

**Design and Access Statement
Heritage Statement**

23 Meadow Bank
Chorltonville
Manchester
M21 8EF

Prepared by GTA north on behalf of the client Peter Rowe



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23 Meadow Bank, Chorltonville

Client

Peter Rowe

Project Address

23 Meadow Bank
Chorltonville
Manchester
M21 8EF

Proposal

Part single storey, part 3 storey extension to the rear of the property.

23 Meadow Bank, Chorltonville

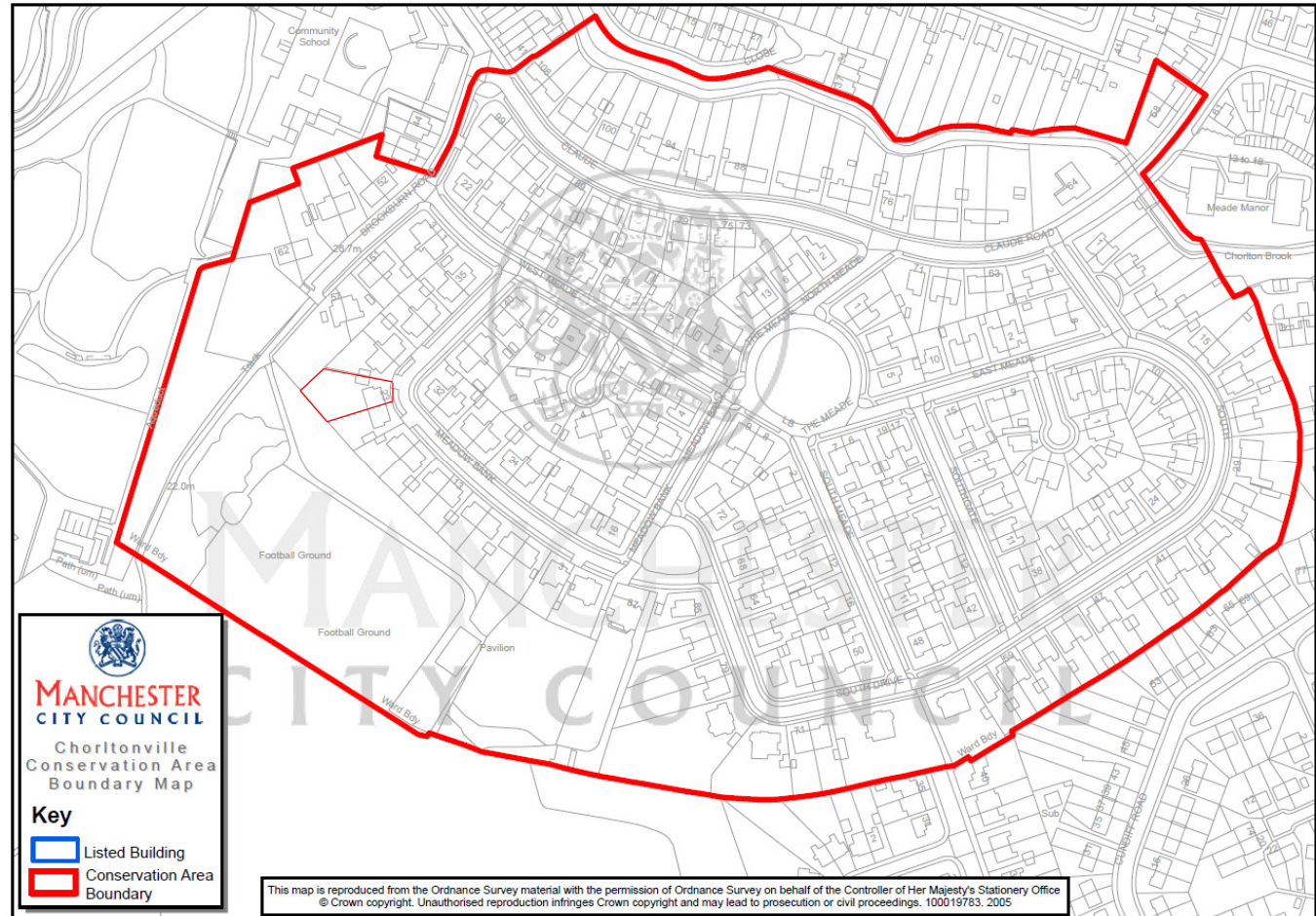
Introduction

This Design and Access Statement has been prepared by GTA north in support of a householder planning application for a part single storey, part 3 storey extension to the rear of the property 23 Meadow Bank, Chorltonville.

