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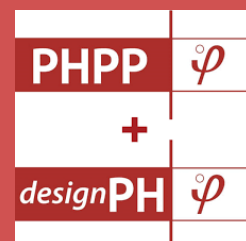
Double storey rear extension and garden summerhouse to an existing attached dwelling

14 Werneth Ave,
Fallowfield,
Manchester
M14 7BF

Design & Access Statement
10th June 2024

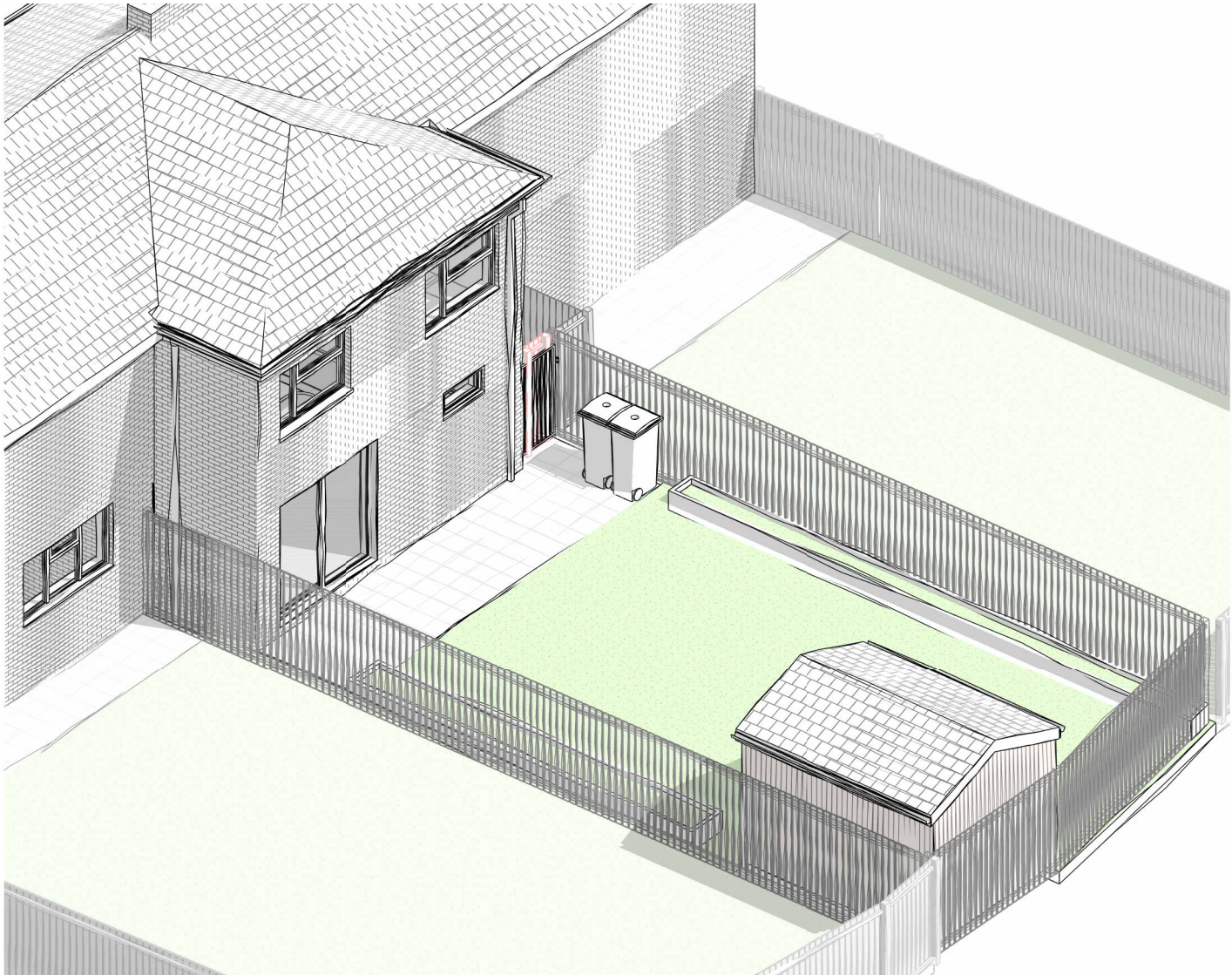


Chartered Practice



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1. INTRODUCTION

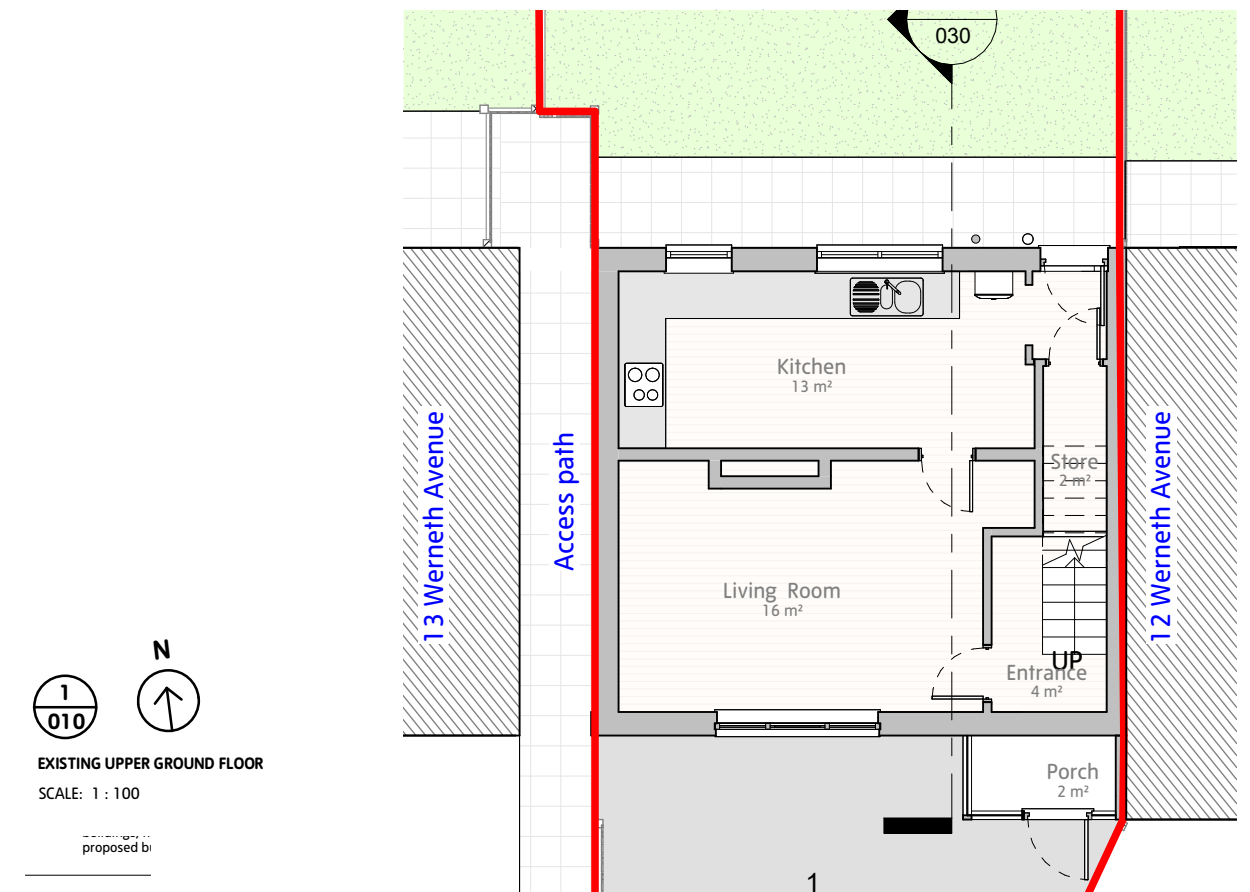
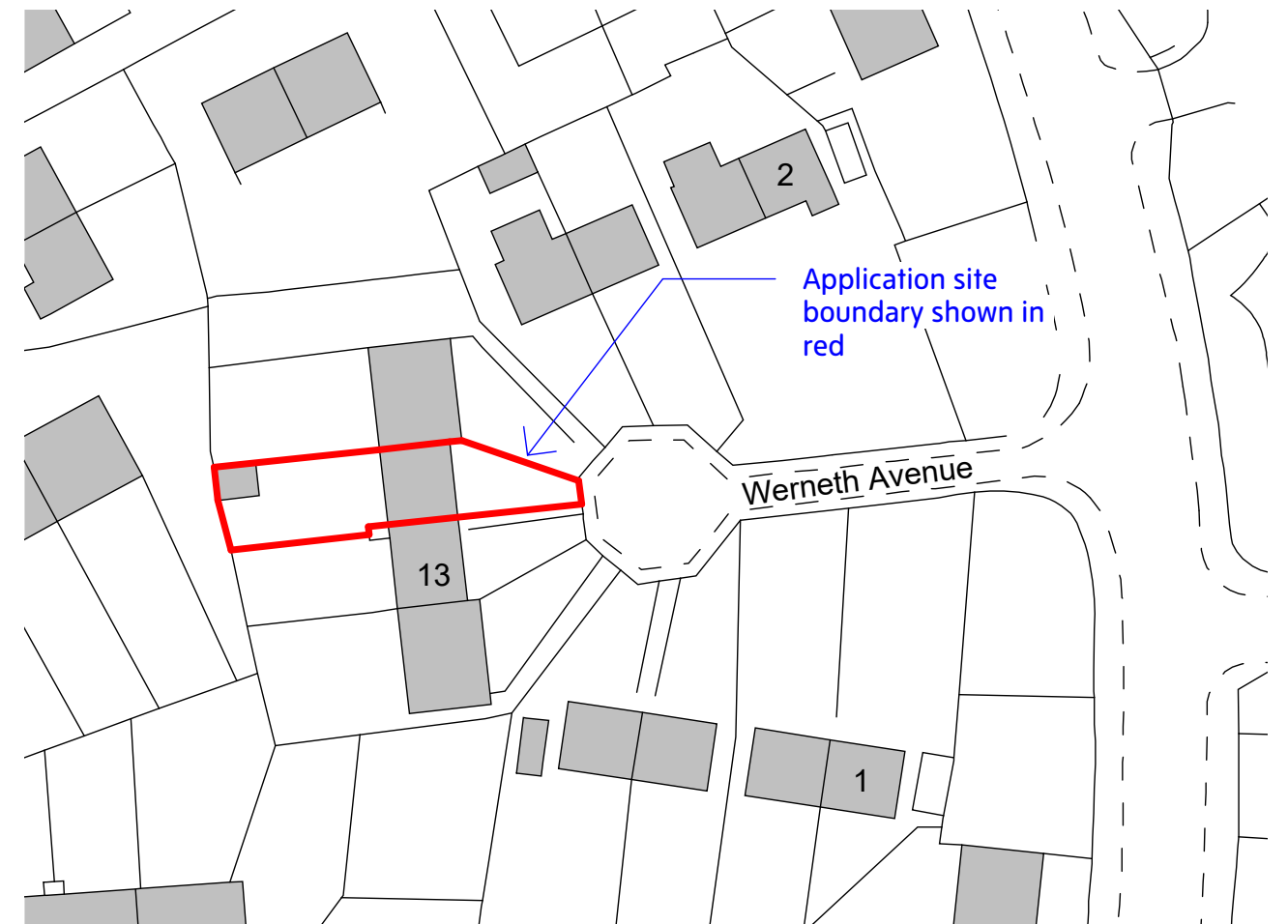
- i. This document has been prepared by Sean Payne Arch Design Ltd on behalf of our client and applicant Verity Kendall to accompany a planning application submission for a double storey rear extension and garden summerhouse to an existing attached dwelling at 14 Werneth Ave, Fallowfield, Manchester, M14 7BF.
- ii. This statement has been written to support the application for a double storey rear extension and garden summerhouse to an existing attached dwelling at 14 Werneth Ave, Fallowfield, Manchester, M14 7BF.
- iii. The proposal seeks to improve the existing dwelling space in order to accommodate a new, larger kitchen dining area on the ground floor within the rear extension and a larger, more accessible bathroom, bedroom, corridor and staircase on the first floor.
- iv. The objective of this submission is to present the reasons for this additional accommodation.
- v. The statement is written to comply with Article 4 of Statutory Instrument 2013/1238.
- vi. This statement should be read in conjunction with the application forms and drawings.

