

25th October 2023

Design and Access Statement

Re: Proposed Single Storey Rear Side Extension, with pitched roof and 3 no rooflights at: 9 Rufford Road, Whalley Range, Manchester

Development Summary

This statement accompanies a Householder Planning Application at the above property,

1. Location

The site is located within the Whalley Range Conservation area close to the centre of the Whalley Range ward.

The property is semi-detached with an existing two storey rear outrigger and basement area, constructed around the 20th Century.

Access to the rear garden is private, which is enclosed on all sides with boundary screen fences and hedges.

There has been no previous planning applications associated with the property that can be found on the Manchester Planning portal.

2. Amount

The development proposal is to form a small single storey infill extension to the rear side elevation of the property adjacent the two storey rear outrigger.

It is proposed to project past the rear wall slightly to increase the useable internal footprint, and the projection has been determined by the 45 degree overlooking rule from the adjacent properties rear dining room window as set out on the proposed site plans.

The proposed extension external footprint is 11 sq.m, which is a minimal increase in floor space considering the size of the existing property laid out over 3 floors, excluding the basement.

The ground, first and second floor combined total approximate 160 sq.m, whilst the basement is a further 50 sq.m.

The existing side pathway is maintained for the length of the new proposal and therefore retaining access to the rear garden area.

3. Scale

The proposed rear side extension is small in scale measuring 4.8m in length and 2.6m at its widest point.

The eaves level is 3.3m high from the existing side ground level, and the ridge at its highest point is 4.2m high from the existing rear ground level.

This is set to be formed below the existing first floor windows and red brick band course, but enable a mono pitched slate roof to be formed.

4. Layout

The proposed layout is to create a family style living which the current building does not afford becoming narrow to the rear of the building.

The building therefore requires some width creating at the kitchen in order to form a more useable Sitting, dining and kitchen area.

The proposal will also provide a much better utility and cloakroom space, for which the current layout does not afford,

5. Use

The area to the rear is garden space, which is more than capable of withstanding such an extension given the size of the existing garden, which is some 21m long from the rear of the existing two storey outrigger.

The current side garden space is unused and is not required to maintain the garden openness or useability.

The existing external rear steps to the basement area are to be infilled as they have not been used in a long time. Therefore they are deemed not to be required.

This area will be paved over and extended across the rear of the proposed extension in matching grey paving slabs to the rear patio area.

6. Appearance

The extension is proposed to be a small, pitched roof extension, which is a common feature on this house type in and around the boroughs of Manchester.

The Buff / washed brickwork with smooth red features from the main house will be replicated on the extension. Any bricks that can be re-used from the removal of the side and rear walls will be cleaned and used wherever possible.

Any new brickwork will be reclaimed if readily available, or tinted to match the existing if not.

The roof is proposed to be natural slate to match the existing roof's, with 3 no rooflights, which are proposed to be Velux Conservation units with low profile fitting kits and central glazing bars, which are a common feature in Conservation Areas.

Whilst they are the larger units, they will be longer more than they are in width. The larger size is to increase the natural light to the areas given it is a North Facing extension.

The windows and doors will be a mixture of Aluminium and uPVC, all black in colour. The Profiles of both materials will be of a timber size and shape to mimic the timber look. But as with most developments now, they are proposed in a material that is built to last and not required to be replaced in the next 10 years or so. Thus making the development more sustainable.

Eaves, verges and rainwater detailing will match the existing building to provide a coherent design that is in keeping with the existing property and local vernacular.

6. Access and Linkages

The existing site is fairly flat with a slight uphill rise from the front pavement level. The flat pathway will be retained to the side, with 1 no step formed on the rear of the proposed extension up onto the new patio area across the back of the proposal.

There are no proposals or alterations to the remainder of the external areas, which will remain as existing.

7. Conclusion

This design and access statement has been used to inform the design process and continues to develop with the scheme, and should be considered with all the supporting documents accompanying this planning application.

The proposal is form a small, single storey, rear side extension to an existing property. This would benefit the family home greatly and assist with their daily routine and active use, whilst enabling them better use of the areas, for which the current layout and narrowness of the rear part of the building does not provide this.

The site is a relatively small development, and will have no significant impact on the street scene or surrounding buildings. Further, the location and proposed scheme fits in with the type of sustainable development as promoted in national, regional and local guidance.

The site to the rear is currently vacant and used as a garden area, for which this proposal seeks to improve the use of the property's ground floor and its active usage.