

Design & Access Statement

31A Whitelow Road, Chorlton, M21 9FQ

Section 1 - The Site

INTRODUCTION:

This document has been produced to accompany a planning application for the proposal of a small wrap around rear extension to a previously converted school, now divided into residential units, located on Whitelow Road, Chorlton. The site forms as part of the Chorlton Green conservation area.

The build, prior to its conversion into four residential dwellings during 2012, previously formed itself as St Clement's Church School, boasting large and unique Victorian features. Echoes of the school are still present within the dwelling's appearance and structure, providing a hybrid with the additional modern elements interwoven into the design philosophy of the now-existing residential dwellings. All proposed works to the existing residential dwellings are set in accordance with conservation laws and respect to the original property and the works that came before it.

This document intends to set out the ideas and concepts behind the proposed works to the unit 31A as well as highlight any issues that are currently present on the existing site.

EXISTING SITE BACKGROUND:

The council describes the existing site as 'situated approximately three miles southwest of the city centre, the conservation area at Chorlton Green is centred on the tranquil residential area of the Green itself, the last remaining vestige of the original village.'

The Chorlton Green conservation area boundary can be found to border the rear of the existing properties fronting the Green and includes St. Clements Churchyard, of which the conservation area was one of the first designated in the City of Manchester in July 1970.

A 2-storey side extension was added to number 31A which included timber cladding and a glazed wrap into the properties roof. The property has been inhabited by our client after construction was completed.



Section 2 - Design Statement

For this application, the client had approached Just H Architects to create a proposal which includes additional space for a family home with changing needs. This includes additional kitchen space, storage, and nursery space to accomodate the new additions to the family.

USE:

The proposed use for the site is to create a small extension to the existing demise, all whilst retaining appropriate access to the build and to provide an appropriate response to the client’s requirements in service with conservation laws and appropriation to the adjacent buildings. The site will operate as existing, with extensions to the building line of the existing property and works to rejuvenate elements of the current site.

AMOUNT:

Areas Schedule:

Overall site gross	144.9sqm
Overall build gross (Existing)	155.9sqm
Overall build gross (Proposed)	181.3sqm

PROPOSED WORKS:

All works of the proposal are focused within the first unit of the build 31A. As requested by the client, the incoming requirement for additional spacing within the property due to expected family enlargement provides ample opportunity to extend and rework the premises in a faithful and befitting manner. As the original property when constructed / converted doesn’t currently allow for a great amount of storage area, we believe the practicality of extended family life would be unfeasible with the current limitations, and an extension to the site would be justified to allow for the additional facilities required, as well as improving the value and quality of the existing property. Therefore, as per the proposed works, the property is set to be extended across both its ground and first floors, with all works aware of the building line set by the adjacent existing building. Works across the ground floor propose additional kitchen and living space to allow flexible feaibility across these populated family areas, with the rear of the kitchen opening back onto the existing external area native to the site. Additional works to the first floor are set to include further capacity for storage areas due to the lack of storage currently available and a small nursery inclusive to the inclusion of a new family member. With the package of developments proposed on site, the inclusion of this larger footprint and internal reconfiguration will help provide comfortable living area for a growing family home.

LAYOUT:

The orientation and siting reflects the position of the site relative to the surrounding development and existing access points as per the existing development.

The ground floor proposal accomodates all living areas across its extents to allow for further storage and bedroom space on the

upper existing floors and allows straightforward access across the site between its entry doors and the rear external area.

The upper floor will accomodate additional bedroom and storage space to allow for a growing family and provide ample opportunity for flexible living across the extents of the 2 floors.

