Project No. 2101
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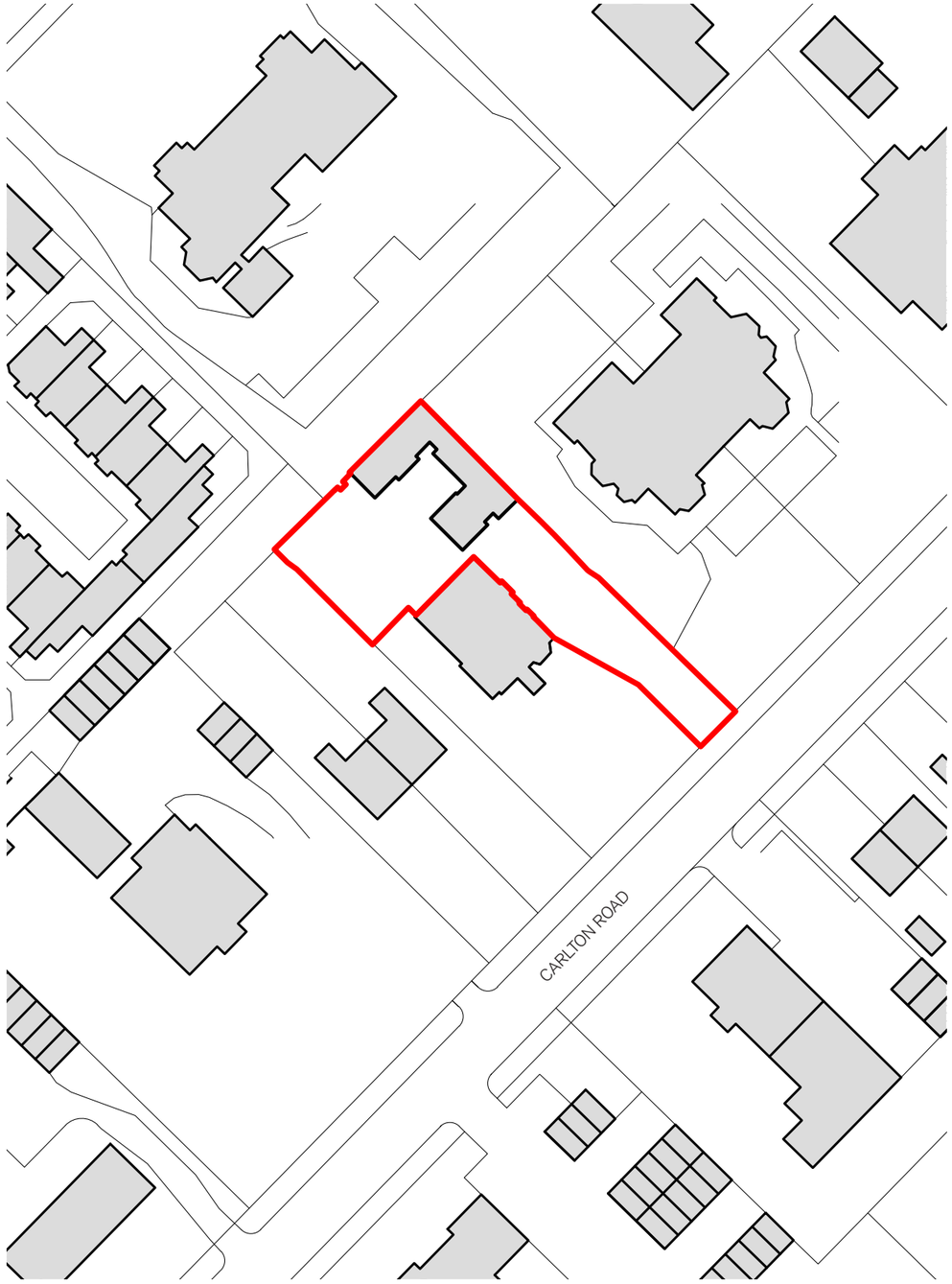


fig. 1 - Site Location Plan

1.0 Introduction

This Design and Access Statement has been prepared by Office Pell, in support of the Planning Application for the construction of an annexe building within the garden of 12a Carlton Road.

The purpose of this document is to set out the design principles, concepts and strategy behind the proposals and it should be read in conjunction with the planning drawings prepared by Office Pell.

2.0 Site

2.1 Location

The application site is located to the south west of Manchester City Centre in the Whalley Range Conservation Area. The site is currently occupied by a single detached dwelling set back from the northern edge of Carlton Road.

2.2 Site Description

The application site is set back approximately 40m from the back of pavement of Carlton Road. The site is partially concealed from the street due to its location behind a converted Victorian mansion block. The mansion block has been converted into a number of apartments.

To the west and north of the site are two further mansion blocks that have also been converted, into apartments and a nursing home respectively.

The site is accessed via a long drive, which runs adjacent to the neighbouring mansion block and is gated to the street.

