

DESIGN & ACCESS AND HERITAGE IMPACT STATEMENT

**REGARDING ERECTION OF SINGLE STOREY SIDE EXTENSION TO REAR,
CONVERSION OF BASEMENT WITH ASSOCIATED ACCESS, ADDITION OF LIGHT
WELL TO FRONT AND INTERNAL MODIFICATION OF PROPERTY**

LOCATION: 1 CHATSWORTH GROVE M16 8GY



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Design & Access and Heritage Impact Statement for the erection of single storey side extension to rear, conversion of basement with associated access, addition of light well to front and internal modification of property at 1 Chatsworth Grove M16 8GY

Introduction

This statement has been prepared to support a planning application for the single storey side extension to the rear to create open plan kitchen and living space on ground floor, additional living space within the basement, reorganised accommodation on first floor level and addition of ensuite to the existing loft to meet the needs of the homeowners.

The property is located within the Whalley Range Conservation Area and is situated approximately two miles south of Manchester City Centre. Much of the conservation area, which is predominantly residential, is contained within 63 acres of flat land purchased for building in 1832 by a prominent banker, Samuel Brooks. The conservation area was designated in October 1991, with boundaries to include some later housing, extending to Alexandra Road to the East and Upper Chorlton Road to the West.

The works include structural alterations including opening up of the existing side elevation to the rear and erection of a single storey extension with new glazing to the side and rear of the property. The extension is to be built astride the existing boundary wall to the side and flush with the rear of the existing property. The addition of a new light well to the front of the property provides escape access to the street as part of building regulatory requirements. The internal circulation and access will be rationalised through the removal of the existing central basement stair, ground floor internal walls and upgrade of the basement stairs to the rear of the property to meet building regulatory requirements. Minor alterations to the first floor and loft include the creation of two structural openings to provide access to the master bathroom, walk in wardrobe and adaption of the loft to include an ensuite.

The applicant seeks to increase the size of the property in order to rationalise the existing inefficient layout and create an open-plan family home.

There have been a number of side and rear extensions constructed within close proximity of 1 Chatsworth Grove. Approval for the erection of single storey side extension was granted in 2018 to the neighbours at 6 Whitby Avenue (REF: 119157/FH/2018), Erection of a 2 storey rear extension at 40 Victoria Road was granted in 2008 (REF: 086651/FH/2008/S1) and Certificate of proposed lawful development for the erection of a single storey rear extension to form additional living accommodation at 55 Victoria Road was granted in 2016 (REF: 111291/LP/2016/S1). There are also a number of new build flats that have been erected within close proximity of 1 Chatsworth Grove which include basement conversions.

Size

The site is approximately 110.7 sqm and the existing building has a footprint of 56.5 sqm. The proposed side extension to the rear is approximately 7 sqm additional ground floor area. The existing building is 5.3 m wide, the side extension is 1.7 m at its widest point and tapers to the rear to circa 1.2m. The proposed extension is 2.8 m at the eaves.

Sitting & Form

The property occupies the end of a quasi-semi block being accessed from Victoria Road whose general street scene is composed of large Victorian semi detached and terraced properties. The property is a three storey, four bedroom semi-detached house of traditional cavity wall construction with brickwork to the external walls, under a duo-pitched slate covered roof of traditional construction. It is estimated that the property was built in circa 1920's. The principle elevation of the property fronts the rear gardens of a number of properties and a 3 storey new

build block of flats approved in 2004 (Planning Ref: 070408/FO/2003/S1). There are two 5 storey blocks comprising 34 self contained flats to the east of the property approved in 2003 (Planning Ref: 066389/FO/SOUTH1/02). There is a ginnel to the side of the property which provides access to the rear of 1 Chatsworth Grove and its neighbours.

Design Considerations

The proposal has a very minimal impact on the external envelope of the building and will not detract or erode the character of the conservation area.

A small extension is proposed to the rear of the property which will not be visible from the highway. The side extension to the rear and light-well toward the front have been carefully positioned and sized to be in keeping with the existing windows on both the applicant's and neighbouring properties. The overall design reflects the character of the surrounding buildings.