2. DESCRIPTION OF SITE

- i. The site is located at 14 Werneth Ave, Fallowfield.
- ii. The site currently comprises of an attached, 2-bedroom dwelling with front parking and a rear garden with a shed.
- iii. The site is bounded by boundary fencing, on the northmost, southmost, eastern and western boundaries. with the house attached conventionally with 12 Werneth Avenue and with an attachment and ground floor access tunnel with 10 Werneth Avenue.



Streetview of 14 Werneth Avenue (center) with neighbouring properties (left and right).



Existing ground floor plan of the attached dwelling.

3. LOCATION & SURROUNDINGS

- i. All surrounding properties are of residential use.
- ii. A precedent has been set for single and double storey rear extensions and roof dormers in the local area.

Architectural Styles

- i. There are a range of architectural styles in the surrounding area. The consistent theme throughout the adjoining properties is that they are two-storey brick houses.
- ii. The buildings fronting Werneth Avenue and the surrounding area contain primarily yellow stock, reclaimed and red brick, white render and white painted brick walls.
- iii. The roofs are primarily dual pitched and hipped roofs that make up roughly a third of the total building height, many being converted an additional usable room or roof dormer.
- iii. The extension seeks to match the style of the surrounding area with the use of brick and a hipped roof. This seeks to increase the similarity the site has with the local character and street scape.

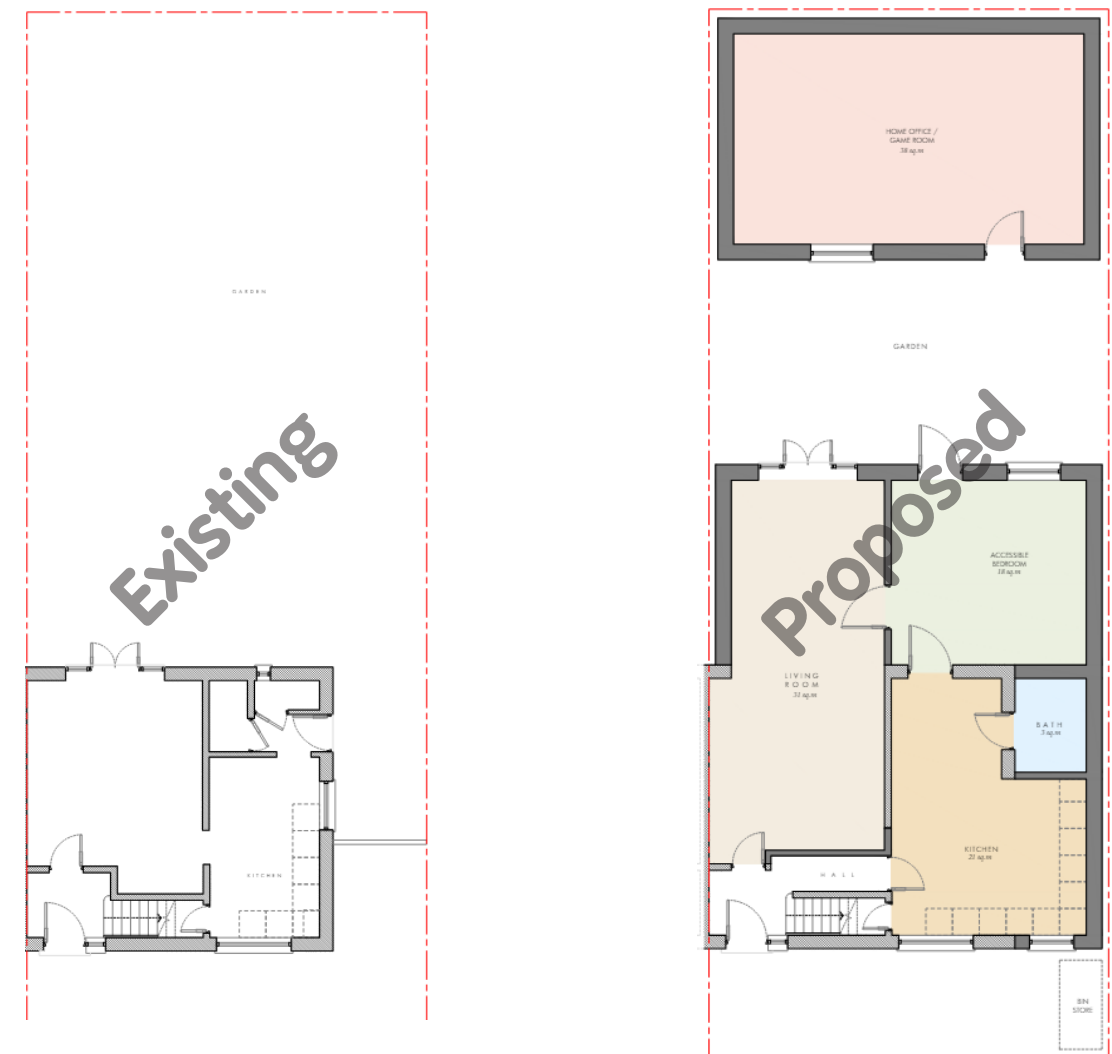


Fig 1. - Exerpt from approved planning application 138623/FH/2023 at 71 Yew Tree Road, Which included a large, rear and side extension, a double storey extension and a large outbuilding to the rear garden.



