

PROPOSED WORKS TO NO. 8 PARK AVENUE

Levenshulme, Manchester, M19 2EE

Design & Access Statement



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Contents

1	INTRODUCTION	3
1.1	Opening statement	3
1.2	List of application drawings	3
1.3	Additional supporting information	3
1.4	Purpose of the application	3
1.5	Site location	3
1.6	Heritage matters	3
2	DESIGN	4
2.1	Layout and description of design proposals.	4
2.2	Proposed materials palette – front elevation to Park Avenue.	4
2.3	Proposed materials palette – garden elevations.	4
2.4	Existing front & rear elevations.	5
2.5	Proposed front elevation (south).	5
2.6	Proposed side elevation (facing west).	5
2.7	Proposed rear elevation (facing north).	5
3	ACCESS	6
3.1	Vehicular access and egress	6
3.2	Pedestrian access and egress	6
3.3	Refuse, deliveries, and car parking	6

1 Introduction

1.1 Opening statement

This document has been prepared for the Applicants B. Saghir & I. Ahmed by their Agent, Mark Whitfield (BA[Hons] MArch ADPPA RIBA) of Whitfield Architects. This document accompanies a **full planning application** for proposed works to No. 8 Park Avenue, Levenshulme, Manchester, M19 2EE, with the following proposed description:

"Part retrospective application including partial demolition and rebuilding of front and rear elevations, erection of single storey rear extension and external alterations, including, replacement of render to rear and side elevations, installation of front bay window and elevational alterations involving replacement windows and doors."

1.2 List of application drawings

The following architectural drawings are to be submitted together with this document, the completed Application Form, and Ownership Certificate A:

- P(00)01 Location Plan (revision A).
- P(01)01 Existing Floor Plans 1 of 2 (revision A).
- P(01)02 Existing Floor Plans 2 of 2 (revision A).
- P(02)01 Proposed Floor Plans (revision C).
- P(02)02 Existing And Proposed Wall Types.
- P(03)01 Existing Elevations (revision A).
- P(03)11 Proposed Elevations (revision C).

1.3 Additional supporting information

The following additional supporting documents are also being submitted:

- Flood risk map for planning – indicating that the site lies within Zone 1.
- Heritage Statement – prepared by Paul Butler Associates Ltd.
- Preliminary Roost Assessment – prepared by Elite Ecology Ltd.

1.4 Purpose of the application

The purpose of the application is to propose several alterations to the existing dilapidated two storey (plus basement) end terrace property – in order to create a more habitable home for the Applicants and their family.

1.5 Site location

The site location is shown on the image below, with the application boundary edged in red:



The Applicants are the **freeholder** of the property.

The application site is approximately 389 sqm in size (or 0.039 Hectares / 0.096 Acres).

The application site is located within **flood zone 1** an area with a low probability of flooding.

1.6 Heritage matters

The application site is located within the Rushford Park Conservation Area.

Please refer to the accompanying **Heritage Statement** for all heritage matters.

2 Design

2.1 Layout and description of design proposals.

The design proposals for No. 8 Park Avenue can be described as follows:

2.1.1 Existing condition.

The property was purchased by the Applicant in October 2022 and is the end terraced property of a small row of four terraced Victorian properties which front onto Park Avenue, with large front & rear gardens and established mature trees. The condition of the property is poor and following purchase, the Applicants sought to make several repairs to the roof & external walls to ensure the structural stability of the house and to prevent further water damage impacting the roof & external walls. Unfortunately, as these repair works were undertaken (from February 2023) it became clear that the condition of the existing building was in a worse state than was immediately obvious, and this was particularly visible following removal of the roof covering and existing poor-quality render to the front and rear elevations. A householder planning application was prepared and submitted for the works in July 2023, and all construction work was paused following a site visit from the planning officer in August 2023 – given the expressed view that the works which had been undertaken so far were beyond the scope of the submitted application. The full planning application which this document accompanies has been prepared at the request of the council.