Layout

The internal remodel of the house will provide an open plan kitchen dining space which aligns more with a contemporary layout. The internal layout is to be altered to allow for improved access throughout and circulation at each level. The basement will retain its current access to the rear of the property and will be upgraded to form a building regulations compliant staircase into the new extension. The existing window to the rear will be altered to connect the double height contemporary volume with the new dining area and kitchen. The existing footprint of the building will remain; however the basement floor will be lowered slightly to improve headroom. All works to the basement will be specified and detailed by basement specialists.

The proposed extension creates opportunity to utilise a multi-dimensional approach to sustainability. The house will make use of appropriate sustainable technologies to limit heat gain and loss and ensure a smoother heat loss curve to reduce the amounts of 'purge' heating and cooling required, ensuring a comfortable interior temperature.

Relevant Planning History

There is no planning history for the property

Design & Appearance

As the proposed site is located within a conservation area, it is necessary to consider the possible effects of the development upon any listed heritage assets in the local vicinity. The proposed dwelling house itself is not considered a heritage asset nor is it listed, we have explored listed buildings within the immediate locality of the proposal and nothing has been discovered that our proposal will impact on. The overall design and appearance takes a conservation approach which respects the existing heritage through preserving features and where possible enhancing the existing fabric. A key approach to successfully achieving this is by using timeless materials that maintain honesty and integrity. Concrete, brick and glass, offer a simplicity that is enduring while also being able to be applied with modern techniques.

Extension

The side extension is set back from the scene at the rear of the property and reflects the approach of similar conversions in the conservation area. The scale and massing of the side extension has been carefully considered. The extension detailing is to be constructed of reclaimed masonry brick in keeping with the existing property, glazed lean-to is a conservation technique used to provide a contemporary break from the heritage and distinguish the new material from the existing fabric. This is in keeping with established conservation principles. The works include the creation of an open plan layout to maximise space and allow natural daylight to enter the property.

There are minimal internal details that hold high historic significance. However, the removal of part of the external wall and making a new structural opening to create the new extension has been acknowledged. The design treatments proposed add to the enjoyment of the heritage and are appropriate to the surrounding conservation area.

Materials specified are of high quality and are to include:

- Frameless shaped glass roof split into 4 panels with black structural silicone joints.
- Glazed Pivot Door in powder coated aluminium with full height tubular handle and glazed over panel
- Extension Roof will be dark grey Single Ply Membrane roof with standing seam detail.
- All new walls to be built out of reclaimed bricks to match existing

Master Bathroom & Walk in Wardrobe

At present the house is a four bedroom property however, the occupants currently only occupy one bedroom leaving the others redundant. The adjustments to the layout at first floor will provide a more functional and generous layout which can accommodate the requirements of the owners. The introduction of a master bathroom and walk-in wardrobe connected to the principal bedroom will create a usable flow that liberates the first floor in a way which is complementary to the property. The creation of the master bathroom and walk-in wardrobe will require modest upgrades which support the continued enhancement and maintenance of the heritage whilst converting non useful rooms into useful spaces that enhance the full enjoyment of the asset. The design treatments proposed add to the enjoyment of the heritage and the surrounding conservation area. Furthermore, there are no structural reasons to preclude satisfactory modifications of the structure.

Ensuite to Loft

A new ensuite is proposed within the loft. Modern bathroom appliances will be used and drainage will be connected to existing foul and rainwater goods. Ventilation to the ensuite will be provided by a mechanical fan vented through the roof. The addition of the ensuite is proposed within the existing roof line and as such will not harm the character of the building.

Conclusion

The proposal considers the approach of each intervention and has opted for techniques that are respectful and sensitive to the building's structure and fabric. Frameless glazing has been used to create a clear distinction between historic and contemporary. All character and period features will be retained, refurbished and redecorated where practicable. All elements of the proposal are to be conducted with the appropriate conservation techniques and approach. The layout of the building has undergone alteration throughout the building's lifetime. The new interventions enhance the usability of the building and achieve an improvement to the circulation throughout the building.

We believe that the application should be approved on the grounds that the proposed extension, conversion and remodel improves the building both in aesthetic and efficiency terms. The dwelling will make use of high quality materials which are appropriate for the local Whalley Range Conservation Area. The proposed side extension to the rear, basement conversion and internal alterations do not impact the street scene. We trust the works do not have an adverse impact on neighbours or on the character of the area. We believe the proposals are not over development of the site. The site is large enough to cope with this type of development with no compromise on amenity space. The permission would create much better quality living space for the applicant's family.