The snug will be a space for reading, relaxation and also used whilst entertaining guests as a break out from the dining table.



Ground Floor as Existing

Key

- 1. Lounge
- 2. Kitchen
- 3. WC
- 4. Dayroom



Ground Floor as Proposed

Key

- 1. Lounge
- 2. Playroom
- 3. WC
- 4. Kitchen
- 5. Dining
- 6. Snug

4.6 APPEARANCE AND FORM

The propositions of the extension have been considered so as to mitigate any loss of amenity or overshadowing of the neighbouring number 55, extending only out as far the neighbouring extension.

The materials seek to reference the tone and colour of the existing house. Brick has been avoided as the finishing material due to there already being three different types of brick used on the house. Instead a tactile palette of natural clay render and a plinth of clay tiles are used, both in a terracotta, red brown colour.

The monopitched roof of the extension is finished in a standing seam red-brown zinc to blend with the aesthetic of the existing house and the extension.

The plinth patio is accented using planting to invite the garden into the home and soften any harsh edges and thresholds.



Rear view of proposal

4.7 MATERIALS

The material palette for the external finishes of the extension will be comprised of natural clay render, a standing seam zinc roof and aluminium windows and doors.

These materials have been selected to simultaneously blend with and complement the existing house.

Planting will be utilised to soften and punctuate the elevations of the proposal.

EXTERIOR



Matching Brickwork



Clay tiles



Planting



Standing seam zinc

5.0 LANDSCAPING

5.1 LANDSCAPING

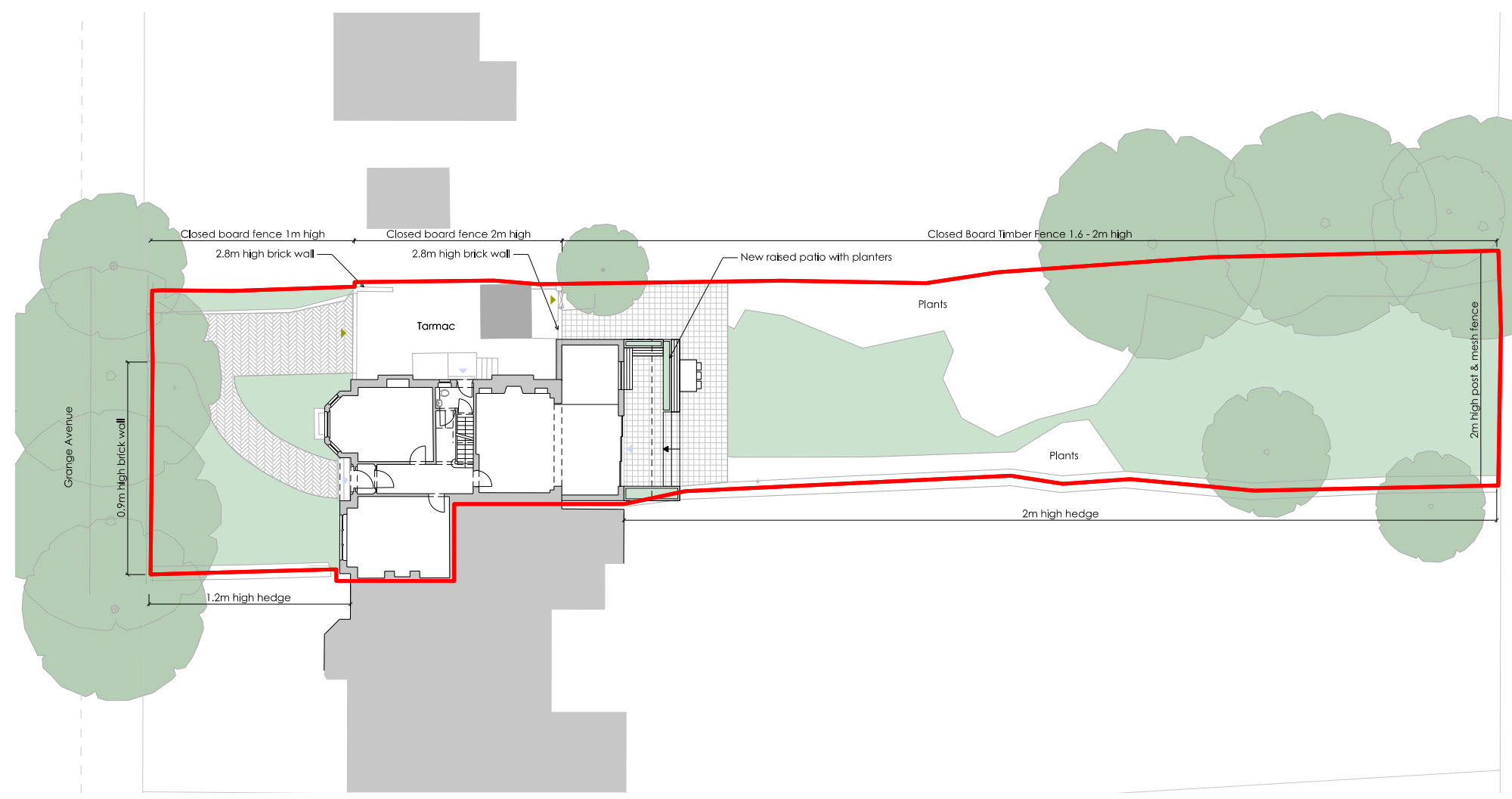
Hardstanding patios will be positioned to promote circulation around the extension and offer external seating and dining areas that take advantage of picturesque garden.

