

planning the dropdown house

34 Reeves Road, Chorlton, M21 8BT / House Extension
Analysis / Approach / **Design and Access Statement**

Introduction



34 Reeves Road, Chorlton, M21 8BT

0.0 Introduction 0.0 Purpose of Design

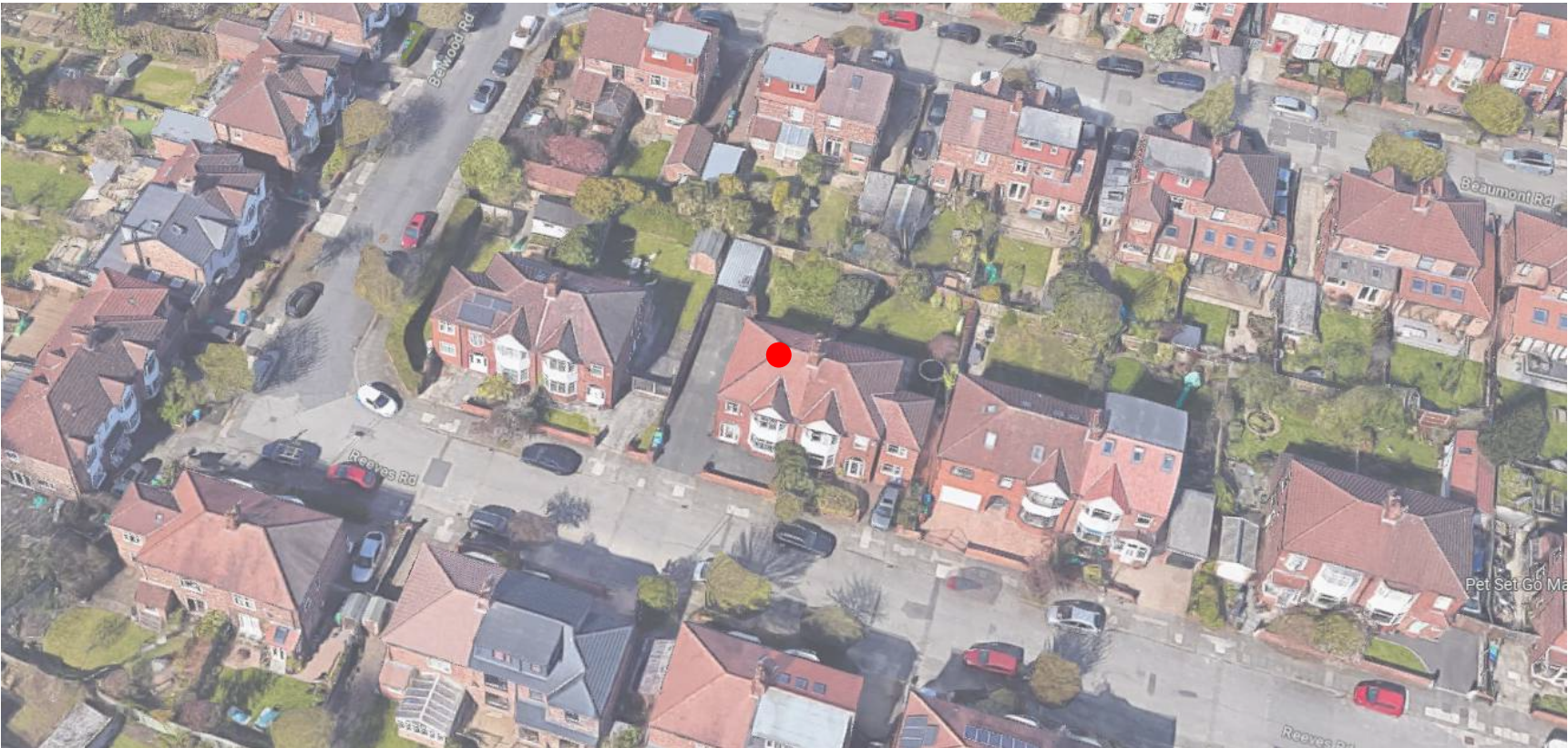
Purpose of the Design and Access Statement: This document has been prepared on behalf of the client. It assesses and evaluates the site and its context, whilst recording the local character and its circumstances. It provides a description of the proposal and explains the principles and concepts that have informed the design approach to date.

It explains how inclusive design principles are incorporated into the development to allow the inhabitants to conveniently use the spaces created. The document also gives an indication of the proposed materials the client would like to use in order to build the extension. The document will showcase examples of modern house additions that have inspired this design. Examples will briefly express the continuity between old and new architecture in the housing sector. The images will act as precedents for the design of this extension.

Project Vision: This Planning Application comprises the internal reworking of an existing 3 bedroom semi detached property in Chorlton cum-Hardy. Extending to the rear ground floor to provide additional open plan living creating improved living accommodation. With an additional two storey side extension which will provide a larger more functional bedroom above with larger kitchen and utility below. The works to the loft will provide a useful room which will enhance the living standards of a house required for modern family.

The intention is to create a high quality family home with minimal impact on neighbouring properties. The design will comply with all current regulations and standards including the latest energy efficiency and access requirements for works to existing dwellings.

site context



34 Reeves Road 3D Aerial Map View

1.0 Site Analysis

1.1 Site Context

Planning Considerations: The site is located in a residential area approximately half a mile from the centre of Chorlton.

A number of local amenities including cafes and restaurants are located on road directly at the end of the street, along with those on Beech Road a short walk away.

The property is not listed, it does not sit within a conservation area, and is considered to be in a low risk area of flooding.

The proposal has referenced national, regional and local planning policy documents including:

- National Planning Policy Framework (NPPF)
- The National Design Guide 2019
- Greater Manchester Spatial Framework (GMSF)
- The Local Plan (Manchester)

Ownership: The client currently holds the freehold for the whole property.