SCALE:

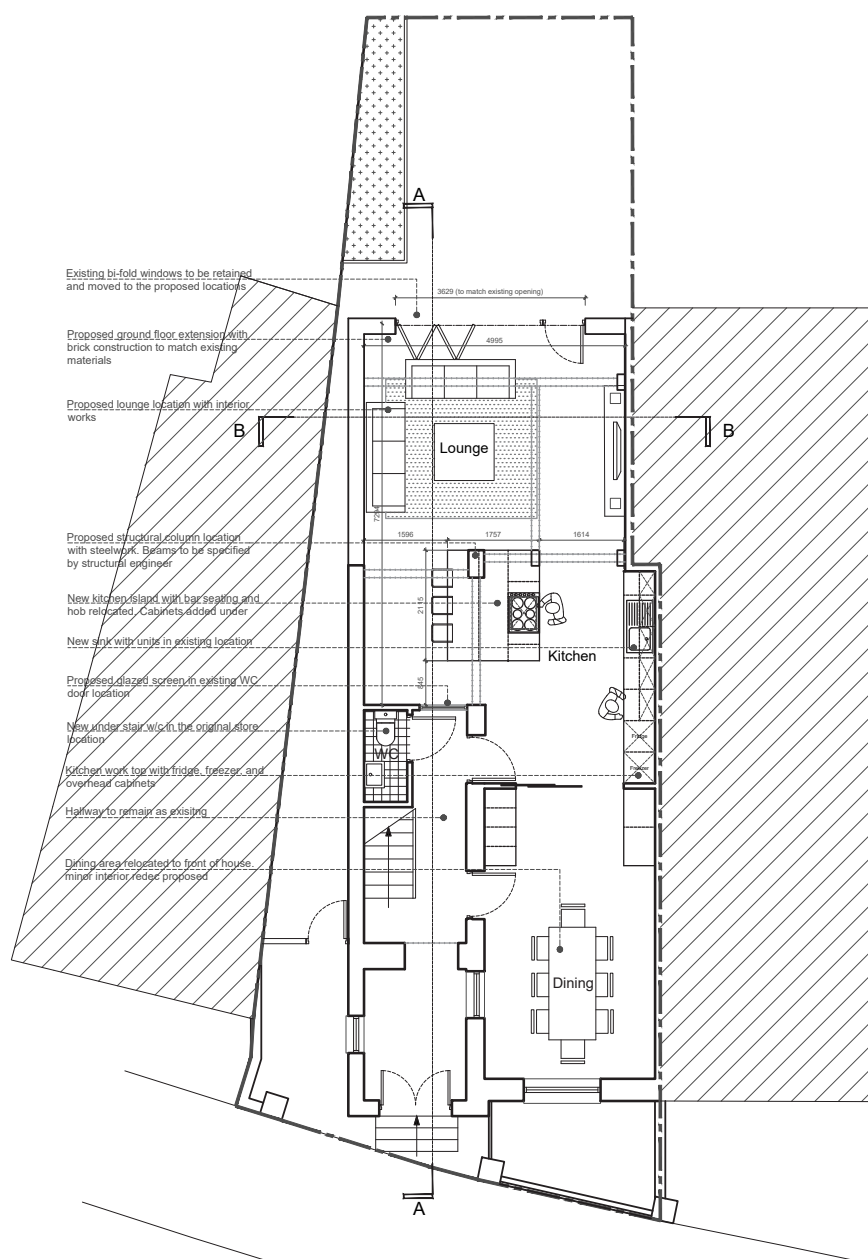
The overall scale of the proposal is designed to be appropriate to conservation laws of the site as well as respectful to the local context surrounding the property. The extension is established to refrain from edging the building line of the original house or exceed the corner of the adjoining 31 Whitelow Road.

APPEARANCE:

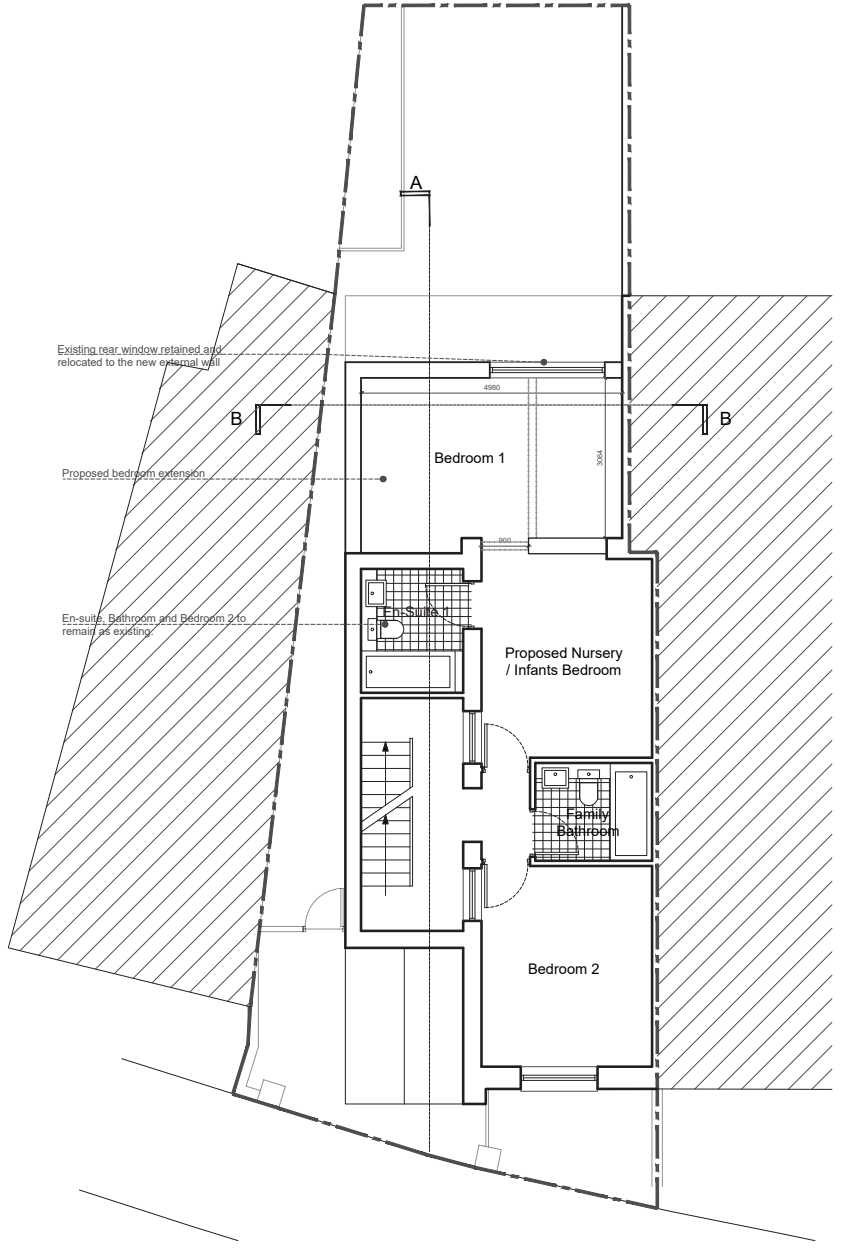
All proposed works to the site are set to match that of the existing external and internal fabric of the property, with the same design language consistent throughout. The consistent display of exposed timber roofing, iron window frames and English bond brickwork are all replicated and / or retained within the scope of works, with the internal configuration equally retaining the existing design language of sleek timber flooring and white plastered walls and ceilings. We believe the successful architecture of the 2008 proposal should be highlighted as a staple feature of the current and any future development. This approach will allow for a modern adaptation to the property, as seen in the works that precede this scheme, within a well-established, varying aesthetic of the Chorlton Green architecture. As such, our approach remains contextually driven and retains the essential elements that make the site a valued asset of the Chorlton Green conservation area.



