

PROPOSED WORKS TO NO. 8 PARK AVENUE

Levenshulme, Manchester, M19 2EE

Design & Access Statement



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1 Introduction

1.1 Opening statement

This document has been prepared for the Applicants B. Saghir & I. Ahmed by their Agent, Mark Whitfield (BA[Hons] MArch ADPPA RIBA) of Whitfield Architects.

This document accompanies a householder planning application for proposed works to No. 8 Park Avenue, Levenshulme, Manchester, M19 2EE, with the following proposed description:

"New single storey rear extension and external alterations including removal of render to front elevation, replacement render to rear & side elevations, new front bay window, replacement windows, replacement front door, new rear facing patio doors and new side facing window to new extension."

1.2 List of application drawings

The following architectural drawings are to be submitted together with this document, the completed Application Form, and Ownership Certificate A:

- P(00)01 Location Plan (revision A).
- P(01)01 Existing Floor Plans 1 of 2 (revision A).
- P(01)02 Existing Floor Plans 2 of 2 (revision A).
- P(02)01 Proposed Floor Plans (revision B).
- P(03)01 Existing Elevations (revision A).
- P(03)11 Proposed Elevations (revision B).

1.3 Additional supporting information

The following additional supporting documents are also being submitted:

- Flood risk map for planning – indicating that the site lies within Zone 1.

1.4 Purpose of the application

The purpose of the application is to propose a number of alterations to the existing dilapidated two storey (plus basement) end terrace property – in order to create a more habitable family home for the Applicant.

The proposed alterations include a new small rear infill extension, new doors and windows throughout, essential repairs to the existing roof and new external wall finishes.

1.5 Site location

The site location is shown on the image below, with the application boundary edged in red:



The Applicants are the **freeholder** of the property.

The application site is approximately 389 sqm in size (or 0.039 Hectares / 0.096 Acres).

The application site is located within **flood zone 1** an area with a low probability of flooding.

1.6 Heritage matters

The application site is located within the Rushford Park Conservation Area.

The existing dwelling has no statutory listing, and it is not thought to have a local listing, neither is the property located adjacent to or in the close proximity of any statutory listed buildings.

The existing property when purchased by the Applicant in October 2022, was in a dilapidated condition with multiple structural and water ingress issues – specifically relating to the existing roof condition and the masonry wall render. The Applicants are seeking to secure the long-term condition of the property through a number of proposed repairs, renovations and alterations – partly with the view to try and reinstate more of the historic appearance of the front of the house.

2 Design

2.1 Layout and description of design proposals.

The design proposals for No. 8 Park Avenue can be described in three parts, as follows:

2.1.1 Existing condition and essential repairs.

The property was purchased by the Applicant in October 2022 and is the end terraced property of a small row of four terraced Victorian properties which front onto Park Avenue, with large front & rear gardens and established mature trees. The condition of the property is poor and since purchase the Applicants have been working to make essential repairs to the roof & walls of the house to prevent partial structural collapse of the walls and continued water ingress and damage. In light of these essential repairs which have been undertaken since early February 2023, it has been noted on the accompanying application form that works have commenced in advance of submission of this planning application seeking approval for the proposed alterations and extension.

2.1.2 Works to existing front elevation to Park Avenue.

The existing front elevation has been previously rendered, in a white colour – much of which is in a poor condition and needs to be removed. A rendered finish to the front elevation is not desired by the Applicant and is not considered to be appropriate for the context of the surrounding conservation area and adjacent terraced properties (with their original brickwork front elevations).

A full renovation of the front elevation is proposed, with a brickwork wall finish, new / replacement bay window, windows, and front door. Roof fascia boards and rainwater goods are also to be replaced.

The proposed works will improve and enhance this part of the conservation area by reinstating a more appropriate external appearance, similar in style & appearance to the rest of the terrace.

2.1.3 Works to existing garden elevations (to the rear and side).

To the rear of the property a small single storey infill extension is proposed to enlarge the internal floor area of the proposed new Kitchen at the rear of the house. New / replacement windows are proposed to all areas and new patio doors at ground floor level are proposed to the rear elevations. These new patio doors are to access a raised decked patio area which in turn leads to a stepped access down to the existing garden level.

The existing poor quality masonry render is proposed to be replaced with a new white painted masonry render or white through coloured silicone-based render system.

2.2 Proposed materials palette – front elevation to Park Avenue.

The proposed materials palette for the works to the front elevation includes:

1. All existing poor quality white painted masonry render removed.
2. The existing roof is to be repaired to prevent further rainwater penetration.
3. New / replacement black coloured eaves fascia and soffit boards.
4. Black coloured traditionally styled rainwater & foul drainage goods.
5. Code 4 lead wall abutment between new bay window and existing front wall of house.
6. White painted traditionally styled timber framed bay window with clear double glazing (this is proposed to replace the existing rectangular plan poor quality bay window).
7. White painted traditionally styled timber framed windows with clear double glazing.
8. White painted timber frame & new dark green coloured Victorian style 4 panel front door.

2.3 Proposed materials palette – garden elevations.

The proposed materials palette for the new rear extension and garden elevations includes:

1. All existing poor quality masonry render removed and replaced (to be white coloured).
2. Brickwork between ground level and ground floor level (with new render above).
3. The existing roof is to be repaired to prevent further rainwater penetration.
4. New / replacement black coloured eaves fascia, verge and soffit boards.
5. Black coloured traditionally styled rainwater & foul drainage goods.
6. Code 4 lead wall abutment between new extension and existing side / rear wall of house.
7. New & replacement mono-pitched roof to extension with a natural slate tile finish
8. New black or dark grey coloured window frames with clear double glazing.
9. New black or dark grey coloured Bathroom window frames with obscure double glazing.
10. New black or dark grey coloured rear door / patio door frame with clear double glazing.
11. New black or dark grey coloured bi-folding or sliding door frames with clear double glazing.
12. The existing neighbour's small single storey rear extension (No. 6 Park Avenue) which abuts the rear wall of the Applicant's property is to remain in situ and unchanged by the proposed works (this is currently painted a dark green colour with a small, pitched roof).

2.4 Existing front & rear elevations.

The existing front (left) and rear (right) elevations are shown photographed below:



2.5 Proposed front elevation (south).

The proposed front elevation facing south (to Park Avenue) is shown below:



2.6 Proposed side elevation (facing west).

The proposed side elevation facing west (to No. 10 Park Avenue) is shown below:



2.7 Proposed rear elevation (facing north).

The proposed rear elevation facing north (to the garden) is shown below.



3 Access

3.1 Vehicular access and egress

Vehicular access to the property is unchanged by the proposed works.

3.2 Pedestrian access and egress

Pedestrian access to the property is unchanged by the proposed works.

Level access is provided between the existing ground floor and the new extension.

The existing rear access to the garden from the house is via an existing side door and steps down to the garden level. A new back door (from the Kitchen) is provided as part of the works for rear access into the garden (with stepped access down to garden level).

The existing internal staircase is unchanged by the proposals.

A new Bathroom at first floor level is provided which is larger than the existing Shower Room.

3.3 Refuse, deliveries, and car parking

There is no proposed change to the existing refuse & recycling storage within the application boundary, or changes to the existing refuse & recycling collection location.

All deliveries will continue to access the property from the front via Park Avenue.

There is no change to the existing car parking arrangements.

[end of statement]

Please address all queries to Mark Whitfield – mark@whitfieldarchitects.com