edmunds architects

11 Oak Avenue, Chorlton

Design & Access Statement

September 2023 - Rev P1

Contents

Introduction

Statement 3
Planning Application Proposal 3
Architectural Commission 3
Consultation 3

Context

Site 4
Existing House 4

Design

Concept 5
Layout 5
Scale 5
Appearance 6
Materials 7

Access

Inclusive Access 8
Vehicle Access 8

Summary

Conclusion 9

Appendix

Planning Application Drawings 10

Introduction

Statement

The 'Design & Access Statement' is prepared in accordance with the CABE 'Design and Access Statements - how to write, read and use them' document.

Planning Application Proposal

The existing house is a six bedroom period semi-detached house located within Chorlton

Architectural Commission

Edmunds Architects were commissioned by Mrs L Wise & Mr B Crangle in April 2023.

Consultation

Mrs. L Wise & Mr. B Crangle have consulted with both neighbours; Mr. James at no. 9 Oak Avenue and Mr. & Mrs. Quyyum at no. 13 Oak Avenue.

Both neighbours are supportive of the proposal.

Context

Existing site photograph

Site

11 Oak Avenue is located on a residential cul-de-sac, off Barlow Moor Road in Chorlton.

Existing House

The application property is a six bedroom period semi-detached house with accommodation provided over three floors with additional storage facilities provided in the basement.

The house has a more modern single storey extension to the side of the property providing a secondary front door and access to the garden.

The house is red brick (with ornate brick detailing) with a natural slate roof. The windows are predominately painted traditional timber frame sash windows with painted stone lintels and cills.

Design

Concept

The initial brief was to extend the house into the garden to create a large open plan 'heart' to the family home without losing to much space from the garden.

The house has a large single storey extension, that is slightly disconnected from the house with the existing change in levels, low ceiling levels and as a consequence provides space that is not currently being fully utilised.

The design concept was to optimise the space already available in the house (including the under used existing single storey extension) to create this new 'heart' to the family home whilst still preserving the size of the garden.

Layout

The design is to demolish the existing single storey extension and re-build with a raised floor level to match the main house. This new element will effectively become the service spine to the house with a larger utility space, relocation of the WC (from the middle of the house), new back kitchen and a sun filled playroom that will connect to the kitchen, external terrace and garden. This approach will then allow internal walls to be removed, reconfiguration of the kitchen and new glazing introduced to provide the large open plan 'heart' to the house.

A new full height hold open door will provide a view from the entrance door straight through the house into the 'heart' of the house and garden beyond.

The new extension will wrap around the back of the house creating a covered external terrace area that will provide a seamless transition between inside and outside via full height sliding glass windows with level thresholds.

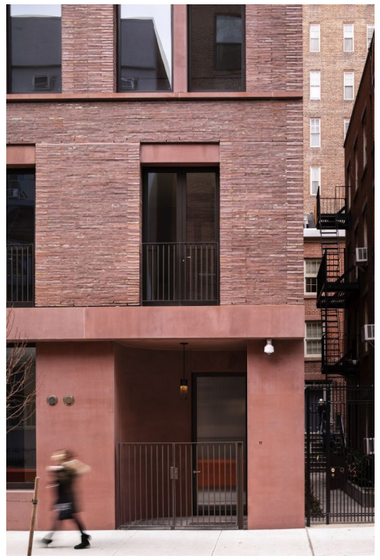
Minor works are also proposed to the second floor to rationalise the bedrooms and bathrooms with a number of enlarged windows/rooflights and contemporary dormer windows proposed to maximise the light within these internal spaces.

Scale

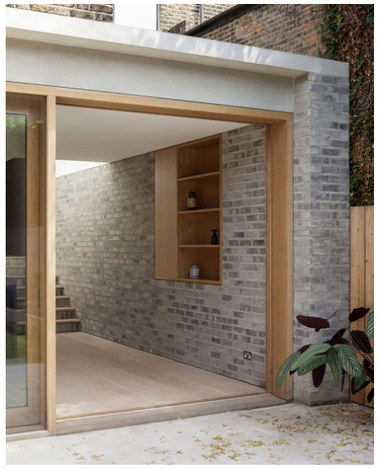
The new extension is single storey and in a similar footprint to the existing single storey extension. The new extension will have a flat roof to minimise it's scale and to provide a clear architectural language between new and old.