The statement has been produced on behalf of the current owners of the property who wish to carry out the extension and full refurbishment works to the existing dwelling. The aims of the proposal are to provide additional and reconfigured living space to suite the needs of their family and to improve the fabric of the original building to reduce fuel consumption and increase the buildings life.

Location

23 Meadow Bank is an existing three storey semi-detached house located on the edge of Chorltonville Conservation Area. The house dates back to 1911. Being on the edge of the housing development the house benefits from having no neighbouring properties to the rear.



Chorltonville Conservation Area

23 Meadow Bank, Chorltonville

Planning History

No previous planning applications for this property.

Photographs of existing - front



23 Meadow Bank, Chorltonville

Photographs of existing - rear



No.23 is largely screened by this tree

23 Meadow Bank, Chorltonville

Case Study 19 Meadow Bank – Planning Refs 110839/FH/2015/S1 & 112262/JO/2016/S1

The proposal for 23 Meadow Bank is of a similar scale and follows the same design principles as 19 Meadow Bank which was approved and constructed.

We designed 19 Meadow Bank and were agent for the planning application. What we learned through this process and detailed discussion with the Planning Officer Dave Morris is that the following principles can be found acceptable:

A rear projection of circa 3.6m

A rear extension that allows a portion of the original to be read

A modern design

The following is not desirable:

A side extension above ground level which is visible from the road



No.23

No.19



No.19 approved rear elevation

23 Meadow Bank, Chorltonville

Layout

The new rear, mainly glazed, south facing extension allows greater penetration of light into the house and provides improved views out. The additional internal floor area created facilitates a subtle remodelling of space to provide additional amenities and greater functionality.

The proposed extension and internal alterations improve the property so that it can successfully meet the needs of a modern family dwelling which includes new spaces for children to play and learn, working from home and an accessible bedroom and WC for grandparents.

A critical improvement to the property is providing level access to the garden and removing the unsafe steps it currently has.

The primary new spaces are:

Open plan kitchen and dining space with level access to the garden.

A gym.

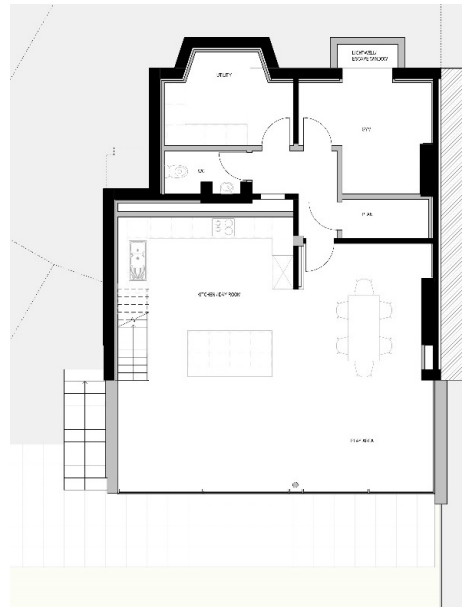
Children's play space.

Ground floor WC.

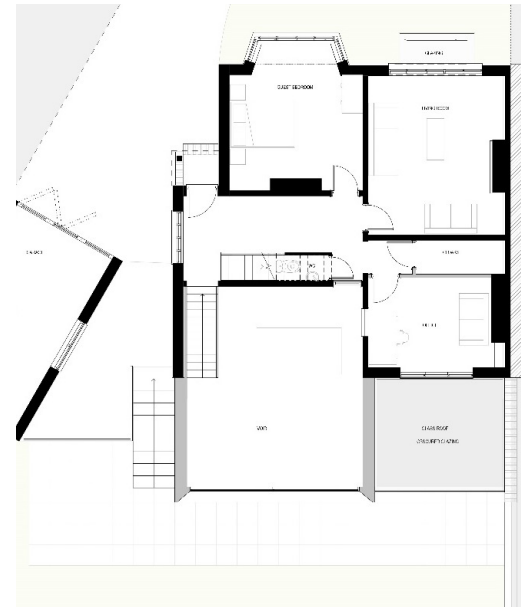
Ground floor bedroom.