Local Considerations: The site forms part of an existing residential street of semi detached properties with private gardens to the rear.

It is bound to three sides by the fence lines of neighbouring properties.

The front garden is bounded by a low brick wall and opens onto the street.

● Existing House

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existing property

1.0 Site Analysis
1.2 Existing Property



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Property Description: The site is currently occupied by a 3 bedroom semi detached house with a gross internal area of 111sqm. It is red brick clad with a slate roof and brick chimney above.

The house is set back from the road by approximately 4.2 metres, across a tarmac covered open front drive. The front door sits within a recessed framed by a brick archway with an additional uPVC door. On the right are two window bays with pebble dash render in between. A four pane casement bedroom window sits above a four pane casement living room window. Brick details include decorative brick under and above windows.

There is a private garden to the rear which is enclosed by a timber fence and sheltered by trees. A garage with a sloped roof sits to the right of the house. Original windows have been replaced by with uPVC casements.

street character (reeves road)

1.0 Site Analysis 1.3 Street Character



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Architectural Context: Reeves Road is a leafy street characterised by semi detached properties with dark and light red coloured brickwork and pitched slate and concrete tiled roofs with most houses having low garden walls in front.

The street is full of modifications. Ranging from one and two storey side extensions. No two extensions are the same. Each house that has been extended is unique in its own right. Most use brick, although many struggle to match the existing brick, thus meaning the attempt to match original brick runs the risk of becoming pastiche, which is something that is being avoided with this proposal.

A range of modifications are apparent at the front, with original windows being replaced and some front doors being brought forward in the form of a porch on many of the houses.

Loft conversions have been added to a very few number of properties due to limited headroom. There are many properties with single storey rear extensions.

street character belwood, belmont & provis road(s)

1.0 Site Analysis
1.4 Street Character



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Architectural Context: The houses along Belwood Road, Belmont Road and Provis Road also showcases a completely varied street scene with render and timber clad extensions which add relief to the street scene and promote the use of sustainable materials such as timber cladding which can be seen on may of the properties.

The proposed scheme takes reference from the timber cladding as the contrast against the brick work and original property indicates a clear line between the old and the new without trying to mimic or poorly brick match the existing house.

The natural timber on these extensions indicated has a natural appearance compared to the unnatural rendered properties, which can look tired over a short period of time, as render has a tendency to weather quickly.

