

Application for works at Lancaster House, Lancaster Road, Didsbury M20 2QU.

Introduction

The Design Team

McNulty Architects have been asked to prepare the design and resultant planning application for works at Lancaster House, Lancaster Road, Didsbury.

McNulty Architects are a multi award winning practice recognised for their design of contemporary homes and extensions within an historical context.

Background and Location

Lancaster House is situated at the junction where Lancaster Road meets Spath Road. The property sits well back from the apex of the junction.

Lancaster Road and Spath Road are splayed to the side of the site creating a diamond shaped boundary. The house is an arts and crafts style detached dwelling that is typical of the period and area. It has a steep sloped roof clad in rosemary tiles. The properties along both Lancaster Road and Spath Road are of a varying age and aesthetic but are generally detached dwellings that are situated in larger plots and are set back from the streetscene.

The property incorporates a leisure annex that is joined to the main house, and a separate garage accessed from Spath Road.

Vehicle access also exists to the front of the property from Lancaster Road and Spath Road.

The house is well screened from the roads with dense natural hedging and a number of mature trees.

Relevant Planning History

A planning approval for the leisure annex was approved in August 1975 (ref:F03059). This was subsequently built and has remained in its original form to this day.

An application to build a separate dwelling to the rear of Lancaster House was granted permission in September 2011 for a 3 story dwelling. (ref:096477/FO/2011/S2).

Lancaster Road is not part of a conservation area.

There are no known tree preservation orders on the site.

Design Proposals

The proposal is to extend and update the property so that it is fit for the requirements of the new owners and their family.

At ground floor, works are proposed to extend and renovate the existing leisure annex, and create a further single story side and rear extension that consolidates the existing ground floor plan.

A terrace is to be formed at first floor, accessed from the rear bedroom.

At second floor, The existing loft is to be converted to create additional living accommodation that will include the addition of new dormer window extensions and flush fitting roof lights.

The existing garage is to be re built and re situated to create a better access point onto Spath Road.

The form of the ground floor extensions are designed to be subservient to the main house. The contemporary nature of the design does not attempt to slavishly mimic the original arts and crafts style but is designed to respect the form and scale of the original house while introducing elements of a more contemporary approach and material treatment.

Frameless affect glazing to the front elevation visually separates the new extension from the original dwelling while large areas of glass to the rear lighten the visual massing of the proposal.

The dormer extension will match the existing rear dormers in both scale and material treatment.

Access

The existing access points to the front of the house are to be retained with the erection of new timber automated gates.

The garage access on Spath Road is to remain.

Landscape

The existing mature trees and hedging are to remain save for a small number of damaged trees and planting that are to be removed. Perimeter hedging will be supplemented to maintain a soft border to the perimeter. This is to be indigenous planting to complement the existing species.

A simple timber fence is to be erected inside the line of the hedging to form a privacy screen between the road and the property.

A small area of terracing is to be proposed to the rear of the property.

Tree Report

A tree report and an associated method statement has been completed in relation to the proposal with regard to the trees on site. This outlines how the trees are to be protected during construction and details mitigation measures to ensure the proposal does not damage the existing on site vegetation.

Planning considerations

The ground floor extension will add an additional GEA of 118sqm to the ground floor which is approximately a 37% increase from the current ground floor area. (excluding the current garage).

The second floor measures at approximately 75sqm of usable floor area although this will not add to the visual massing of the property save for the additional dormer extensions.

The layout is designed to follow the existing footprint, as far as possible, respecting the site boundary so as not to dominate the original dwelling nor impede the light or privacy of the neighbours.

The extension has been limited to a single story with the larger areas of glazing limited to the rear elevation which looks onto the garden.

The garage position has been moved slightly to sit better within the site with the ground level lowered so that access onto Spath Road is safer.

McNulty Architects