Ground floor home office.

En suite bathroom to master bedroom.



Basement



Ground



First

23 Meadow Bank, Chorltonville

Design

The existing elevated rear porch and staircase is removed and replaced with the proposed extension. The existing garage is retained and improved with new windows and doors. The works improve the overall appearance and quality of the dwelling.

The proposed extension design reflects the form of the existing dwelling. The key principles of the design are as follows:

The width of the extension is informed by the existing outer wall of the house and the existing central spine wall. This preserves the existing window proportions on the rear elevation and positions the extension (above basement level) furthest away from the adjoining dwelling to preserve the neighbours amenity.

The basement level of the existing house has no notable features to retain. The proposal is to have glazing stretching the full width of the basement storey to better connect with the landscaping. The extension and the existing elevation at ground to first are balanced 50/50% and are the main focal point.

The height and roof profile is informed by the original roof. The eaves datum is followed and the roof pitch matches that of the existing roof.

To improve the amenity and make the house suitable for modern family life the basement floor level is reduced a small amount to create a comfortable ceiling height for living space. These rooms are currently storage and only offer a ceiling height of 1600-1900mm. A bright kitchen and dayroom is created at the basement level which provides level access into the garden.

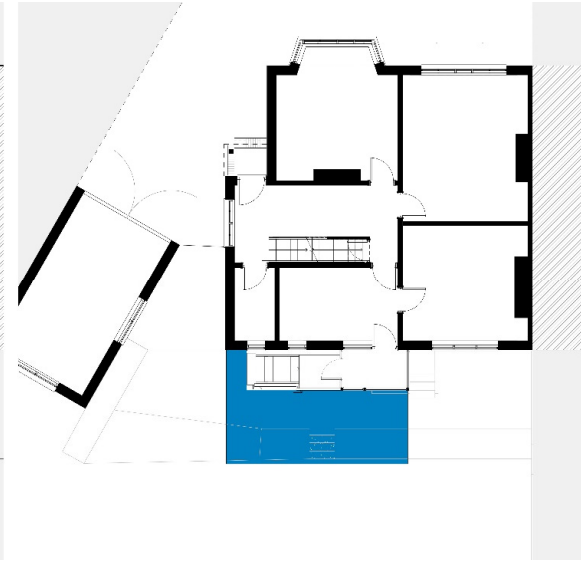
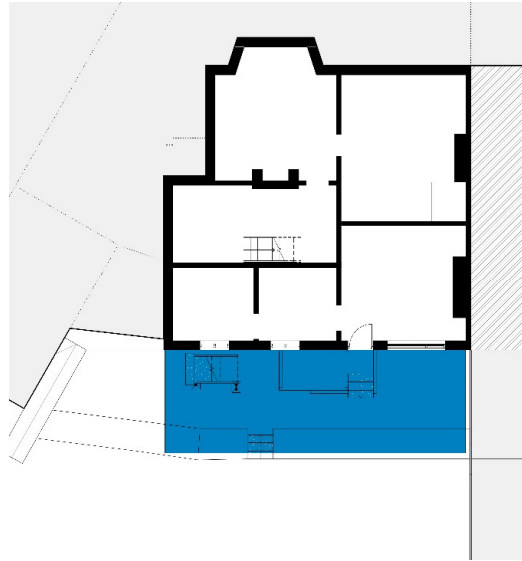


23 Meadow Bank, Chorltonville

Use

The house will remain a single residential dwelling.

Amount



Ground

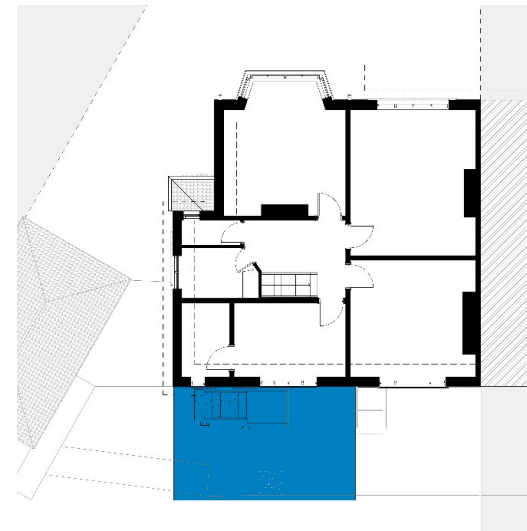
Existing footprint
116m.sq
Inc garage, porches
and external stairs

