NORTHERN

50 St. Werburgh's Road, Chorlton

NA2304

DESIGN STATEMENT

November 2023

INTRODUCATION

The following Design Statement has been prepared to supplement the planning application for the rear dormer to the above private residence. This Statement is to be read in conjunction with the planning application drawings and application forms.

The objective is to enlarge the existing property by increasing the number of bedrooms, allowing the family to remain in their current home. This will necessitate building a new dormer at the back of the house, thereby generating space on the second floor for the addition of two bedrooms and an en-suite.



Fig. 01 Principal Elevation from St. Werburgh's Road

SITE LOCATION

Located on St. Werburgh's Road in Chorlton, a suburban area in the southwest of Manchester, this property enjoys the advantage of its rear facing the Southwest Manchester Cricket Club, ensuring no concerns regarding overlooking.

Apart from the cricket club, the immediate surroundings comprise diverse residential properties. While many of these homes share a similar age, they have undergone substantial alterations and conversions over time.

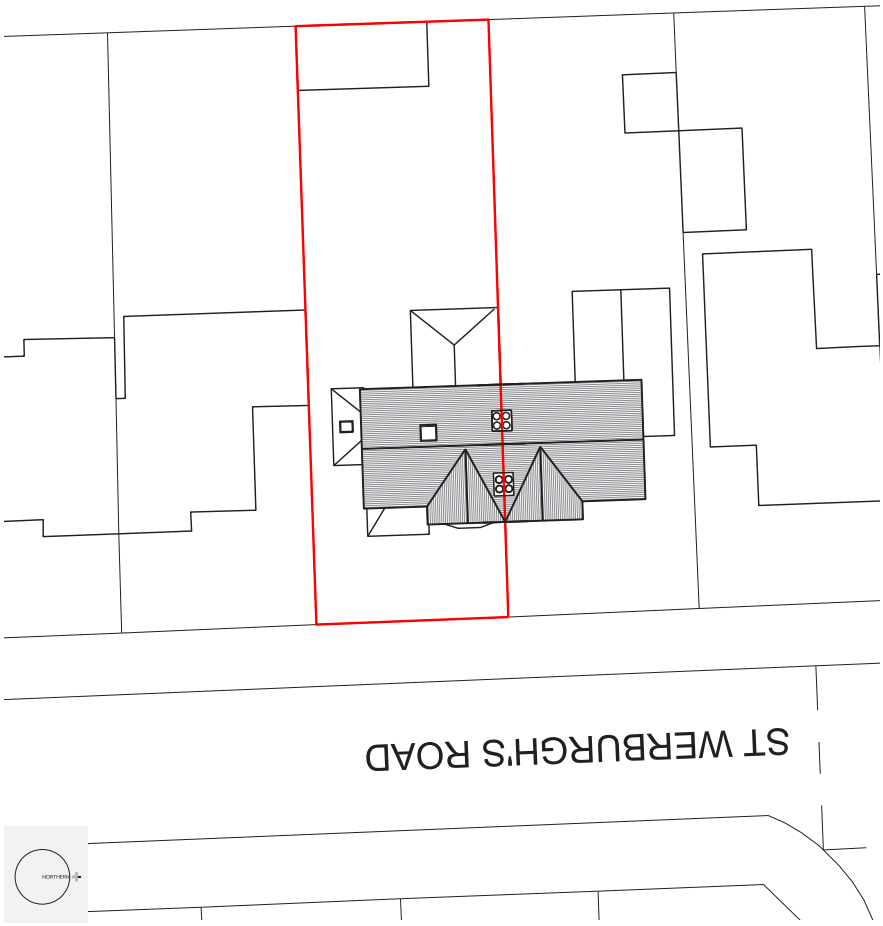


Fig. 02 Existing Site Plan



Fig. 03 Aerial View

EXISTING DWELLING

The current dwelling is a 1930s semi-detached two-story house featuring rear and side extensions, alongside a front porch added at some point in its history. A notable characteristic is the dominant white rendered gable that protrudes at the front, while the rest of the house is primarily constructed using red brick, with decorative brickwork around the window frames. The adjacent property mirrors this design but showcases various extensions.

Situated at a distance from the road, the property is bordered by a low-level brick wall and adorned with wrought iron gates. Towards the rear, there's a well-established garden with mature plantings, offering direct access to the playing field of the cricket club. Recently, the family has undertaken comprehensive renovations, both internally and externally. The upgrades include the installation of black double-glazed windows throughout, replacing the previous ones, as well as the introduction of new kitchen and bathroom fittings.








