

46 Whitelow Road

DESIGN AND ACCESS STATEMENT

July 2023

1. Introduction

This Planning Statement has been prepared by Guy Taylor Associates to support the Householder Planning Application for 46 Whitelow Road. The statement has been produced on behalf of the current owner of the property.

Proposal

Improvements and enhancements comprising of the following elements.

- Basement remodel and layout changes to incorporate enclosed utility, bathroom with shower and internal staircase to ground floor.
- Reconfiguration of the middle room/ kitchen/lean-to to bring the three rooms together with a unified design.
- More glazing added to engage with the garden.
- Loft Conversion with dormer to create an additional bathroom, potentially an additional bedroom. On the first floor the bathroom is to be reduced to increase the size of the adjoining study/bedroom.
- The existing ground floor pitched roof extension is to receive a flat roof. This replaces the roof which is in poor condition and also has its gutter on the neighbour's garden with a high-performance roof which is drained on no.46 land.
- Patio doors to the front of the basement are also replaced with new heritage style frames.
- Existing gate posts replaced with alternative style that is in keeping with other houses on the road and the opening between them widened.

Use

The property is currently a single residential dwelling. There is no change of use proposed.

Location

The property faces east on Whitelow Road, approximately half way between High Lane and Beech Road.

Access

Access from Whitelow Road is unchanged.

Address

46 Whitelow Road Chorlton

M21 9HG

Planning History

111986/CA/2016/S1

Work to trees

Granted - June 2016

Site Location Plan



Site Location Plan

1 : 1250

2. Photographs of the existing dwelling



3. Layout & Amount

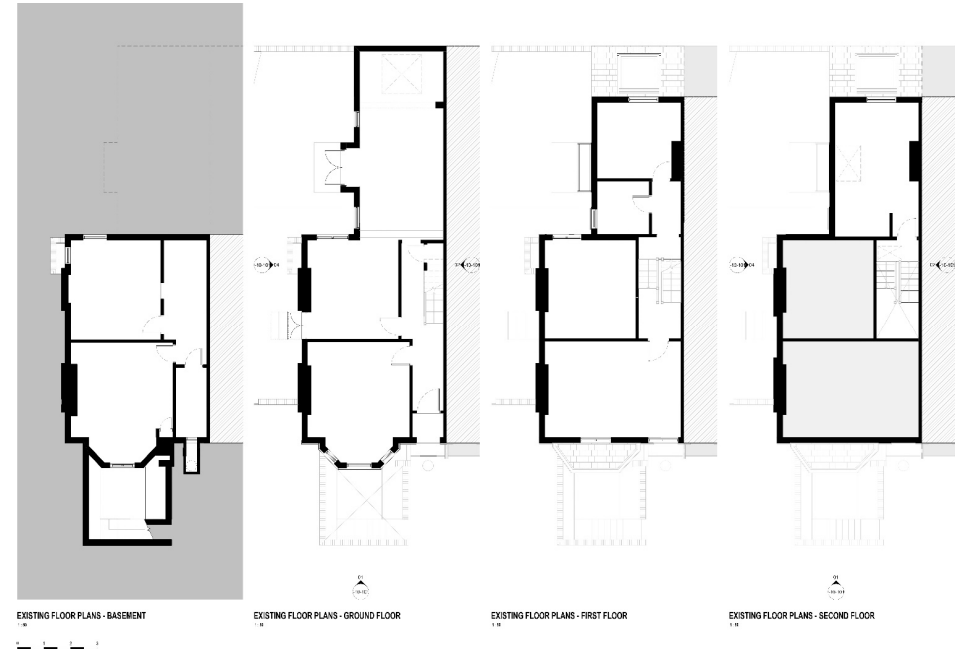
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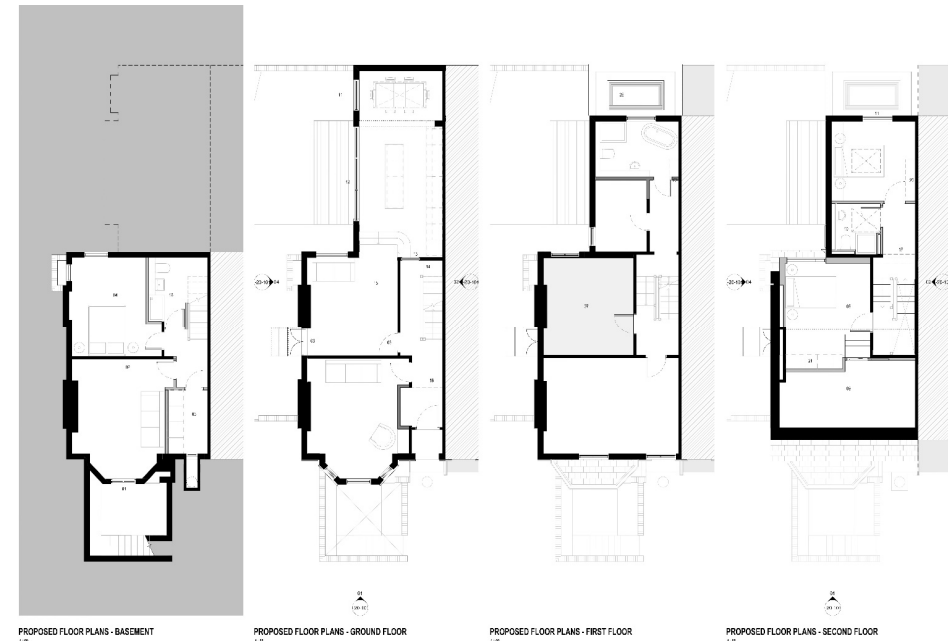
Amount

The footprint of the property will not change.