Extension (blue)
14m.sq

Basement

Existing footprint
86m.sq

Extension (blue)
31m.sq



First

Existing footprint
86m.sq

Extension (blue)
20m.sq

23 Meadow Bank, Chorltonville

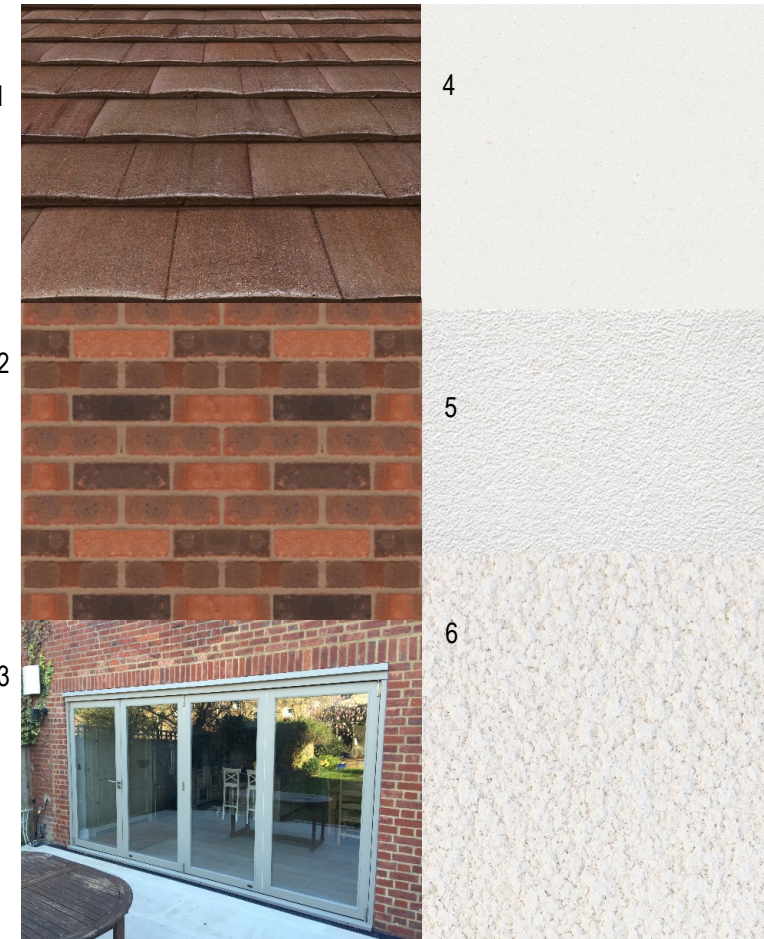
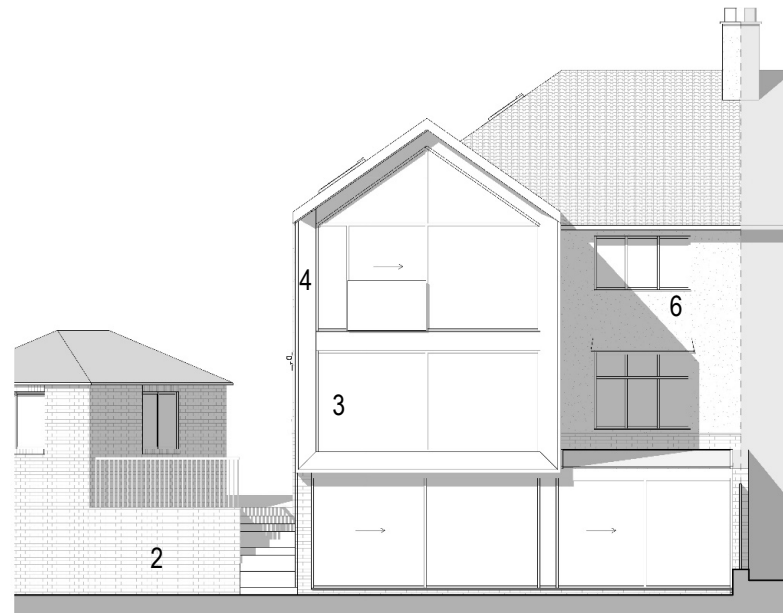
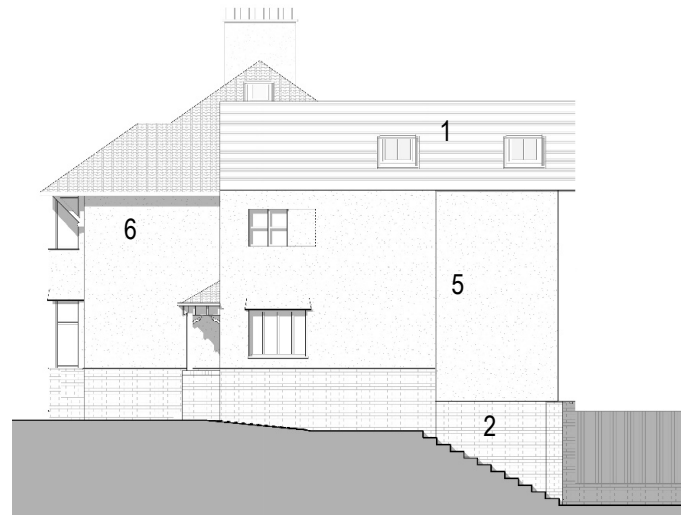
Appearance