Fig. 04 - 09 Existing Site Photos

DESIGN

The current layout of the first floor includes a decently sized master bedroom, a family bathroom, and two smaller additional bedrooms, one of which is the box room situated at the back of the house.(refer to Fig. 10) The plan involves adding a dormer, which will contribute two bedrooms and an en-suite (refer to fig. 12) to the second floor (increasing the total number of bedrooms by one). To accommodate this change, the box room will be removed to make space for a new staircase leading to the additional accommodation. Beneath the new staircase, there will be a designated office area, serving a dual purpose for the room.(refer to fig. 11)

The proposed two new bedrooms are spacious, with the master bedroom relocating to the second floor to take advantage of the new en-suite.

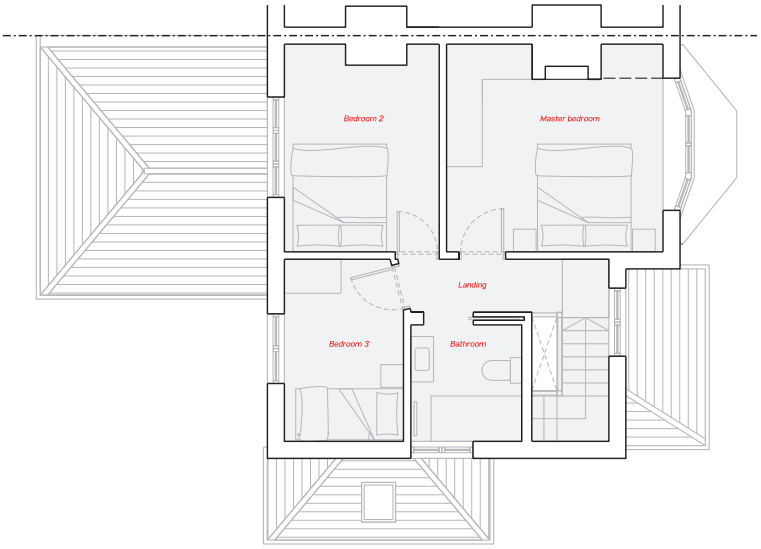


Fig. 10 Existing First Floor

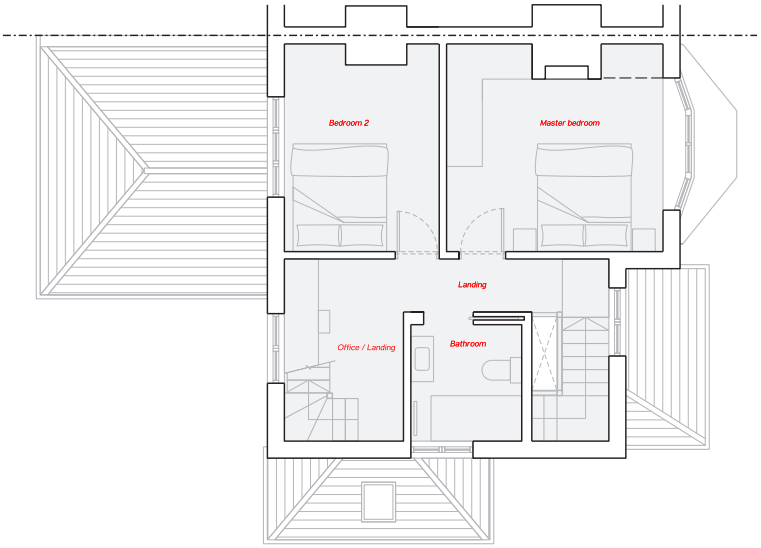


Fig. 11 Proposed First Floor

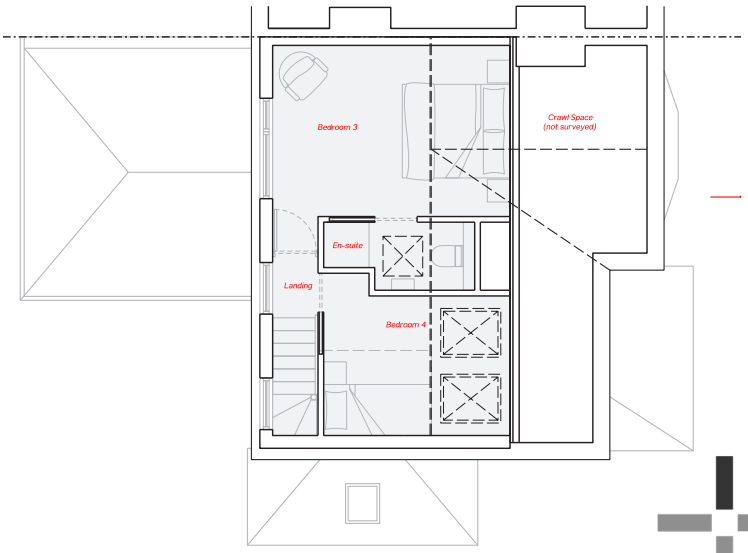


Fig. 12 Proposed Second Floor

DESIGN

Scale

The proposed dormer extension will be positioned at least 200mm behind the roof eaves and will be set in on the side from the end gable wall. This placement aims to maintain a clear visual distinction, emphasizing the primary mass of the house while ensuring the dormer remains secondary.

