Tang & Associates Ltd
Chartered Architects

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Design and Access Statement

Produced specifically for the proposal at

Nutbank House
1 Nut Bank Lane
Manchester
M9 6BH

20 December 2023

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1.0 Introduction

This Design and Access Statement has been prepared by Tang & Associates Ltd on behalf of our client for the *conversion and alteration of existing loft floor and erection of single storey outbuilding to create additional living accommodation and amenity* at Nutbank House, 1 Nut Bank Lane, Manchester M9 6BH, thereafter referred to as "the site". While reading this document please also review together the proposed drawings submitted as part of the Planning application submission.

Drawings:

- 9846/001C - Location Plan
- 9846/002C - Existing Site Plan
- 9846/011C - Existing Plans
- 9846/021C - Existing Elevations
- 9846/102E - Proposed Site Plan
- 9846/111H - Proposed Plans
- 9846/121G - Proposed Elevations
- 9846/112D - Proposed Outbuilding Plans and Elevations
- 9846/122E - Existing and Proposed Front Site Elevations

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the Planning application submission.

2.0 Context

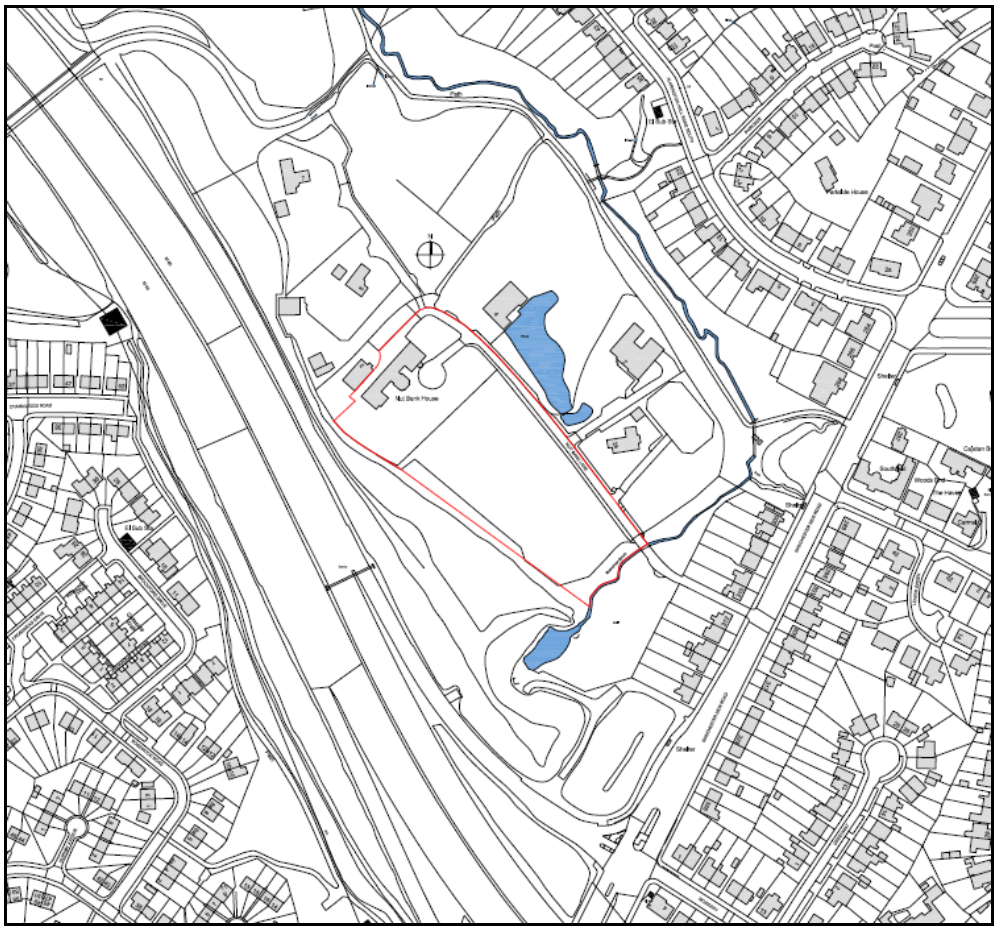


Figure 1. 9846/001C - The Site Location

The site lies within the jurisdiction of Manchester City Council and is located in the Blackley area predominantly comprising of residential dwellings, shops and schools serving the area. The site is located off a private road Nut Bank Lane which connects to the main road Manchester New Road. The site is fairly secluded and not visible from the public road due to the dense foliage that surrounds the site boundary on the south-west, south and south-east.

