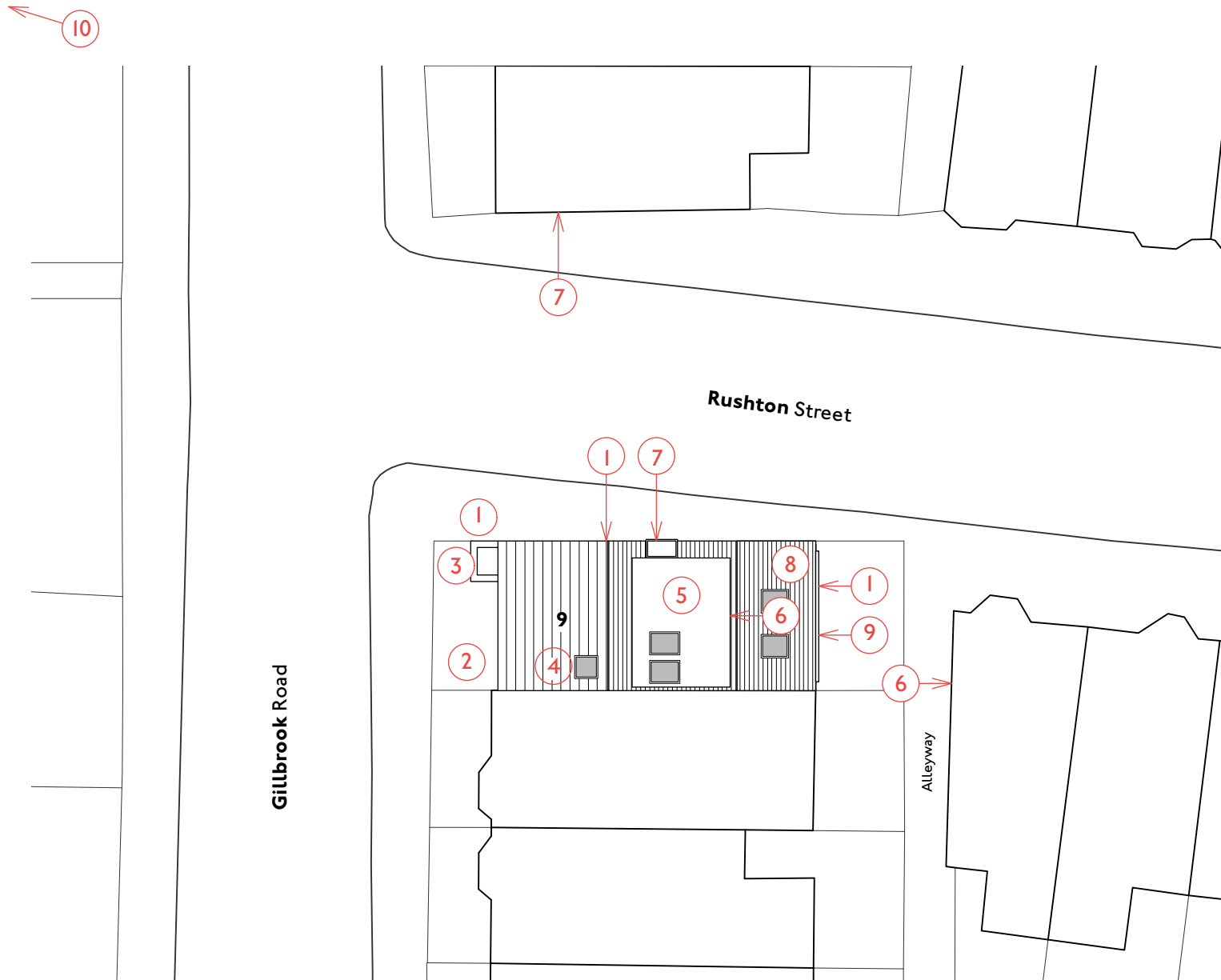
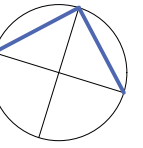
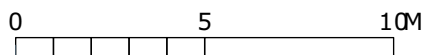




