

DESIGN AND ACCESS/HERITAGE STATEMENT

Our Ref RWA23-028

LPA Ref: TBC

**Proposed hip to gable alterations to roof, rear dormer extension,
demolition of conservatory and replacement single storey extension.**

At

7 The Thorns
Chortonville
Manchester
M21 8GB

1 INTRODUCTION

1.1 This statement has been prepared on behalf of our client in support of an application for planning permission as described on the front cover of this document. The application is submitted in FULL and is supported by the following drawings.

1.2 Existing (EXT)

(EXT) 10	Existing Ground Floor Plan
(EXT) 11	Existing First Floor Plan
(EXT) 20-21	Existing Elevations
(EXT) 44	Existing Site Plan
(EXT) 49	Site Location Plan

1.3 Householder Planning Application (HPL)

(HPL) 10	Proposed Ground Floor Plan
(HPL) 11	Proposed First Floor Plan
(HPL) 12	Proposed Second Floor Plan
(HPL) 20	Proposed Elevations
(HPL) 44	Proposed Site and Block Plan

1.4 The purpose of this statement is to provide a brief description of the site and its context and introduce the principles of the design. The statement is also to display full recognition of designing for disabled access and the requirement to satisfy relevant mandatory legislation and guidelines.

2 SURROUNDING AREA

2.1 The site is located in the Chorltonville Conservation area. The immediate area is predominantly residential with a mixture of semi-detached and detached in arts and craft style houses.

2.2 in nature consisting of mostly two storeys detached and semi-detached dwellings at angles to each other forms in a tight network of roads and cul-de-sacs as shown on the Google Earth photo below on the next page.

2.3 The Thorns is made up of seven properties in total with the applicant site being the only detached property.

2.4 The surrounding houses are a mixture of both brick and rendered facades with gable and hipped roofs finished in clay red rosemary tiles. As number of the properties have lead finished flat roof dormers and No.3 East Mede has had a rear flat roof dormer extension approved under application 130575/FH/2021.

