
Architecture Unknown?

27 Zetland Road Renovation, Chorlton, M21 8TJ
Design & Access Statement

March 2023

Revision: A

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Key Information

Client: David Riding and Kim MacLeod
Address: 27 Zetland Road, Manchester M21 8TJ



Introduction

Statement of Intent

This Design Study has been prepared by Architecture Unknown Ltd to support the concept development of the retrofit and basement conversion of the 27 Zetland Road project on behalf of David Riding and Kim MacLeod.

This report explains and justifies the overall design of the proposals and the relationship with the neighbouring buildings and wider area. The proposal has been developed drawing inspiration and design themes from the surrounding area and contemporary architecture, including features, materials and design influences. Having considered all aspects of the proposals in depth the report concludes that there are no grounds to reject the application and consequently it should be approved.

Proposal

The project comprises a basement conversion and reconfiguration, refurbishment and alterations to elevations including a full energy upgrade and attic improvements to this semi-detached property. The aim is to reconfigure the basement, kitchen and attic to provide generous spaces across all levels that are light filled and easy to use; making the house a family home by combining modern and traditional elements.

The key elements of the build are:

- A basement conversion that would accommodate a snug, utility room, toilet, craft room and gym, with plenty of storage throughout;
- Removal of the existing conservatory;
- Redesign of the front facing dormer on the same footprint as the existing and the addition of rear and front facing rooflights;
- High-end energy retrofit to externally insulate the house whilst preserving the front elevation character;
- Addition of a basement-level courtyard connecting the snug and garden;
- The proposal must respect the original period features/character of the existing dwelling whilst speaking to the present day through the addition of subtle and complimentary modern elements;
- Use of sustainable materials and features where possible including eco-friendly insulation, solar panels and air heat source pump.

The proposal seeks to visually compliment the existing building, by recognising its setting and style while introducing a subtle architectural addition in its vicinity.



Right: View of 27 Zetland Road

Context Analysis

Site Extents

Site Location

Zetland Road is located in Chorlton, Manchester. It is not located in a conservation area therefore no related policies have any impact on the design we propose. Zetland Road runs between Corkland Road to the North and ends in a junction at the South with Barlow Moor Road, Sandy Lane and the A5145. The wider area is generally suburban residential in character, with a park within walking distance from the property and a row of local shops/restaurants concentrated on Barlow Moor Road.

Boundary Identification

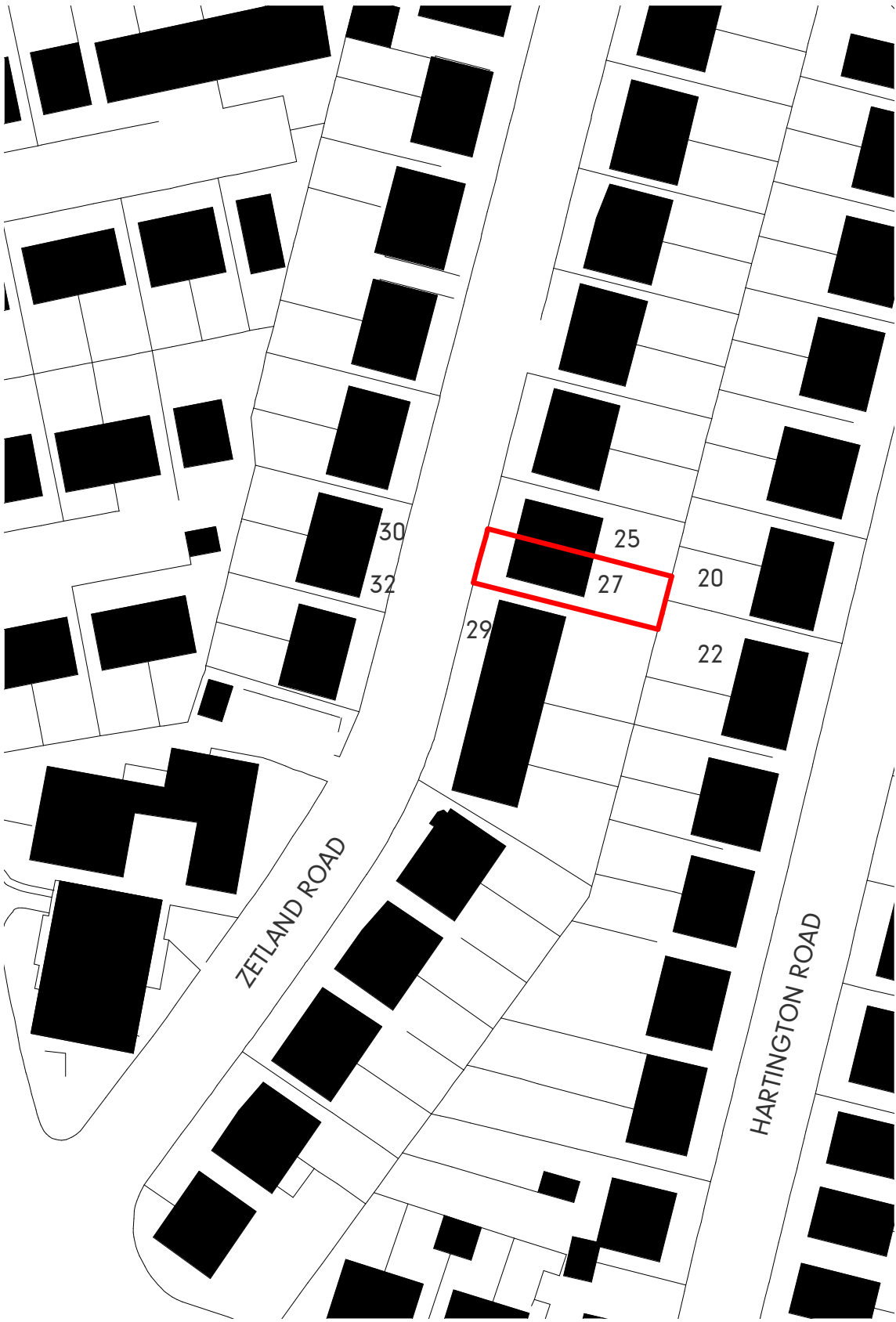
27 Zetland Road is a semi-detached property and sits along a street of properties of a similar age and character. The front yard of the property is backed by a brick fence separating it from the adjacent properties at 20 and 22 Hartington Road.

The front of the site extends from the front door to the street, incorporating a front garden with shrubs and small trees, and one car parking space.

Site and Building Access Requirements

There is easy access for vehicles from Zetland Road with single car off road front of house parking and plenty of bin storage space.