1 | 1:200 Site Plan



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Scale @ A3: 1:200

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Drawn: NS Checked: AR

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Planning Submission

Gillbrook Road

Planning & Design Statement

Client: Nicola Richardson & John Edwards

Drawing No: H2216-HEM-00-ZZ-SK-A-00016

Planning Policy & Design Statement

1. Local Character

The design has been developed in reference to the Manchester Supplementary Planning Document and Planning Guidance. The proposals reference the distinctive character of the Victorian street scene at Gillbrook Road and Rushton Road. The proposed design of the porch, window reveals and rear elevation reference the existing decorative brickwork, arched entrance doors and bay windows in a contemporary way.

"2.3- Local Character - Developments should be of high quality and recognise the individual and distinct characteristics of the neighbourhood and enhance its setting. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages."

"III. Victorian era - Infill sites and conversions should respect and enhance the simple urban character of the area, whilst at the same time introducing choice, variety and interest, although pastiche, or poorly considered new developments or extensions will be discouraged. Garden wall, window and door details which are typical of the period, should be retained."

2. Street Frontage

"2.12 Buildings frontage - Buildings should present their main face and pedestrian entrance to the adjacent main street. Windows and entrances should ensure that the street is overlooked to promote informal surveillance."

In reference to the Manchester SPD the proposals will retain the front elevation as the principal face and pedestrian entrance. This will be enhanced with a porch more in keeping with the neighbouring dwellings.

An additional window on the side elevation, along with the retained existing windows provide informal surveillance to Rushton Street.

3. Porch

The replacement porch has been designed in reference to what could be constructed under permitted development. Planning is only required for this element due to the proximity to the boundary.

3.1: The ground area of the porch is less than 3m² measured externally.

3.2: No part of the porch structure is more than 3m above ground level.

3.3: The porch is to be constructed from materials to match existing.

4. Rooflight

The rooflight on the front pitch will conform to permitted development guidance. It will not project more than 0.15m from the roof slope.

5. Dormer

The rear dormer has been designed in reference to what could be constructed under permitted development. Planning is only required for this element due to the dwelling being located on a corner plot.

5.1: The alteration to the roof does not exceed the height of the ridge line of the main roof of the existing house

5.2: No part of the dormer will extend beyond the plane of the existing roof slope on the principal elevation

5.3: The cubic content of the resulting roof space will not exceed the cubic content of the original roof space by more than 40 cubic meters. The additional roof space will be increased by only 8.5 cubic meters.

5.4: No external alteration to the chimney is proposed

5.5: There will be no balcony or raised platform

5.6: The eaves of the original roof are maintained and the edge of the enlargement is set back more than 0.2m from the eaves.

6. Dormer window

The gable wall of No. 4 Rushton Street facing the rear elevation of the development site is a blank gable. There is therefore no risk of overlooking or loss of amenity caused by the new window within the dormer.

7. New side window

The gable wall of No. 7 Gillbrook Road facing the side elevation of the development site is a blank gable. There is therefore no risk of overlooking or loss of amenity caused by the new window at first floor on the side elevation.

In reference to Manchester SPD 2.12 Buildings Frontage, this window also contributes to informal surveillance of the street.

8. Side extension

The first floor side extension replicates the materials, profile and roof form of the adjacent offshoot extensions.

The resulting gable end will be identical to the gable end facing Knight Street, on the corner of Gillbrook Road.

In this way the proposals will replicate the Victorian Character of the surrounding streets better than the current flat roof extension and parapet. The proposals are an improvement on the existing alterations.

9. Ground floor new glazing

The new finish to the rear elevation references the characterful brickwork details in the surrounding houses. This improves the current rear elevation that is a mismatch of brickwork and openings with no reference to the character of the street.

There is no increased overlooking from the new glazed doors as they look out to the applicant's yard and blank elevation. There is the benefit of additional informal surveillance to the alleyway.

10. Listed Buildings

The terraces between the application site and the nearby Listed buildings Church of England Girls school (1217872) Grade II, and Beech Cottage (1282968) Grade II mean the improvements have no impact on the setting of these heritage assets.

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