

DESIGN & ACCESS STATEMENT

for

Proposed erection of two and half storey replacement dwelling with associated external works following demolition of existing dwelling

334 Wilbraham Road, Chorlton, Manchester, M21



May 2023

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Introduction

This statement has been prepared to support an application for the erection two and half storey replacement dwelling. It should be read in conjunction with the submitted planning drawings PL01 & PL02.

The applicant is a private individual who has recently purchased the property with a view to redeveloping it into a larger home for his family's requirements. Extensions and remodelling were approved earlier this year and work has commenced but due to its poor layout and the condition of the existing dwelling the applicant has decided that it would be more economical to demolish and rebuild. It also provides us with an opportunity to create a modern self build.

Context & size

The site lies along the northern side of Wilbraham Road (A6010) which is a busy road connecting the eastern south Manchester districts with western ones such as Chorlton and beyond. The area is characterised by single family detached and semidetached homes with off road parking and gardens. The site is close to Chorlton District centre which has all the essential amenities as well as great public transport routes including a tram stop.

The site is approximately 475 sq m / 0.0475 hectares and the existing house is 135 sq m / 1450 sq ft. The proposed gross internal floor area will be 410 sq m / 4422 sq ft across all three floors.

Planning History

There have been several applications made on the site for extensions and remodelling works as listed below.

- Erection of a two storey front and side extension; erection of a single storey rear extension and raising of roof with associated elevational alterations to form additional living accommodation.

Ref. No: 134989/FH/2022 | Validated: Mon 26 Sep 2022 | **Approved Feb 2023**

- Erection of a part single, part two storey side and extension following demolition of existing detached garage to provide additional living accommodation

Ref. No: 132847/FH/2022 | Validated: Fri 11 Feb 2022 | **Withdrawn April 2022**

- Erection of a part single/part 2 storey rear extension to form additional living accommodation

Ref. No: 129798/FH/2021 | Validated: Mon 29 Mar 2021 | **Approved June 2021**

- Erection of a single storey side extension to form additional living accommodation

Ref. No: 087782/FH/2008/S1 | Validated: Fri 03 Oct 2008 | **Approved Oct 2008**

The most recent approval this year has been implemented with work commencing on site but has now come to a halt. Although the rear extension structure is fully up the internal layout is poor and the external design mundane. Having considered his options, the applicant has concluded that it would be better to demolish the existing dwelling and start the process from scratch. This allows more flexibility in the layout and design to create a unique home for the family and area.

Design & Layout

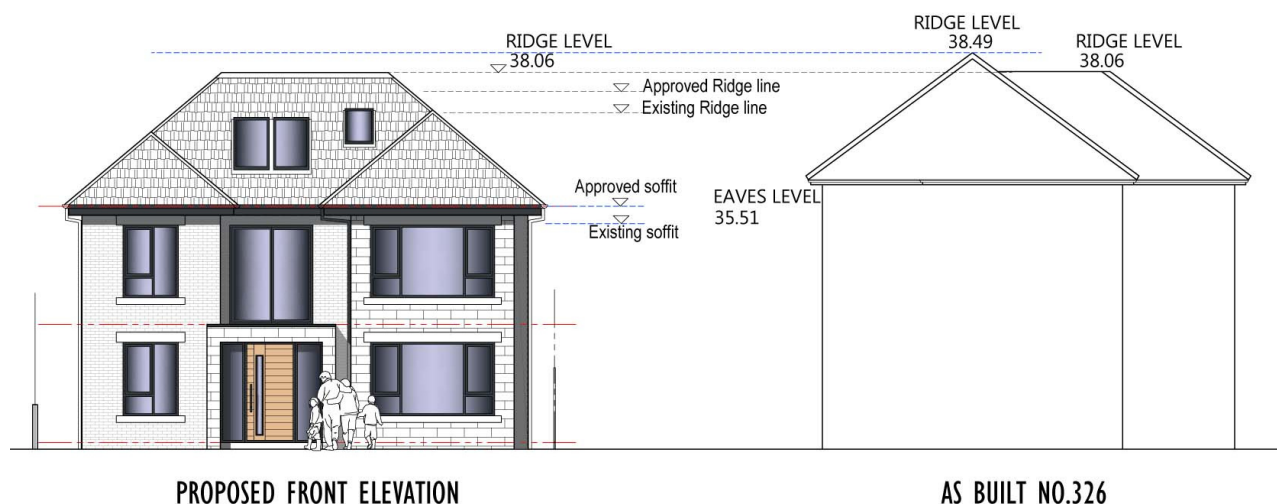
The proposals will create a larger 5 bedroom dwelling over three levels and most of it will be within the parameters of the recently approved scheme in Feb 2023. The only deviation from this is that the new dwelling has been shifted slightly to the left which we see as a positive move as the approved scheme sits tight along the partywall / boundary line with no.332 Wilbraham Road. We believe there should be clear gap between the properties as should no.332 ever decide to extend then this could create a terracing affect. The gap also allows space for maintenance and roof and gutter overhangs.