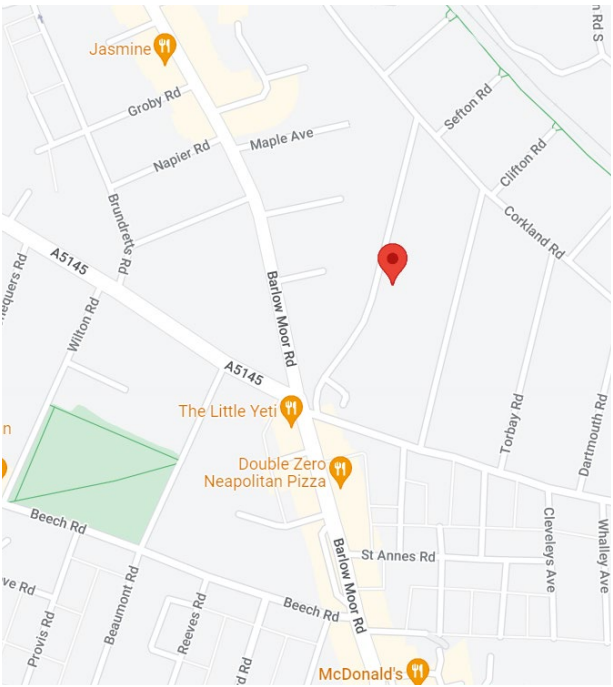
Access to the rear of the property is either through the house or through a narrow footpath running along the South side of the site. Material deliveries and contractor access to the site should be simplified, with space to take deliveries and place a skip, avoiding on-street usage.



Location Map - 27 Zetland Road



Aerial view



Google Map of 27 Zetland Road

Context Analysis

Environmental Constraints

Site Features

No significant site features beyond a very slight fall in level from front to back were observed whilst on site. The property is not in a flood zone or conservation area.

Trees

The rear of the property has some shrubbery which we assess as having a low ecological value. This will not be affected by the works and they are not within falling distance.

Flood Plains

The site is not within an area at risk of flooding.

Adverse Ground

No obvious signs of active subsidence were noted during our site inspection.

Ecological Assessment

There is no need for an ecological assessment within the scope of these works. No bat survey is required as the attic is already occupied. No trees or shrubs will be removed as part of the works so nesting birds will not be affected. There are no water courses or bodies of water affected by the works.

Drainage Infrastructure

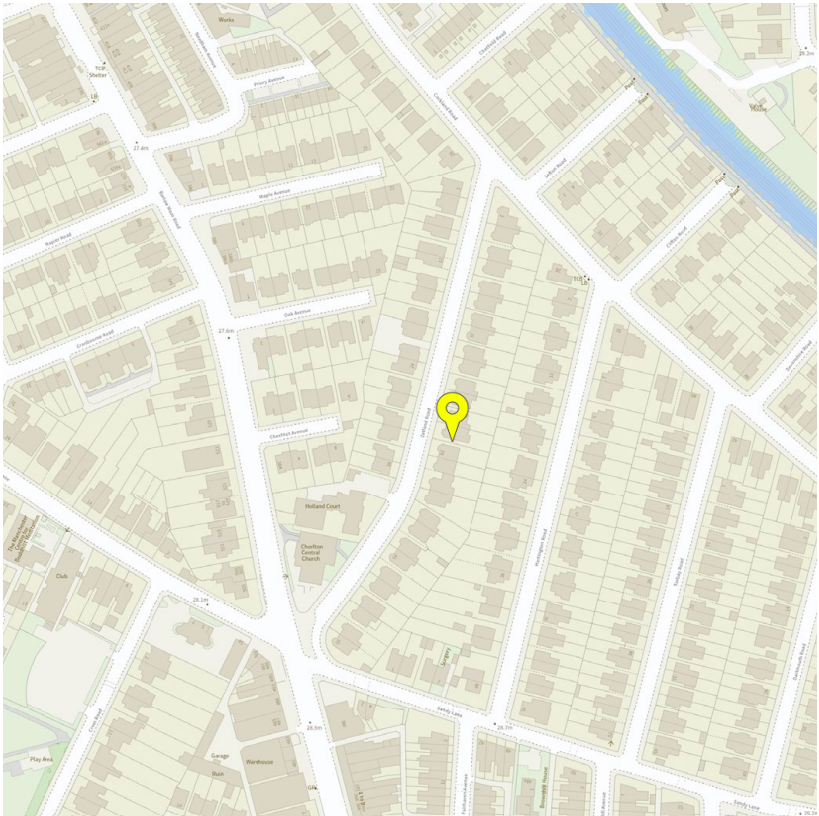
The proposal will connect into existing drainage channels and does not present an increase in demand for this site.

Historical Information

There is no significant history associated with the property which might have bearing on the planning permission. It is not listed and not in a conservation area.



Rear garden



Flood map - the area is not in a flood zone



Rear elevation and existing conservatory

Planning Context

Planning Policy Breakdown

In the following, we will demonstrate how the requirements have been met and why we consider the development to be consistent with its urban design setting, particularly in terms of the site, the immediate surroundings and street scene.

Planning legislation

The design will accord with the planning criteria laid out in both national and local legislation, namely the National Planning Policy Framework (NPPF), the Manchester City Council produce their own validation checklist and key supplementary planning documents. Below are some of the key passages highlighting specific requirements.

Notes

The Supplementary Planning Document and Manchester Core Strategy do not offer strict rules on alterations to existing buildings. However for residential extensions, the following apply as laid out in the Citywide Development Control Policies:

DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to:

- a. the general character of the property;
- b. the effect upon the amenity of neighbouring occupiers;
- c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. the overall appearance of the proposal in the street-scene;
- e. the effect of the loss of any on-site car parking

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- b. they do not create an undue loss of sunlight, daylight or privacy;
- c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;

- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council’s guidelines on privacy distances (which are published as supplementary guidance).

The Council states that the reason behind having this approach to housing extension as follows: *Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.*

Sustainability

A key part of the initial design phase is the completion of a deep retrofit study of the property by a qualified specialist energy surveyor, Mantis Energy. They have produced a detailed energy assessment of the property which has driven key factors of the design.

The key areas to address are the lack of insulation at roof level especially the existing dormer which is particularly under insulated, older timber framed windows and age of the heating system. It is likely that this building does not have cavity walls and therefore fabric upgrades that fit around the period features of the property will be required. This will be a significant challenge as, without a cavity, insulation to the primary external walls must go outside the existing structure wherever possible to preserve the existing period features internally such as plaster mouldings and fire places.

Fabric first approaches to energy efficiency are tried and tested methods of reducing energy consumption and should be considered before investing in expensive technology. There is nothing more sustainable and cost effective as requiring less energy across the board to power a home. This is key to unlocking the potential of additional technological sustainability measures such as air source heat pumps or solar voltaic panels.

Planning Context

Planning Approval History

No.	App. Ref.	Address	Description
1	127284/ FH/2020 (2020) - Accepted	27 Hartington Road	Erection of a second floor side and single storey rear extension together with raised decking to provide additional living accommodation
2	122813/ FH/2019 (2019) - Accepted	41 Zetland Road	Alteration to rear elevation and installation of a rear deck and steps
3	122558/ FH/2019 (2019) - Accepted	33 Zetland Road	Elevational alterations to rear basement, formation of steps down to basement and creation of elevated walkway at ground floor level
4	115928/ FH/2017 (2017) - Accepted	22 Hartington Road	Erection of a single-storey rear extension and a first floor infill to side

Analysis

We have identified a number of successful rear extensions and alterations near the property, from smaller interventions such as the addition at **41 Zetland Rd** property to the wrap around single storey extension at **27 Hartington Road**.

