

planning the brick house

23 Edge Lane, Chorlton, M21 9JH / House Extension
Analysis / Approach / **Design and Access Statement**

material studio architects

Design & Access Statement / **23 Edge Lane** / Feb 23
On behalf of Mr & Mrs Kelly for **Manchester Council**

Introduction



23 Edge Lane, Chorlton-cum-Hardy, Manchester, M21 9JH

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 4 bedroom semi detached property and basement in Chorlton cum-Hardy. Extending to the rear ground floor will provide additional open plan living creating improved living accommodation.

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



23 Edge Lane 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, although sits 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.

 Demise Line

existing property

1.0 Site Analysis
1.2 Existing Property



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Property Description: The site is currently occupied by a 4 bedroom semi detached house with a gross internal area of 323sqm. It is red brick clad with a slate roof and brick chimney above.

The house is set back from the road by approximately 14 metres, across a paved covered open front drive. The front door sits within a recess framed by a brick archway and canopy with projecting bay window to the right. On the left, a triple casement bedroom window lies above a triple casement living room window. Brick details include decorative brick under windows and painted stone headers and cills.

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 painted timber or uPVC casements.

street character

1.0 Site Analysis 1.3 Street Character



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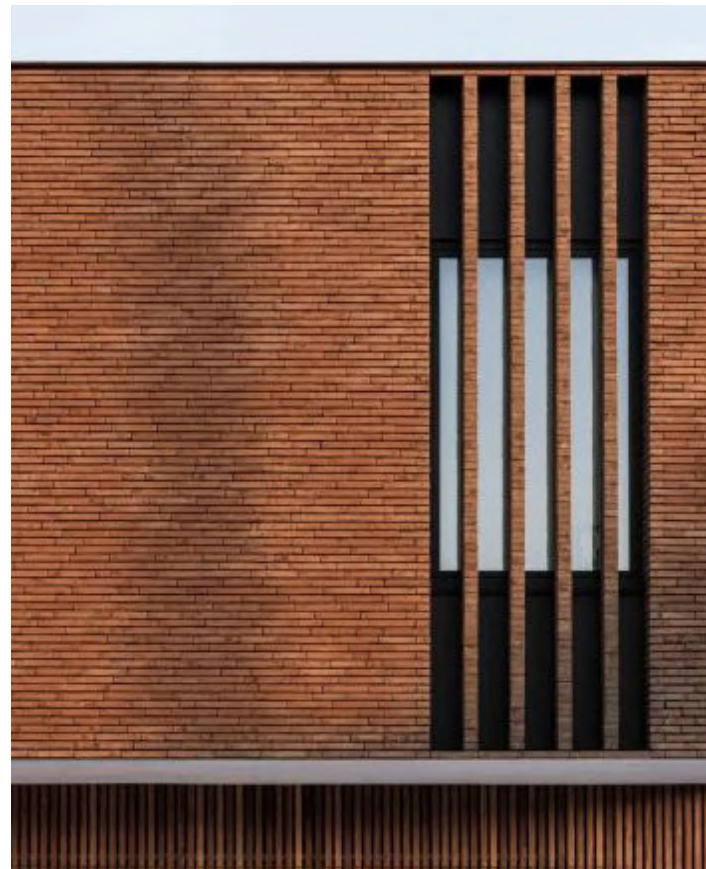


5.

Architectural Context: Whilst the wider context is more varied, Edge Lane is a large leafy street characterised by semi detached properties with red and pale coloured brickwork and pitched slate roofs and low garden walls in front. A range of minor modifications are apparent at the front, with original windows being replaced and some front doors brought forward.

Loft conversions and small rear extensions have been added to a number of properties on the street.

precedents



Brick Detailing & Picture Window Examples

2.0 Proposals

2.1 Precedents

External Appearance: Whilst the front extension will relatively remain the same. The proposal indicates a new dormer, lightwell and new glazed entrance door. The rear ground floor extension will compliment the existing house using brick to match the existing house. The mass of brick will be broken up with extruded brick detailing, spaced out equally to add relief.

The brickwork to the rear is a harmonious balance of a traditional material used in a modern way. These examples show how the proposed brick detailing is very practical and aesthetically pleasing.

The intention is not to detract from the existing house or the neighbouring properties, but to compliment and enhance their character and setting with high quality, well considered additions.

Although the scale of the proposed rear extension will be larger than the existing extension, it is intended to be subservient to the main building.

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.

PROJECT INFORMATION

Type of Application:

Householder Application

Location of proposed development:

23 Edge Lane,

Chorlton-cum-Hardy

Manchester

M21 9JH

Introduction:

The submission seeks planning for a single storey rear extension and front dormer to an 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 new accommodation befitting of the 21st Century.

2. Identity

The main additions are proposed to the rear of the property, with a modest brick single storey extension to the rear. The high quality matching brick will reinforce the identity of the neighbourhood, and compliment the character of the street.

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.

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 1.3m on the party wall side and 2.7m on the accessible side of the property.

Brick detailing in the form of extruded brickwork fins have been introduced to seamlessly tie the new extension to the existing house.

The dormer is to the front of the property, although with materials in keeping with the existing architecture and therefore meaning it will have very little impact on the street.

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 proposals have 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 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 proposed rear extension will be built as close to the party wall fence line as possible to maximise the space internally.

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

The access to the opposite side will remain, providing a clear route to the garden.

Concluding Summary

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

The property is in a conservation area, although it is not classed as being listed. As a result a heritage statement has been provided to support the application.

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 Rear Extension - CGI

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