191 BROOKLANDS ROAD, BROOKLANDS, MANCHESTER. M33 3PJ.

PROPOSED EXTENSIONS AND ALTERATIONS DESIGN, ACCESS AND CONSERVATION STATEMENT

693 29th April 2024



INTRODUCTION

This design and access statement has been prepared in support of an application for householder and conservation consent to alter and extend this residential dwelling.

HISTORY

The applicants has owned the property since 2009 as their family home and have previously extended the property intend to undertake full refurbishment of the interiors, then extend and alter the ground floor to suit their family requirements.

CONTEXT

The property lies to the east of Brooklands Road, a strong linear route between Brooklands station to the North and Brooklands roundabout to the South.

Brooklands Road was created by the landowner, Samuel Brooks in the late 1800s to link his home to the train to Manchester. The land either side was originally developed as large-scale mansion houses, sitting on deep plots behind a deep swathe of varied landscape.

Only two of the original grand houses remain, though the pattern of ongoing subsequent development respects the original deep, landscaped frontages – with buildings addressing the street, narrow gaps between built form and boundaries and deep gardens to the rear.

Predominantly residential, a mix of apartment buildings and family houses in a huge range of architectural age, style and form nestle within the overall "leafy" character.

This part of the road was designated a linear conservation area when a number of sites were under proposals to develop as apartment and other developments, including the loss of the unlisted, though still retained Normanhurst Hotel.

The road itself forms the boundary between Trafford and Manchester, with the subject site lying within Manchester.

The subject property sits in a run of detached, family dwellings. Predominantly two or two and a half storey, inter-war, in a traditional style typical of the age using pitched, tiled roofs, brickwork and render.

The adjacent house at 189 has recently had the benefit of consent for a single storey, contemporary, deep rear extension, and alterations to the entrance which are now complete.

USE

The site is a family home and will remain as such.

LAYOUT

The existing buildings consist of a substantial two and a half storey detached dwelling, with an attached garage which was previously converted to one side.

It is intended to enlarge the link to the converted garage forming a secondary access and improve the main access with new glazed porch. To the rear a two storey extension is proposed to provide further living accommodation.

As buildings other than the Normanhurst are deemed "neutral" in terms of impact on the conservation area, these minor alterations to a domestic dwelling will have no impact on the wider setting.

SCALE

The basic built form in terms of its impact on the street will remain intact, other than the addition of the new entrances halls. Nevertheless, this is not out of character with the existing building, using traditional materials, and a vertical emphasis on glazed elements typical of the conservation area.

The primary rear element is two storey under a pitched roof, a structure forming grand family rooms at both levels. This element is linked back to the main house with a differentiating, flat roofed portion to match existing which helps to provide some visual separation – both internally and externally. The flat roofed area also creates a low-slung addition to the rear of the existing building, with an internal link corridor bathed in natural light from the rooflights above.

APPEARANCE

Whist the completed rear extension on the adjacent plot acts as a modern foil to the existing traditional form (in both form, proportion and material) the proposals here are to integrate more closely to the historical ties to the existing house in general form and material.
Contemporary use of traditional materials, together with a modern interpretation of openings and roof glazing will create an addition to the dwelling that does not purposefully clash, whilst still being very much of its age.
The applicants very much respect their position as custodians of the building and wish to create a sympathetic, understated modern addition to suit their family and how they wish to live in their home as their children grow.

LANDSCAPE

Rear gardens will remain largely unaffected by the proposals, other than creation of the footprint of the buildings and alterations to the patio area.
The remaining garden, however, will be vast - including the retention of the existing "secret garden" to the rear.
Side boundaries are defined by a mix of soft landscape, wire and timber fences creating a safe and secure environment for the family.
To the frontage, existing side and frontage boundary landscape to be retained and supplemented with additional planting.
The existing driveway and parking provisions will remain as existing.
Existing frontage metal railings and gates will remain as existing.
The existing vehicular access from Brooklands Road will remain as existing.

WASTE MANAGEMENT

The house already has the requisite bins and containers for waste and recycling. A new kitchen will include segregated storage solutions for al waste and recycling. As existing the applicant will be responsible for taking containers to the kerbside on collection day.

SUMMARY

This is a proposal to remodel and add to a detached family dwelling by its new custodians - to form a home that is appropriate for them and the way they wish to grow in the house.
Sympathetic use of overarching form and material, with a modern interpretation will, we believe, create a stunning series of spaces which will sit comfortably within the conservation area setting – enhancing the impact of the current "neutral" dwelling.