Fig 2. - Exerpt and satielitte image from approved planning application 106530/FH/2014/ S1 at 34 Bidstone Avenue, showing a larger double storey extension of simliar design to a simliar style of attached dwelling.

4. PLANNING HISTORY

- i. The site does not appear to have any previous planning applications associated with it.

6. DESCRIPTION OF PROPOSAL

i. USE

i. The application seeks to maintain the use class of C3.

ii. SITE LAYOUT

i. The dwelling is proposed to be extended to provide a new kitchen / dining space and a more accessible layout to the first floor for the client for mobility reasons.

ii. Space for parking has been retained to the front of the property.

iii. The boundary treatments are to be retained and improved.

iii. SCALE

i. The proposal seeks to:

ii. create a double storey to the rear which is set back from both boundaries, therefore minimizing overbearing and overshadowing to neighbours.

iii. The extension draws from the local character of Werneth Avenue, implementing a pitched hipped roof typical of other approved double storey extensions in the area with brick walls to match the dwelling, maintain the local character and reduce its impact. Windows have been placed on the rear facade, avoiding any overlooking and proximity to the neighbours to the east and west. These design precautions have been taken in order to protect the amenity and privacy of the site occupants and of adjoining properties.

iv. All lighting will be set below the level of existing boundary fencing in order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting.

v. The extent of the rear extension retains the right to light of the adjoining neighbours at 21 Albert Rd and 17 Albert Rd.

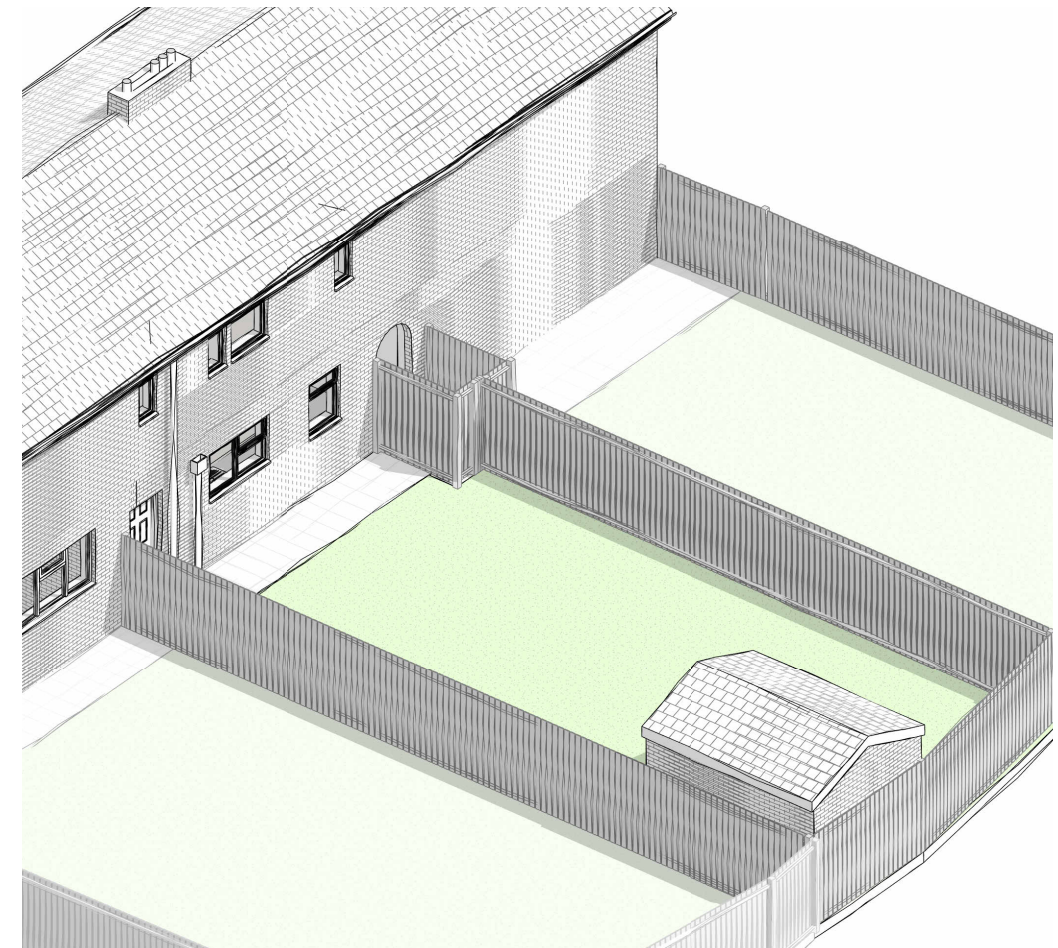
vi. The materials of the proposal have been selected from the established pallet of the dwellings at Werneth Avenue brick walls with a concrete tiled pitched roof and white framed windows and doors to match the local area.