existing facade

Unsympathetic Existing Facade Materials



Main House Front Elevation



1.Red Brick Type A



1.Red Brick Type B



2.Pebble Dash Render



4. Concrete Roof Tile



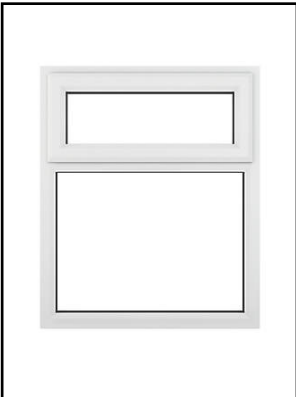
6. uPVC Gutters



1.Red Brick Type C



3. Roof Details



5.uPVC Windows



7. Plastic Fascia

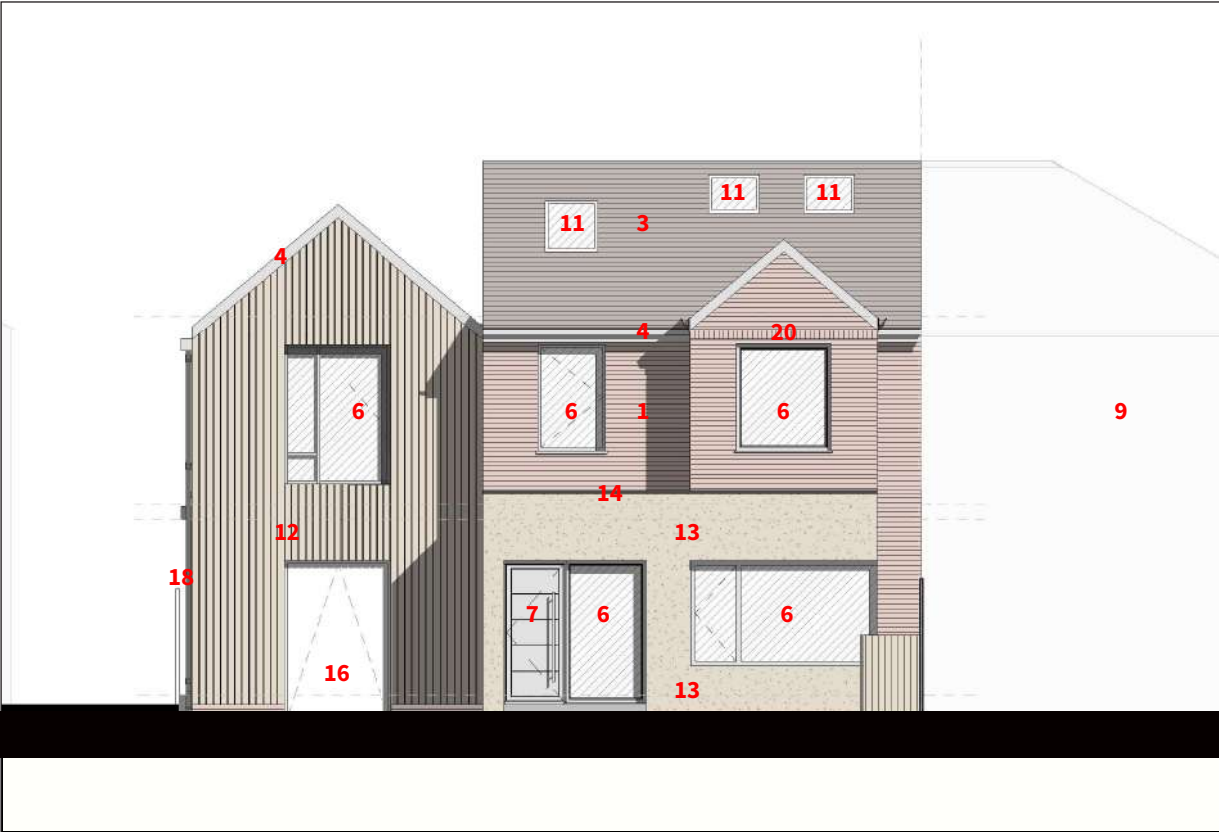
2.0 Proposals
2.1 Facade Design

- Material Palette:**
- 1. Red Brick (Three types of brick)
 - 2. Pebble Dash Render
 - 3. Roof Details
 - 4. Concrete Tile Roof
 - 5. White uPVC Windows
 - 6. uPVC Gutters and drainpipes
 - 7. Plastic White fascia
- Unsympathetic Existing Materials:**
- Ageing roof coverings are to be replaced. Plastic gutters and windows to be replaced with more sustainable materials. Large plastic fascias are to be designed out in order to provide a new more sustainably considered house. Aluminium windows and drainage to be used where possible.

There is an opportunity to change the status quo and not mimic the original but instead create a modern variation of a 1930s semi-detached house and showcase how buildings, materials and standards of living have evolved from nearly 100 years ago.

embracing timber

Current Proposal Front



The design focuses on light materials which don't detract from the surrounding houses



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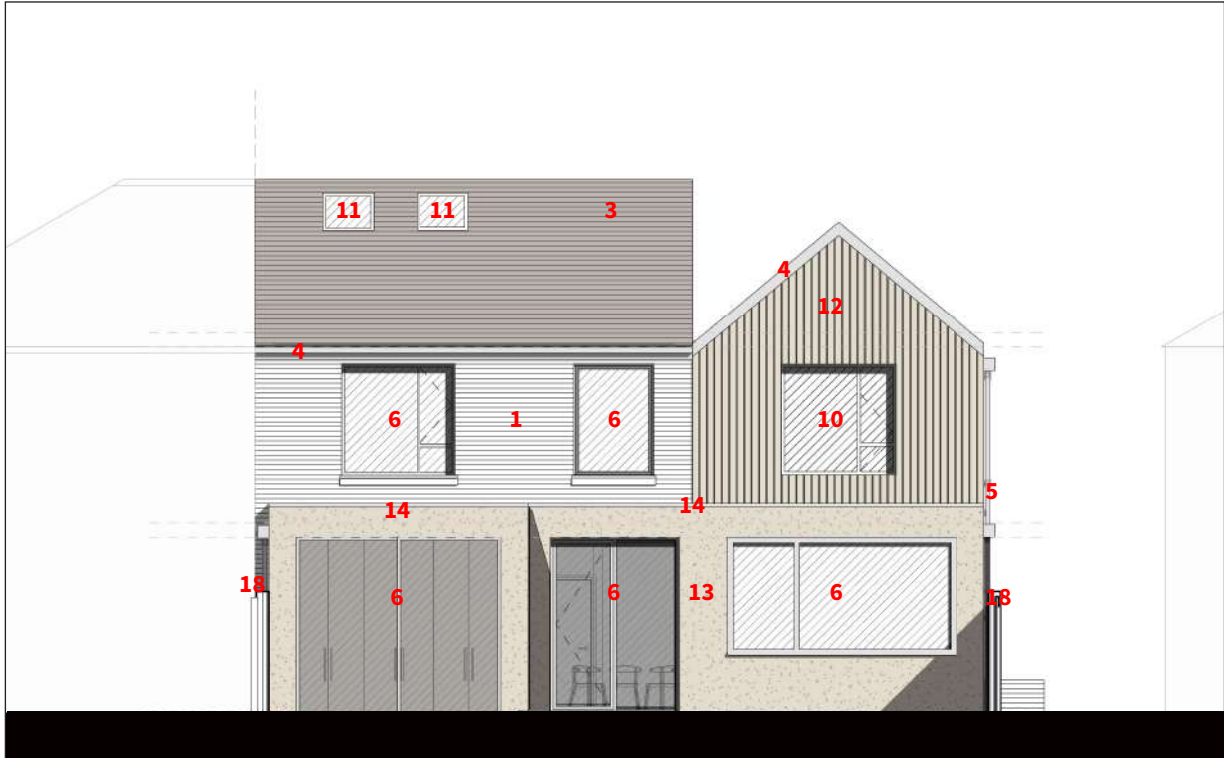


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Current Proposal Rear



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2.0 Proposals 2.2 Facade Design

Primary Materials:

1. Red Brick
2. Render Wall (To be Reapplied)
3. Roof Tile
4. Aluminium Fascia & Bargeboard
5. Aluminium Drain Pipe and Gutter
6. Aluminium Framed Doors & Windows
7. Painted Blockwork
8. Party Wall
9. Adjacent Property
10. Secret Gutter
11. Roof Light
12. Timber Cladding
13. Cork Cladding
14. Aluminium Coping
15. Aluminium Box Window
16. Timber Garage Door
17. Bins (Within Timber Store)
18. Wooden Fences & Gates
19. Timber Decking
20. Soldier Course

Facade Concepts: The proposed scheme takes colour inspiration from the light cream render, light timber cladding and white paintwork on the surrounding houses indicated in the adjacent images.

Bay Window: The proposal aims to upgrade the bay window into a modern and more functional space. The modern bay maintains the scale of the more traditional bays on the surrounding properties, although the proposed flat bay is constructed in a way that is easier to maintain long term. The bay pays homage to the traditional bay in size although managed to equally can boast a complementing contemporary solution.

