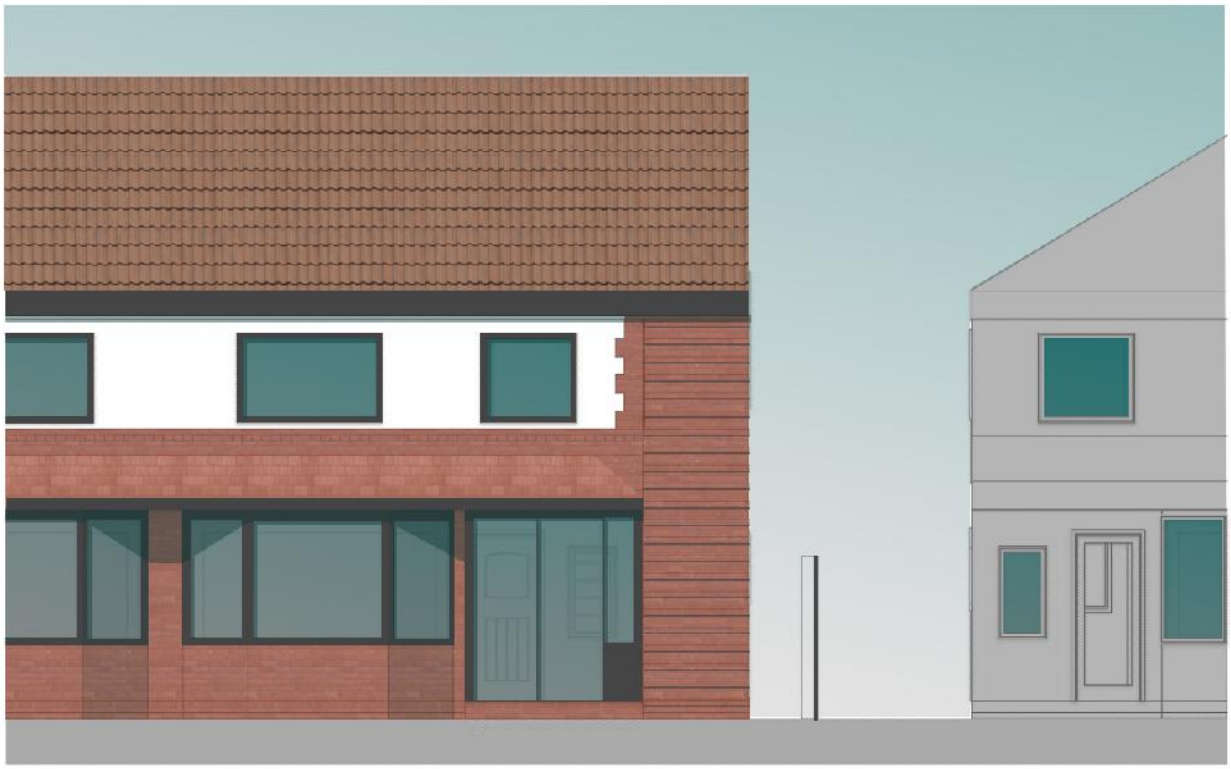
# Design and Access Statement

**38 Wyverne Road, M21 0ZN**



A simple sensitive design that subtly enhances and reinforces the original character.



iarchitect
The Studio,
18 Vaughan Road,
Manchester,
M21 0YL

M: +44 (0) 7506 67 64 69
T: +44 (0) 161 282 7616
E: Jane.leach@i-architect.co.uk
W: www.i-architect.co.uk/
Twitter: @ArchitectJane

# Contents

Executive Summary
Context
Planning Policy
Precedence
Existing
- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

Proposal
- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

Consultation
Access
Safety and security
Flood Risk
Energy Performance

# Executive Summary

The proposed works to 38 Wyverne Road have been considered in view of urban design, accessibility and safe places best practice. Particular consideration has been taken with regards to energy performance, by applying fundamental PassivHaus principles.

The seven characteristics that successful places share, as described in By Design: Urban Design In The Planning System – Towards Better Practice (Thomas Telford Lt. 2000), and that reflect design quality can be seen in the proposals put forward for consideration:

The massing of the extension is domestic in scale and sympathetic to the **character** of the existing building and it's context. The identity of this property will be enhanced and updated by this extension, which takes inspiration from the existing domestic architecture and continues the same materials, form and scale into this modest extension.