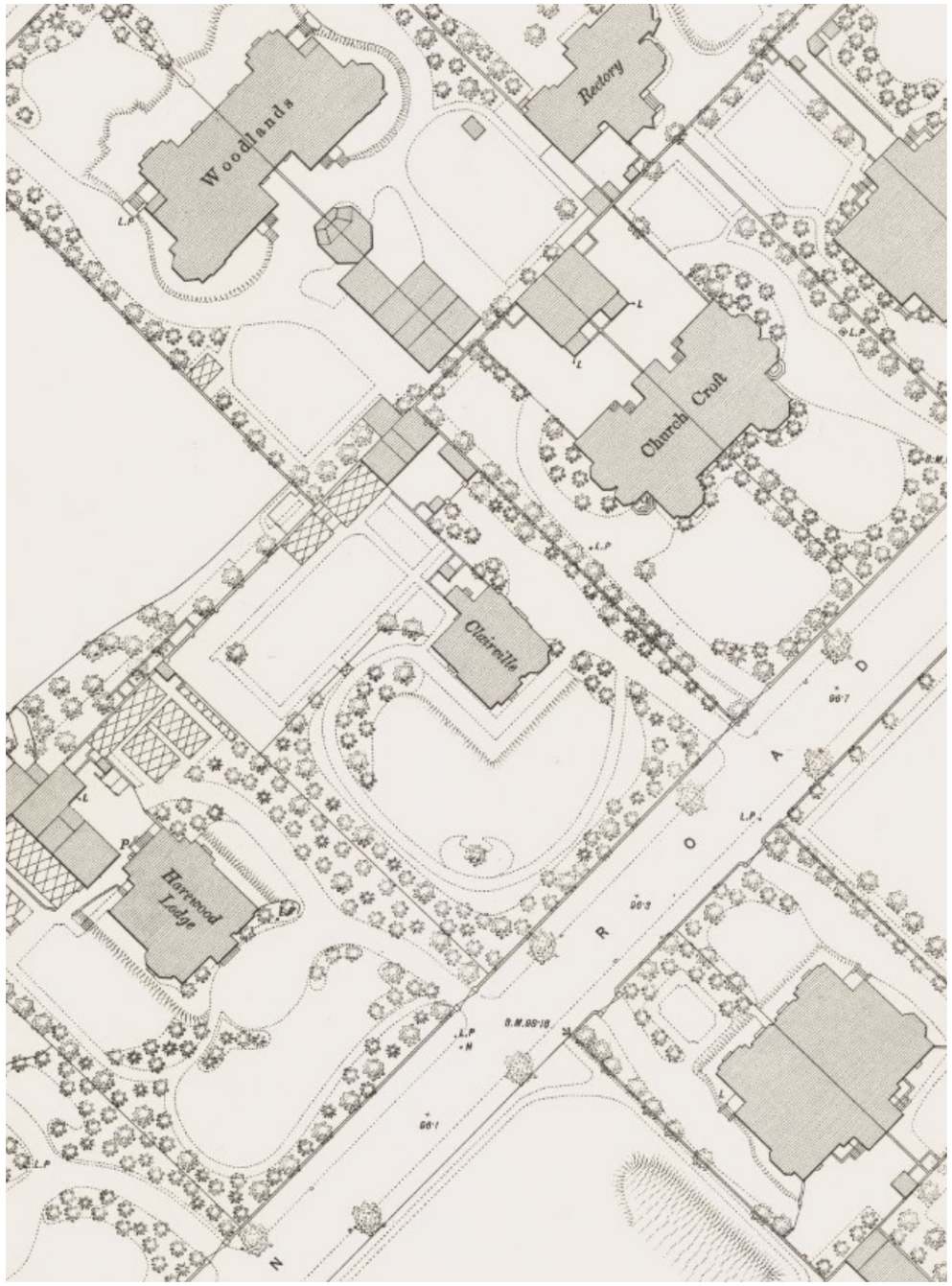


fig. 2 - Historical Map: Whalley Range1891

2.3 Site History

According to historic maps the mansion block was built some time between 1850 and 1890 and was named Clairville. The building had associated grounds and a coach house, which was to become the current day dwelling.

The current dwelling undertook a significant remodelling in 2008/9. The works involved the construction of a partial two storey front extension and a first floor roof terrace following the removal of an existing garage and out-house.

2.4 Property Description

The existing dwelling faces an enclosed courtyard garden, wrapping along the north eastern side of a rectangular site.

The property is primarily clad in render with small elements of buff brick and timber. The street facing elevation is single storey and relatively uncluttered with fenestration.

The roofscape is a mixture of pitched and flat. The pitched roof sits over the two storey original coach house. The property has aluminium windows with galvanised guttering and an aluminium capping detail to the flat roof zones.