2.1 Planning History (Digitally Available)

Application Ref	Description	Decision / Date
093037/FH/2010/N1	Erection of rear extension to form orangery with associated external alterations following demolition of existing conservatory	23/07/2010 Approved
CDN/17/0114	Application to discharge conditions 1-5 (inclusive) of previously approved application 093037/FH/2010/N1	26/06/2018 Approved
120806/JO/2018	Removal of condition 4 (gas membrane) attached to planning permission referenced 093037/FH/2010	25/09/2018 Approved
134703/LP/2022	Erection of single storey outbuilding	14/10/2022 Refused
136311/LP/2023	Erection of single storey outbuilding	18/04/2023 Refused
137817/LP/2023	Erection of a single storey outbuilding	Awaiting Decision
-	Conversion and alteration of existing loft floor and erection of single storey outbuilding to create additional living accommodation and amenity	Pre-app submitted 17/11/2023

The site has been active from a planning perspective since 2010 as demonstrated by the digitally available records. It has been a family home since long before and within the category of a 'Superhome' given its existing footprint, it is suspected that the original home has undergone several extensions prior to 2010. Within relatively recent history, the addition of the orangery and general refurbishment of the interior of the home was carried out in 2018.

Our client has previously submitted planning applications for the erection of a single storey outbuilding which were subsequently rejected. However, within this pre-application consultantion we aim to gain insight from Manchester City Council on any of their concerns with this addition.

Most recently, we have undergone a pre-application consultation with Manchester City Council in November 2023 for the *conversion and alteration of existing loft floor and erection of single storey outbuilding to create additional living accommodation and amenity.* The comments within the consultation were mainly in regards to the external appearance of both the loft conversion and the outbuilding, which we have reached a satisfactory conclusion where both elements had no further comments provided by the council.

The submission outlined in this document for the Planning Application Submission is the same description and stage as when the pre-application consultation stage concluded.

2.2 Existing Condition

The property remains a family home for the client that currently houses 6 bedrooms with associated amenities such as a wellness suite, large kitchen, family room, living room and drawing room. However, through the proposal the client is looking to optimise the house to be adapted to their lifestyle and use.



Figure 2. Nutbank House 2023

3.0 The Proposal

The proposal is for the *conversion and alteration of existing loft floor and erection of single storey outbuilding to create additional living accommodation and amenity.*

The priority of the proposal is to increase the amount of amenity space to the 'Superhome' such as the addition of a home gym within the outbuilding which is part of the wellness amenities for the client family. And as part of our design brief the client has informed us that they are keen hosts and have a rather large family and extended family. During the holiday periods, the client ideally would like the house to function better to accommodate their guests more comfortably. In which our proposal for the loft conversion addresses by providing an additional 5 guest bedrooms to the family home.

3.1 Design Principles

The following is a list of design principles that were utilised in the design of the proposal submitted for the pre-application consultation:

- Access to natural light for all proposed habitat rooms
- Create generous living spaces and optimising the efficiency of the floor area
- Proposed design elements to be sympathetic to the existing features and overall character of the house
- Minimising impact on the original structure

3.2 Scale and Massing



Figure 3. 9846/121G – Proposed Front Elevation



Figure 4. 9846/021C – Existing Front Elevation

The massing and scale of the proposal has been carefully considered by the design team and have accounted for the surrounding context. The proposed loft conversion alters the Pitch of the original house marginally while still retains the overall character and detailing of the house.

3.3 Internal Access

The loft conversion is design in a way that acts as an extension of the existing home, by extending vertically the existing staircase into the loft space.