The materials used on the proposed extension will reflect the materials used on the existing dwelling. These are, brown roof tiles and render. Existing windows will be replaced with white framed windows to match the existing, the windows in the extensions will have grey frames to be read as a new addition. The style of the proposed extension is more modern in appearance. This is a strategic approach to preserve the timeline of the original dwelling. The new addition is identifiable so that the existing dwelling can be read. This is widely accepted as a sympathetic approach when working on old buildings.

In addition to the proposed extension the existing dwelling will be refurbished to improve the environmental performance of this family home and to increase its longevity.

The proposal includes repairing and refinishing the existing render and replacing the windows in an style to match existing.

1. Brown concrete tile
2. Red brick to match existing
3. Grey framed windows (agate grey illustrated)
4. Smooth off-white render frame around extension glazing
5. Fine grain off-white render to side walls of new extension
6. Existing rough cast render repaired and refinished



23 Meadow Bank, Chorltonville

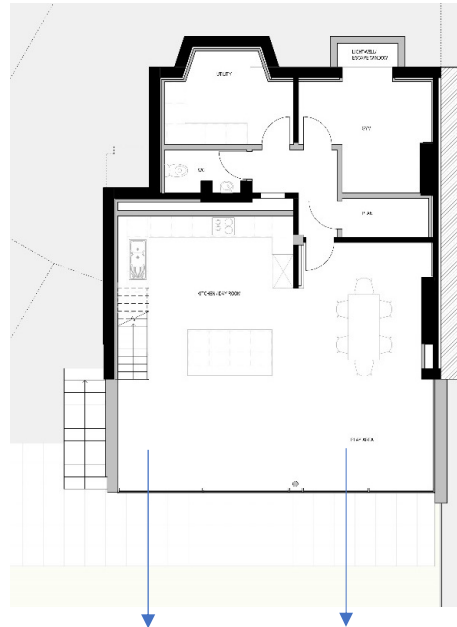
Access

Existing vehicular access to the property will remain unchanged. The existing driveway from Meadow Bank will remain as existing and at the same level with the same amount of parking space for cars.

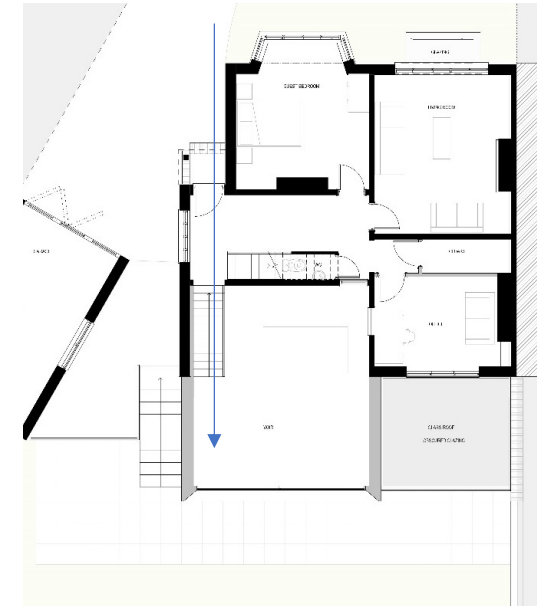
Access into the house will remain the same through the existing front door.