Cork: The use of this material is two fold. The first being it can compliment the colour of the timber cladding to maintain a simple palette of colours. The second is the use of 100% natural expanded cork panels on the total external cover of a building ensures maximum thermal insulation and significant acoustic insulation, whilst preserving the environment.

proposed facade materials

A house that responds to the local vernacular with a modern twist



Proposed Front Elevation

Primary Materials



1. Cork



3. Roof Tile



5. Aluminium Window



2. Window Reveal



4. Timber Cladding



6. Aluminium Gutters

Material Palette:

- 1. New Cork
- 2. Window Reveal
- 3. Roof Tile
- 4. Timber Cladding
- 5. Aluminium Windows
- 6. Aluminium Gutters and drainpipes

the evolving bay window

2.0 Proposals
2.4 Facade Design



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Traditional Bay Re imagined:

The precedents showcase a variation of bay windows which all have a modern twist.

Bay windows are typically more complex than standard flat windows. However, all examples pay homage to the bay window whilst providing that much needed modern upgrade befitting of a new age 21st century house.

Traditionally the bay window has larger windows with the two side windows on an angle. However over time, they become more expensive to replace and people opt for a cheaper product such as uPVC rather than the traditional timber that was part of the original house. In addition depending on the way the window is facing, the sun through the large windows can completely over heat a room within the summer months and create a large cold surface in the winter months.

As the properties along Reeves Road are not historical assets, nor sit within a conservation these new bays indicated provide that much need appropriate contextual response to how a building can and should evolve over time.

precedents gable fronts

2.0 Proposals
2.5 Precedents



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External Appearance: The extensions will show a clearer distinction between what is existing and what is new.

The finishes at the front, side and rear will be of a modern nature. These examples show how modern timber cladding set against traditional brickwork can be very practical and aesthetically pleasing. It also indicates cork cladding which is of a very similar colour to the timber.

The images also reinforce how front facing gable roof designs both below the ridge and above the ridge line do not detract from the existing house or the neighbouring properties, but compliment and enhance their character and setting with high quality, well considered additions.

The scale of the proposed side and rear extensions will both sit subservient to the main house.

Replacement windows will increase the thermal credentials of the house while providing a more uniform appearance to the facades.

Note:

- These images are indicative only and are intended to give a sense of the quality and style of proposed external finishes.

- All materials are to be selected for the approval of the local authority.

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wood protection standards

2.0 Proposals

2.6 Wood Protection

APPLICATION OVERVIEW

SDF: A superior penetrating finish for siding that provides lasting protection and beauty to wood. SDF has exceptional UV resistance and creates a monolithic bond with wood for long-term durability that won't crack, peel or blister. Available for on-site application or factory finish applications using Precision Coat SDF formulas.

FEATURES

• Environmentally-friendly

• Penetrating – ensuring wood stability and long term integral protection

• Low VOC

• Molecularly compatible – creates a monolithic bond with wood for long term protection

• Dimensional stabilization – reduces warping, shrinking, checking

• Non-flammable

• Nano Tints – translucent, finely ground iron oxide pigments provide exception clarity and protection

• UV protection – designed for maximum UV resistance to ensure long term maintainability

• Repels water but allows evaporation – critical to long term wood stability

IMPORTANT

Product Data Sheets are based on "ideal" work conditions. Due to wood variability and varying environmental conditions, it is strongly recommended that the end-user needs to determine that the application conditions, coating product system, and techniques are suitable to reach the desired results. Please see Conditions of Sale.

APPLICATIONS

• Siding

• Decks

• Fences

• Outdoor Furniture

• Log and Timber Homes

COLORS

Available in standard and architectural custom colors.

Formula/Base	Color	Finish
0 Base	Naturals & Transluents	Low lustre
2 Base	Saturated & Ultra Saturated	Low lustre
Deep	Semi-Solid	Low lustre
White	Semi-Solid	Low lustre

Ambering (darkening) could occur in the absence of light, but is reversed when subjected to standard light energy.

FORMULAS

Sansin SDF is available in pigmented and clear base formulas. Use SDF 0-Base to dilute a color for maintenance applications. Precision Coat SDF formulas for factory finishing are available from premium wood finishers in 5-20 year limited warranty systems.

TINTABLE BASES

Sansin SDF is available in four tintable bases. SDF-0 Base for Natural and Translucent colors and SDF-2 Base for Saturated, Ultra Saturated and Deep or White Base for semi-solid and solid colors.

COATING SCHEDULE

	Natural Finish	Full Finish
1st Coat*	SDF	SDF
2nd Coat	SDF	SDF Topcoat
3rd Coat		SDF Topcoat

*Apply a second coat for added protection. When applying just one coat be sure to apply adequately and consider doubling the tint load for Natural and Translucent formulas.

SDF™

ENVIRO STAIN™

1-2 COATS

DEEP PENETRATING

UV RESISTANT

ECO FRIENDLY

SDF™

APPLICATION METHODS

• Always flood surface to the point of saturation

• Dipping

• Brushing

• Flood coating

• Spraying – hand or automated spraying (low pressure or airless)

SHAKE CONTAINER AND STIR WELL BEFORE AND DURING USE

APPLY SANSIN SDF EVENLY BY BRUSH OR SPRAY APPLICATION

STORAGE

Shelf life when stored in ideal conditions is 18 months. Store at a temperature of between +10°C and + 30°C (50°F and 86°F). Keep containers tightly closed.

SAFETY

See Material Safety Data Sheet.

WARNING TO USERS

Keep out of reach of children, if swallowed immediately drink two glasses of milk or warm water. Do not induce vomiting. Call physician immediately. Avoid contact with skin or eyes; flush with soap and water. Avoid breathing of vapor or mist. Wear a properly fitted NIOSH/MSHA approved respirator. The information contained in this document is given in good faith based on our current knowledge. The use of the product is beyond the control of The Sansin Corporation and no guarantees, expressed or implied, is made as to the result to be obtained if not used in accordance with the published Directions for Use. The Sansin Corporation does not assume any legal responsibility for use or reliance on same. This information must on no account be used as a substitute for necessary field tests, which alone can ensure that the product is suitable for the expected use. Before using any product, read its label.