To the rear there is a reduction in extensions to gain more garden space. If the approved scheme is implemented, it will leave very little amenity space for a family house of this size.

The roof has been designed in a hipped style with a flat section that will not be visible from street level. A small height increased has been approved however we have carried out an accurate survey and found that No.326 has a higher roof built within an identical plot size and context as all the houses along this stretch follow a similar pattern.



Having this into account we are seeking a further increase in the ridge level but we will still be lower than the highest point of no.326 as shown in the comparison below.



The approved application allowed an increase of approximately 470mm and we are not seeking an increase of 900mm which would take us to a level of 38.06 to match no.326 Wilbraham Road. We do not intend to lift the eaves as much as has been previously approved and also built at no.326.

Appearance & materials

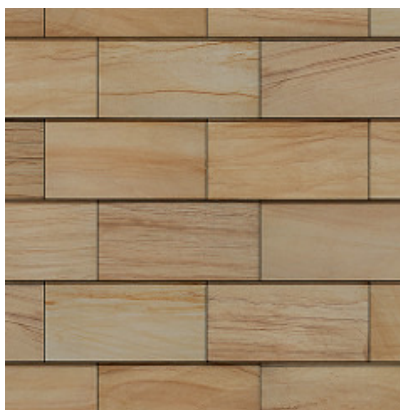
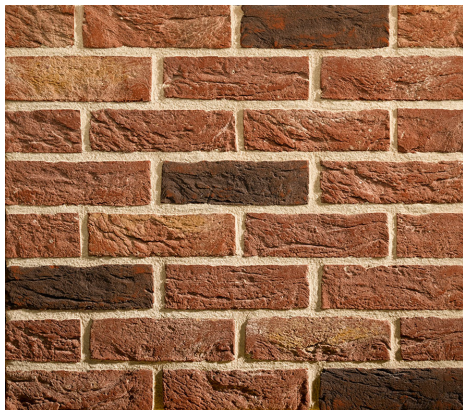
The house will be traditional in form and shape and not too dissimilar to some of the other few new builds that have been erected along this stretch of the road in recent years with no.326 Wilbraham Road having the closest resemblance to what we are proposing.

The external walls will be built in a red / brown clay facing brick with some feature stone. The roof will be black / grey concrete slates with black UPVC fascias and soffits all to be agreed with the planners.

The windows and doors will be black or dark grey polyester powder coated aluminium. The palette of materials from a red / brown brick to darker tones in the windows and roof will provide a deep contrasting finish for a high quality appearance.

Walls

Traditional brick & stone



Roof

Marley Edgemere 18mm
thin edged concrete slates
Anthracite finish



Windows & doors

Aluminium PPC black



Fascias & soffits

Black UPVC



Landscape

There will be very little change to the landscaping as the front driveway is already paved and will be renewed. Any border shrub plants to the front and rear will be retained and any area of damaged lawn will be replaced after work has been completed. There are no trees within the site.

Refuse storage

As per the existing arrangement the bins can be stored out of sight in the rear garden. There will be one general refuse bin and three recycling bins collected by the council on a fortnightly basis.

Sustainability

The house will be built to very high standards using best building standards & materials for the external fabric. This will achieve very low U Values resulting in minimal heat loss saving energy for the occupier. Where possible rainwater will be harvested in water butts and & grey water recycled for uses such as flushing toilets.

The boiler system will be a highly efficient A rated condensing type and the applicants are also considering the use of solar panels to help heat up the hot water. They are to seek further advice from a specialist prior to commencement of works.

A 3kw floor standing electric charging point will be installed on the front of the dwelling as indicated on the site plan.

Summary

The house has been designed in keeping with its surroundings. It will have little or no impact upon the neighbouring properties and the street scene.

We believe that our proposals will add to the character of the area with a design that is distinctive and visually interesting yet sits well amongst the neighbouring properties.

We believe that we have demonstrated that the proposals follow national & local planning policies and request the application be approved with appropriate conditions where necessary.