
Design & Access Statement Addendum

2207-LHA-XX-XX-RP-A-PL-002_P01

Prepared by Lechler Hayes Architects on
behalf of Oli & Tara Atkinson.



Document scope

This report has been prepared by Lechler Hayes Architects (LHA) in response to comments received from Manchester City Council Officers in relation to the design of a side and rear extension to 62 Cavendish Road as described in Planning Application No.: 135871/FH/2023.

The application was validated on 1st February with a target determination date of 29th March. We received the council's initial response to the submitted design on 22nd March and have since agreed a series of extensions of time with the council to allow time for further dialogue and design iterations to be developed and reviewed.

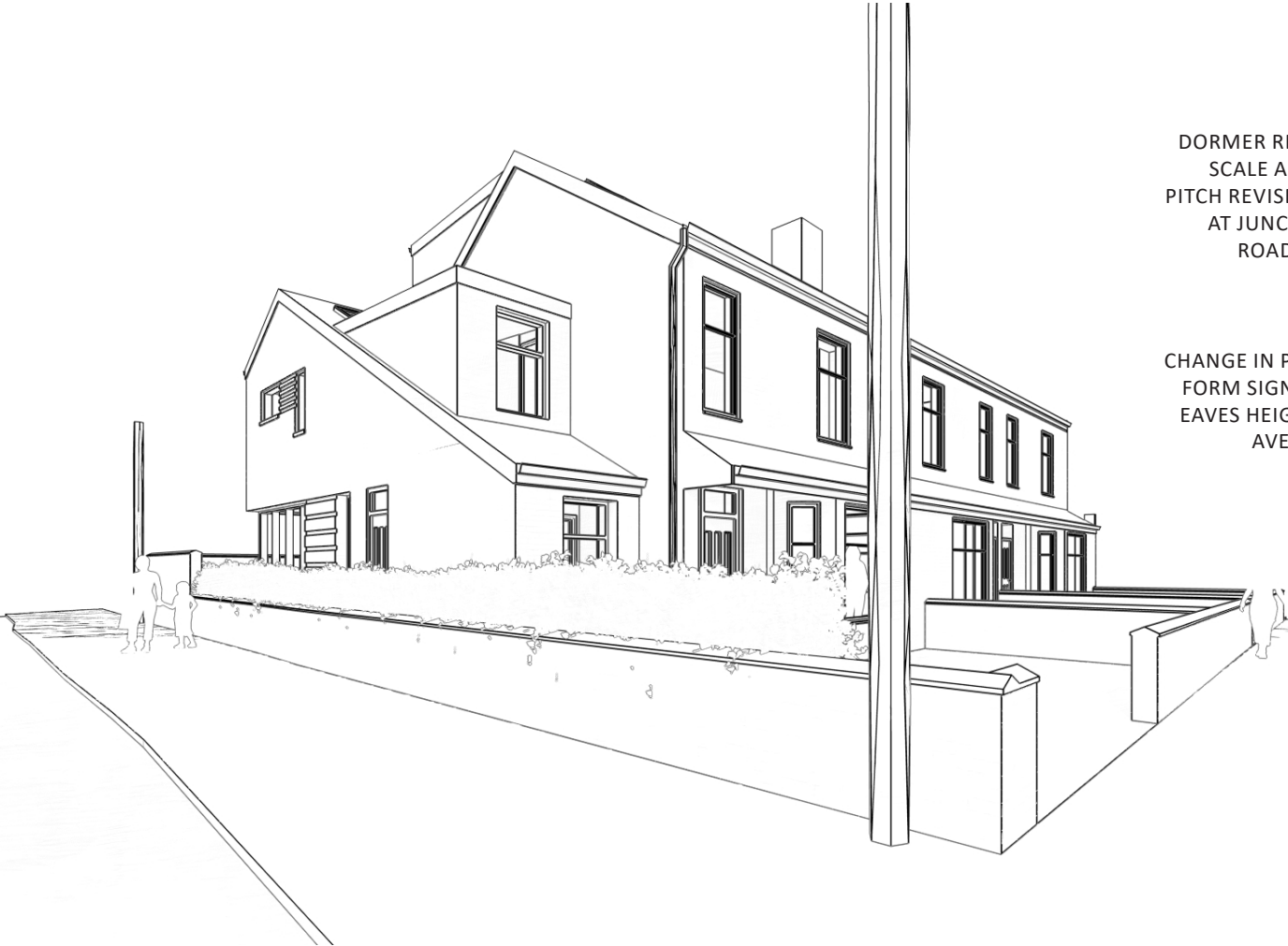
The feedback received from officers has been carefully considered at each stage and the design has been reviewed and adapted to address the comments.