WORKING PROCEDURE

• Stir well before and during the application process.

• Test formula on an inconspicuous wood surface to ensure proper color and penetration.

• Apply in proper conditions with an ideal temperature of 21°C (70°F) and relative humidity of approximately 50%.

• Do not apply if rain or near freezing temperatures are expected.

• Saturate the wood surface.

• Brush out any puddles and runs and level the finish.

• Do not apply on wood that is warm to touch or in direct sunlight.

• Apply a second coat for added protection. When applying just one coat be sure to apply adequately and consider doubling the tint load for Natural and Translucent formulas.

MAINTENANCE

Vertical surfaces require maintenance every 3-6 years. Maintenance is necessary when the surface shows signs of wear, such as fading or erosion. Maintaining your wood on a regular basis will ensure long-lasting color retention, exceptional dimensional stabilization and effective water repellency. Periodically, clean the wood surface with a power washer or Sansin Multi-Wash to remove dirt and residue. How frequently maintenance coats are required will depend on the quality of prior preparation, quality of application, number of coats, weathering and exposure levels. If fading or erosion is evident, prepare wood by using a power washer to lightly clean the wood surface; or use Sansin Multi-Wash. Then re-apply one maintenance coat of Sansin SDF according to instructions. Use SDF 0-Base to dilute color intensity up to 50%.

SANSIN® Naturally Perfect®

NATURALS

Define and enhance the natural character of your wood. For a Natural look use ENS, SDF, Dec or Classic.

DRIFTWOOD 03

WEATHERED WOOD 04

PINE 05

RAW SIENNA 06

SAHARA MIST 10

MONTEREY RED 14

PRESSURE WASHING 3000 PSI

FINISH SANDING #60-#80 GRIT

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External Appearance:

Wood is a very aesthetic material, it requires regular maintenance so that it does not become grey and dull or even blackened over time. Even noble, resistant woods such as Douglas, Larch or Red Cedar need to be preserved.

We have advised that the wood be maintain regularly in order to avoid having to renovate it, which is costly and time-consuming. Ideally, a wood siding treatment should be applied to manufactures requires to maintain a natural wooden look.

