

2 Roseland Avenue, Didsbury, Manchester M20 3QY
Householder Planning Application
Design and Access Statement // October 2022





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1.0 INTRODUCTION

1.1 PURPOSE OF THE DOCUMENT

The document has been prepared by BTP Architects on behalf of Mr & Mrs Waring in support of a full householder planning application for the development of their property known as 2 Roseland Avenue, Didsbury, Manchester, M2 3QY

This document describes the design development and final design proposal, through an assessment of the existing conditions, site constraints and opportunities, for this development and should be read in conjunction with the planning application forms, drawings and other supporting documentation.

THE PROJECT

This householder planning application is for the conversion of the roof space into a bedroom, snug and bathroom facilities.

THE PROCESS

The proposed development has followed a comprehensive design process. The following sections will explain how this involvement and consultation has contributed to the design evolution of the proposal, helping refine the design narrative of the scheme.

1.2 DOCUMENT STRUCTURE

This document has been structured in accordance with the 'Design & Access Statements: How to write, read and use them', prepared by CABE which identifies the four key stages of the design process to be described in the planning submission. The statement helps demonstrate how the proposal promotes the application of high quality design to engage with its context.

The four stages are; Assessment, Involvement, Evaluation and Design.

ASSESSMENT

The physical, social and economic characteristics of the site and surroundings have been examined and assessed in context of all current planning policy relevant to the subject site.

INVOLVEMENT

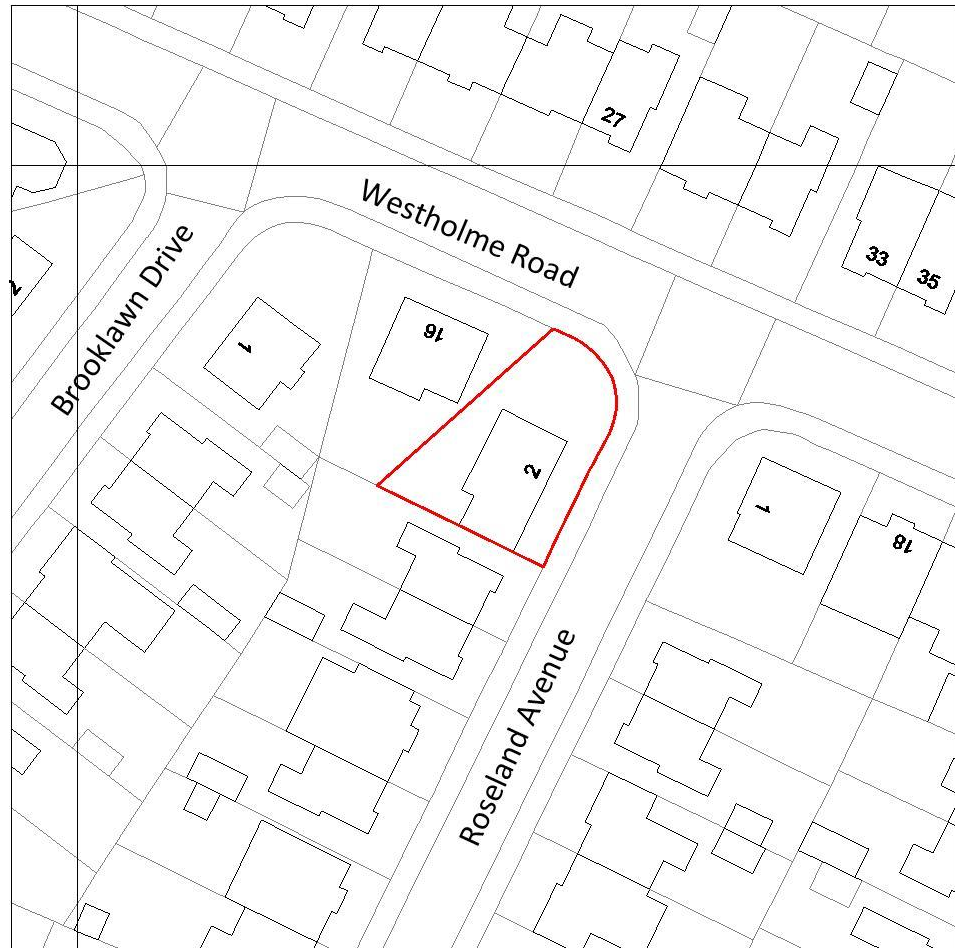
A number of parties have been involved in the development of the design proposal.

