



FASCIATO
ARCHITECTS
architecture & interiors

14a Regent Road
Altrincham, WA14 1RP
0161 233 066
architects@fasciato.co.uk
fasciato.co.uk

Design & Access Statement 7 Endon Drive, Chorlton-cum-Hardy February 2024



Introduction

This Design and Access Statement has been prepared by Fasciato Architects who have been appointed by the Applicant as their Architects and Agents. This document should be read in conjunction with the following drawings submitted with the application:

1909.EX01A	Existing Plans and Elevations
1909.PL01	Proposed Site Plans
1909.PL02	Proposed Plans
1909.PL03	Proposed Elevations
1909.PL04	Proposed 3D Massing Visuals
1909.PL05	Proposed 3D Massing Visuals

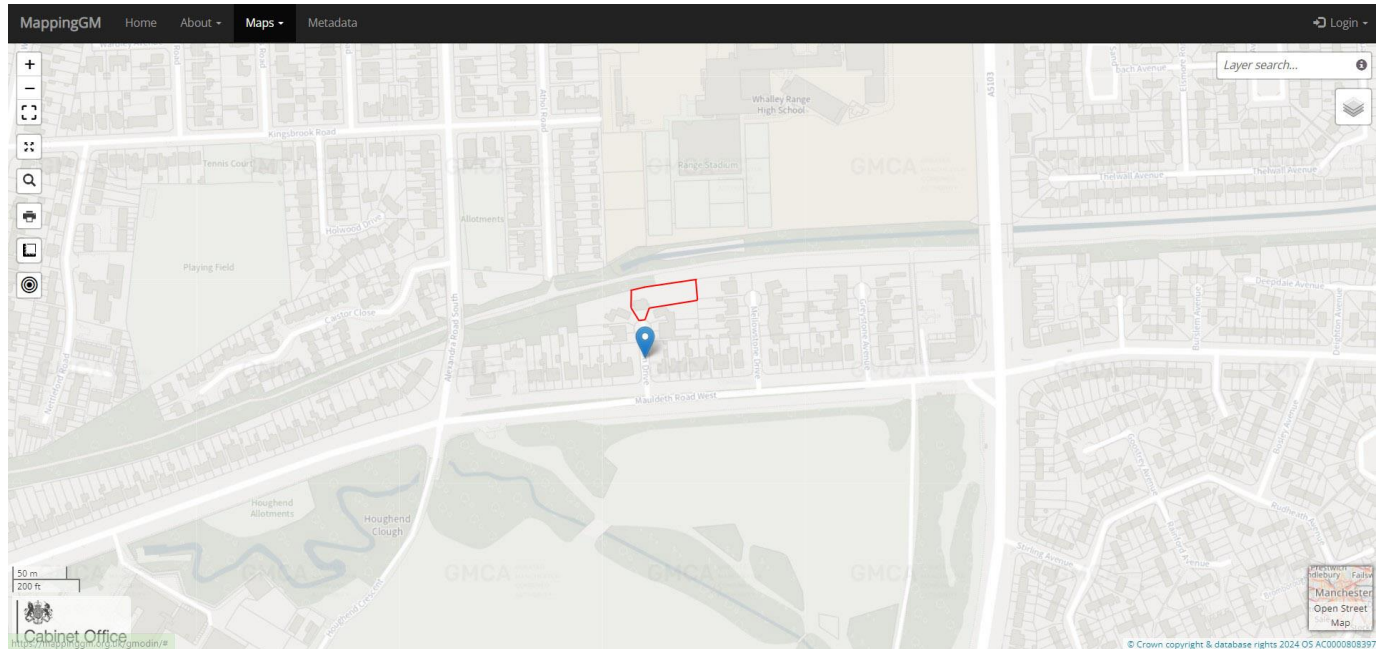
It should also be read with the following documents:

BEK - Flood Risk Assessment - 7 Endon Drive Chorlton - Ref BEK-24023-1-RevA-Feb 2024
Planning Support 7 Endon Drive Chorlton M21 7TE 1.3

The Applicant seeks planning permission for side and rear extensions and external and internal modifications to an existing house.

The Site

7 Endon Drive in Chorlton-cum-Hardy is a detached 1920s house, located on one of three established residential cul-de-sacs between Mauldeth Road West and The Fallowfield Loop. There are 7 houses on the street, two sets of semi-detached and three detached houses which were all built at the same time. 7 Endon Drive is one of the detached houses positioned at the head of the street.