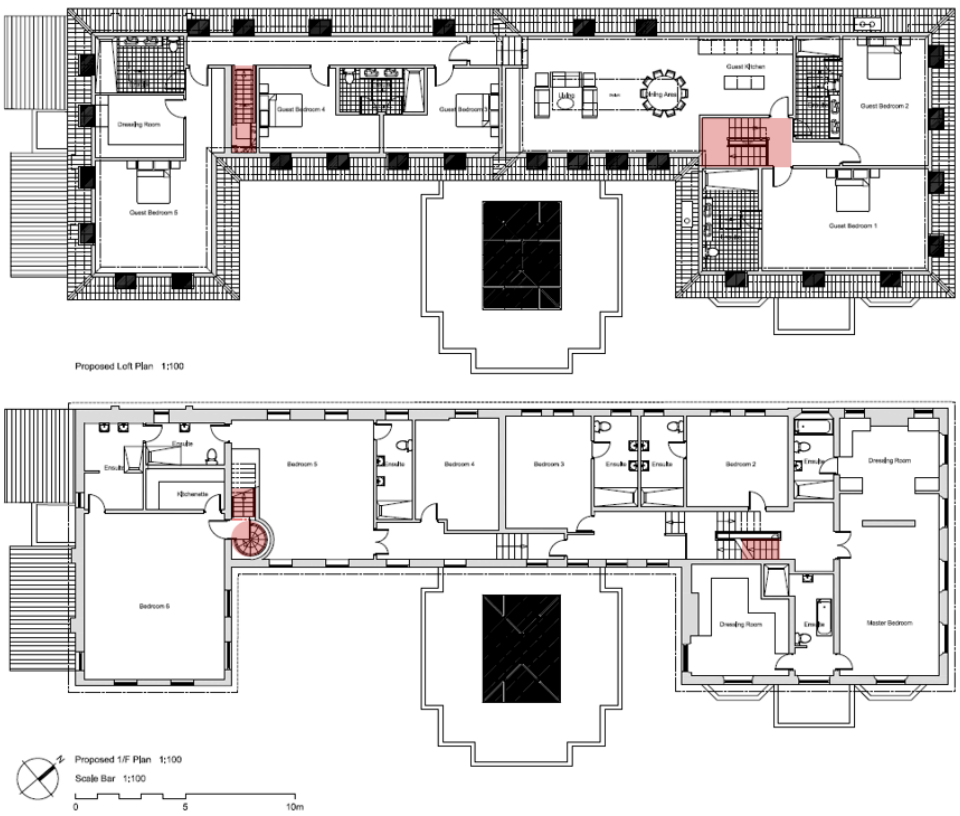


Figure 5. 9846/111H – Proposed Plans

3.4 Landscape

Landscaping alterations have been kept to a minimum with the works requiring no removal of trees or shrubbery. The proposed landscaping is limited to the prevailing paving line already established in the works carried out around 2018. By reinforcing the prevailing paving line, it creates a more accessible path to the outbuilding and unifies the immediate external amenity of the property.

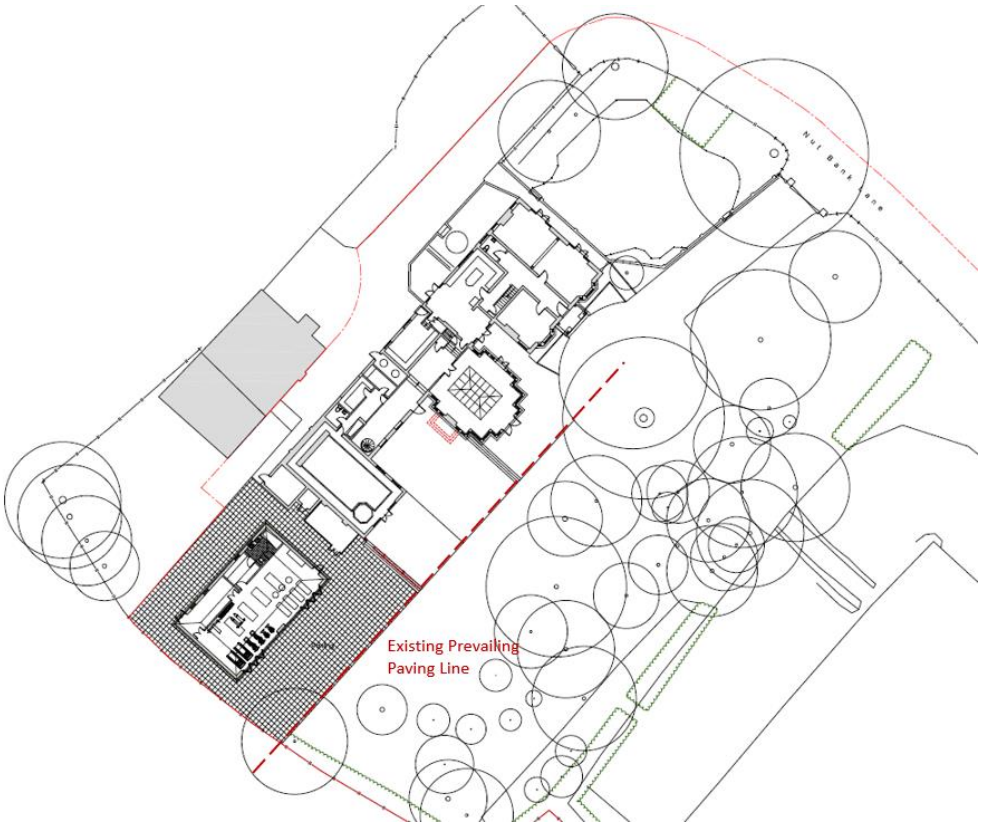


Figure 6. 9846/102E – Proposed Site Plan

3.5 Materials and Detailing

The governing design principal of retaining the existing character of the building led to the design choices for materials and detailing. The proposed materials of the outbuilding will emulate the existing materials as close as possible through the use of the same red facing brick, natural stone and window material, colour and proportion of window beading details demonstrated on the proposed elevations. The same principle of utilising the existing material palette also applies to the loft conversion.



Figure 7. 9864/112D – Proposed Outbuilding Front Elevation

4.0 Conclusion

The design team have carefully prepared the design and access statement, and designed a proposal which is sensitive to the character of the immediate context and the wider area. We feel that the proposal would be a valuable addition to the client and would allow them to adapt the existing house to meet their needs.

The site was designed to consciously address security, privacy, accessibility and to retain architectural quality contributing to Nut Bank Lane.