The two-storey side and single storey rear extension uses materials to match the original, creating a sympathetic, subordinate and discrete addition to the original house, maintaining the easy **legibility** of the site and existing dwelling.

There are no proposed changes to the existing boundary treatments, walls, fences, or gates, nor to the extent of hard landscaping. The hard landscaping is porous or drains to a soakaway within the site. The separation between public and private is very distinct and this will not change with this proposal. The **continuity and enclosure** that exists with a street frontage of low garden wall, and a combination of planting and hard landscaping for parking will remain.

There will be no negative impact on the **quality public realm** with this proposal. There is no risk that this proposal will create a terracing effect, even if the neighbouring property was also extended to the side in future. The overall form of this property will not change significantly, remaining a similar scale, with the same form and materials. The only visible difference will be that overall the building will be slightly wider, which will have minimal impact on the street. Location of doors and windows has been carefullly considered to maintain privacy for both this property and it's immediate adjacent neighbours. There will be no change to access onto the site for pedestrians or vehicles and the **ease of movement** currently enjoyed will not be altered. Stepping back the side extension from the side boundary by 700-800mm, maintains direct access to the rear garden from the front for bicycles, bins, and garden equipment, as well as ensuring that there is no terracing effect.

The nature of semi-detached houses is that they are adaptable. This proposal will not prevent future **adaptability** and represents a change to the internal layout that better reflects modern lifestyles. This proposal provides greater **diversity** and choice in the area for quality housing types. Rather than the mythical 2.4 children family, this property will cater for the typical 2 child family, each having an equivalent sized bedroom, as well as for increasingly common working from home with a small dedicated home office, reflecting real contemporary needs and demands of families.

Successful places need to be accessible for everyone and the 8 key elements that create inclusive design, as described in The principles of inclusive design (they include you) CABE, have been

considered and resolved in this design.

The completed building will be more **inclusive** providing the owners with a solution which more **conveniently** suits their needs. This will provide a welcoming and convenient home providing the occupiers with greater **flexibility** in the way they live here. The spaces created will enhance a sense of **welcome**, well-being and **accommodate** a modern family and lifestyle. The designs have been developed in **response** to the homeowners specific requirements, reflecting what they need and want. **Realistic** adaptations and alternatives have been explored and identified that can make this home more adaptable in the future to respond to changing needs. The layouts are easy to **understand** for occupiers and their visitors.

There are seven attributes of safe places and this proposal takes account of these to provide a safe and secure property. It has well defined spaces and entrances for easy **access and movement**, all overlooked for passive **surveillance** without diminishing neighbours privacy. This project will maintain the high sense of **ownership** clear with the existing boundary and landscape treatments. The existing boundaries that provide **physical protection** will remain and can easily be **managed and maintained** in the future, if security needs change. There is no proposed change to the **activity** on this site, which is a private residential property within a residential neighbourhood. The **structure** of the design does not need to allow for conflicting uses as this is a single family occupied home.

The works will improve the **energy efficiency** of this building and enable the owner-occupiers to live more sustainably. In particular the simple form and junction detailing that this proposal enables will maximise the potential for this extension to be built to higher energy efficiency standards, reducing cold bridging, maximising air-tightness, and enabling a high standard of insulation to upgrade the worst performing aspects of this existing building. This in turn will benefit the borough in its pursuance of sustainable and low-carbon development.

# Context

38 Wyverne Road is a two-storey semi-detached dwelling in Chorlton-cum-Hardy. This is a quiet residential neighbourhood. Built in the 1930's these houses are mainly red facing brick with a dentilled style brick course and decorative edge to the rendered first floor with a corner-stone-like detail. Alternate houses have an area of render to the first floor front elevation and a hipped or gable ended roof. Pitched roofs were originally slate but have largely been replaced with modern concrete rooftiles, originally the bay windows to the front had a flat roof but these have mostly had a pitched roof added continuing over the front doors to create a sheltered entrance which initially were mostly finished with a clay rosemary tile but now commonly match the main roof finish. Front gardens originally had low brick walls, shrubs and or a hedge, varied planting beds, an open driveway for off-street parking, and large rear gardens.

The extension proposed is relatively modest in size and scale compared to other house extensions in this neighbourhood. It deliberately does not follow the house extension guidelines, which are intended to prevent a terracing effect. This is because the relatively larger step back from the boundary ensures that there is no risk of a terracing effect with this proposal. This is a relatively modest extension and will not have any negative impact on immediate neighbours and even less on other nearby houses and their occupiers. The proposed rear extension is similarly small in size compared to other local existing rear extensions.