The property at **22 Hartington Road** successfully applied for a one storey extension rear and side extension, having previously sought in 2014 the ‘formation of structural openings in the external rear elevation to accommodate new glazed wall panels, removal of chimney breast at ground floor level and the installation of a steel beam at first floor’.

All applications quoted looked at better connecting the garden to the ground floor/basement while bringing more natural light to the rear of the house through wider openings. Their approvals generally lend credibility to this proposal.



Planning applications

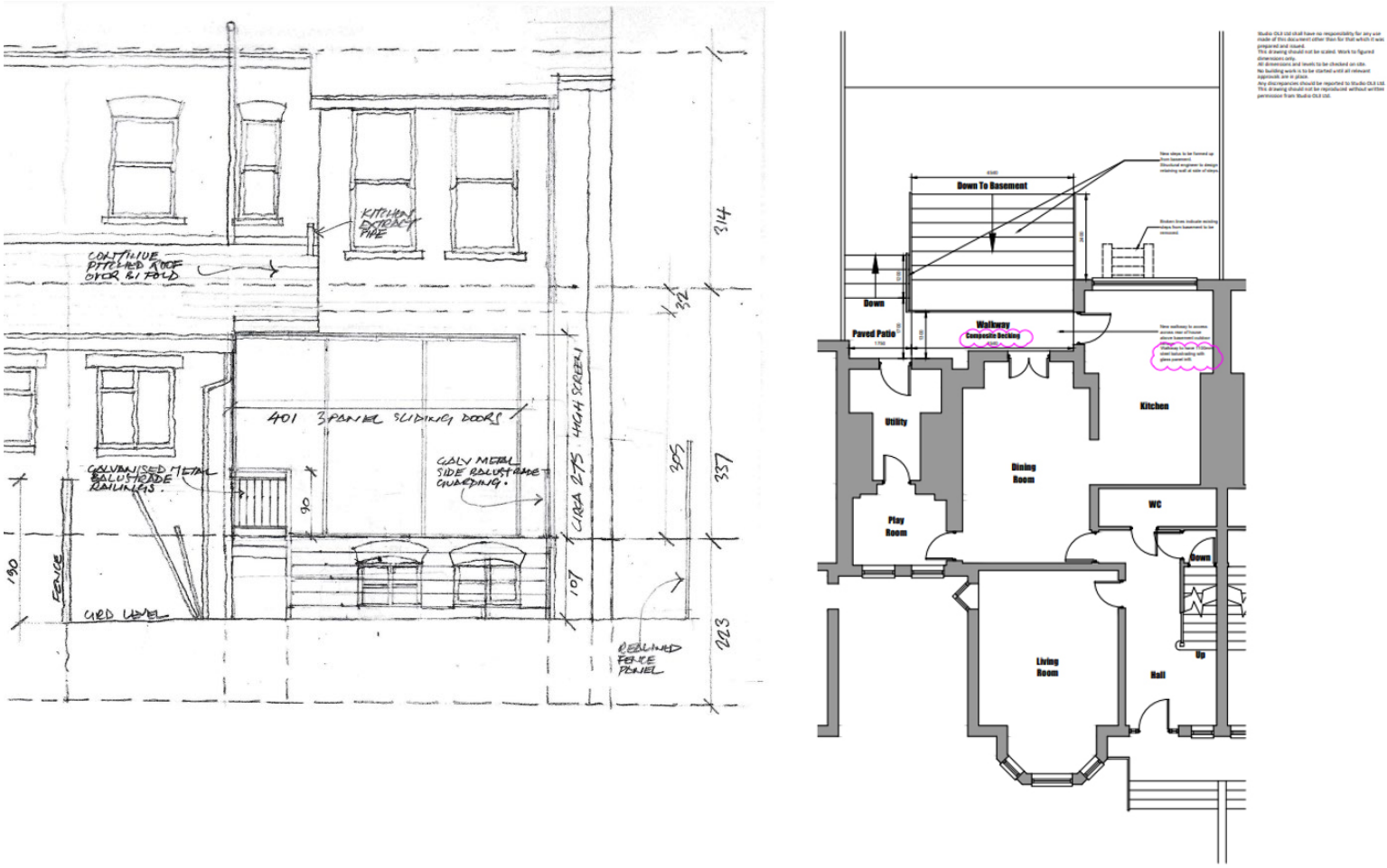


Planning Context

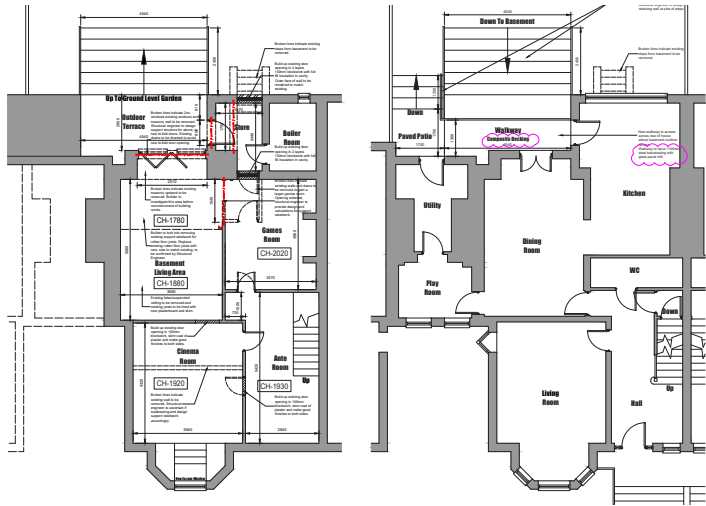
Planning Approval History



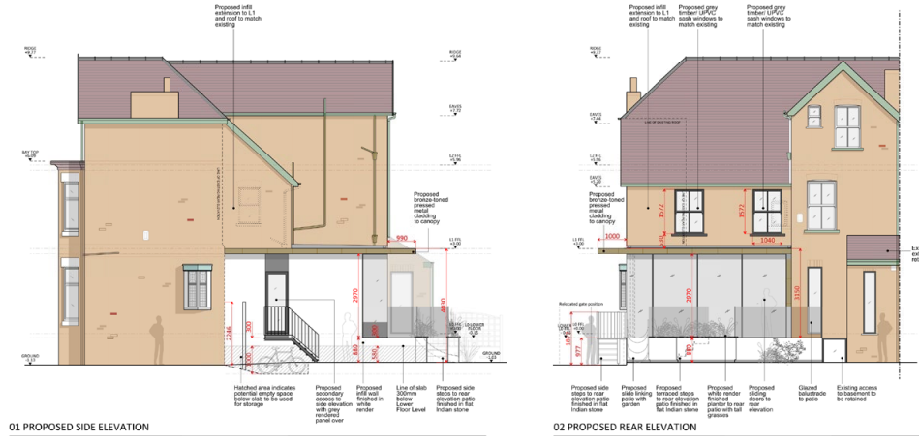
1: 27 Hartington Road - proposed - Accepted



2: 41 Zetland Road proposed- Accepted



3: 33 Zetland Road proposed- Accepted



4: 22 Hartington Road proposed- Accepted

Building Analysis

Existing Materials

Analysis

Existing Elevations

The existing building showcases a smooth faced red brick on the front elevation with several brick banding of different patterns and a plinth wrapping around the house. The front elevation has a bay window on both levels which is topped out with light grey render between dark painted timber in a mock-tudor style gable end. This element is particularly prominent in the street and inspired the proposed designs significantly.