MCC Comments

A summary of the comments received and the proposed changes is provided in the table below. These are discussed in more detail in the following pages.

MCC COMMENT	PROPOSED RESPONSE
<i>The footprint of the extension is within close proximity to the back of footpath, would result in an overly large and bulky feature within the street scene. It is considered that this would as a consequence cause a harmful loss of residential amenity to occupiers of surrounding properties and to the character of the area.</i>	The proposed footprint of the extension along Buxton Avenue has been set by 1m back from the back of footpath along Buxton Avenue which is in keeping with the set-back of other extensions in the area. The proposed height and mass along Buxton Avenue has been reviewed and a revised form proposed which is part one/part one and a half storeys. This reduced scale design would allow part of the first-floor extension to be retained which is key to creating the additional space required for the applicant's growing family. The revised side extension design would read as a continuation of both the rear wall and roof forms of the existing outrigger element at the rear of the property with all new envelope materials sourced to blend with the originals to ensure a sensitive addition to the building. The proposed extension steps down to single storey height at the section that addresses the junction of Cavendish Road to reduce any impact on the street scene. From our analysis of the site and surrounding context we consider the scale, form, and materiality of the revised proposals to be in keeping with the character of the terrace and wider area. We have requested clarification on the loss of residential amenity comment and which surrounding property this refers to but have not received a response.
<i>The proposed built form along the shared boundary with the adjoining property would provide a tunnelling effect which would have an unacceptable harmful impact on no. 60 Cavendish Road.</i>	The design has been amended to reduce alter the side return element to lower the side return wall and reduce the roof height to address the impact on No. 60 Cavendish Road and avoid a tunnelling effect which has been accepted by MCC. This was confirmed by Tracie Simpson via e-mail on 24th April.