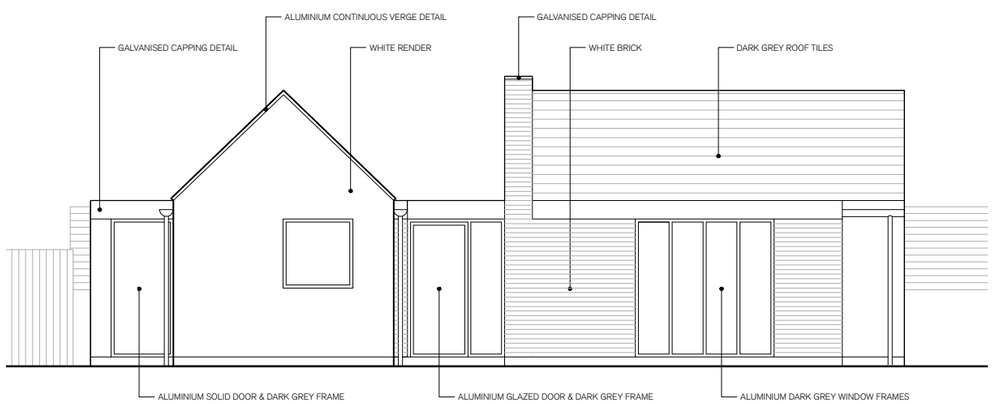
3.0 Site Analysis

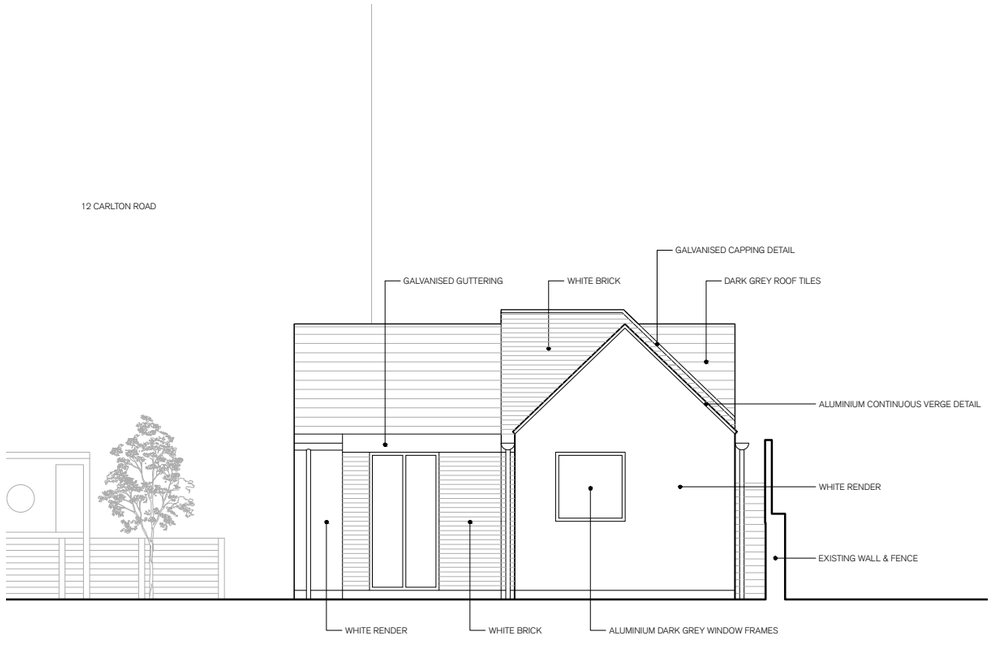
Early analysis of the site provided a fitting area for the new development, utilising the current courtyard garden, whilst maintaining pre-existing functional zones.

Developing the south corner of the site will sustain qualities of light currently experienced in the existing house and garden spaces.

This outlined area will also allow the framing of the central lawn, and will contribute to the overall layout.

fig. 3, 4, 5, 6 - Existing Dwelling Photographs





4.0 Proposal

The applicant purchased the existing dwelling within in the last 5 years and are looking to build an annexe to the property to provide a temporary guest bedroom space and garden office. The proposal seeks to remove the existing garden shed in the south east corner of the site.

4.1 Use

The application site is a private dwelling.

4.2 Amount

The proposed garden annexe has an internal floor area of approx 48m^2.

4.3 Layout

The proposal forms a L-shaped garden annexe in the south west corner of the site, facing the main property across a courtyard garden. The garden annexe will contain an office space, shower room, kitchenette, small guest bedroom, and externally accessed garden storage space.

The annexe is limited to one storey with a 44 degree pitched roof.

4.4 Appearance

The proposal will be clad in a mixture of white brick and white render to match the existing property. The roof is proposed as dark grey tiles as per the existing property. The windows are proposed as dark grey aluminium.

5.0 Access

Level access will be provided between the rear of the property and the proposed garden annexe.

fig. 7, 8 - Primary Elevations