2.5 GOOGLE EARTH

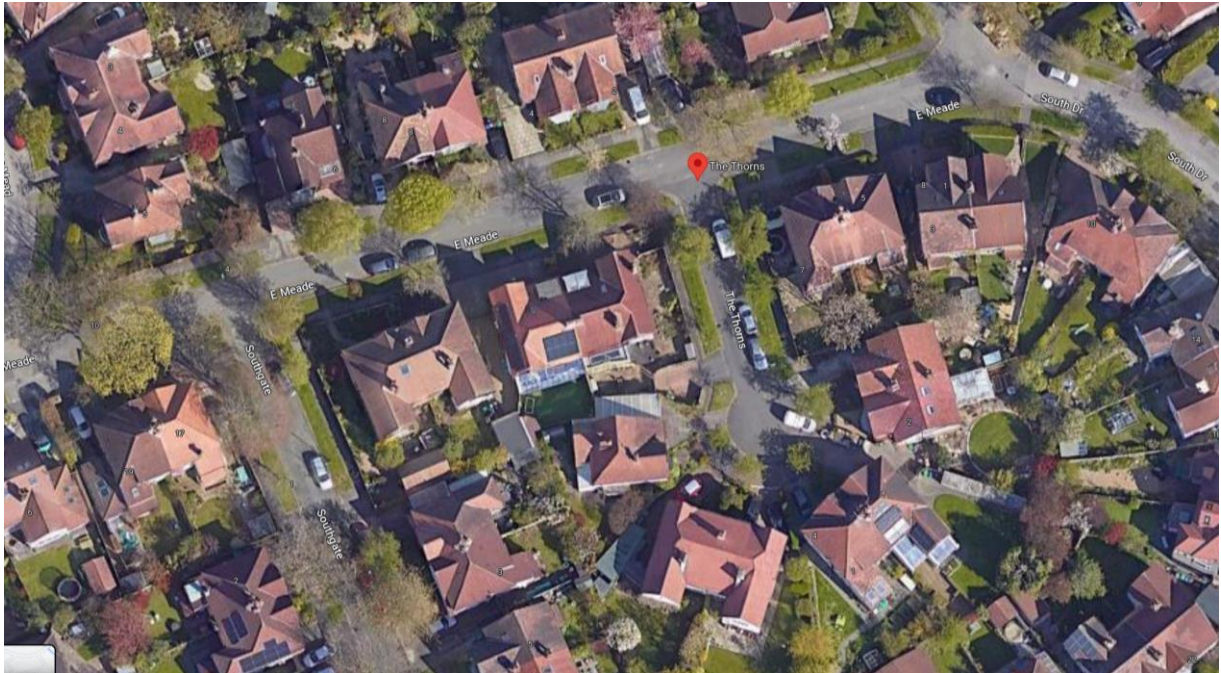


Figure 1: Google Earth image

3 SITE CHARACTERISTICS

- 3.1 The site is of irregular shape and extends to an area of approximately 266msq and currently compromises of a detached two storey dwelling of an arts and crafts style.
- 3.2 The houses is typical of the movement with long rooflines projecting from ridge level down to ground floor eaves level. Canted ground floor bay window to front elevation. Red stock brickwork to ground floor with white render above first floor level. The roof is finished in red rosemary tiles.



Figure 2: Drone photo of front elevation

- 3.3 A driveway runs from the cul-de-sac at house frontage to side of the house.
- 3.4 The garden to the property is to the opposite side of the house to the driveway and a patio courtyard space is located to the rear.



Figure 3: Drone photo of rear elevation

- 3.5 The current house has been extended to the rear with a small lean-to conservatory which is in a poor state of repair.
- 3.6 The site is located in the Chortonville conservation area which is described in LA guidance as; -

'It is the setting of the houses, with grass verges and tree-lined roads which gives Chortonville 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 relived 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'

4 THE DESIGN PROPOSALS

4.1 Use & Amount

4.2 The development use is as an existing single residential dwelling, and this will not change because of this application.

4.3 Layout

4.4 The layout has been altered to provide an improved family home to provide a valuable fourth bedroom to allow for elderly relatives to stay over and help with childcare. The resultant changes as 1st floor to enable further accommodation in roof space will involve alterations to the existing WC, landing space storage and existing bathroom to the front of the house.

4.5 The additional bedroom and shower room within the roof space will be accessed via a new staircase from the 1st floor landing.