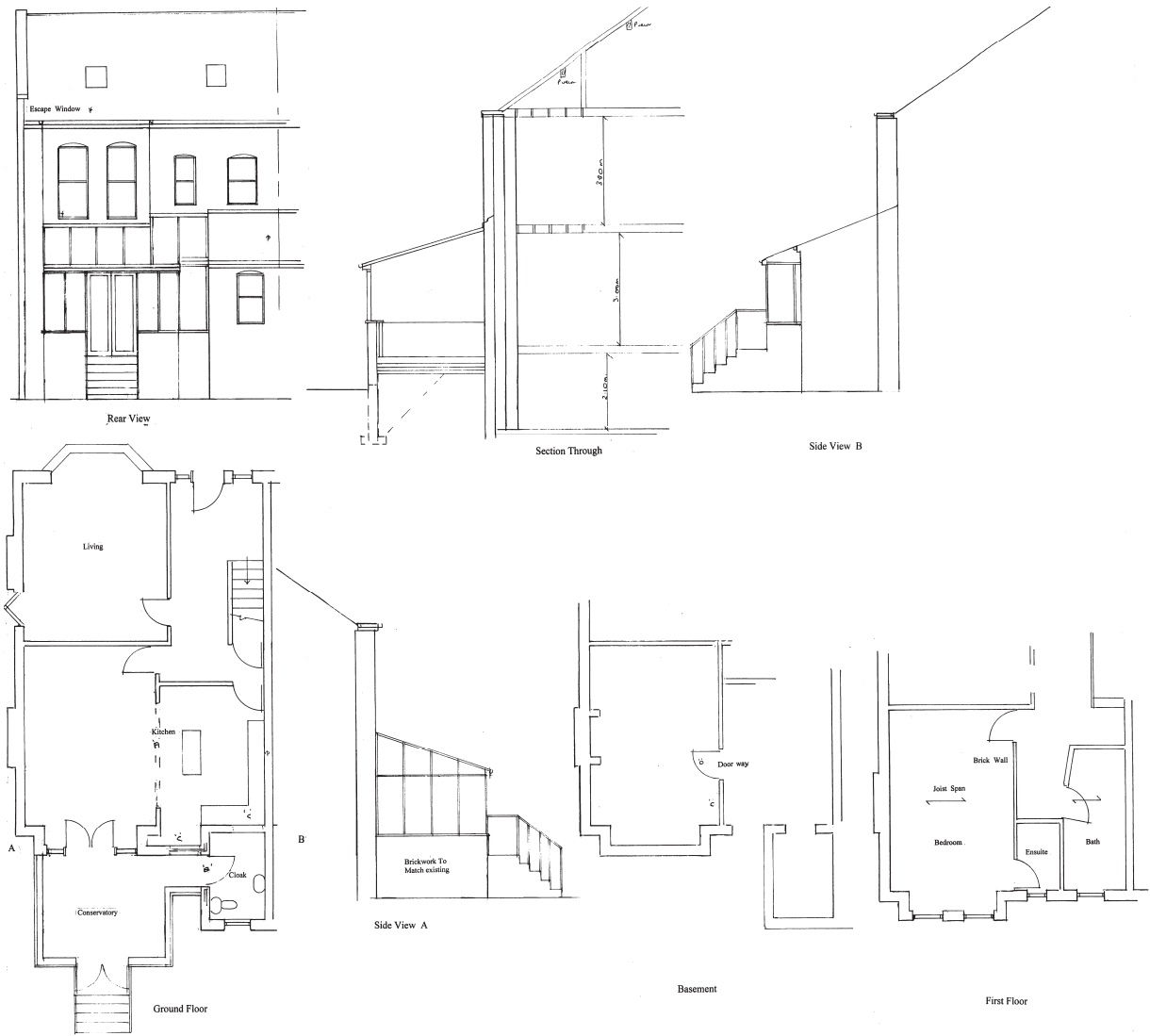
Existing Roof

Dark grey slate tiles, with dark/black timber upstands and modern uPVC black aluminium gutters and downpipes. The usage of dark grey coloured materials at high level is key to the proposed design. The existing dormer window is of poor construction and is not feasible for upgrading the fabric efficiency.

Existing Windows and Doors

External doors and windows are timber framed with some stain glass on the front elevation. Rear elevations windows and doors throughout have been replaced with modern white uPVC fixtures.

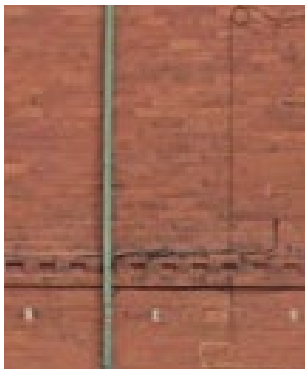
The existing materials provide a strong reference point and justification for the addition of similar toned but potentially more modern materials to the property.



Previous planning application for 27 Zetland Rd



Existing Materials in context



Existing Brickwork with banding details



Existing grey render with dark accent details at high level



Existing Roof - slate tiles with low pitched dormer with poorly insulated walls



Existing Windows and Doors - Timber framed natural stain



Building Analysis

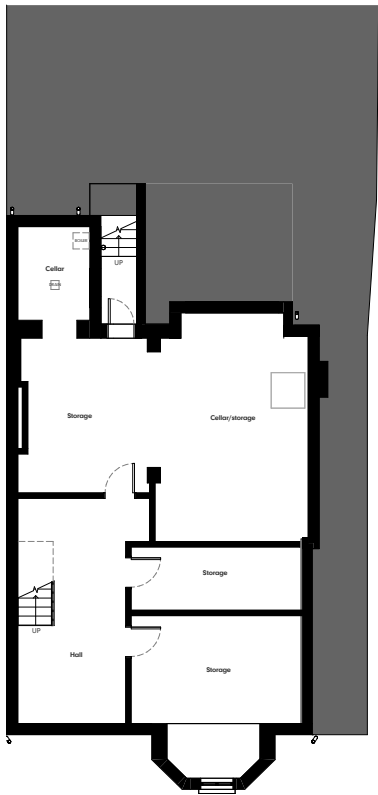
Existing Layout

Analysis

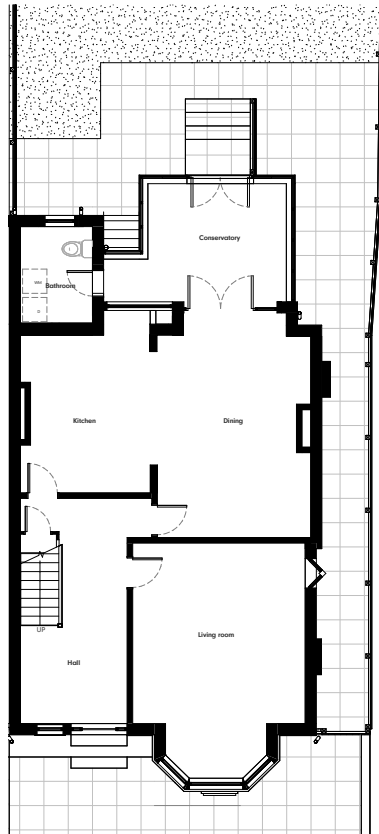
The property is a semi-detached home over a basement, ground, first floor and converted attic. The kitchen and dining area are at the back of the house. The basement is accessible to a set of stairs under the conservatory, with the entrance situated outside.

