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Residential Development

Land Adjacent 50 Burton Road, Withington

Design & Access Statement

362 PD 0001 (-)

January 2024

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1.0 CONTEXT

Physical

The development site is located on Burton Road in Withington, close to the junction with Everett Road, in an area designated as being predominately residential. The site does not sit within a Conservation Area.

The application site is at end of short run of retail units with residential accommodation above and there are further dwelling houses to the east and north. The site is currently vacant and in a general state of disrepair but the previous known use was as garages with existing vehicular access from Burton Road.



2.0 DEVELOPMENT OBJECTIVES

Use

The application site is within a predominantly residential area within easy access of shops and services and modes of transport and where development of new housing is considered acceptable. The proposed use of the site is, therefore, residential, with the development providing an individual family dwelling.

Amount

A previous application for the site, by the same applicant, for a development comprising two semi-detached dwellings was refused consent with advice that an application for a single detached dwelling would be viewed more favourably. Consequently, this application is for a development of the site as a single dwelling.

3.0 CHARACTER

Design Concept
The design concept is intended to respond to the physical characteristics of the site and to the character of the surrounding buildings to create a high quality, visually attractive and positive contribution to the streetscape and to the surrounding context.

It is intended that high quality in design and materials will ensure that the development will add to the overall quality of the area and will reflect the character and identity of local surroundings and materials.

Layout
There are a number of factors that have influenced the site layout and internal arrangement including the shape of the site, the contribution to the streetscape, access to outdoor amenity space, privacy and overlooking.

The site boundary facing Burton Road offers a relatively narrow frontage, which is compromised by an angled boundary to the east and the presence of a substation on the immediately adjacent land. This has influenced the position of the dwelling on the site, resulting in it being set back from the boundary to provide space for vehicle access and parking and allowing a wider frontage.

Pushing this frontage back within the site reduces the available space at the rear, such that a standard double aspect dwelling would result in the rear elevation being too close to the boundary, creating a narrow and unsatisfactory garden space and compromising the privacy of the gardens to the north.

Consequently, the upper floor windows have been positioned to avoid the bedroom spaces impinging on the privacy of the gardens to the north and east and so these are arranged with views out to the south and west, which results in an L-shaped plan.

This L-shaped plan allows the depth of the building to be minimised and creates garden areas of a more usable size and shape. The offshoot divides the garden into two separate areas, one to the east to capture morning sunlight and one to the west for afternoon and evening sunlight.

The ground floor layout responds to this pattern of use with the kitchen/diner and dayroom spaces having direct access to both areas and the more evening based living room having direct access to the western garden area.

We believe this layout responds to the site constraints whilst optimising the use of an awkward and irregular plot.

Scale
As outlined above, the block has been arranged over two primary floors with a hipped roof. The use of hipped ends to the roofs reflects the roof form of the adjacent buildings and also limits the visual impact of the proposed dwelling on neighbouring properties and their gardens.

We believe this approach gives the dwelling a scale and massing that is sympathetic to its neighbours and is appropriate in the context of the site.

Appearance

This section of Burton Road contains a mix of building styles and types but a unifying feature of the buildings in this short stretch is the use of red clay roof tiles and this context has provided the primary response in terms of materials.

To reinforce this material choice it is intended to use the tiles not only as a roof covering but also as hanging tiles to the upper floor, which is inspired by the form of a residential block directly across Burton Road from the site.

The dwelling is, therefore, conceived as a single storey hipped roof 'box', clad and roofed in clay tiles, set on top of a ground floor brickwork plinth with tall vertical openings linking these two elements and smaller windows serving bathrooms contained within the upper box.

Although a predominately traditional material it is intended that the clay tiles will be used in a contemporary manner, with crisp junctions at the hips and a feature tile to provide a seamless transition between the roof and wall cladding.

Reference images for this design proposal are submitted as part of this application.

We believe this approach responds to the context of the site and adjacent buildings and provides a contemporary reworking of a traditional form.

4.0 ACCESSIBILITY

Access Links

The development site, being between the village centres of West Didsbury and Withington is easily accessible by various forms of public transport and by private cars. Vehicular and pedestrian access is from Burton Road, an established public highway.

Parking

Vehicular access to the site is via the existing vehicle entrance from Burton Road and parking space is provided for two vehicles.

Access Routes & Entrances

Level access (shallower than 1:20) is provided to the main entrance from the highway and from the parking spaces to the frontage. The threshold into the building with be flush and will provide level access to an entrance hallway.