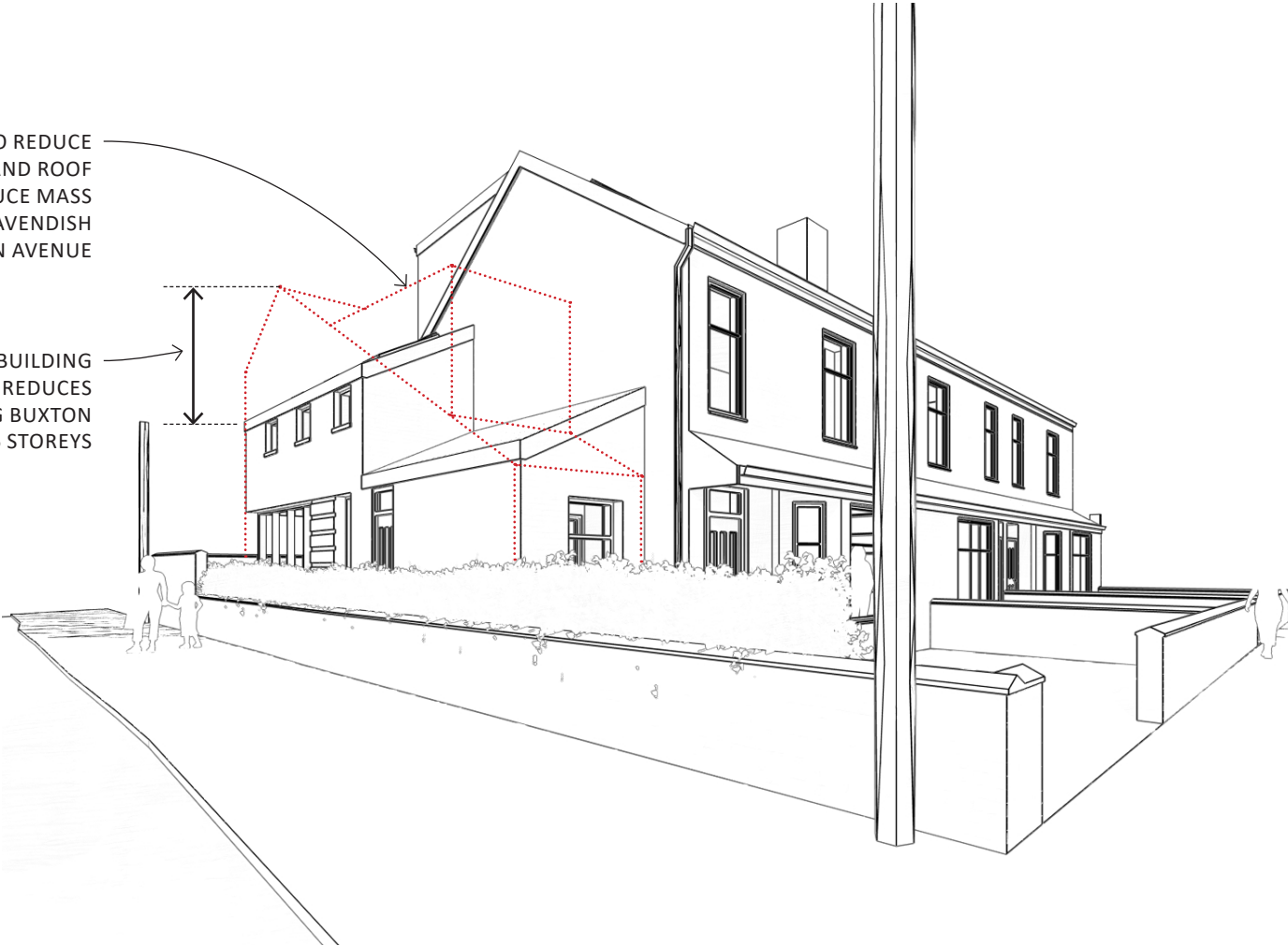


SUBMITTED DESIGN (JANUARY 2023)

View of north west corner showing the proposed side extension as per the original submission.

DORMER REMOVED TO REDUCE
SCALE AND MASS AND ROOF
PITCH REVISED TO REDUCE MASS
AT JUNCTION OF CAVENDISH
ROAD & BUXTON AVENUE

CHANGE IN PROPOSED BUILDING
FORM SIGNIFICANTLY REDUCES
EAVES HEIGHT ALONG BUXTON
AVENUE TO 1.5 STOREYS



REVISED DESIGN (MAY 2023)

View of north west corner showing the amended side extension proposal with the submitted design proposed wireframe overlaid to demonstrate the reduction in height, scale and massing in response to officer comments.

1.3 SITE | **Footprint**



The proposed footprint of the extension along Buxton Avenue has been set by 1m back from the back of footpath along Buxton Avenue which is consistent with other side extensions that have been granted permission in the area.

The property features a mature privet hedge along the west border which softens the boundary along Buxton Avenue and enhances the street scene. The applicant intends to retain this feature as part of the proposals.



GROUND FLOOR PLAN - PROPOSED

1.4 PROPOSALS | **South Elevation**



The height of the proposed side extension is significantly reduced in both height and mass. The revised design is also more subservient to the existing building and therefore would be less prominent when viewed from public vantage points. This would result in a sympathetic extension which is reflective of the form and scale of other extensions in the vicinity of the property and the wider Cavendish Road local area.



SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - SUBMITTED DESIGN (JANUARY 2023)



SOUTH ELEVATION - REVISED PROPOSAL (MAY 2023)

1.5 PROPOSALS | North Elevation



The revised side extension design would read as a continuation of both the rear wall and roof forms of the existing outrigger element at the rear of the property with new envelope materials sourced to blend with the originals to ensure a sensitive addition to the building.



WEST ELEVATION - EXISTING

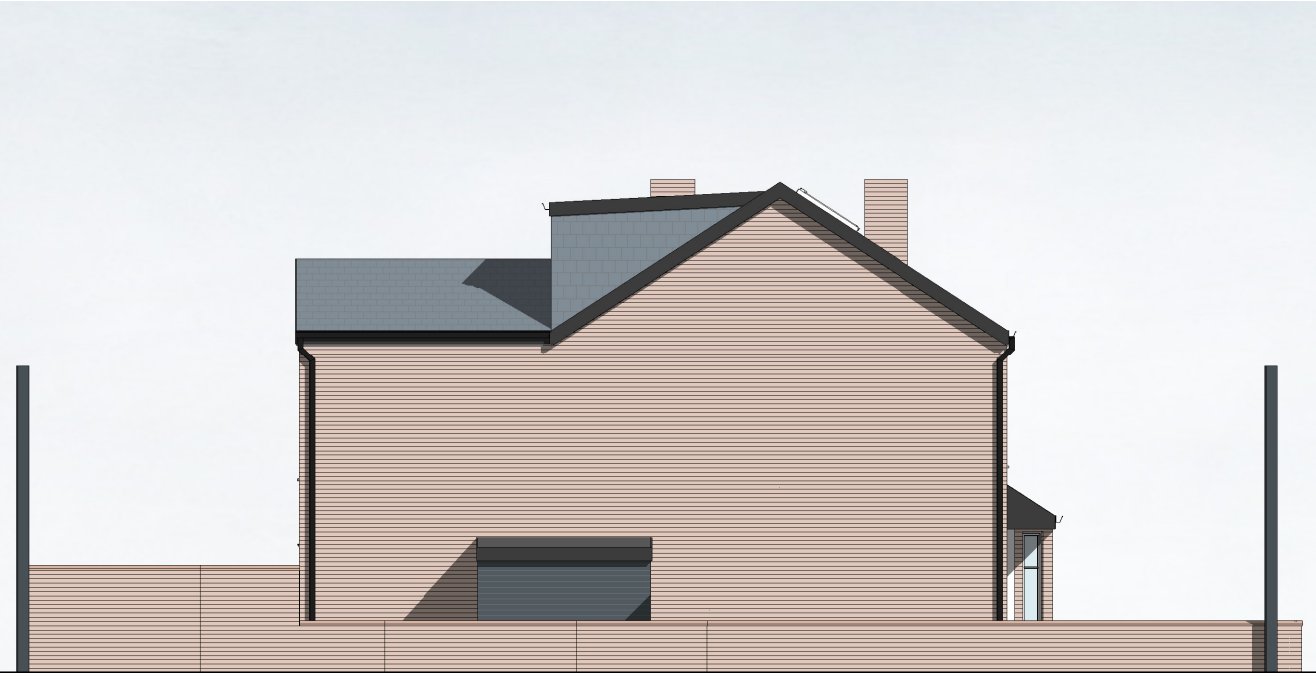


SOUTH ELEVATION - SUBMITTED DESIGN (JANUARY 2023)



SOUTH ELEVATION - REVISED PROPOSAL (MAY 2023)

The height and mass has been reduced along Buxton Avenue to be part one/part one and a half storeys.



WEST ELEVATION - EXISTING



WEST ELEVATION - SUBMITTED DESIGN (JANUARY 2023)



WEST ELEVATION - REVISED PROPOSAL (MAY 2023)

SKETCH CGI 01

View of SW corner from the junction of Cavendish Road and Buxton Avenue showing the proposed side extension.



SKETCH CGI 02

View of Side (West) Elevation showing proposed side extension with feature brick detailing.

