

PLANNING, DESIGN AND ACCESS STATEMENT

14 Elm Road, Manchester M20 6XD

General

This statement forms part of the Householder Planning Application for the above address; and is to be read in conjunction with the accompanying drawings.

Arrangements to visit the site can be made with 23 Architecture Ltd.

Overview of the Proposal

The applicants are the homeowners and wish to renovate, refurbish and extend the property to create a more functional home for their family. The proposed works comprise:

- Rear single storey extension
- Rear two storey extension – extension of original projection, with single storey element beyond
- Replacement of the existing dormer and new rooflights to main roof

Associated internal reconfigurations are also proposed.

The proposals create a high quality and functional dwelling, providing additional accommodation whilst being respectful to the amenity of the neighbours and sensitive to the character of the wider conservation area.

Features on the Existing Site and Surrounds

14 Elm Road is sited within the Blackburn Park Conservation Area.

Elm Road comprises of mainly detached and semi-detached houses of varying styles and materiality, often with spacious gardens.

To the Southwest of no.14, 12 and 12a are a pair of modern semi-detached houses with substantial footprints and roofs incorporating rooflight to both the front and rear slopes.

On the opposite side of Elm Road, no17 is entirely modern in its design.

To the NorthEast, no.16 shares a party wall with no.14 and forms a semi-detached pair. The houses were originally of identical footprints but no.16 has been extended in a similar way to that proposed as part of this application. The existing rear projection at no16 has been extended at ground and first floors, with a single storey extension closer to the garden boundary with no.14.

No.14 itself is of traditional construction with rendered walls and red brick plinths. Windows are timber, divided with glazing bars. Feature windows to the main stair are stained glass. There are number of bay windows (with projections above ground level) to both the front and rear elevations.

Roofs are of a traditional pitched form with clay tiles and both hipped and gabled ends. There is an existing dormer extension which in a poor state of repair.

Use

The property is used as a single family dwelling. There are no changes proposed to this.

Access

The site is accessed via Elm Road, with an area of hardstanding providing parking for 2 cars. A lightweight car port has been constructed between the side elevation and no.12a, and the garden can be accessed via this lightweight structure. This will remain unchanged.

The principal entry point to the house will remain as existing, via the front door accessed from the hardstanding.

To the rear the link to the garden will be improved with doors from both the kitchen and dining areas.

Scale and Appearance

REAR TWO STOREY EXTENSION

This is an extension of the existing projection and extends 2.76m beyond the existing building line. It will be of masonry construction, finished with render to match existing. The hipped roof detailing will be replicated, as will the tile-hung projecting bay.

REAR SINGLE STOREY EXTENSION – BEYOND PROJECTION

A lightweight timber and glazed extension continues beyond the two-storey element, making the total extension 3.65m in length.

REAR SINGLE STOREY EXTENSION

The single storey extension sits between the two storey projection and the boundary with no.16. It is a lightweight and discreet addition with timber framed windows and doors, and a single ply roof with rooflight. It extends 3.65m beyond the rear wall.

MAIN ROOF

There is an existing dormer which is in a poor state of repair. This will be replaced by a new dormer, which whilst no taller, will be slightly narrower and also project slightly further towards the eaves. The dormer cheeks will be finished in hung tiles, with a single ply roof incorporating a rooflight. The windows will be timber framed.

The existing skylight to the side elevation will be replaced with a new skylight to match the existing.

2 small rooflights are being added to the front roofslope to enhance the internal spaces.

Landscaping

The proposed works are not within falling distance of any trees.

There is a mature lime tree close to the front boundary with Elm Road and the boundary with no.16. This tree is subject to a TPO and will be completely unaffected by the works.

Hedges will be maintained where possible and new permeable paving will be located adjacent to the extensions.

A small section of hedge at the boundary with no.16, at the location of the single storey extension, will require removal.

The rest of the garden will remain as lawn with existing planting (shrubs / trees) maintained.

Conclusion and Heritage Impact

The proposed alterations have been carefully considered with regard to design, planning policy and the preservation and enhancement of the Conservation Area. The proposals will not have any harmful impacts on trees and will not impact the amenity of neighbours and local residents.

The extensions are similar to those at no.16 (although the two-storey element is of a lesser magnitude).

The sensitive and high-quality extensions together with associated repairs will improve the property and result in a positive contribution to the heritage assets of the property and the Blackburn Park Conservation Area.