2.1.2 Works to existing front elevation to Park Avenue.

The existing front elevation was previously rendered, in a white colour – and was of a very poor quality, hiding the poor structural condition of the walls behind. A rendered finish to the front elevation is not desired by the Applicant and is not considered to be appropriate for the context of the surrounding conservation area. A full renovation & partial rebuilding of the front elevation is proposed, with a brickwork wall finish, new / replacement bay window, windows, and front door. Roof fascia boards and rainwater goods are also to be replaced. A new roof covering is also proposed (to match the adjacent terrace).

2.1.3 Works to existing garden elevations (to the rear and side).

To the rear of the property a small single storey infill extension is proposed to enlarge the internal floor area of the proposed new Kitchen at the rear of the house. New / replacement windows are proposed to all areas and new patio doors at ground floor level are proposed to the rear elevations. These new patio doors are to access a raised decked patio area which in turn leads to a stepped access down to the existing garden level. The existing poor quality masonry render is to be replaced with a new white painted masonry render or white through coloured silicone-based render system.

2.2 Proposed materials palette – front elevation to Park Avenue.

The proposed materials palette for the works to the front elevation includes:

1. All existing poor quality white painted masonry render is to be removed.
2. The existing roof structure & covering is to be replaced (with a natural slate finish).
3. New / replacement black coloured eaves fascia and soffit boards.
4. Black coloured traditionally styled rainwater & foul drainage goods.
5. Code 4 lead wall abutment between new bay window and existing front wall of house.
6. White painted traditionally styled timber framed bay window with clear double glazing (this is proposed to replace the existing rectangular plan poor quality bay window).
7. White painted traditionally styled timber framed windows with clear double glazing.
8. White painted timber frame & new dark green coloured Victorian style 4 panel front door.

2.3 Proposed materials palette – garden elevations.

The proposed materials palette for the new rear extension and garden elevations includes:

1. All existing poor quality masonry render removed and replaced (to be white coloured).
2. Brickwork between ground level and ground floor level (with new render above).
3. The existing roof structure & covering is to be replaced (with a natural slate finish).
4. New / replacement black coloured eaves fascia, verge and soffit boards.
5. Black coloured traditionally styled rainwater & foul drainage goods.
6. Code 4 lead wall abutment between new extension and existing side / rear wall of house.
7. New & replacement mono-pitched roof to extension with a natural slate finish
8. New black or dark grey coloured window frames with clear double glazing.
9. New black or dark grey coloured Bathroom window frames with obscure double glazing.
10. New black or dark grey coloured rear door / patio door frame with clear double glazing.
11. New black or dark grey coloured bi-folding or sliding door frames with clear double glazing.
12. The existing neighbour's small single storey rear extension (No. 6 Park Avenue) which abuts the rear wall of the Applicant's property is to remain in situ and unchanged by the proposed works (this is currently painted a dark green colour with a small, pitched roof).

2.4 Existing front & rear elevations.

The original front (left) and rear (right) elevations are shown below (condition as of late 2022):



2.6 Proposed side elevation (facing west).

The proposed side elevation facing west (to No. 10 Park Avenue) is shown below:



2.5 Proposed front elevation (south).

The proposed front elevation facing south (to Park Avenue) is shown below:



2.7 Proposed rear elevation (facing north).

The proposed rear elevation facing north (to the garden) is shown below.



3 Access

3.1 Vehicular access and egress

Vehicular access to the property is unchanged by the proposed works.

3.2 Pedestrian access and egress

Pedestrian access to the property is unchanged by the proposed works.

Level access is provided between the existing ground floor and the new extension.

The existing rear access to the garden from the house is via an existing side door and steps down to the garden level. A new back door (from the Kitchen) is provided as part of the works for rear access into the garden (with stepped access down to garden level).

The existing internal staircase is unchanged by the proposals.

A new Bathroom at first floor level is provided which is larger than the existing Shower Room.

3.3 Refuse, deliveries, and car parking

There is no proposed change to the existing refuse & recycling storage within the application boundary, or changes to the existing refuse & recycling collection location.

All deliveries will continue to access the property from the front via Park Avenue.

There is no change to the existing car parking arrangements.

[end of statement]

Please address all queries to Mark Whitfield – mark@whitfieldarchitects.com