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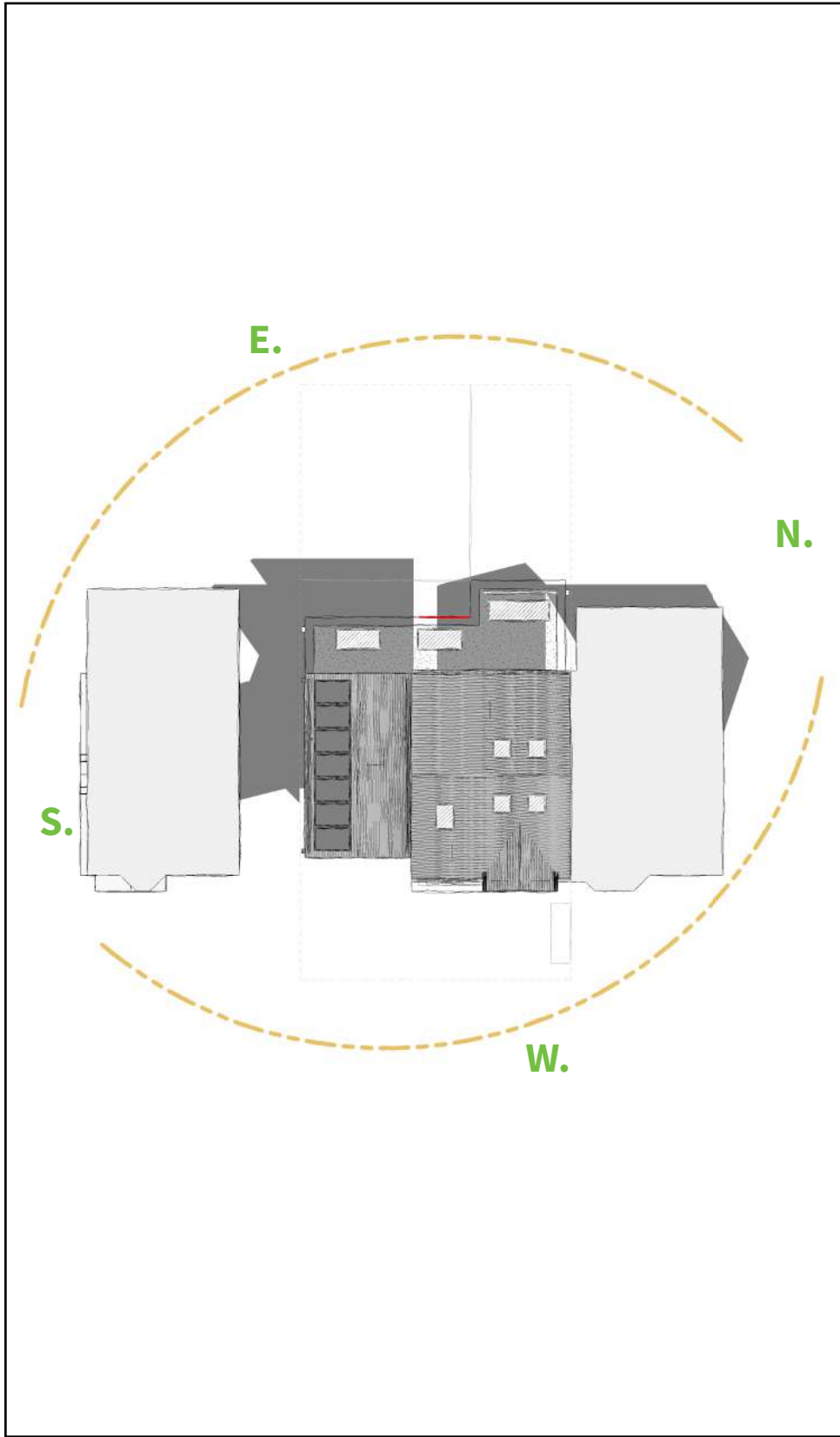
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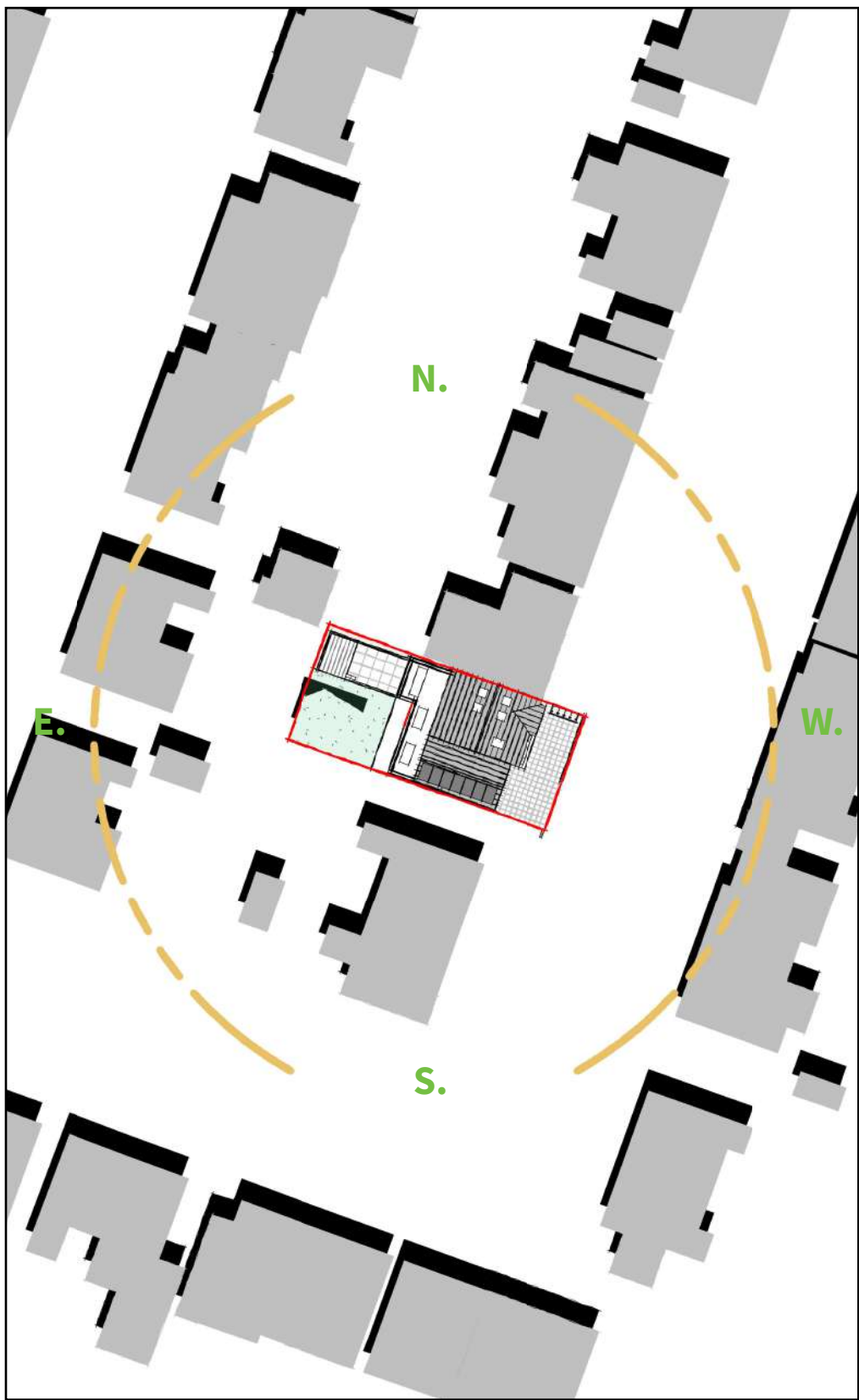
material studio architects

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solar orientation



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2.0 Proposals 2.7 Solar Panels

Solar Energy: During the design process solar panels have been discussed as a future requirement.

The existing house roof is not quite equipped to support solar panels. Therefore the extension roof has been designed to be south facing and unobstructed should the neighbouring property decide to extend.

The new extension therefore requires a pitched roof which will allow the client to future proof the house for potentially adding solar panels.

For solar panels to work most effectively they need to be situated on a south facing roof with a 30° to 35° for the optimal roof pitch for maximum efficiency.

The pitch also determines the way in which the solar panels are attached.

As energy prices continue to rise, the need for effective solar panels to help pay the energy usage is of great importance. In addition, with gas being phased out, turning this home into its own electric creation station is proving not only attractive, but necessary.

In order to create more south facing roofs on existing houses, we have tried to create an extension that brings the 1930s house into the 21st century. Showcasing new materials, new energy methods whilst removing the tired unsympathetic elements of the existing house.

It has been well documented that energy prices have more than doubled. Although old homes continue to be fuelled with old systems with limitations to what can be adapted. 34 Reeves Road presents an opportunity to showcase an improved energy efficient way of living.

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environmental considerations

2.0 Proposals 2.8 An Exemplar Project



Left: A Recent EnerPhit 1960s Conversion by Hesketh & Hayden in South Manchester

Right: A Recent PassiveHaus Conversion by Gay Taylor Associates in Chorlton

Environmental Precedent: The proposal aims to remodel the existing building fabric, but remain true to the original house.

A Special Brief: The aim for this scheme is to be certifiable to recognised retrofit standards without compromising on design quality, whilst being affordable and buildable.