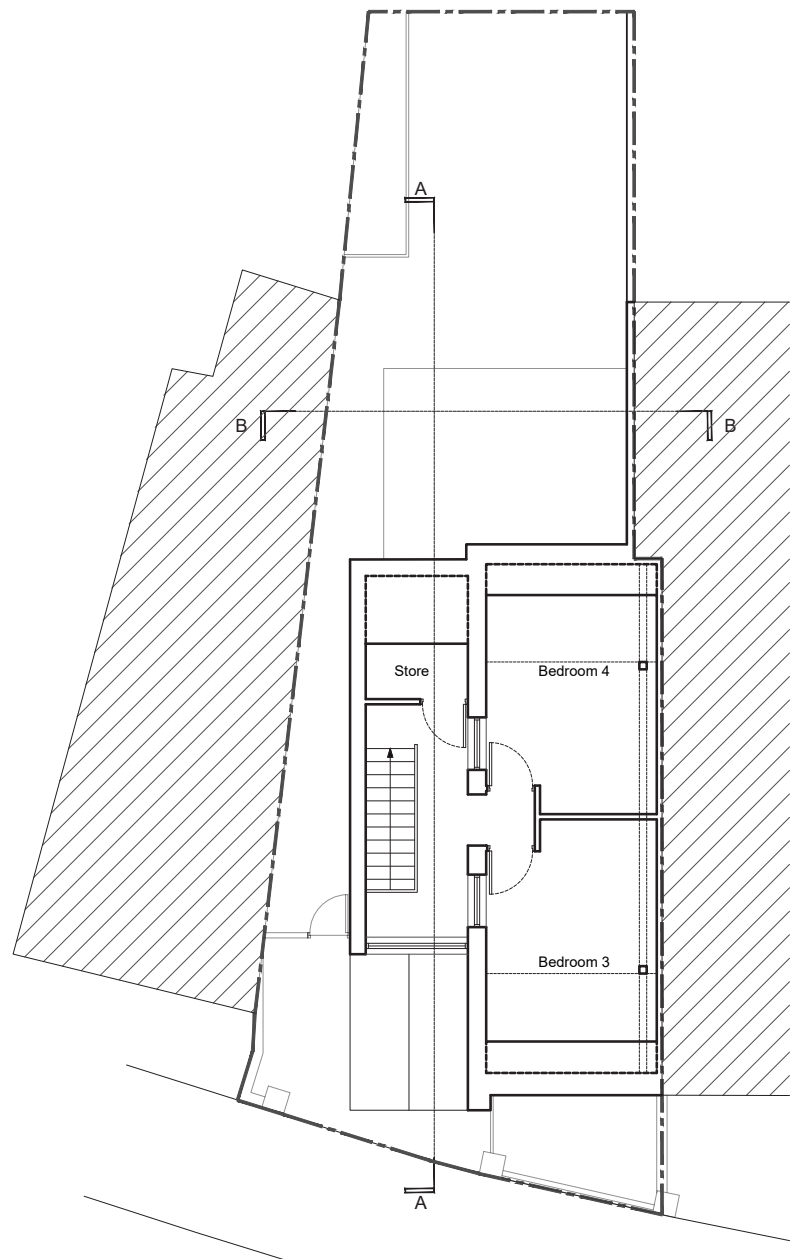
Proposed Floor Plans



GROUND FLOOR

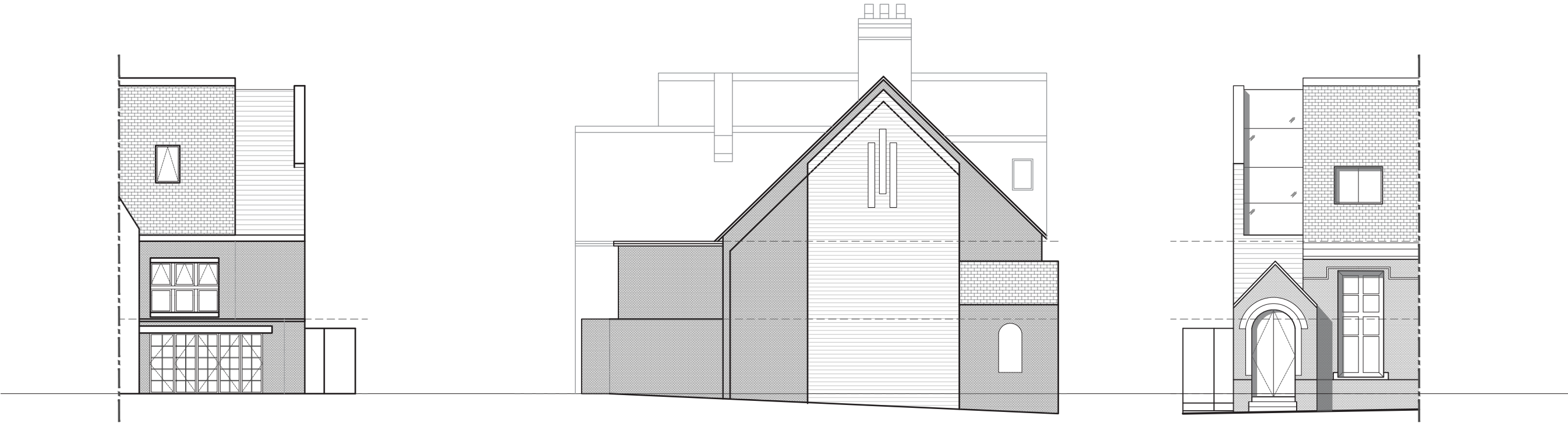


FIRST FLOOR



SECOND FLOOR

Proposed Elevations



PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED FRONT ELEVATION

Section 3 - Heritage Statement

PROPOSAL IMPACT:

We believe the impact of the proposal to be that of a positive nature, with a majority of the works inclusive to internal reconfiguration and will have little impact on the front elevation of the property, to which we believe to be the site’s most notable asset. The development will provide comfortable living area for a growing family home, as such, storage