A ground floor WC and bedroom is added to facilitate the needs of those less able to use stairs. A ground floor study/home office is also included.

Basement accommodation is accessed via a new staircase that is designed to meet the building regulations Part M. This leads to level garden access.



Basement



Ground

23 Meadow Bank, Chorltonville

Sustainability

As part of the works the existing windows will be replaced to improve energy performance. The attic will also be insulated.

The basement works include replacement of the existing uninsulated concrete slab with a new insulated floor and the basement walls will be internally insulated.

The extension will be constructed with high levels of thermal performance as required by the current building regulations. It will replace some poorly performing building fabric and contribute to a significant overall improvement in the thermal performance of the house.

A new high efficiency central heating system will also be installed.

Landscaping

The house benefits from a landscaped garden which will be largely retained.

A new small patio will be formed outside of the basement doors and a pathway for access and maintenance.

Alongside the garage a hardstanding is proposed for bins. All newly formed areas of hard landscaping will include porous paving.



23 Meadow Bank, Chorltonville

Heritage Statement

23 Meadow Bank is not a listed building but, is situated within Chorltonville Conservation area which was designated in 1991.

Chorltonville Conservation area is largely made up of residential dwellings and generous amounts of green space. The original design was based on the 'garden-village' concept where the development was to provide beautiful, healthy, conveniently planned homes, with plenty of light and abundance of fresh air and to assist health by the provision of wide open spaces; giving ample accommodation for outdoor recreation.

The architect who designed Chorltonville was Albert Cuneo and together with builder Thomas Whitely he was commissioned by Chorltonville Ltd to build 260 homes on the 36 acre site. Cuneo designed the estate to have a rural village feel with its generously spaced housing, wide grass verges and winding tree-lined roads. The Meade is seen as the 'village green', roads radiate out from this point. Meadow Bank is on the Southern edge and is so named due to its outlook over Chorlton Meadows.

There are a large variety of house types, 15 in total, the majority of these are semi-detached with only a few being detached homes. All houses use a common material pallet of smooth red or rustic brown brick plinth, pale roughcast render upper and red clay roof tiles. All houses have pitched roofs which vary in form throughout the house types. The gable frontage and large bay windows are a dominant feature throughout the estate with roof form being used to create variety and interest.

The houses resemble 1920-30s housing but, have arts and crafts style detailing in the windows, eaves and brick detailing.

The interior of the houses benefit from large windows and high ceilings that ensure the concept of light and airy spaces. The arts and crafts style continues with timber detailing on panelling and balustrades and with the arched bay windows.



23 Meadow Bank, Chorltonville

Heritage Statement

The refurbishment and improvements to the original fabric increase the longevity of the heritage asset and by creating an improved internal layout with additional amenities the heritage asset is further sustained and enhanced by way of providing improved accommodation fit for current and future needs.

The scale and massing of the rear extension is sympathetic and subservient to the existing house. The height, width and roof profile are informed by the established proportions of the original. Materials are in keeping with the original house and the wider local context and the largely glazed gable follows the original design code of gable roofs, large windows and airy interiors which benefit from high levels of natural light. The small glass link at basement level is largely unseen. The use of glazing create a light touch, allowing the existing building to be read.

The rear extension has no impact on the street facing 'principle;' façade. A section of the rear façade is removed to in creating the extension however, the rear elevation of the house is plain in contrast to the more celebrated front façade and does not include similar notable historic details or features.

The replacement of the existing windows to the existing rear elevation is an enhancement considering both aesthetics and preservation. The porch which will be removed as part of the works is in a very poor condition and is not safe.

The new intervention presents a subtle margin between new and existing fabric, preserving the timeline of the dwelling. The new addition is identifiable so that the existing dwelling can be read. This is widely accepted as a sympathetic approach when working on existing buildings.

SUMMARY

It is felt that the proposed extension and enhancements will make a positive contribution to the character of the house, improve its longevity and contribute to the local area by sustaining modern family life.

It is felt that the proposals do not have a negative impact on the historic character of the dwelling or Chorltonville Conservation area.

The proposal follows the design principles of built extensions such as 19 Meadow Bank and is considered inkeeping.





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