The original house: The house is unmodernised with an uninsulated brick/ block cavity wall construction. Demolitions will include the removal of internal walls, finishes, fittings and services. The two storey side extension ridge line will be below the ridge of the existing house. Therefore the house will not be higher than the existing ridge line.

Triple Glazing: The aim is for new triple-glazed windows, external doors and roof lights. With double glazed used as a minimum.

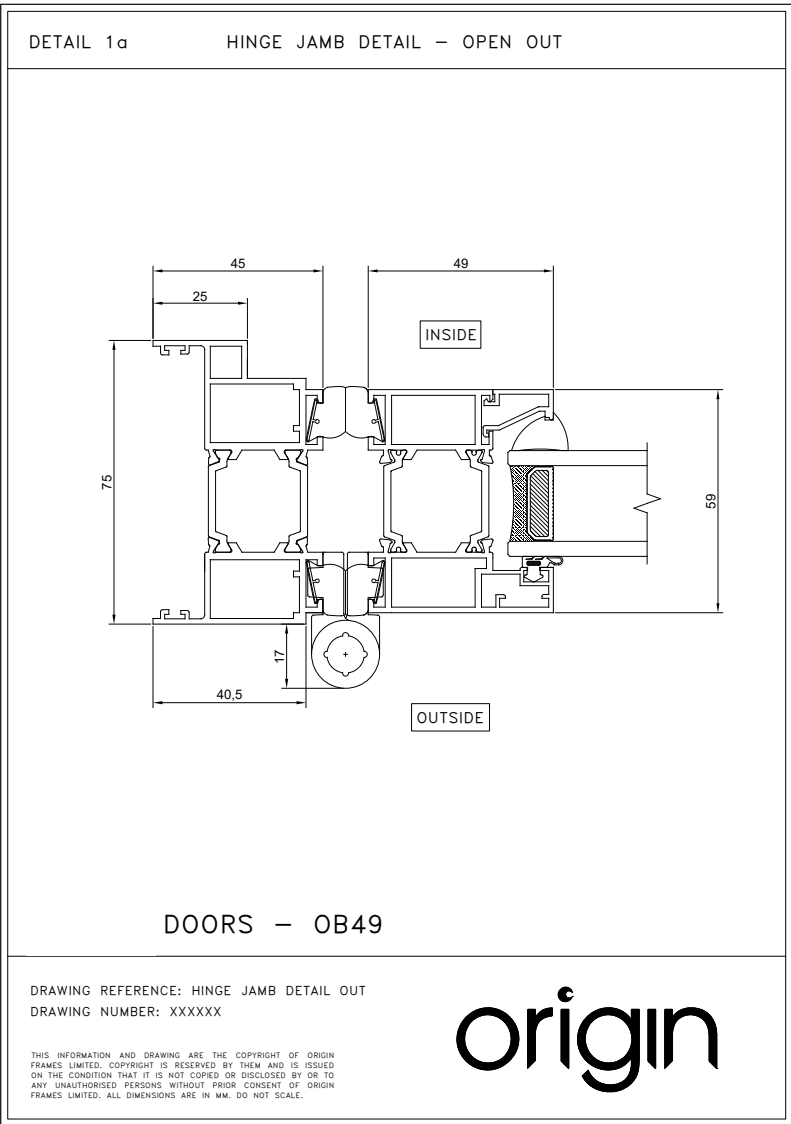
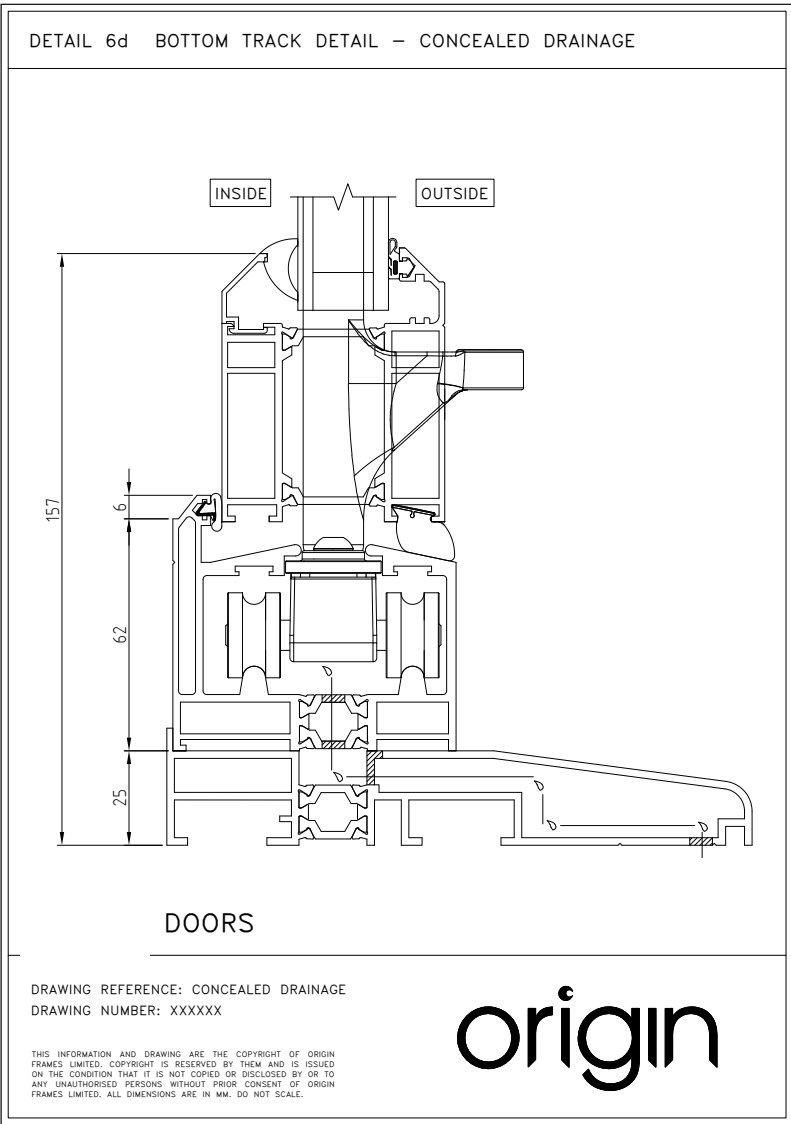
Carbon Reduction: The goal is to create a comfortable, healthy living environment, with clean air and significantly less dust, drafts and condensation than normal where possible. A stable internal temperature will be sought throughout the year, with high levels of efficiency and extremely low energy bills.