provisions currently available on site will see an increase in area as well as greater openings and area coverage for living spaces across the property extents. The core goal with the proposed scheme is to better the current site to suit growing family needs and to facilitate this, minor extensions are proposed to the rear of the property away from street view to reduce the impact of the asset to the overall conservation of the area. We affirm that these works will allow for a more efficient and suitable internal layout to the client and will benefit the site, and its immediate context, as a whole.

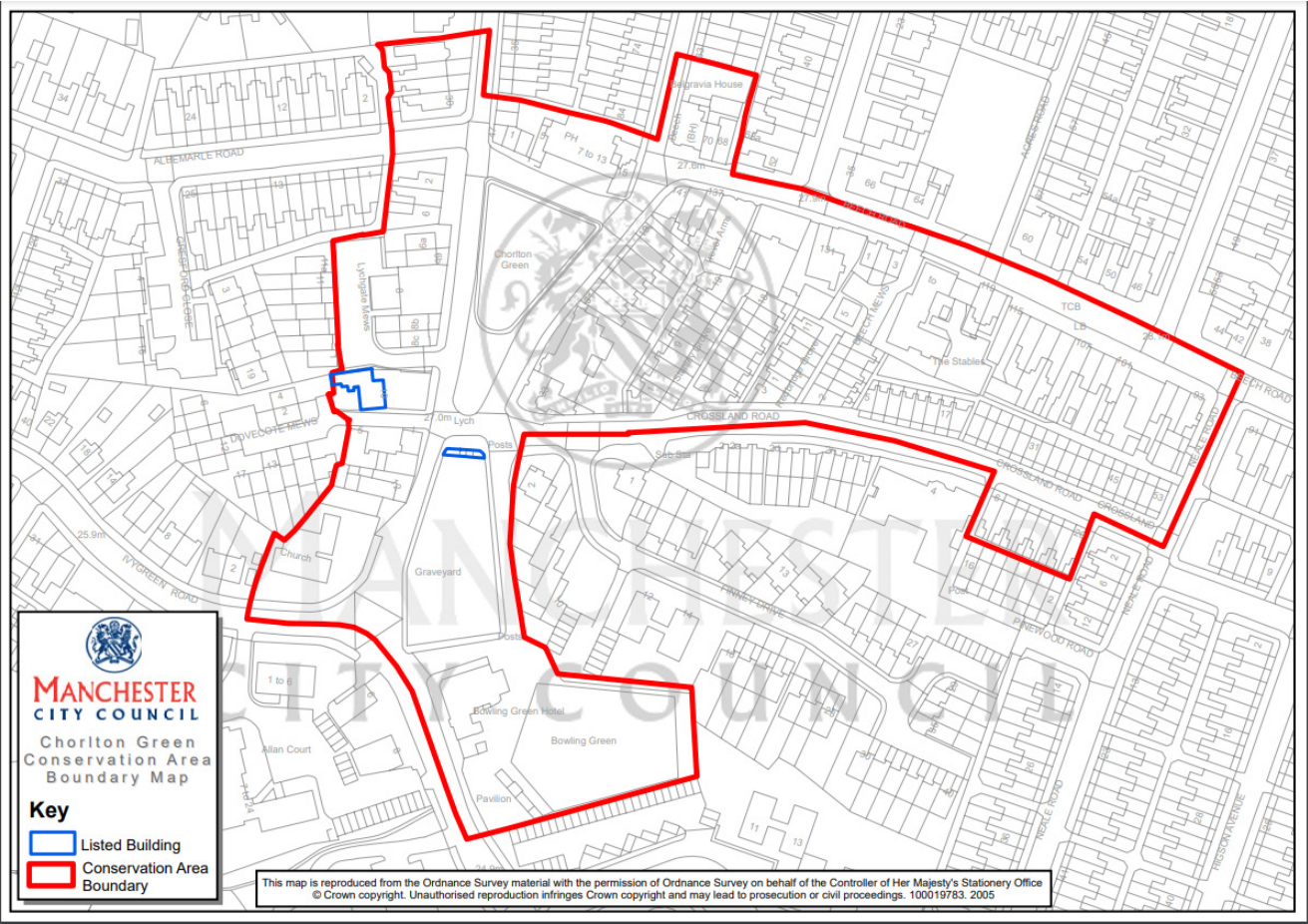
PRESERVATION:

As a valued and significant member of the Chorlton Green conservation area, it is important for any and all developments to the site in question to abide the conservation laws set by the council as well as benefit the area and the additional properties included within it. All

exterior features to the front of the property will be preserved and recieve minimal works that alter the scale and appearance of the exterior fabric, with as much of the original building to be retained as possible. It is our view that the front of the property holds the highest heritage asset of the site and thus will not be altered, keeping the site lines and visual apparel from Chorlton Green as existing. The scope of works will look to reuse and repicate as many of the site’s existing assets as possible throughout the development, with key features, such as, the ground and first floor windows being reused within the extended property.

CONSERVATION:

As noted by the Manchester City Council, despite the large variation of style and materiality throughout the Chorlton Green conservation area the most common material primarily featured is brick. As such, the council include that ‘This solid, traditional material should be used for new buildings and for extensions to existing ones, rather than cladding, concrete, glass and plastic.’ Taking this into account, the proposed extension is purposely comprised of a brick buildout with repurposed windows and framing from the existing site in order to create a harmonic design philosophy across modern and traditional elements already present on site and within the wider conservation area, all whilst in acknowledgement of Chorlton Green’s agricultural origins.



Section 4 - Access Statement

ACCESS TO SITE:

The existing access to the site will remain unaffected as the development is focused on the rear of the house primarily. The existing left side of the demise contains a small walkway which serves no importance to the overall functionality of the house. All extended elements are designed to refrain from jepordising the distinct harmonic design language of modern and traditional in conjunction with the site’s previous designation as St Clements, as such all access routes and through routes to and from the site will be retained and in service to the history and significance of the site.

Section 5 - Final Comments

In summary we believe the scope of works to be of great benefit to the site and act as a sympathetic response to its context. Due to the current economic climate, it is unfeasible for our client to seek a different housing options. Therefore, this application is important to ensure that the quality of livable space is reviewed. In addition to this, the proposed development seeks to retain and enforce the clear distinction across its site between modern and traditional, whilst also creating a harmonic language across both in the design envelope.

For further information please refer to the planning drawings attached to this scheme