Map showing the site. Source: <https://mappinggm.org.uk/about/terms-of-use.jsp>

The site is wide and at approximately 1200 sqm is a significant size; although not typical for the area it is common for a number of the houses at the head of these cul-de-sacs. The house is positioned to the west of the site and well set back from the road. At the driveway entrance, the site splays away from the street and due to the significant mature planting at the front, both the house and site are well screened. This vegetation screening continues around the site making it feel very secluded. As a result, from within the site the space surrounding the house feels very generous and the plot feels private and very spacious.



Left: view of the front elevation of 5, 7 and 6 Endon Drive (source: Google Streetview)

Right: view of The Fallowfield Loop along the site boundary (source: Google Streetview)

The site is south of The Fallowfield Loop which was previously the Manchester Central Station Line which opened in 1892 and closed in 1988. The ground level of the Loop is much lower than the site and appears very detached from each other.

As well as The Fallowfield Loop, the site has significant space to the north and south with the grounds of Whalley Range High School and Hough End Playing Fields respectively.

The site has good access routes, with Chorlton a 6-minute drive or 34-minute walk away whilst the nearest Metrolink stop, Withington is 17 minutes away. This public transport link provides excellent connections with the city whilst the nearest junction to the M60 is a 7-minute drive away.



Left: OS Map 1900s (source: OS Maps <https://maps.nls.uk/geo/explore/side-by-side/#zoom=16.0&lat=53.43988&lon=-2.24873&layers=175&right=ESRIWorld>)

Right: 1920s-1940s (source: OS Maps <https://maps.nls.uk/geo/explore/side-by-side/#zoom=16.0&lat=53.43988&lon=-2.24873&layers=172&right=ESRIWorld>)

The house is typical of the era, constructed in masonry with a smooth red facing brick, a semi-circular arched opening over the front door with soldier course and tile creasing and tile hanging to the curved bay at the front. The front bay is the dominant feature of the house and is topped by a gable with barge boards and decorative timber framing in imitation of sixteenth and seventeenth-century vernacular housing. Over the front door is an oriel window and as is typical in this period of house, lights the small third bedroom. The main roof is hipped and tiled, the window frames are uPVC and the front door is a poor-quality timber door set behind a uPVC porch enclosure.



Left: View down Endon Drive towards number 7 in 1959 (source: Manchester Libraries)



Right: view of front elevation 2024 (source: Agent)

The house has been extended and modified over the years, primarily historic extensions the garage and utility room to the west side.

These extensions do not complement the original house in form and material finish and have negatively impacted the flow and layout of the house as well as the connection with the garden. The garden has poor-quality pavements, a small number of planting beds and a shed.

The house is cellular in its arrangement with three bedrooms on the first floor, one of which looks to the east across the large garden.

To the boundary, there is a timber fence and lots of vegetation and mature trees, both of which screen the site from neighbours and The Fallowfield Loop. There are parts of the fence and hard landscaping, particularly planting beds which are in poor condition. To the front, when viewed directly from Endon Drive the boundary splays and is well-screened, concealing the size of the garden beyond. The Fallowfield Loop is set down from the site and separated by a steep embankment.



*Left: existing poor condition timber fencing and planting beds
Right: view towards the end of the back garden (east side)*

The proposals will not change the current parking and access provision. There are metal gates which are not original, fixed to the existing original brick gate piers which are to be retained in order to preserve the harmonious appearance of front boundaries to all the houses on Endon Drive.

The site sits within Flood Risk Zone 2 and in accordance with section 14 of the National Planning Policy Framework a Flood Risk Assessment has been prepared and is addressed separately.

According to Manchester City Council's Planning Portal, no applications have been made on the site. However, all of the houses on Endon Drive have been significantly extended. Several applications have been approved for extensions to the neighbouring houses, including some of the following (ref Table A):

Table A – Planning Applications for Neighbouring Houses			
Item	Address	Application Reference	Decision
i	5 Endon Drive	106728/FH/2014/S1	Approved
		108149/FH/2015/S1	Approved
ii	6 Endon Drive	081195/FH/2006/S1	Approved
		078984/FH/2006/S1	Approved
iii	4 Endon Drive	070199/FH/2003/S1	Approved
		064578/FH/SOUTH1/02	Approved
		081195/FH/2006/S1	Approved
iv	3 Endon Drive	077877/FH/2005/S1	Approved
		082939/FH/2007/S1	Approved
		290 Mauldeth Road West	Approved
		54, Athol Road	Approved
		F10688	Approved



Various photos showing the existing extensions and modifications which are either of poor quality or not in-keeping with the style of the house. These include blocked up windows, peeling paint and mis-match brickwork.