Existing Floor Plans



Proposed Floor Plans



4. Appearance

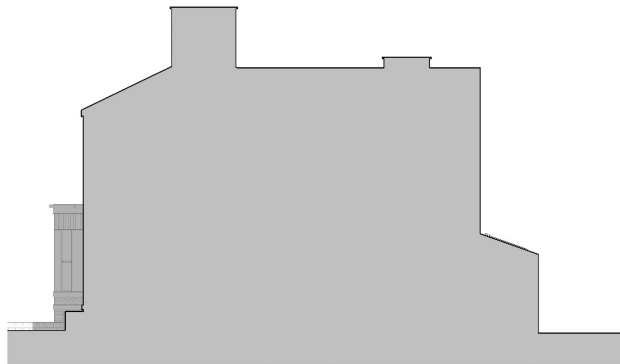
Appearance

The proposed roof dormer is set back from the existing eaves and is no higher than the existing ridge. It will not be visible from the principal elevation and has very little presence on the side elevation. On the rear the dormer is set back and being clad in black metal it has a subservient and roof-like appearance making it secondary from the existing brickwork and facades. The black metal is high quality and robust material with a long life and low maintenance requirements. Metals are a common feature on roofs and as such this is an approach that has been acceptable on many properties in the area.. The new flat roof over the existing ground floor extension helps rationalise the garden elevation and follows existing datums. The new heritage style patio doors are sympathetic to the period of the house.

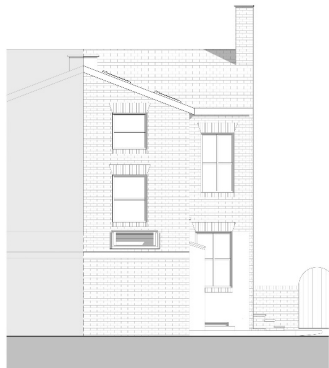
Existing Elevations



01 EXISTING ELEVATIONS - SOUTH-EAST
1:50



02 EXISTING ELEVATIONS - NORTH-EAST
1:50



03 EXISTING ELEVATIONS - NORTH-WEST
1:50



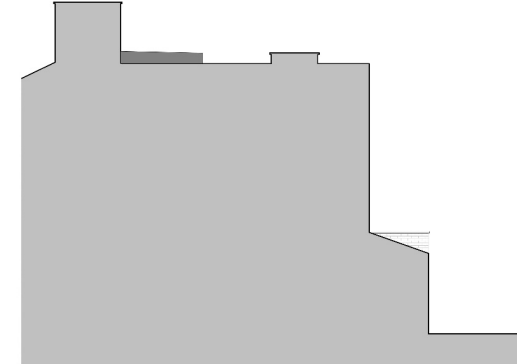
04 EXISTING ELEVATIONS - SOUTH-WEST
1:50



Proposed Elevations



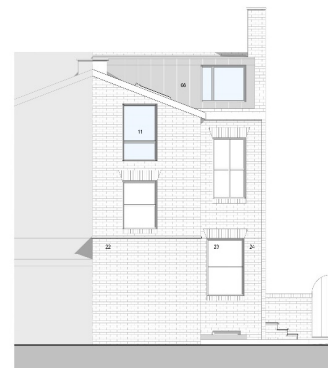
01 PROPOSED ELEVATIONS - SOUTH-EAST
1:50



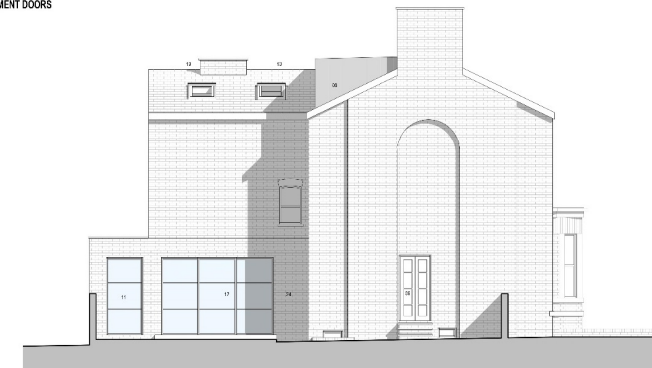
02 PROPOSED ELEVATIONS - NORTH-EAST
1:50



BASEMENT DOORS
1:50



03 PROPOSED ELEVATIONS - NORTH-WEST
1:50



04 PROPOSED ELEVATIONS - SOUTH-WEST
1:50

4. Appearance

Landscaping

The garden will remain unchanged.