vi. The window spacings and proportions of the proposal match those of the dwellings along Werneth Avenue and the surrounding area.

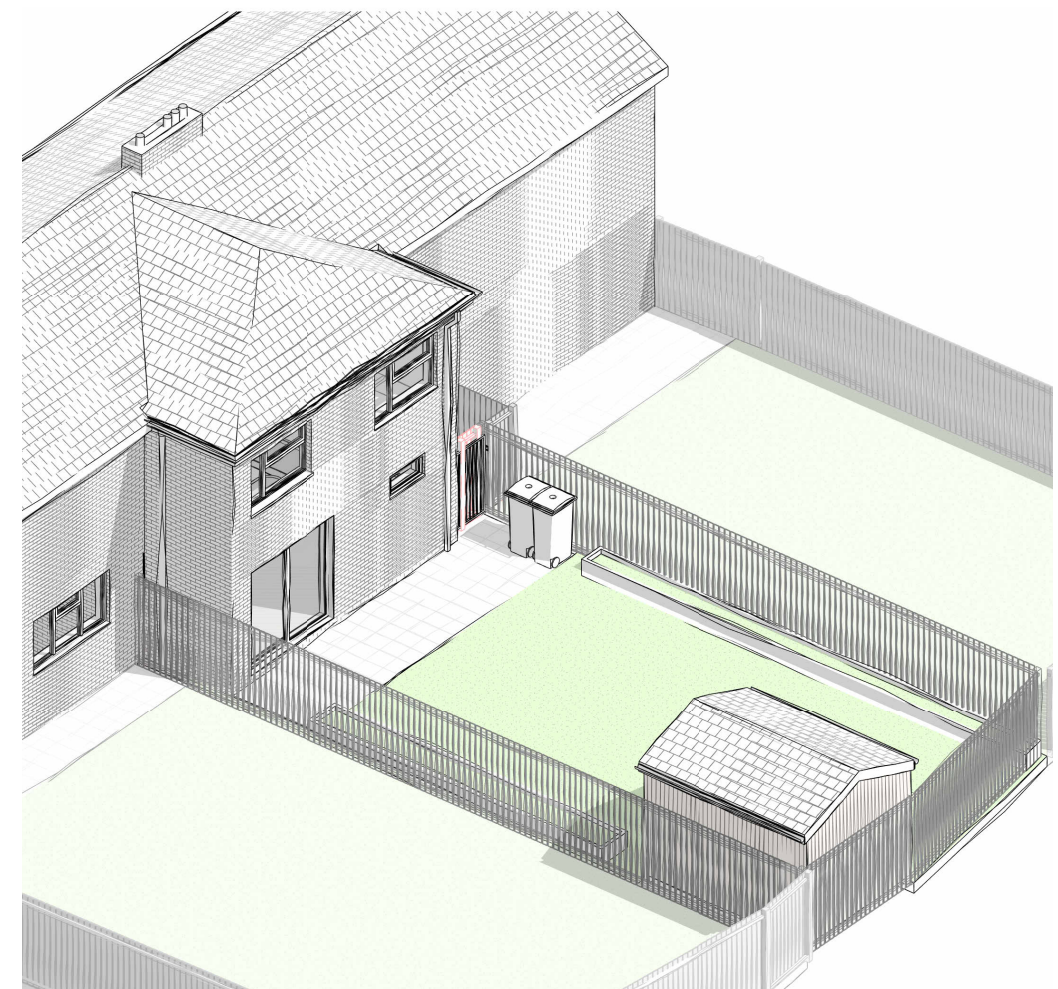
vii. Given the above the proposed alterations designed will not impact unduly on the rear garden aspect of the adjacent dwellings and provide an attractive and consistent addition to the structure.

v. ENVIRONMENTAL

i. Flooding - The site is not within a flood risk zone. The retention of green amenity space seeks to offset the new roof size for all rainfall durations and intensities up to and including climate change are sufficiently adjusted to a critical 100 year storm.