The Proposals

The proposed works comprise:

- Removal of the uPVC porch door
- A new front door
- New windows throughout
- Replace the existing single-storey garage roof
- Replace existing garage door
- Additional storey to the existing side extension
- Double-storey rear extension
- Double-storey side extension
- Single-storey side extension
- Internal modifications
- Modifications to the back garden
- New bin store

Form, Scale and Design

The proposals are commensurate with and reflect the existing house and plot and have been designed to address the poor-quality modifications and extensions whilst improving the internal layout and flow of the house, significantly improving the connection with the garden. The house is also in need of significant modernisation and a building condition survey has highlighted areas requiring work such as the chimney stacks, brickwork, roof covering and structure as well as issues with wet rot and rising damp.

The extensions have been designed so that the impact on the street scene is limited and the existing form, character and style of the house are not negatively impacted. As the house is detached and there is sufficient space surrounding it within the plot, the proposals have a negligible impact on the neighbouring properties with no loss of amenity. No. 7 is at

the head of the cul-de-sac with the neighbouring houses at angles from No. 7, arranged around the circular end of the drive. Due to this, the proposed side extensions into the garden on the east side do not affect the amenity of No. 6 as this the house and plot are positioned and angled away from the proposed extensions.

The extent of the new west side extension is dictated by the size of the existing garage and utility room. It is proposed to make these extensions two storey but they are set back from the original building line of the garage at the front making it subservient to the existing building.

To the east side of the house, the double-storey and single-storey extensions are more contemporary in style but not oversized in scale within the extensive back garden. The elevations respond to the existing architecture through the form and material choices such as the use of tile creasing as well as employing the semi-circular form of the single-storey extension which reaches out into the garden and is inspired by the bay to the front. The glazing of this extension is designed to maximise the connection to the garden

Masonry will be used in a considered way, with feature masonry banding inspired by the tile hanging of the existing bay and the soldier course and tile creasing over the front door. The use of sympathetic materials will enhance the existing house whilst linking it with the original design, creating balanced and considered elevations.

The roofs to the extensions to the west are pitched with a finish to match the existing and the new ridge lines do not extend above the existing. The side and rear extensions to the garden side have a flat roof, linking with the existing pitched roof, this has been done in a considered way to keep overall height low and reducing the impact of the extension and making it subservient to the existing house. Decorative bands of soldier course brickwork cap the new parapet line of the roof and decorative tile cladding and render is also used on the single-storey elements, which is inspired by the tile creasing and hanging of the existing house

The proposals make better use of the external areas particularly the back garden through the new terrace and the existing boundary timber fences will be replaced where required. There will be new planting areas too and an enclosed bin store.

The proposals have been carefully considered to improve both the external appearance, adding attractive and sympathetic additions to the original house. The internal layout is improved, providing a better connection between the internal and external spaces and continuing the life of this family home with a layout more suitable to modern family living.

Accessibility Requirements

As an existing structure, the extended house cannot fully comply with the requirements of modern DDA legislation for new houses.

Conclusion

The extensions and modifications have been carefully considered and designed to a high quality to respect and enhance the character and scale of the existing house while being subservient, taking cues from the materiality, scale and location, in line with Part One, Section 2 Design of Manchester's Guide to Development in Manchester Supplementary Planning Document and Planning Guidance document where the design is to respect and be informed by its location. This document heavily influenced the development of the design.

There will be minimal impact on the street scene and front garden and the proposals respect the setting, design, scale, and form of the original dwelling whilst most of the vegetation and the mature trees which define the garden will be retained, keeping the site enclosed and private.

The proposed materials and architectural details have been carefully considered to be in keeping with the character of the existing house to give it a new lease of life in a contemporary yet complementary aesthetic. The proposals ensure that the house will continue to be used as a family home by providing valuable additional living space on this large plot and retaining this site as a single-family home.