Economic impact is similarly modest and will maintain the value of this property in line with the changes made to other local properties, and in line with typical needs of modern families and their lifestyles.

# Planning Policy

This proposal is of a modest domestic scale and sympathetic to the original property, maintaining its modest domestic scale, form, detailing and character. The proposal has been designed sensitively to the context of the site and neighbourhood and respects the special qualities of the area. Care has been taken to create a set of sensitive proposals which are harmonious to the original property and it's character, through form and materiality of the new-build extensions and minor alterations, which largely replicate the original.

There will be no change or negative impact on the amenity of the neighbouring occupiers. The proposed design has been carefully considered with respect to reduction of overshadowing and protection of privacy, as well as maintaining existing access and on-site car-parking provision.

There is nothing in these proposals that is contrary to standard national planning policy requirements or detracts from the streetscene or neighbourhood. There will be no negative impact on the overall appearance of the proposal in the street-scene. In particular this proposal will not create a terracing effect.

The current local guidelines for residential extensions suggest a stepped back first floor design, or a gap of 1.52m between the side wall and common boundary, for side extensions with the intention of avoiding a terracing effect. However, this is not a firm rule and in this case there are significant

reasons why this proposal should not be limited by this guideline and instead should be considered on its merits and in relation to other planning requirements as described below.

The proposed design ensures a clear gap of 800mm at the front of the property between the side wall and the boundary. Since the boundary and the side wall of this house are not exactly perpendicular this width does reduce gradually towards the rear of the property to roughly 700mm, which is adequate to access the rear garden with standard garden equipment, bicycles and domestic rubbish bins. This clear width will ensure a clear gap between it and the adjacent house, even if the adjacent house was also extended to the side within current guidelines. Should the neighbouring property be extended in the future to also leave an 800mm gap between the side wall and the boundary, or even with a full width extension with a set back at first floor level, then there would still be a clear visual separation and no terracing effect between this property and the adjacent neighbour. In addition this neighbourhood is characterised by an alternating gable ended and hipped roof layout, which means that the roof form will further create a distinction between the two properties with a visible separation. So long as any future extension to the adjacent neighbouring property is carried out within current planning guidelines there will be no risk of a terracing effect should this proposed design be approved.

It is an important aim of the National Planning Policy Framework that housing development should take account of current and future demographic trends, market expectations and the needs of a wide range of people. It is also desirable that people are able to adapt their houses in appropriate ways to meet changing household needs. This proposal is based on a rigorously considered and in-depth briefing to explore current and future needs for this family with two children based on their personal and working lives. The trend for professionals to work from home has become the norm and it is the case that both adults in this family currently work from home, at least part of the time, and expect this to continue with a likely increase to full time for them both. Therefore it is essential not only to create two equivalently sized bedrooms for each child to ensure adequate space for them into young adulthood when they will require bedroom space to study at home, but also to add sufficient workspace for each adult to ensure their family needs are met. This is not unique to this family but is in line with market trends which is likely become even more prevalent as an outcome of future flexible working legislation due to come into effect in 2024. The additional space provided by this two storey side extension ensures that both the small front bedroom is enlarged to make it equivalent in size to the 2$^{nd}$ bedroom so providing adequate space in each for a bed, wardrobe and desk study space, as well as to create an essential dedicated home office space, with further workspace able to be accommodated downstairs. It is not possible to achieve this necessary home office and bedroom study space should a set back to the first floor at the front of the side extension be required. The old standard of a 3-bed house for a family of 2.4 children is inadequate for modern families with additional work from home along with academic study requirements, so the extension of this property will ensure that this home provides quality accommodation in line with both current and future trends as well as for this specific families needs.