The proposal will boast very high levels of insulation to walls, roofs, and floors. A mechanical ventilation system with heat recovery (MVHR) will be considered, and a timber frame extension will also be considered with use UK based companies to supply SIPs panels and timber cladding.

door/window detail

2.0 Proposals
2.9 Facade Design

Proposed Doors / Window Details



origin
DOORS AND WINDOWS

Premium Window
(OW-80) Specification File

See Attached Origin Windows Document for further windows details

Door/Window Details: All new windows and doors to be aluminum to provide the highest level of quality. It is understood that aluminium is considerably more resistant to the outside elements compared to other frames, making them less likely to warp or rot as a result.

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PROJECT INFORMATION

Type of Application:

Householder Application

Location of proposed development:

34 Reeves Road, Chorlton-cum-Hardy, Manchester, M21 8BT

Introduction:

The submission seeks planning for a single storey rear and front extension and two storey side extension to existing property in Chorlton-cum-Hardy.

1. Context

The proposal aims to enhance the character of the street with sympathetic additions that respect the local history and culture whilst providing updated accommodation befitting of the 21st Century.

2. Identity

The main additions are proposed to the rear of the property, with a modest sustainable cork clad single storey extension to the rear and front porch. The high quality matching brick will form the bay window surround. This will reinforce the identity of the neighbourhood, and compliment the character of the street.

The side extension will consist of sustainably sourced timber cladding, with the front porch replicating the cork from the rear to provide a relationship between the front and rear of the house. The cork and timber will be of similar colour to create a relationship

between the two materials.

3. Built Form

The new extension has been designed to be compact and efficient, as opposed to excessive or overbearing, and the scheme takes into consideration the local context and presents a modern design to compliment all around it.

As a semi detached property with neighbours to both sides, the additions will have a minimal impact on either neighbour, nor does the design create any rights of light matters of concern. The rear extension projects 4m on the party wall side and 2.4m on the accessible side of the property.

New brick detailing in the form of extruded brickwork detail on the upper section of the front bay add a bit of detail to the new modern bay window and is a nod to the brick detailing above and below the existing windows. Therefore seamlessly tying the new bay to the existing house.

The side extension uses materials in keeping with the existing street scene as many houses within close proximity use timber cladding as the extension material. Therefore meaning the house additions will have very little impact on the street.

The scale of the side extension eaves line follows the eaves lines of the existing house, although the roof pitch to the new side extension remains below the ridge line of the existing house, therefore making it feel subservient to the main 1930s adapted house.

4. Movement & Access

The property is located a short walking distance from local shops and amenities.

Parking will remain as existing, within the demise of the property. Bikes can be stored within the property or in the bike store to be provided. The layout of the house will remain accessible with amenities located at ground floor level.

5. Nature & Landscaping

The private garden at the rear will be retained and enhanced to provide a high quality, green external environment. In addition, there will be a considered connection between the inside and outside spaces via openings in the new rear extension.

6. Public Spaces

As a domestic project, there are no new public spaces proposed as part of the proposals.

7. Uses

The property will remain as a residential dwelling use class C3.

8. Refuse

The waste strategy is designed to meet the current requirements of the local authority, and the utilities provision will comply fully with the building regulations.

Bins will be stored within the curtilage of the property and will be put out on collection day.

9. Lifespan & Sustainability

The proposal has been designed to be as efficient as possible, with a fabric first approach, where the new envelope is designed to meet current energy requirements under Part L for works to existing dwellings, improving the thermal performance of the property.

The materials will be high quality and will be robust and durable, easy to manage and maintain The mix of open plan and cellular spaces will allow the occupants flexibility in the way they live and will be easy to change and adapt over time.

It will increase pride to the occupants and help to reinforce a sense of ownership.

The sustainability approach and adaptation of the 1930s property to bring it into the 21s century aims to be an exemplar for the area.

The location of the site is considered to be highly sustainable in its proximity to local amenities and transport options. Good links to nearby recreation areas will also benefit future resident's health and wellbeing.

Local flood maps show that the site is in a very low risk area for flooding.

External lighting has been proposed to the rear of the property only.

As it is an existing building, there will be little or no contamination within the site.

10. Quantity: The proposal is to remodel the existing dwelling to provide an enlarged and reworked family home, increasing the

gross internal area and creating a more cohesive home.

11. Impact: The rear, and dormer additions will be simple subservient elements, with minimal impact on the neighbouring properties.

Careful consideration has been taken to ensure there are no windows that overlook any areas which would not have already been seen without these alterations.

Furthermore, the rear gardens have mature foliage which will act as natural screening features. As a result of the scale of the proposals, the neighbouring properties will not see an adverse impact on their access to natural daylight.

12. Boundaries: Whilst the new additions are designed to have minimal impact on neighbouring properties. The design footprints is in line with local planning policy.

A party wall surveyor will be appointed at the next stage, to deal with all relevant issues arising from this arrangement.

Concluding Summary

The proposal has been designed in line with national and local authority guidelines, policies and frameworks.

External alterations are designed to be sympathetic to the existing property and to enhance the character of its immediate surroundings, with minimal impact on the street scene and to neighbouring properties.

4.0 Design Proposals
4.1 Front Extension - CGI



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