Sketch of the existing rear of 14 Werneth Avenue.



Sketch of the proposed rear of 14 Werneth Avenue with the 2 metre rear extension

The large area of retained attenuation green space ensures that flood risks from the development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

New foul routes are intended to connect to existing manholes on site, no rainwater falloff is proposed to be connected to the local sewers.

ii. Noise - The Land use matches all neighbouring sites, the use of the existing driveway is to be retained ,therefore it is important to state that no increase to noise will be created, nor will occupants of the proposal be impacted by existing sources of noise.

iii. Ecology - The urban location and lack of landscaping do not provide habitats for wildlife and the proposal does not alter this.

vi. The use of strip foundation techniques and retaining structure for the proposal aims to ensure unacceptable levels of water pollution caused by mobilised contaminants will not be present in line with paragraph 170 of the National Planning Policy Framework.

vi. ACCESS

The main vehicular access route is to be retained.

Pedestrian access is to be retained.

vii. INCLUSIVE ACCESS

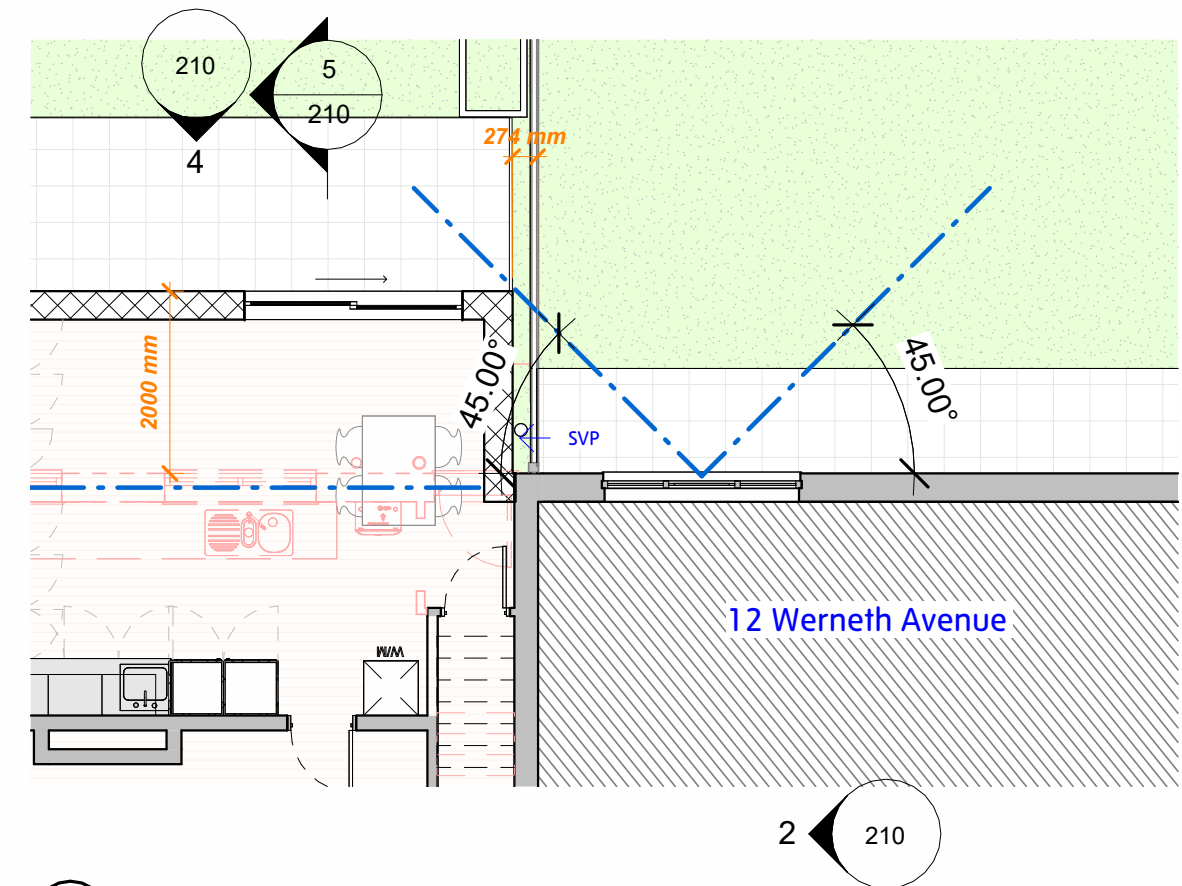
i. The ground floor entrance to the new accomodation has door widths that comply with the Approved Document M.