There is an imperative need for carbon emissions reduction in line with protection from climate change to be considered in relation to future development, which is also reflected in planning legislation in relation to sustainable design requirements. PassivHaus is considered to be the gold standard for energy efficient design since it has the smallest performance gap between designed outcome and built in-use outcomes. Although this extension is not designed to be PassivHaus

certified it does follow fundamental PassivHaus design principles to maximise the energy efficiency performance of the external envelope. By simply extending the same form of the existing building envelope to the side, maintaining the same simple form of the original gable roof, the potential for complex junctions is minimised, which means that it is easier to ensure an effective continuous insulated envelope with minimal cold bridging. If a step back at the front first floor level was introduced, as suggested by local house extension guidelines, this would create several additional complex junctions which would be vulnerable to cold bridging, as well as retain a portion of the poorly performing existing north facing external wall, so substantially reducing the energy efficiency of this property. The space to the side of this property is north facing, which in the northern hemisphere is the coldest orientation, so the proposed extension provides the opportunity to create a well insulated north facing wall to effectively upgrade the thermal performance of the property as a whole. Thermal imaging surveys have shown the existing north facing side wall to be particularly poorly performing, and the owners also experience problems with draughts, damp and mould growth along this wall. The proposed design resolves the current problems with draughts, damp and mould to create a new thermal envelope to the north face of the property with minimised window openings to bring in natural light to spaces only where necessary to minimise the use of artificial lighting, which will significantly improve the energy performance, reduce potentially negative health impacts and upgrade this property in a way that would not be possible if it were to follow local house extension guidelines.

There is a need for higher quality design in our built environment and planning legislation supports the approval of design which reflects this. The design of this extension is of much greater quality than standard house extension designs in this neighbourhood. The carefully considered scale and form of this extension does not create a generic standard design, but is sensitive to the original period of the property while being contemporary and sustainable. The treatment of the materials – brick with a decorative ribbed effect – is inspired by a local landmark building which was built at a similar period to these houses. This textured brick effect to the front elevation reflects current design sensibility to use brickwork in a more decorative way. This detail adds current design interest to the character of this house in a way that is sensitive to both the context of its period and it's original character. The simplified frontage of this extension creates a bookend effect to this semi which further visually reinforces the edge or end of the semi – so visually strengthening and giving clarity to the sense that this is definitely not a part of a terrace.

The proposed design represents no harm to the overall character of the surrounding area, and ensures that the amenities of neighbours are protected, while creating high quality sustainable accommodation which meets current and future market needs.

# Precedence

The current local house extension guidelines have been produced to prevent a terracing effect from occurring when detached or semi-detached homes are extended to the side. Unfortunately these guidelines are not creating the desired results, as seen in appended photos. Therefore it is necessary for these guidelines to be considered carefully in relation to proposals, and at times ignored, as they are not a straightforward solution to the problem of preventing a terracing effect.

What can actually happen when the standard accepted design of a recessed first floor level to a side extension up to the boundary edge is implemented is that an articulated terrace is created.

Please refer to the Precedence Photos sheet as an appendix to this statement.

Precedent Image 1. It is clear in this photograph taken on Kings Road that neighbouring buildings extending up to the boundary in accordance with current house extension guidelines do not prevent a terracing effect and instead create an articulated terracing effect.

Precedent Image 2. The front view of the same extended neighbouring properties shows the obvious terracing effect, the uncomfortable collision of roof forms and the damage to the character and grain of the neighbourhood with side extensions that comply with guidelines.

Precedent Image 3. While the set back from the side boundary of this white rendered side extension prevents the risk of a terracing effect, the nominal set back from the building frontage adds nothing to the prevention of a terracing effect, but does complicate the roof form and therefore disrupts the simplicity of the original overall form and character of the streetscene.

Not only is the unsympathetic setting back from the building line along with building up to the boundary, damaging to the character and grain of the neighbourhood, it also creates the possibility for deterioration of the properties with inherent difficulties to maintain junctions, particularly where gable ended properties collide with hipped roof ones.

The only way to prevent a terracing effect is to restrict building up to the boundary line and ensure that there is a gap between houses. This gap does not need to be very large in order to maintain the visual detachment, but does need to be a minimum width that enables the gap to be registered visually. Something in the order of 600-800mm enables this visual separation.

A gap also provides a minimal width that enables access for maintenance and to connect rear gardens to the front, without having to go through the building. While if it is a requirement to make this width accessible for all then something approximate to 900-1200mm would be required as a minimum.

Setting back a side extension even nominally from the line of the building frontage introduces an articulation and complicates roof forms, in ways which have no precedence in the original simple forms of this neighbourhood. Simply continuing the building line creates a more harmonious and sympathetic result, while ensuring a gap between the end wall of a side extension and the separating boundary prevents a terracing effect as long as the gap is visually obvious.

Design details and materials can enhance this visual clarity that there is an end to the building.

This neighbourhood contains many examples of properties with side extensions. Some completed prior to the current house extension guidelines being implemented and others since. It is very clear from a quick walk around of just a couple of the streets that the intention behind the guidelines to create a high quality public realm that retains its character and prevents a terracing effect has not been met here by side extensions which rigidly follow the guidelines.