This proposal includes widening the gate posts and changing the style of the post to be in keeping with other houses on the road.



EXISTING STREET VIEW OF NO.46 DRIVEWAY



GATE POST EXAMPLE FROM NO.33



EXISTING PARKING AREA TO BE INCREASED IN WIDTH AND GRAVEL REPLACED WITH PAVING

EXISTING GATE POST TO BE REMOVED

EXISTING GATE POSTS TO BE REPLACED AS PER THE EXAMPLE AT NO.33

5. Heritage Statement

Heritage Statement

46 Whitelow Road is a semi-detached Victorian property situated within the 'Chorlton Conservation Area'.

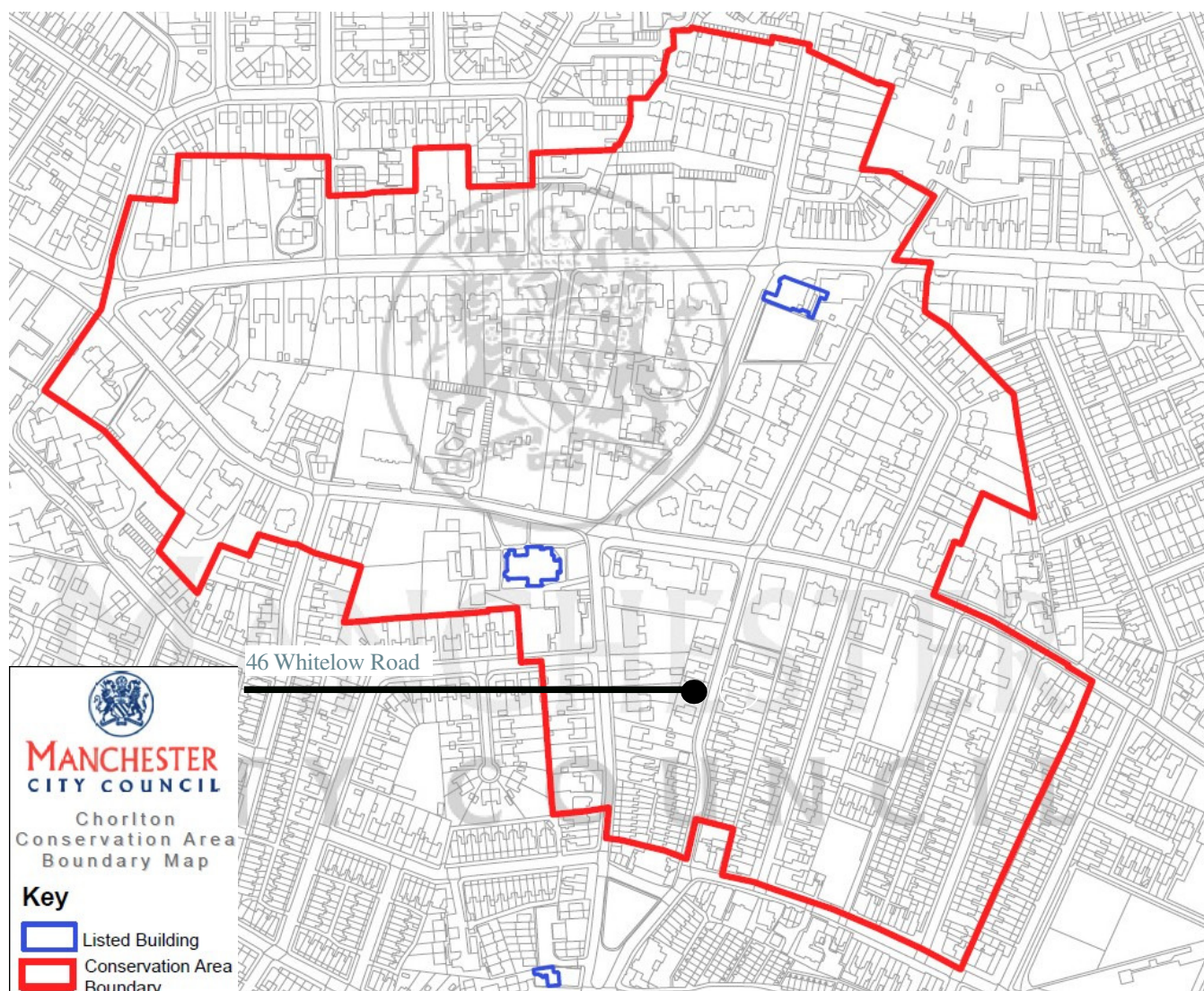
Whitelow Road has a mix of property styles from the same era. All properties have attractive street facing façades with feature brick and woodwork. The side and rear façades are much more plain and have no architectural merit. This is common for properties of this period.

Recent rear extensions on the street have set a strong precedent for contemporary additions which do not harm the character of the Chorlton Conservation Area.

Summary

The proposed dormer is subservient to the existing facades and blends into the roofscape. The materials are suited to the application and a common feature on roofs. The flat roof design is inkeeping with the existing ground floor extension.

The dormer is not visible from the street. Our opinion is that there is no negative impact on the Conservation Area.





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