There are numerous fireplaces throughout the house and a change in level between the external and the internal both towards the rear and the front of the house.

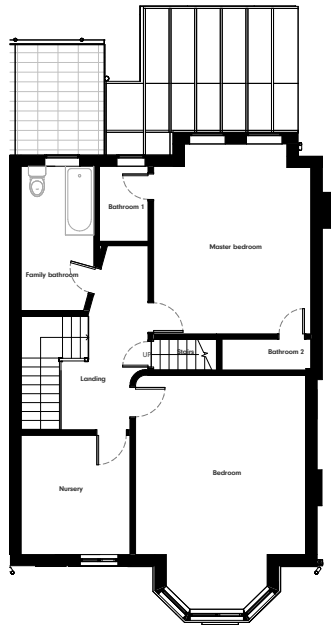
The conservatory and rear utility room at the rear of the house are later additions as seen on the planning application submitted in 2007 (082616/FH/2007/S1).



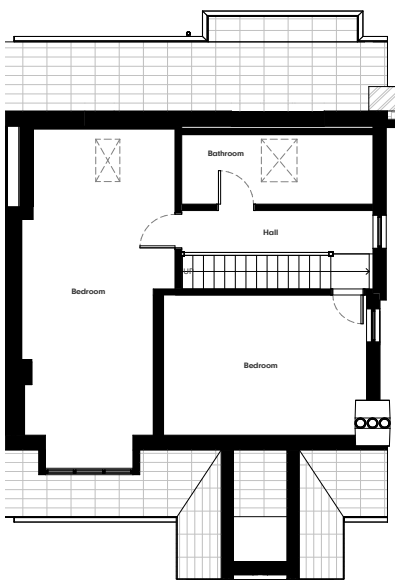
Existing Basement Plan
1:50



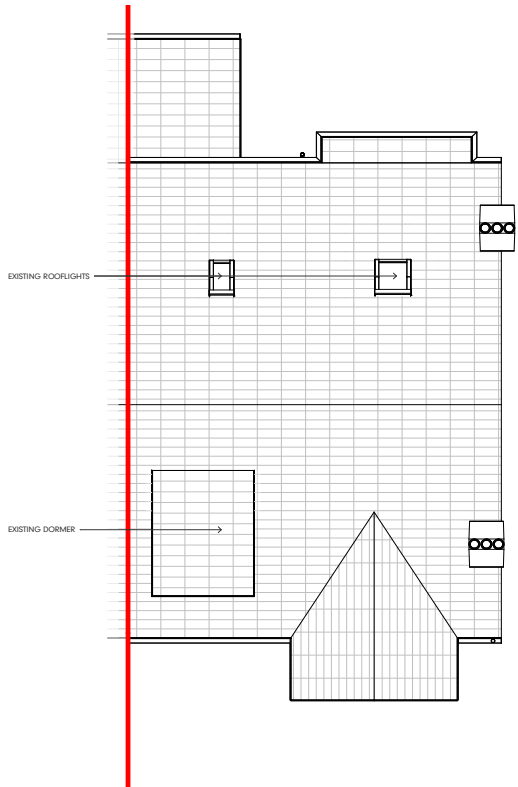
Existing Ground Floor Plan
1:50



Existing First Floor Plan
1:50



Existing Attic Plan
1:50



Existing Roof Plan
1:50



Existing Front Elevation
1:100



Existing Side Elevation 1
1:100



Existing Rear Elevation
1:100



Existing Side Elevation 2
1:100



Proposed Design

Proposed Works, Layout & Amount

Basement

- Reconfiguration of cellar to create a snug, utility, W/C, store and gym.
- Move boiler position to utility room in basement.

Ground floor

- External insulation and brick slips to match existing on rear elevation and external insulation and render on side elevation.
- New large glazed sliding doors to the rear of the dining room.
- Demolition of conservatory.
- All existing floor finishes throughout the house to be stripped out; floor to be upgraded with insulation and underfloor heating.
- Outrigger to turn into access point- new staircase to connect ground floor and basement. Tiber cladding on external walls.

First floor

- New timber staircase to connect first floor and attic floor.

Attic

- Replaced existing front facing dormer with new domer in same place with similar form to upgrade energy efficiency.
- Master bedroom and ensuite to be relocated to the attic.