The character derived by the very simple form of these art deco buildings is radically altered by the articulated side extensions with their first floors set back from the building frontage and subsequent complex roofs. The simplicity of the alternating pattern of hipped then gable roof

forms is confused by the first floor set backs which enforce an articulated roof form. While from a perspective view along the street the set back at first floor can help to minimise the visual effect of the terracing, this is only effective from a more distant perspective. While as soon as you see these properties at a closer viewpoint or face on, the articulated terracing effect is clear and the character of the neighbourhood significantly altered.

As a result of implementing complex articulations against the character of the original properties in this neighbourhood, the current house extension guidelines when applied rigidly have caused harm to the character of this neighbourhood. Simply following the guidelines prevents more subtle and sensitively designed alterations from being carried out.

A more sensitive approach that works with the character and simple forms and patterns of these properties will be more effective than simply following the current house extension guidelines. This is what is proposed here with this design for a side extension to 38 Wyverne Road.

The impact of this proposed design on the form and character of the street scene can be seen in the 3D views produced and shown on the appended photos sheets. The front elevation shown on the cover of this report show that there will be a clear visible gap between this proposed side extension and the neighbouring property. The existing, proposed and potential 3D street views which have also been created show further than not only does this proposal have minimal effect on the character and form of the original building, but that even if the neighbours where to extend in a similar form as the guidelines suggest, that there would still be no risk of a terracing effect.

This proposed design maintains the character of the original property, with a reinforcement of the simplicity of the buildings overall form, along with sensitive brick details which enhance the original subtle art deco brick details referencing ancient Greek design. The texture and materiality of the proposed side extension also creates a “bookend” effect which further shows that there is a definite end to this building and not a continuation as a terrace. The set back from the boundary, leaving 800mm clear at the front, ensures that visually and practically there will be no risk of a terracing effect, even if the neighbours were to extend their property according to the current house extension guidelines.

# Consultation

The owners have had conversations with neighbours to discuss the proposals prior to planning submission, and any concerns have been taken into account where expressed. Several of the neighbours have been particularly supportive of the design proposal to not step back at first floor level to the front, and see this as more in keeping with the character of the original house designs.

No pre-application advice has been sought since this is a relatively low-scale and low-impact proposal. All standard requirements to take into account design quality, and amenity of neighbours have been considered and incorporated into the designs.

# Existing

**Use**
This is a 3-bed family home.

**Amount**
This is a plot of land that provides a reasonable amenity provision, with a rear garden which extends back a reasonable distance. There is also a front garden and sufficient width to comfortably access the rear garden to the side. The site is approximately
288 square meters and the existing house occupies a footprint of 55.2 square meters. The accommodation is over 2 storeys.

**Layout**
This is a semi-detached property with a driveway to the front, sufficient for one parked car. The kitchen overlooks the rear garden and to the side. There are existing windows to the kitchens and landing on the side elevations, and a side door to access the kitchen directly. The main entrance is to one side of the front elevation.

**Scale**
The main part of the existing house has an eaves height of around 5.1m, which varies due to ground sloping, with height to ridge of 7.8m. The width of the main part of the existing house is 5.9m and the depth front to back 8m, with an existing rear single storey extension extended back by 2.2m.

**Landscaping**
This is a pleasant suburban area with varied planting in front gardens which contribute to the quality and character of the place. As to the neighbouring houses the front garden has a low front garden wall, a driveway, lawn and planting area.

**Appearance**
This two-storey dwelling is built with red facing brick and an area of render. Brick details include a dentille-like course and a corner stone like edge to the render. It has a terracotta pantile finished gable roof. Windows have brick header lintols. Existing windows are mainly white UPVc casements.

**Evaluation**
The owners would like to improve the property for their young growing family so that it better supports their needs both as a family and as professionals working from home.

To the rear of the house they would like to create a large family room that can open up flexibly to include the kitchen. To achieve this they would like to extend back and create internal structural openings to maximise the space available. They would like to improve the connection between the inside to the garden to make access to the rear easier.

The existing kitchen is inadequate as it is far too small to safely prepare meals as a family and has an inconvenient connection with the dining space. Views of the garden and access to the rear are also limited. The intention is to create a better visual and physical connection with the garden, which will promote wellbeing for the occupants and make this home more attractive and enjoyable to live in.