ii. The proposal has been specifically designed be inclusive of persons of any disability, race, gender or age.

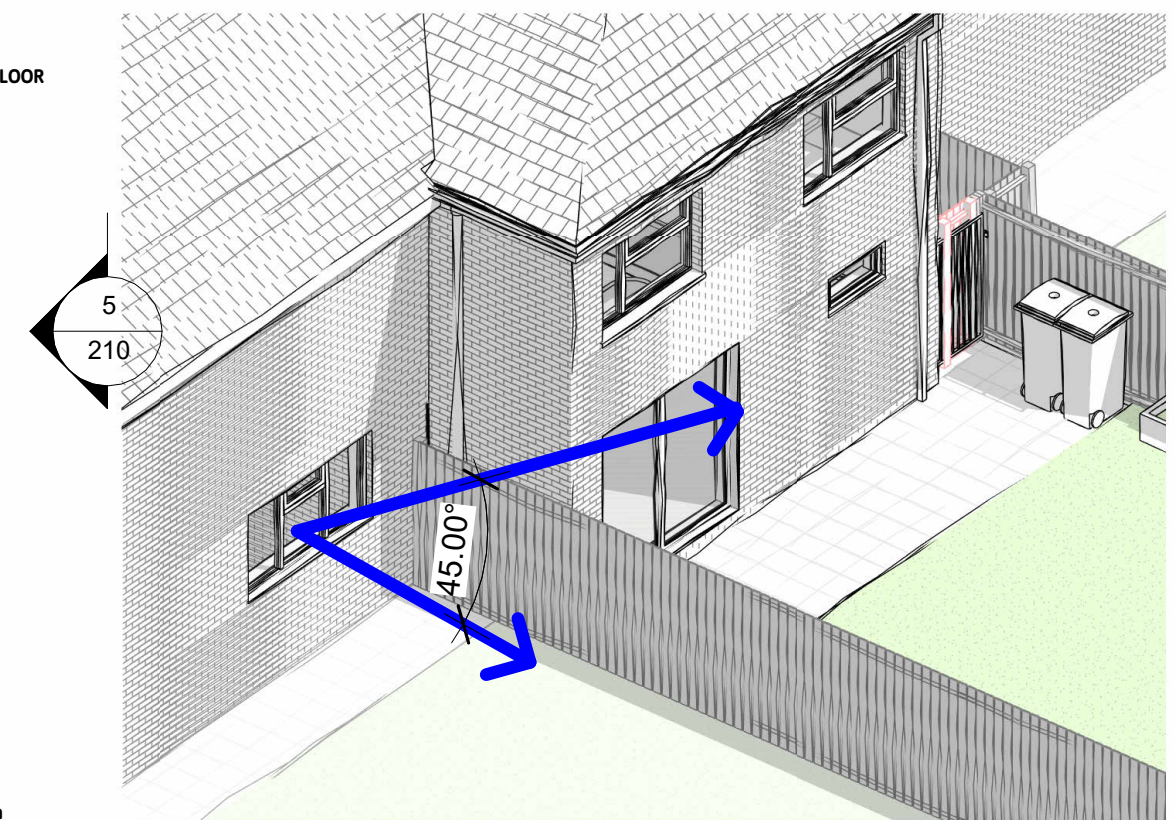
7. SUMMARY

i. The proposal will help address the need for additional space for the kitchen / dining space on the ground floor and additional mobility space to existing bedroom and bathroom on the first floor.

ii. The proposals do not impact the local wildlife habitats or energy and water supplies or drainage infrastructure and are thus environmentally sustainable.



PROPOSED GROUND FLOOR
SCALE: 1 : 100



Proposed 3D Diagram
SCALE:

SEAN
PAYNE

ARCH | DESIGN

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