Garden

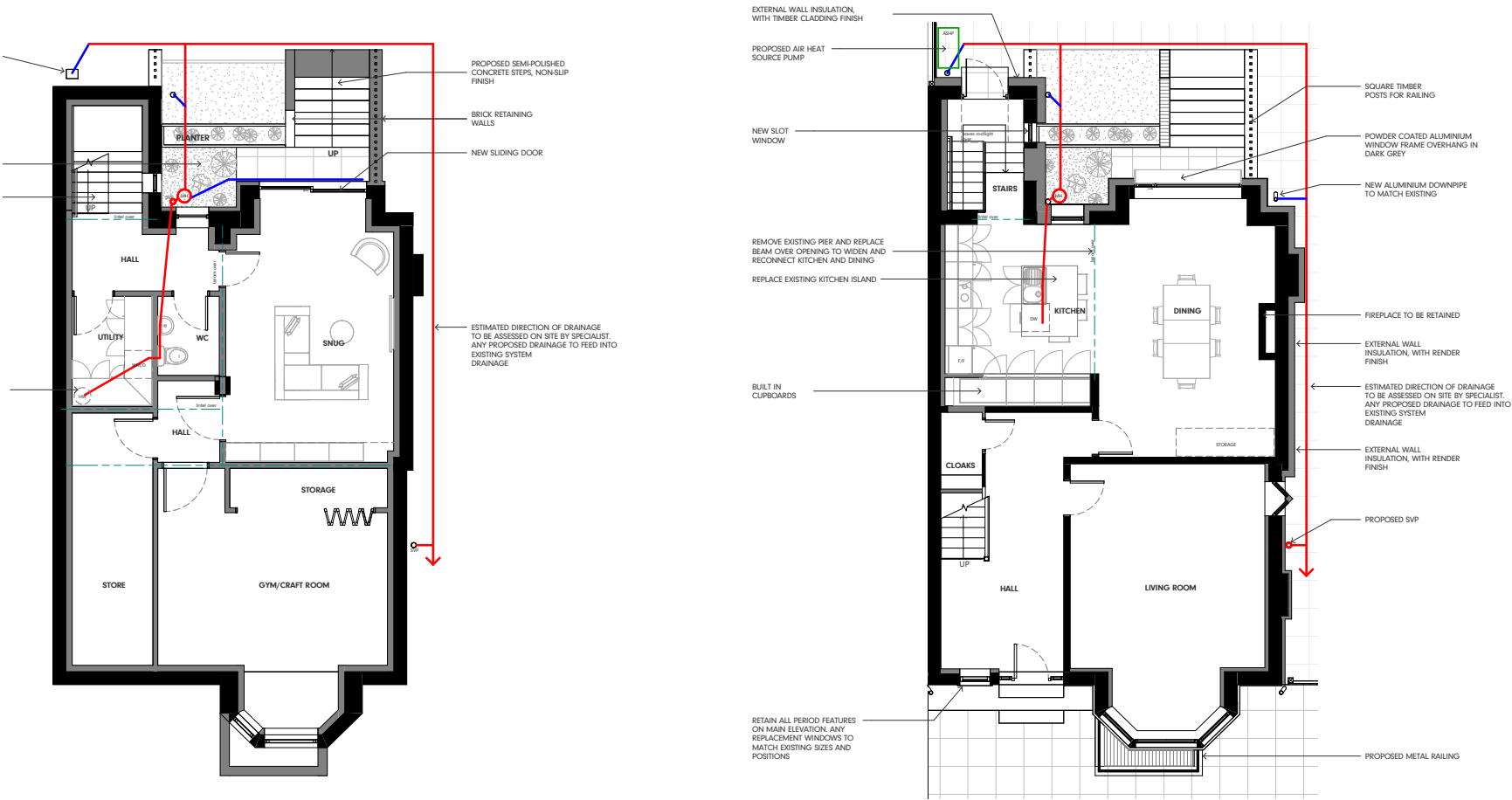
- Addition of a sunken courtyard that connects the snug to the garden.

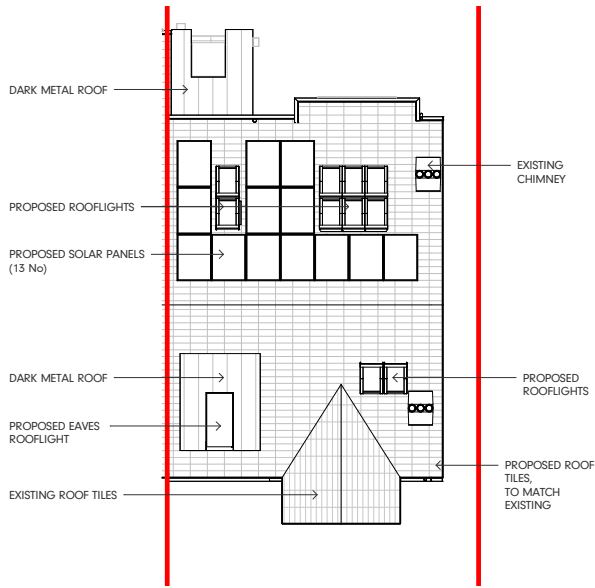
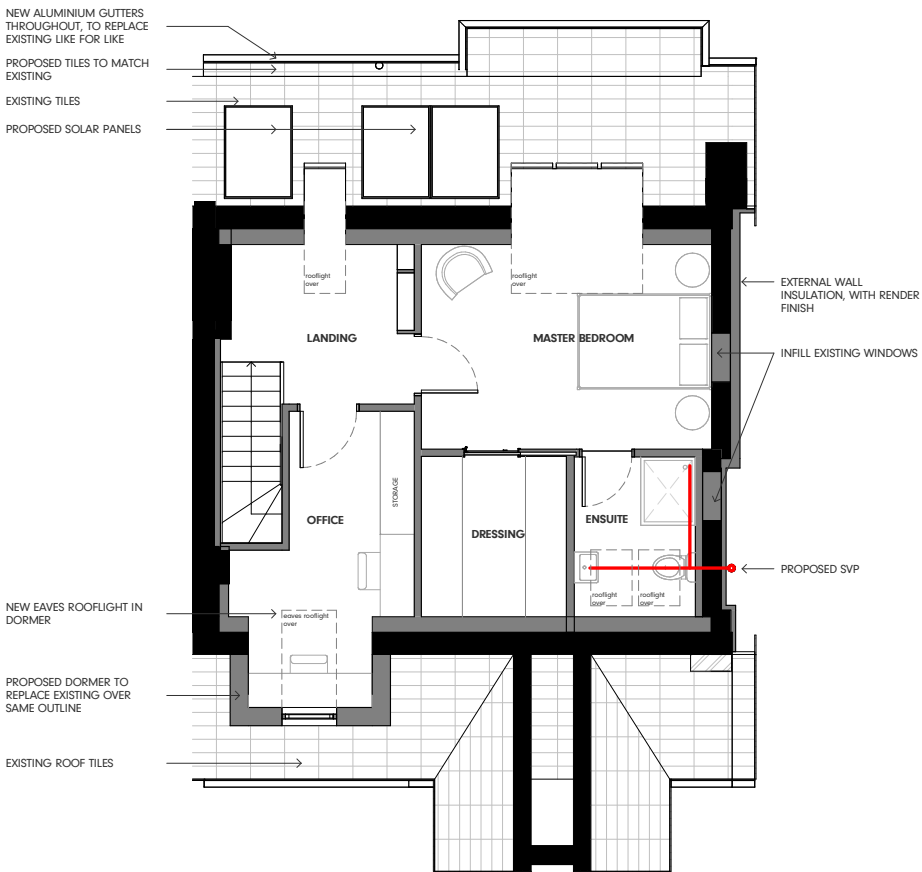
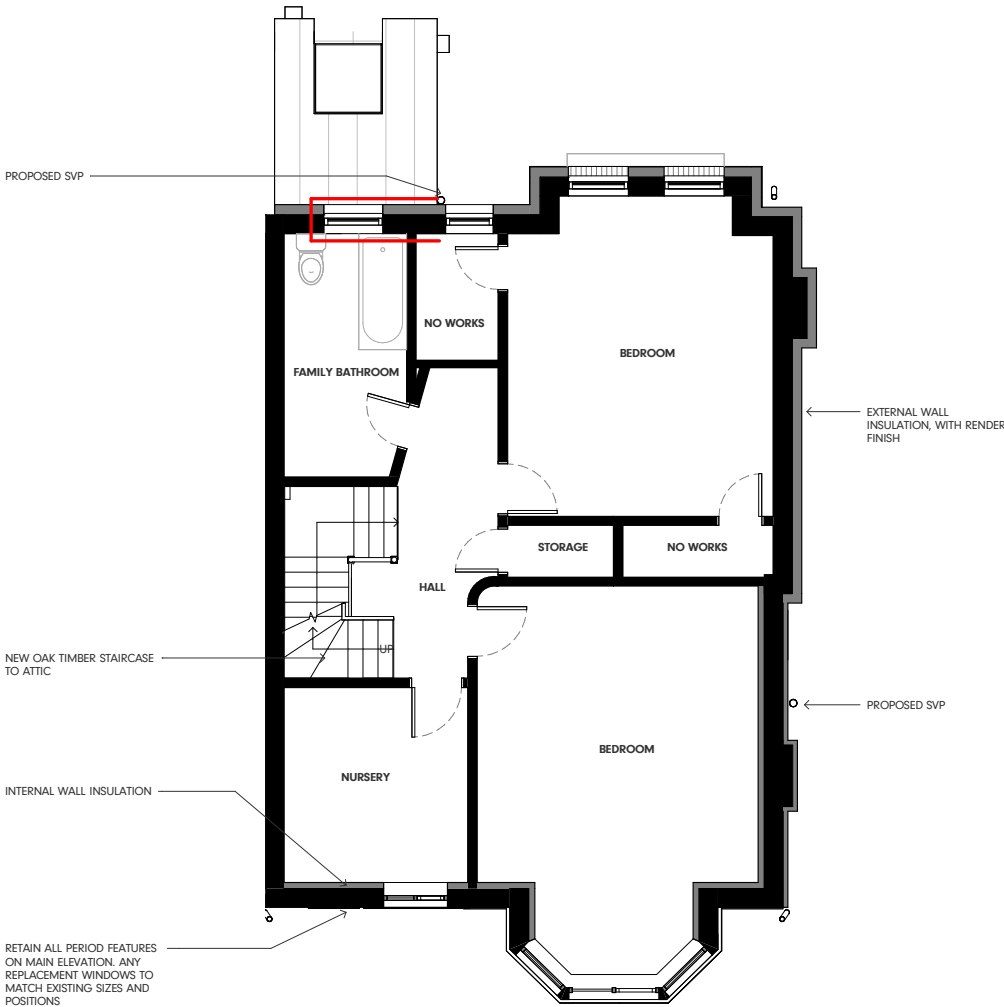
Roof