Coping and lintel detail

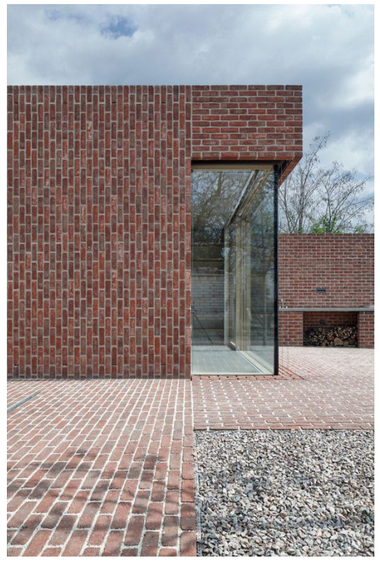
Glazed corner detail



Matching red sandstone and brick detail



Coping and lintel detail



Glazed corner detail

Matching window colour detail

Coping and lintel detail

Design

Appearance

The proposed new extension is to be in the same high quality craftsmanship as the existing house and will respect the architectural integrity of the existing. The materials proposed for the contemporary extension will be visually appropriate to its surroundings and sympathetic to the existing with use of red brick, red sandstone details/copings and window frames painted to match the brickwork. Red sandstone details/copings will both compliment and provide a relationship with the existing house, without being pastiche.

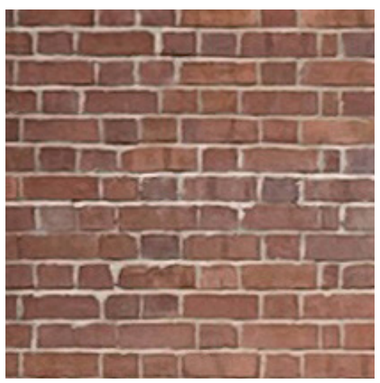
The large full height glazing will provide much needed natural light and will provide connections from the inside to the external terrace and garden beyond.

Adjacent are a number of precedent images that have been used to demonstrate the proposed finishes, details and aesthetics.

Design

Red sandstone details/coping (to match brick)

Red sandstone details/coping (to match brick)



Brickwork to match existing

PPC window frames to match brickwork

Materials

The proposed materials are based on simple palette of colours that will complement the materials and details on the existing house whilst being detailed in a contemporary so as not to be a pastiche replica of the original ornate details.

The new brick is to match the existing brick with recessed vertical soldier course lintels and a brick soffit to the external terrace that will all be complimented by coping and details in a red sandstone to match the brick. Red granite ballast will be used on the flat roof to provide a cohesive palette of material when also viewed from above from the upper windows.

The new window frames in the extension will polyester powder coated aluminium in a colour to match the brickwork whilst the new dormers will be in lead, and all dormer windows and rooflights will be polyester powder coated in a colour to match the slate roof tiles.

Access

Inclusive Access

The design team are committed to a policy of equality, inclusion and accessibility in the delivery of all buildings. We fully recognise the individual abilities of future users of the building and have been active in ensuring that any potential sources of discrimination are addressed.

The width and thresholds to the front doors will remain unchanged.

The new rear sliding glazed screens will provide minimum 800mm clear width opening.

The new rear sliding screen will provide level thresholds, with no up-stands exceeding 15mm in height.

Vehicular Access

The existing car parking spaces are to be retained.

Summary

Existing Rear Elevation

Proposed Rear Elevation

Existing Front Elevation

Proposed Front Elevation

Conclusion

The proposed design is to significantly enhance the existing house, creating a light and airy 'heart' to the house that allows the family to connect to the garden with a simple, elegant and high quality contemporary extension. The proposed contemporary extension will be visually appropriate to its surroundings and sympathetic to the existing with use of red brick, red sandstone details/copings and window frames painted to match the brickwork. The red sandstone details/copings will both compliment and provide a relationship to the details on the existing house, without being pastiche.

Appendix

Planning Application Drawings

al(05)001	Existing Location Plan	Rev P1
al(05)002	Existing Site Plan	Rev P1
al(05)003	Existing Basement Floor Plan	Rev P1
al(05)004	Existing Ground Floor Plan	Rev P1
al(05)005	Existing First Floor Plan	Rev P1
al(05)006	Existing Second Floor Plan	Rev P1
al(05)007	Existing Roof Plan	Rev P1
al(05)008	Existing South Elevation (Front)	Rev P1
al(05)009	Existing North Elevation (Rear)	Rev P1
al(05)010	Existing East Elevation (Side)	Rev P1
al(05)011	Existing Photograph (Front)	Rev P1
al(05)012	Existing Photograph (Rear)	Rev P1
al(05)020	Proposed Site Plan	Rev P1
al(05)021	Proposed Ground Floor Plan	Rev P1
al(05)022	Proposed First Floor Plan	Rev P1
al(05)023	Proposed Second Plan	Rev P1
al(05)024	Proposed Roof Plan	Rev P1
al(05)025	Proposed South Elevation (Front)	Rev P1
al(05)026	Proposed North Elevation (Rear)	Rev P1
al(05)027	Proposed East Elevation (Side)	Rev P1
al(05)028	Proposed Photo/Sketch (Front)	Rev P1
al(05)029	Proposed Photo/Sketch (Rear)	Rev P1