



DESIGN & ACCESS STATEMENT.

129 College Road, Whalley Range, Manchester M16 0AA.

Date: 03/12/23

Address:

129 College Road, Whalley Range, Manchester M16 0AA

Introduction:

This Design and Access Statement has been prepared by Blueprint CAD Ltd in support of a householder planning application for 129 College Road. The statement has been produced on behalf of Designloft Loft Conversions Ltd.

Introduction:

129 College Road is a semi-detached Victorian dwelling. The property is situated on the edge of the "Whalley Range Conservation Area" and is highlighted by the red site outline on the submitted site location plan. The dwelling is located close to the road junction with Park Drive. The front of the property faces east with pedestrian and vehicular access immediately off College Road.

Whalley Range conservation area is located approximately 2 miles from Manchester city centre to the south.

The Conservation Area was designated in October 1991. A main tenet of the Conservation Area being the retention of existing mature trees and the retention of the outward appearance of the dwellings when viewed from the street scene.

Planning History:

None.

Description of the proposed works:

Improvements and enhancements comprising of the following elements:

- Proposed rear dormer to form 2No bedrooms, Shower room and insulated storage area with associated internal alterations at 1st floor level.
- 2No New Velux rooflights fitted to the existing front roof slope to the principal elevation facing College Road.

Use:

The property was originally built as residential use which is typical of the local area. The use of the property will remain as a single family dwellinghouse after the proposed building work has been completed.

Amount:

The proposal seeks to create 2No additional bedrooms to form accommodation within the attic for use by the client's children.

The existing footprint of the house will be retained, with proposed changes largely concerning the attic floor and roof.

The dormer is positioned wholly at the rear of the existing dwelling with the dormer cheeks being set in from either side and the rear dormer wall being set back up the rear roof slope 500mm.

Layout:

The interior of the ground floor layout will remain unchanged.

The 1st floor layout will be adjusted to accommodate a staircase to the new 2nd floor accommodation. The new 2nd floor comprises 2No bedrooms, a shower room, and built-in storage.

THE DORMER EXTERNAL DIMENSIONS/SIZE/POSITION ARE IDENTICAL TO APPROVED APPLICATION 121878/FH/2018 155 COLLEGE ROAD,

WHALLEY RANGE, M16 0AA. This application clearly defines what Manchester City Council Planning department are minded to approving. The proposed building works to 129 College differ in no material way.

Access:

Site access will remain off College Road as existing.

Appearance:

Existing Elevations:

The existing materials are red brick to the external walls, grey slate roof tiles and a stone bay to the front. The houses along College Road have some common language, but many differ in materials and arrangement.

Proposed Elevations:

The front elevation will be modified by solely the addition of 2 No Velux rooflights – this work can be carried out as ‘permitted development’ in the Whalley Range Conservation Area. Nevertheless, the Velux rooflights have been well considered and are commensurate to the appearance of the dwelling house and the wider street scene as a whole and do not over-dominate the appearance of the front roof slope.

The proposed rear dormer seeks to complement the existing building by referencing the window widths/design/colour shown immediately on the 1st floor below. The set back and dark cladding allows the dormer to appear visually receding from the rear elevation. The dormer will be clad in slate grey plain tiles to match the appearance of the existing roof tiles. Plain tiles are a common traditional material used in roof construction and the construction of well-designed rear dormers. There is a small gap between 129 and 131 College Road – this ensures that the side of the proposed dormer will be unable to be observed from the street-scene/College Road. See image render below,



Conclusion:

The proposed dormer to the rear is not visible from the street scene. The dormer is positioned set back within the roof-scape. It is subservient and it does not affect the lines of the original roof-scape. Further to this, the dormer will be finished in materials that match with the existing roof.

It is considered that the proposals do not have a negative impact on the historic character of the dwelling or the Whalley Range Conservation Area as a whole.

Kevin Maloney

Blueprint CAD Ltd