- Addition of solar panels and skylights.

General

- All windows to be replaced with double glazed aluminium-clad windows.
- Internal insulation to front facing elevation.





Proposed Roof Plan
1 : 100

Proposed Design

Design Principles

The proposal aims to create a modern open plan renovation with a better connection to the garden which is enhanced through the continuity between the patio and indoor floor finishes. The step down to the rear garden level, which sits half way between the basement and ground floor levels, has been enhanced through a new internal stepped route to the garden from the kitchen and a new basement-level courtyard. The glazing at both levels will maximise natural light but also provide views of the rear garden.

The design has been influenced by its context, with modern materials that blend with the existing building. Where appropriate contemporary materials have been overlaid on existing structures which are to be over-insulated but largely the rear elevation has been returned to close to its original form with the rear bay window brought back to prominence. The rear outrigger, which itself is a new addition to the house, now has its own visual language that helps define it as separate to the original dwelling which uses traditional brick finishes and details to blend with the retained existing front elevation and the surrounds.

This blend of new and old features allows the over insulated exterior walls to balance the traditional style of the existing dwelling with the requirements of modern living.

Key Design Principles

- **Low-carbon design** - The fabric efficiency of the building will be upgraded using external insulation for the rear and side elevation and internally insulated for the front elevation. Other energy saving features include underfloor heating throughout the house, upgrade on all existing window to alu-clad timber double glazed windows throughout and solar panels.
- **Open plan living** - To bring this house into the 21st century the basement is being modified to integrate a snug and the outdoor courtyard to encourage holistic family time both inside and out.
- **Subservience/hierarchy**. Planning requirements make it clear that any intervention must appear subservient to the existing building to prevent the existing becoming unbalanced visually. The outrigger uses the existing proportions whilst also offering opportunities for differentiation with timber cladding. This complimentary blend of materials and does not overpower the existing.
- **Referencing the existing architecture** - We have been inspired by the existing building's key feature to tie the new proposal into the host dwelling. The new brickwork will match the existing including new brick details including header courses and banding.

- **Contrast**. Aesthetically, the redefined exterior will have a modern and elegant yet simple design inspired by the existing context, that especially prioritises additional light through large windows and open spaces. This deliberate contrast of the existing aesthetic with the elements that are additions approved through previous planning applications, allows a clearer reading of the existing dwelling and compliments the through contrast.
- **Proportion**. Keeping with the existing proportions of window cills and heights, the new windows are rooted in the careful proportion of the existing in relation to the site. The scheme does not comprise an extension and thus makes best use of the existing form and removes those elements, such as the conservatory, that do not add to the appreciation of the original dwelling.

Access

Access - The access to both basement and ground floor is improved through the addition of a staircase within the outrigger.

Due to the nature of the basement, steps down are required to reach between the patio and the ground level.

All the external surface treatments have a non-slip finish. The deck is bordered by a metal railing. All proposed accesses conform to current building regulations.

Proposed Design

Building Appearance

The proposals seek to mirror the existing building’s materials and style but in an authentic modern look and feel that compliments and enhances the building. The outbuilding has the same proportion as the existing but is re-clad with timber. In between the windows on the first floor, brick bands reflect the same language of the front elevation.

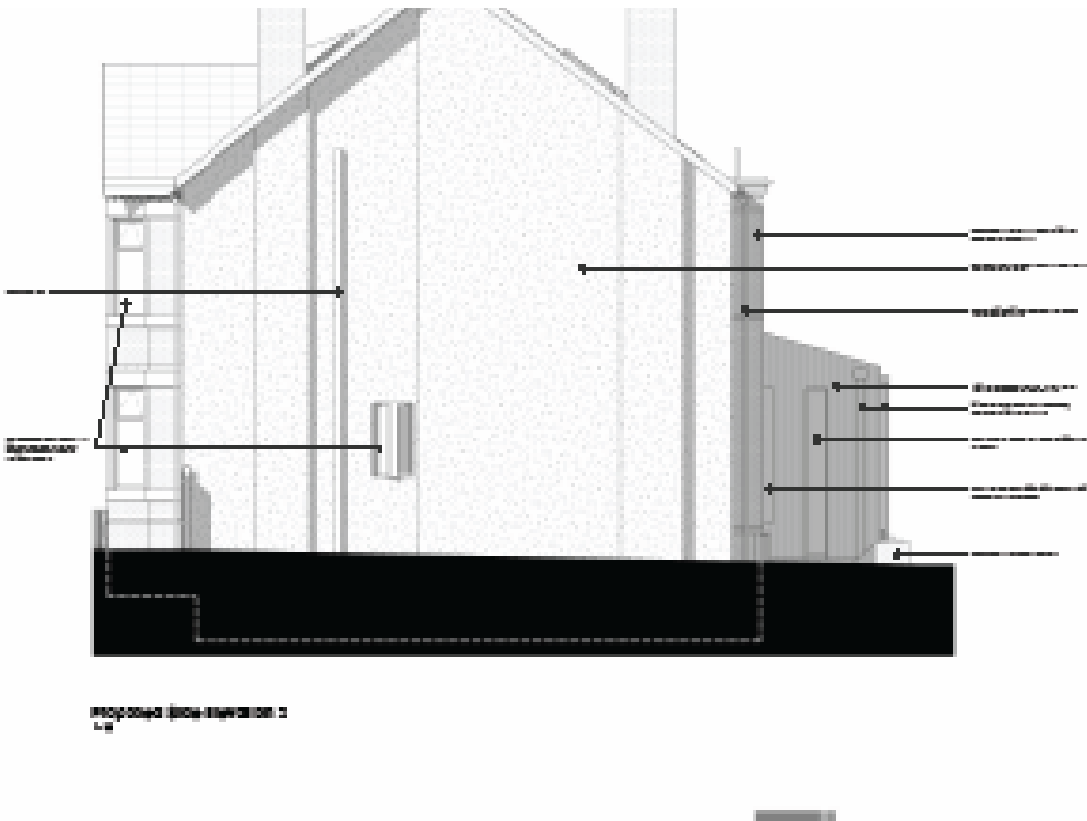
The attic receives additional skylights and all windows will be replaced to match the other alterations on the rear elevation.



