

DESIGN AND ACCESS STATEMENT / HERITAGE STATEMENT

HOUSEHOLDER PLANNING APPLICATION IN A CONSERVATION AREA
HERITAGE STATEMENT

26 MEADOW BANK
CHORLTONVILLE
MANCHESTER
M21 8EE



CHEADLE ARCHITECTS

ARCHITECTURE | INTERIORS | DESIGN

PROJECT	26 MEADOW BANK
SITE ADDRESS	26 MEADOW BANK CHORLTONVILLE MANCHESTER M21 8EE
CLIENT	MRS & MRS MACFARLENE
DATE	JULY 2023
REVISION	A [23.08.2023]
STAGE	PLANNING

1.0 INTRODUCTION

1.1 The property lies within the Chorltonville Conservation Area.

The planning authority's significance statement summarises the importance of the estate as follows;

It is the setting of the houses, with grass verges and tree-lined roads which gives Chorltonville its special garden village character. Isolated from traffic noise, it is a quiet area as the roads do not provide an easy through-route.

The houses themselves are well-maintained and, externally at least, are virtually the same as when the estate was opened. They consist of a varied range of traditional houses, mostly semi-detached, built in brick, some smooth-finished and some textured.

All have brick relieved by render at first floor level or down to the ground floor cills. A few are also half-timbered on gables at first floor level. Originally all the roofs were plain red tiles but now some are grey with age and others have been re-roofed in red concrete tiles.

There are numerous details which give a special character to the area such as:

- Canted bays which have the side windows splayed at an angle; sprocketed roofs, which have a gentler pitch towards the eaves;
- Contrasting quoins, which are the large stones at the outside angles of walls;
- Circular windows and arched openings to porches, with brick or tile voussoirs (wedge-shaped bricks);
- Chimney stacks which are cruciform in plan;
- glazed brick window cills;
- Variety of gable motifs;
- Stained glass windows and corbelled brackets which project successively more in each course to support overhanging eaves or porch roof.

Most of these features are typical of the style of the Arts and Crafts Movement.

The trees planted in the verges have matured and therefore require regular maintenance and pruning. If a tree grows too large, presenting a risk of serious damage to the roadway and garden walls, the Residents' association organise felling and replacement.

The majority of successive house owners have removed the original privet hedges, so that there is now a considerable variety in the boundary treatment to the frontages, with hedges, walls and fences as well as some gardens open to the road. The surfaces of the roads and footpaths were originally gravelled but have been replaced in recent years by tarmacadam.

1.2 The immediate area is residential and is within the Chorltonville Conservation Area.

1.3 This statement has been prepared in support of a Householder Planning for the following alterations;

- Part demolition of the attached external store and the rear elevation of the ground floor kitchen / dining area.
- Single storey rear extension to line up with the end of the existing attached rear store.

- New larger open plan kitchen / dining / living area.
- Some internal remodel to create a utility and shower room.
- New materials to match those of the existing building.

2.0 SUPPORTING INFORMATION

2.1 This statement is to be read in conjunction with the following drawings;

- PL01_26 MEADOW BANK_Existing and Proposed Drawings_Rev-
-

3.0 DESIGN STATEMENT

3.1 USE

The objective is to create a more modern kitchen / living / dining area that connects better to the garden.

3.2 AMOUNT

Single storey rear extension, squaring off the existing space at the rear of the property.

3.3 LAYOUT

- Simple knock through extension.
- Combining the snug and kitchen [along with the extension] to form a larger contemporary space to work for a modern lifestyle.

3.4 SCALE

The footprint of the new single storey extension will square off the existing square shaped snug and long kitchen. The existing building has high ceilings and we would like to continue this through to the extension.

The new parapet walls will tie-in with the existing levels of the kitchen.

The new extension will provide a gross footprint of approx. 20m².

3.5 APPEARANCE

The existing property is rendered in an off-white/cream colour, roof tiles, white painted timber windows with lead design and mock-Tudor timber detailing on the gable walls.

The previous extension has a flat roof with parapet walls and dark grey framed roof lantern.

The proposed materials will match the existing with some new additions including black metal framed glazing.

3.6 LANDSCAPING

- Remove small part of existing hedge to front elevation to allow easier car access onto the drive and increase visibility splay [on to Bramhall Lane South].
- Lay hard landscaping to match existing to area of removed hedge.
- Remove existing timber gate and fence to side elevation [Grasmere Crescent] and replace with a wider timber gate and rendered walls to match the existing property.

3.7 CLIMATE CHANGE

The dwelling is being refurbished with additional insulation being added to the new roofs. It is also proposed to provide energy efficient light bulbs for a minimum of 90% of the whole building.

3.8 EMERGENCY SERVICES

Access for emergency services will remain the same. Access and egress from the building will remain the same.

4.0 ACCESS STATEMENT

4.1 ACCESS

All access and egress into the dwelling will remain in the existing locations.

4.2 FLOOD RISK

The Environment Agency defines the site as not being within a Flood risk area.

4.3 DAYLIGHT AND SUNLIGHT ASSESSMENT

The extension and refurbishment of this property will have none to minimal impact on the daylight or sunlight values for the adjacent dwellings to the site.

5.0 HERITAGE STATEMENT

5.1 The semi-detached property is located at 26 Meadow Bank, Chorltonville, Manchester M21 8EE and was originally constructed in the early 1910's.

The existing property is mainly rendered in an off-white colour, red roof tiles, and white windows frames with some lead design to the front elevation.

The proposal is to make the alterations outlined in section 1.3 to update the building to allow for a more modern style of living.

The architecture style immediately around the property on Meadow Bank and Chorltonville is of the same age to this property [apart from some recent extensions and additions to the sides and rears of some properties].

The proposed alterations to the rear are not visible from the front elevation. The rear extension will not impact or compromise the architectural street scene.

The proposed materials and detailing will match the existing building to continue its style and maintain the consistency of the Conservation Area and also preserving its character [with the exception of the aluminium bifold doors to the rear]. The consistency of the Conservation Area will remain as is; the new extension cannot be seen from the principal elevation.

There will be no change to front of the property, maintaining the consistency of the Conservation Area and also preserving its character.