The majority of the garden will remain as existing with a good amount of planting and lawn.

5.2 BOUNDARY TREATMENT

The extension will occupy a portion of the party line

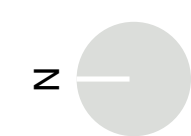
Other than the above there will be no further changes to the boundaries.



Key

	Site boundary		Driveway, block pavers
	Lawn		Access to house
	Patio, tiles		Access to garden

Site plan as proposed



6.0 ACCESS

6.1 PEDESTRIAN

Pedestrian access will remain unchanged and be from Grange Avenue via the front garden.

Circulation around the house is provided via new hardstanding patios.

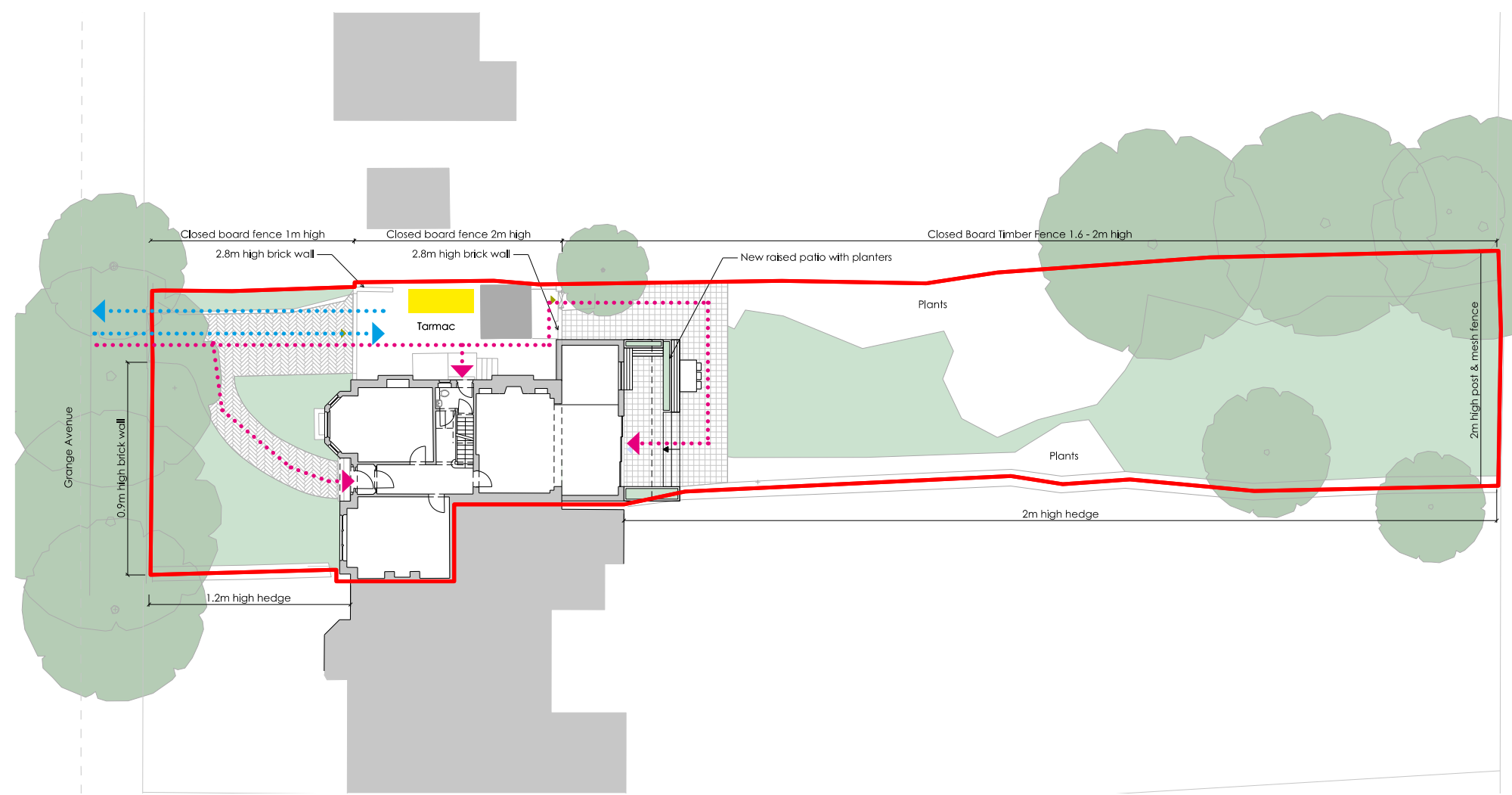
6.2 VEHICULAR

Vehicular access will remain unchanged and be from Grange Avenue via the driveway.

There will be no impact upon the off road parking, within the curtilage as result of the proposal.

6.3 WASTE MANAGEMENT

Bins will be stored at the side of the house and taken to the street on collection days.



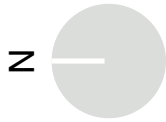
KEY

Pedestrian route

Vehiculat route

Binstore

Site plan as proposed



7.0 SUSTAINABILITY

The proposed extension will be built with a high level of insulation and thermal mass to provide a regulated internal temperature. Glazing will also be of a high specification to allow for solar gain in winter and restrict it in the summer. These factors together will ultimately reduce the heating demand of the property.

Materials will be sought from sustainable sources and from local suppliers where possible. These materials will be chosen with longevity and low environmental impact in mind.

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