4.6 The Layout at ground floor will be unaffected with the replacement conservatory being the only change.

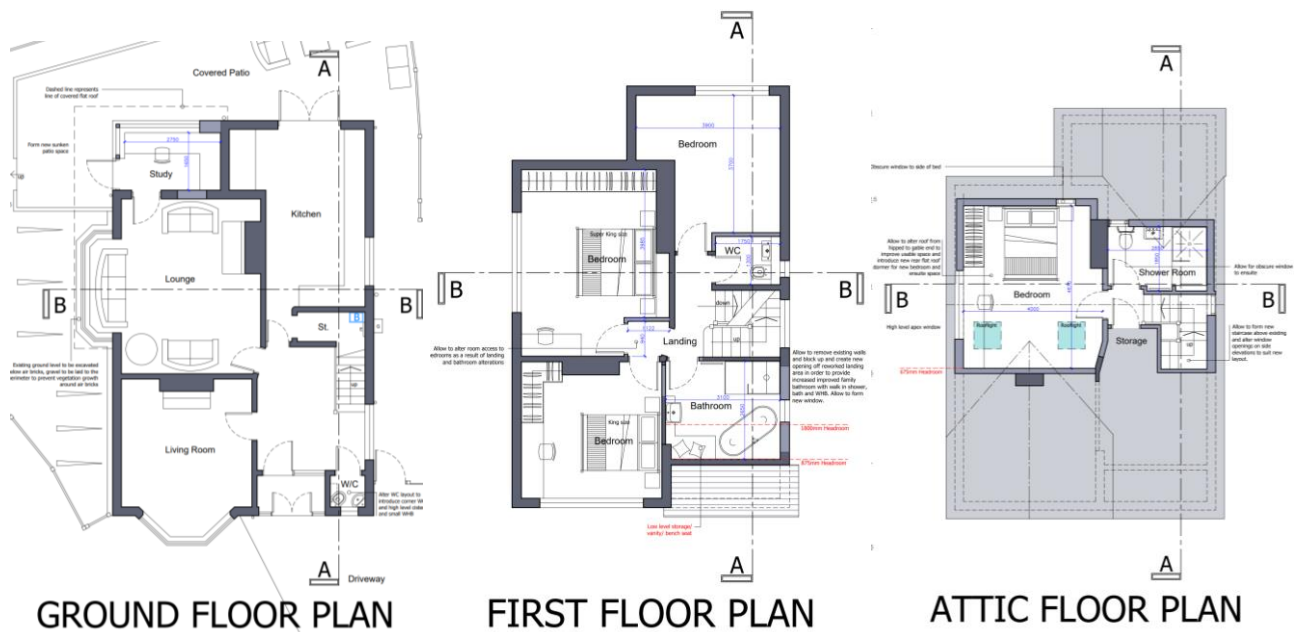


Figure 3: Floor layouts as proposed

4.7 Scale

- 4.8 There will be no real increase in scale at ground floor as the existing conservatory will be replaced with a single storey flat roof extension. This form of extension is typical to this area.
- 4.9 There will be a limited increase in roof volume and front elevation silhouette with the change from hip to gable to front east facing elevation and rear west elevation. To the rear there will be the introduction of two separate ribbed metal flat roof dormer extensions. These will be set back from the existing rear elevations to minimise scale and impact on the overall area. Both will be set lower than the existing main ridge of the house.



Figure 5: Previous approved swimming pool extension

4.10 Landscaping

- 4.11 Hard and soft landscaped areas will be slightly adjusted along the Southern elevation with the reduction in ground level against the house to make sure the external level is at least 150mm below DPC and the modest extension of the sunken patio space that exists to the rear of the house to connect to the newly positioned door from replacement extension. The paving will be in a stone to match the existing.

4.12 Appearance

- 4.13 The replacement extension at ground floor will be constructed using reclaimed Cheshire brickwork to tie in to match the existing rear elevation and the roof will use a modern dark grey epdm membrane which will wrap around the West and South elevations to tie into the existing bay window looking into the garden. The dormer at second floor level will be constructed utilising ribbed zinc cladding to roof, cheeks, and face. This will provide a more modern feel to the rear elevation whilst also weathering to mimic patinated lead. The windows to the ground floor extension and rear dormer (these will have obscure glass) are proposed to have black frames, similar to the replacement door/window to the kitchen at ground floor.
- 4.14 The alteration from hip to gable on South elevation will result in a new section of wall which will be finished in render to match existing. A new high level apex window will be introduced in black metal frame to contrast against render.



Figure 6: Photo of rear elevation to highlight reclaim bricks that will be matched and black frames.

4.15 Access

4.16 The existing access from The Thorns will not be affected and will remain principal access to site.

5 HERITAGE

- 5.1 The house is located in the Chorltonville Conservation area and as such the proposal should respect the character of the area and its surrounding neighbours.
- 5.2 A number of the surrounding properties have undertaken extension and alteration works in recent times with evidence of a similar design stance taken as the one proposed within this application. These include a number of dormers that have been undertaken at the rear of properties in the in the area which allows the street frontages to maintain their traditional appearance with hipped and gable red rosemary tiled roofs and brick and render facades. With the exception of changing the hip to a gable end on the South elevation the proposals and alterations will not be visible from the street elevation, and we therefore conclude that they will not harm the character of the area as a whole.
- 5.3 Materials will match the existing original house where possible and the introduction of a carefully considered rear dormer with only obscure windows will mean the impact on the neighbours will be extremely limited.

6 CONCLUSION

- 6.1 The application seeks a householder planning consent for sensitive alterations to the existing dwelling in the conservation area. We believe the submitted plans demonstrate it is possible to create a refurbished/ extended property that will enhance its setting to improve its architectural merit, which is both well considered and viable. In addition, we believe the proposed alterations can make a positive contribution to the area without adversely affecting the amenity of any neighbouring properties.
- 6.2 The proposed development has been designed in a sustainable manner that meets the needs of the present without compromising the ability of existing communities and future generations to meet their own needs. Sustainability is central to the economic, environmental, and social success of the country and is the core principle underpinning planning.

RANDLE WHITE ARCHITECTS