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Design & Access Statement

1851 6 Daresbury Road, Chorlton

17/01/23

1 Introduction

This Design and Access Statement has been prepared by Fasciato Architects who have been appointed by the Applicant as their Architects and Agent. This document should be read in conjunction with the following drawings submitted with the application:

Location Plan

1851.L01 – Location Plan

Existing drawings:

1851.EX01 – Existing Site Plan

1851.EX02 – Existing Plans and Elevations

Proposed drawings:

1851.PL01 – Proposed Site Plan

1851.PL02A – Proposed Plans and Elevations

The Applicant seeks planning permission for:

- a single storey and part two storey rear extension with modifications to a first floor window,
- A dormer extension
- Internal modifications
- Bin storage to the side of the house
- Installation of an EWI system with a rendered finish.

2 The Site

6 Daresbury Road is located in Chorlton-cum-Hardy on an established residential street consisting of mainly and early 20th Century terraced houses. This one of a pair of semi detached houses dates from around 1914 and is constructed of smooth red brick with timber detail to the square bay gable and a leaded, flat porch canopy.

There is currently a front garden which has been paved with planting beds, but there is no driveway or vehicular access. A small gate provides pedestrian access within a red brick low wall with a clay coping and original brick gate posts.



View from Daresbury Road. Existing house showing side access and existing gate posts and front wall

The rear garden is of a reasonable size with timber fences to the side boundaries and a brick wall to the rear boundary. The brick wall appears to have been once part of the Meadow Bank Estate. However, Meadow Bank has since been demolished but this boundary wall remains along the row of houses.



Existing rear boundary wall

The original windows to the main house have been replaced with uPVC frames although the configuration of the new window styles are unlikely to reflect the original mullions and transoms and this has a negative impact on the appearance of the existing frontage.

To the rear there is an original single storey outrigger which is intended to be retained, re-roofed and incorporated into the new extension



Existing outrigger

3 The Proposals

The proposed works comprise:

- A modest single and part two-storey extension to increase the living accommodation to the ground floor using high quality facing brick. The roof will include a large roof light to allow more natural light into the house.
- A dormer extension.
- Bin and bicycle storage to the side of the house
- A rendered EWI system to sections of the existing external walls.

4 Form, Scale and Design

The proposed extensions are minor in nature and are not out of scale with the house or plot. The proposals have been carefully considered and will improve both the external appearance and the internal layout, providing a better connection between the internal and external spaces and continuing the life of this period family home with a layout more suitable to modern family living.

As the new extension is primarily single-storey and does not affect principle elevation, the additions remain subservient to the existing house and do not dominate the existing form, allowing the shape of the original dwelling to still be appreciated. The extension also does not extend past the existing rear elevation and is in keeping with the size of the plot.

To the first floor, the modifications to the bay window are minor and work with the existing roof but allow for the bedroom to remain functional while incorporating a new loft stair into the proposals.

The dormer extension provides much needed space but has no impact on the street scene. The connection with the other extensions will be through material uses.

The use of traditional and sympathetic materials in the extensions will enhance the existing house and will tie the new additions to the original design, creating balanced and considered elevations. The zinc cladding on the dormer will be muted in tone and complementary to the existing material colours. The existing windows will be replaced with new windows, configured to be more in keeping with the period of the property.

A rendered EWI system will improve the thermal performance, enhancing the energy efficiency and also improving the appearance of house by breaking up the mass of red brick. Render is a traditional material used frequently during the time that the house was originally built and we therefore consider this a suitable material to use.

A timber storage building will be located to the side of the house to provide covered storage for bins and bicycles.

5 Accessibility Requirements

Although as an existing structure the extended house cannot fully comply with the requirements of modern DDA legislation for new houses. A new WC provision will be added to the ground floor.

6 Conclusion

The rear and dormer extensions have been carefully considered and designed to suit the period and be in keeping with the character and scale of the original existing house, taking design cues from the existing house as well as the other surrounding houses on the street.

The rendered EWI system will enhance the thermal performance, increasing the lifespan of this home and improving the appearance. As there are other rendered houses on the street, the modifications will have a limited impact on the street scene and setting.

The proposals enhance the appearance, internal layout and energy efficiency of the house and ensure that it will continue to be used as a family home, suitable for contemporary living.