There is no existing utility room. So this proposal creates a small dedicated utility room within the side extension, along with an easily accessed downstairs toilet, and cloak space. The larger hallway that this provides makes entering and leaving the house much easier for a family with children. The addition of a porch to the front further improves the energy efficiency of the property and provides for better post delivery and shelter on entering.

To the first floor the owners would like to provide each child with a similar size and quality of bedroom so they have sufficient space for play, clothes and toy storage, as well as space for self study as their academic development requires. They also require a dedicated home office space to make working from home more convenient and provide a healthier manageable work-life balance. The existing third bedroom is very small and doesn't provide sufficient space for both wardrobe storage and study desk space for a child and there is no space dedicated for home office use.

A sensitivity to views, light, privacy, private enjoyment of their property, along with the size and form of the existing external spaces and the owners needs in using these is the guiding parameter in this proposal. Key to the design has been to update the property with a more energy efficient and modern design, while being sensitive to the domestic scale and character of the existing. As an example the windows to the north facing side elevation have been minimised and only introduced where necessary to introduce natural light for functioning spaces, while glazing will be largely obscured for privacy both for the inhabitants and for their neighbours.

# Proposal

**Use**
The use of the building will remain as a single family home.

**The client brief**
The clients needed their home to reflect their family lifestyle and careers better. Managing the needs and duties of both adults working from home some or all of the time along with childcare responsibility is a struggle without adequate home office space. Ensuring a balance between working life and personal home life is one key driver for this proposal. For their growing family the children need more similarly sized bedrooms. While for home working an extra space as a dedicated home office is essential. This family is also dedicated to making an effort to prevent climate change and are seeking ways to improve the energy efficiency of their home while also removing health concerns of condensation and mould growth, so they are keen for passivhaus principles to be adopted in relation to the form and external surface area to internal volume ratio.

**Amount**
The additional footprint created by the proposed two-storey extension to the rear and side extension will be approximately 18 square meters to the ground floor. The additional space to the first floor within the proposed two-storey extension and will provide approximately an additional 10.5 square meters to the first floor.

**Layout**
The rear single-storey extension replaces the existing single storey extension to the rear and extends a little further to each side across to the full width. The two-storey side extension increases the overall width of the property, but only marginally. The access routes will remain unchanged with access retained to the side of the house, and an additional patio door to the garden improving the connection between the house and garden.

**Scale**
The new two-storey side extension is a relatively small increase to the width of the house by 1.3m and doesn't affect the access to the rear garden from the sides. The new single storey rear extension goes back by 1.8m into the garden across the width of the existing house and the proposed side extension. This is a reduction from the current rear extension depth of 2.2m. The eaves level maintains the existing height. The ridge to the new two-storey extension gabled roof is the same as the existing ridge. The scale of the additions are very modest and replicate the scale of the existing house. The strategy has been to maximise the beneficial internal space while minimising the impact on the overall scale of the property.

**Landscaping**
The garden spaces will continue to be maintained in a similar way to suit a busy family with an interest in gardening.

**Appearance**
The design rationale behind the extensions is to create a home that is unified in overall character, with the new elements sympathetic to the original character of the building. Key intentions are to use a very simple palette of materials, to maximise sunlight and daylight to both internal and

external spaces, to maximise views of the garden and to create a convenient and comfortable access between the house and the garden. The forms are very simple and take their cues from the original domestic forms, of pitched roofs and unarticulated masonry walls. The materials will be selected to match as closely as possible to the original for the bricks, roofing tiles and windows.

Please refer to the plans and elevations submitted with this application.

# Access

There are no changes to vehicular or pedestrian access onto the site. The access to the rear garden from the house will be retained, albeit a narrower access route sufficient for the inhabitants needs.

# Safety and security

The area is relatively safe and secure. There are no changes proposed to the boundary treatments which are the main barriers to intruders. There will be a side gate to restrict unwanted access to the rear of the property from the front.

# Flood Risk

This property sits in a no flood risk area. This indicates that there is a no likelihood of flooding.

# Energy Performance

This proposal will meet the existing building regulations standards to environmental performance as a minimum. Replacing the existing poorly performing single storey rear extension and the north facing external wall will significantly improve the overall energy performance of this property. Additional windows to the side elevations will bring more natural light into the property at the centre and reduce the need for artificial electric lighting, while being limited to only spaces where this natural light is a necessary addition in order to maximise the energy performance of this elevation.