

246 BRANTINTINGHAM RD, CHORLTON
– PROPOSED REAR & SIDE EXTENSION OF SEMI-DETACHED HOUSE
JOB no: A23-001

Date: 24-01-24

Rev: -

DESIGN & ACCESS STATEMENT

The following statements are to be read in conjunction with attached 'Householder Application for Planning Permission for Works or Extension to a Dwelling' and the associated drawings.

Design

Use

The project is for a one and two storey rear and side extension and a new garden room to a domestic semi-detached property in a sub-urban setting. An existing single storey flat roof rear extension is to be demolished. The applicant lives at the house and wishes to enhance the size and amenity of the living space for their own enjoyment. The front bay and porch will be rebuilt for structural reasons and slightly remodelled to improve access.

Amount

(nominal dimensions)

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The existing house is

- approx 5.1 external height to eaves of main roof
- approx 7.4m external height to ridge of main roof

The existing flat roof extension (to be demolished) is

- 11.1m² internal area
- 6.2m wide x 2.3m deep externally
- 3.0m external height to eaves from existing patio
- 3.1m external height to abutment from existing patio

The new extension is:

- 29.6m² internal GF area
- 16.3m² internal 1st F area
- 45.9m² Total (house)
- 7.6m wide x 8.9m deep (in L-shape around rear of original house) - projecting 4.1m at rear and 1.35m at side of existing 2 storey house.
- 2.8m external height to single storey eaves from new patio
- 3.2m external height to abutment from patio
- 5.2m external height to 2 storey eaves from patio
- 6.5m external height to 2 storey ridge from patio

The new garden room is

- 29.7 m² internal area
- 6.8m wide x 5.6m deep
- 2.9m external height to eaves from ground level
- 3.4m external height to monopitch ridge from ground level

Layout

The extension is part of a contemporary refurbishment of the house interior to suit a modern family lifestyle. The layout of the house internally is altered to provide a more open plan kitchen/dining at the rear of the house with a new utility room and shower room provided at the rear/side of the house. The dining area opens through bi-fold doors onto an enlarged patio. An extra bedroom is added at the rear at 1stF level with a remodelled bathroom

The new garden room is located at the foot of the large garden and provides extra family space for varied use eg. guest room, play room, teenage den, summerhouse etc It will be fully habitable with power, water, drainage, heating and insulated construction all to current Building Regulations standard. The layout includes a disabled access wetroom and a small kitchenette.

Scale

The scale of extension is in keeping with many similar extensions on this road and the surrounding area. The garden room is located approx. 24m away from the rear of the new extension and has a low roof profile. Again, there is local precedent for this type of development in the vicinity (including the property immediately backing onto the rear boundary).

Landscaping

The house has a generous rear garden which will not be significantly impacted by the scale of the proposals.

Soft landscaping to the adjacent boundaries has some very overgrown shrubbery which will be cut back and repaired/replaced as necessary to improve the garden amenity. The remainder of the garden will not be changed.

Car parking and pedestrian access is improved at the front by remodelling the garden and including a bin storage area behind a new secure side gate. There is provision for at least 2 cars. An existing rear shed will be relocated approx. 3.2m further North to allow for the new extension and patio and provides secure cycle storage.

Boundary treatments will otherwise be reinstated to match existing, where disturbed during the works

It is anticipated that landscape and boundary materials may be agreed under the Planning Conditions but a strong indication is illustrated on the drawings..

Appearance

The single storey extension is largely of matching materials to give a simple but contemporary feel with modern touches like grey windows, zinc roof and large bi-folds to the rear living space indoors and out. The elements visible from the road are well set back and overall are in keeping with the various additions made to many similar houses locally.

Proposed materials are:

- Extension walls – red brick too match existing
- Main roof and front bay/porch – tiles to match existing
- Garden room walls - timber cladding
- Single storey roofs - Standing seam zinc roofing at 5 degree pitch
- Windows & bi-fold doors – charcoal grey timber/upvc/aluminium

ACCESS

Inclusive Access

The house currently has stepped access at front and rear which is improved by level access at the front and by a ramp to the garden room entrance deck. Improved access into the garden will be achieved without the need to pass through the house and the internal remodelling at ground floor improves the standard of mobility access for visitors through better space planning and more open rooms. The gravel driveway and paths will be reinforced by stabilisation grids to suit access for vehicles and wheelchairs.