Proposed rear elevation



Proposed main elevation



Proposed side elevation

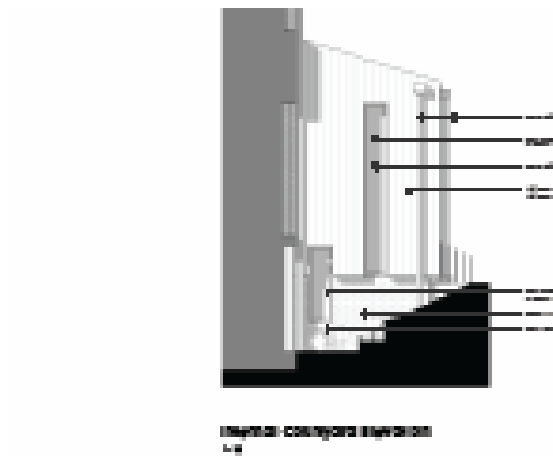


PROPOSED MATERIAL PALETTE

- Slate roof tiles to match existing
- Dark grey through coloured render
- Dark grey alu-clad window frames
- Brick slips to match existing brick colour
- Dark metal roof finishes where appropriate to distinguish new or previously approved non-original elements
- Timber cladding boards - light grey (as shown in picture below)
- Metal gutters and downpipes throughout



Light grey cladding



Outrigger side elevation

Conclusion

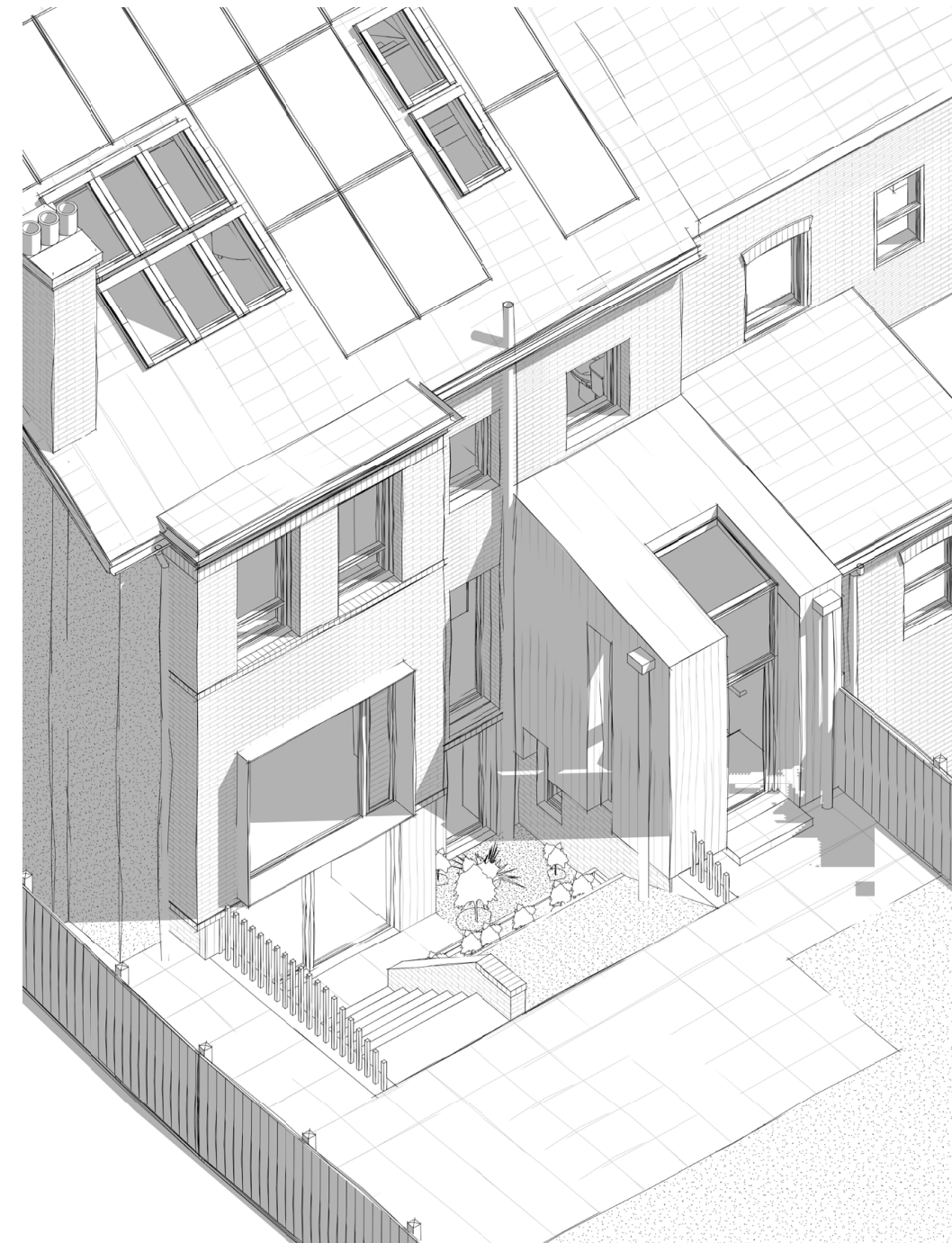
We consider that the proposed development would not cause harm to the character of the neighbourhood, but will enhance the character of the existing building by retaining a subservient but interesting appearance that compliments the style of the existing building.

This report states that:

- The quality of the design and specification in the proposals are very high and the nature of the proposals should be welcomed.
- There are no planning policy grounds to refuse the application, and
- Planning precedents supports the case that the proposals should be approved.

We believe that the aims and ambitions for the scheme to provide a property fit for the 21st century are fulfilled by the design. The development proposal to alter this dwelling is in line with local planning policy and supported by other approved applications in the vicinity.

The proposed renovation would provide a fantastic interior environment and be a beautiful addition to an older building and ensure the longevity of this home for many years to come all while preserving and enhancing the appearance of the original house.



3D model



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