To accommodate suitable floor-to-ceiling heights on both the existing first floor and the new second floor, the plan involves raising the existing roof ridge by approximately 400mm, extending the current roof angle. (refer to fig. 13) Despite exploring various design options during the project's planning phase, the low ceiling height on the first floor and the restricted ridge beam heights on the second floor leave no viable choice other than increasing the roof's ridge height.

Upon further examination of neighboring properties that have undergone similar dormer extensions, it is apparent that raising the roof ridge has been a common solution to achieve the necessary internal headroom. Please refer to the image depicting the dormer extension at no. 38 St. Werburgh's Road.

Notably, St. Werburgh's Road comprises diverse house types. Properties south of No. 50 (from no. 56 onwards refert to fig. 15) feature taller structures with roof ridge heights exceeding the proposed new ridge height.

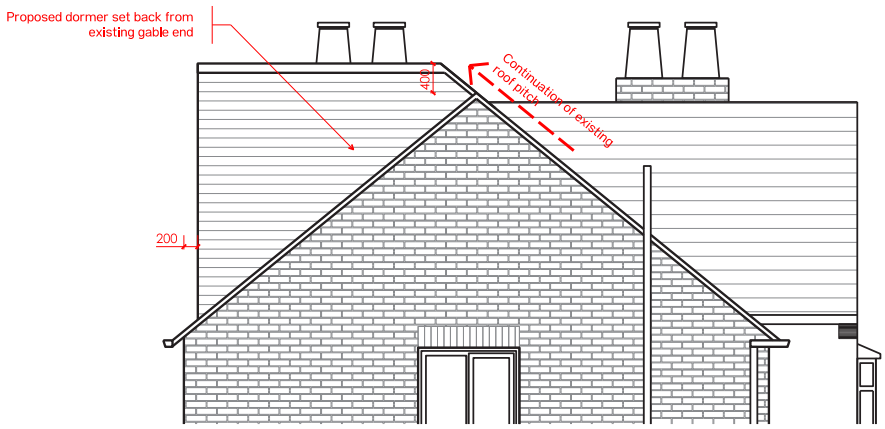


Fig. 13 Proposed Side Elevation



Fig. 14 38 St. Werbugh's Road



Fig. 15 Ridge Height along St.Werburgh's Road
Red line show existing ridge heights

DESIGN

Apperance

The proposed dormer will be finished in black slate or tiles externally to seamlessly blend with the roofscape. It will feature large rear-facing slim-profile black windows, offering views of the cricket club while illuminating the new staircase. These windows will harmonize with the recently installed windows on the original property. Additionally, a roof light is planned for the new en-suite to introduce natural light and ventilation into the bathroom.

Access

Access to the property remains unchanged but better access to the existing second floor is provided by a new staircase.

Environmental Impact

Adhering to the government's directives on energy-efficient homes, the intention is to construct the new extension in compliance with current building regulations.

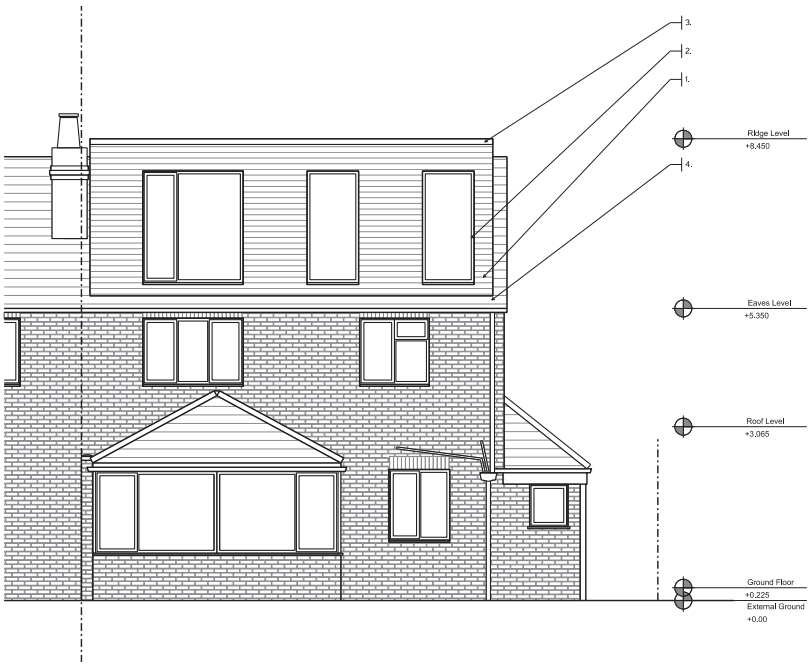


Fig. 16 Rear Elevation as Proposed