EVALUATION

Development options have been appraised against the assessment of the site and surroundings, planning context and consultation process and respond to the constraints and opportunities inherent to the site.

DESIGN

The knowledge gathered in the stages above has informed the approach and design rationale in developing the final proposal.



Location Plan which has been provided with the Planning Application submission.

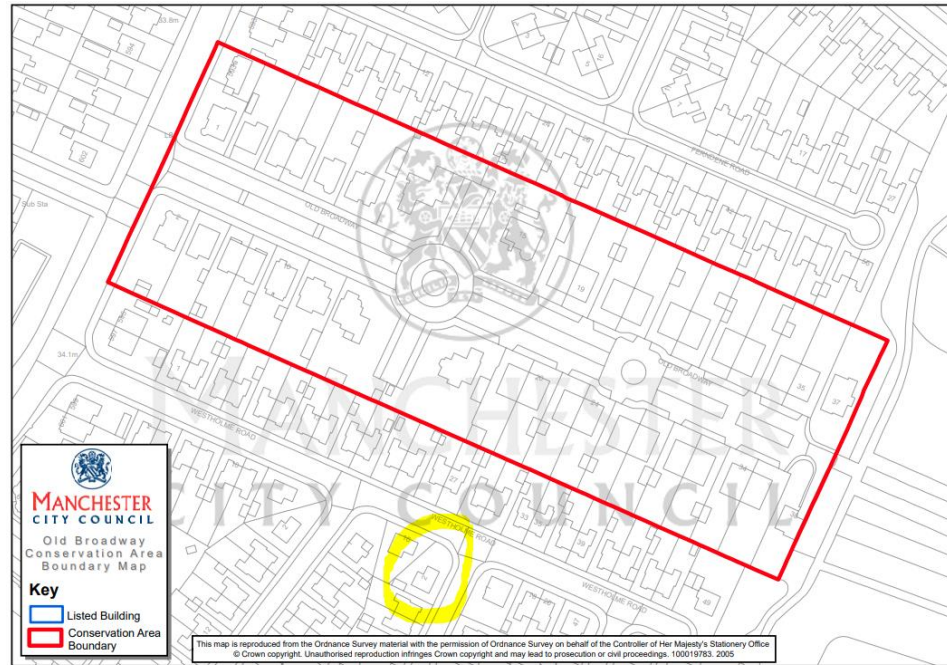
2.0 SITE ASSESSMENT

2.1 SITE

The application is an existing detached residential dwelling located on the corner Roseland Avenue and Westholme Road.

The site is situated in a predominately residential area of detached and semi-detached dwelling. Vehicular access to the site is from Roseland Avenue with the site within a mile of Kingsway linking to Greater Manchester and to the M60.

The site is close to the Old Broadway conservation area. The proposed development at 2 Roseland Avenue respects the context of the conservation area and its surroundings.



Old Broadway Conservation Area – Site located by yellow

2.2 SITE VIEWS



2.3 ASSESSMENT

In order to gain a full understanding of the context of the site, a site visit was carried out, which involved a detailed assessment of the existing buildings and its relationship to the adjacent properties.

A desk top survey including analysis of deep plans, OS map and photographs has also provided relevant information to support this householder planning application.

3.0 DESIGN STATEMENT

The following design assessment is based on CABE best-practice guidance on Design & Access Statements, under the headings: Use, Amount, Scale, layout, Appearance, and Access.

3.1 USE

The proposal is for a domestic development of an existing residential dwelling to convert the loft space into a bedroom, a snug and bathroom facilities.

3.2 AMOUNT

The existing building is two storey with four bedrooms and a garages. The proposal is to convert the loft space into a bedroom, snug and bathroom. The existing staircase will be extended upwards to provide access into the roof space.

3.3 SCALE

The proposal does not have any impact on the current footprint of the property therefore considered to be appropriate to its setting. There is also a number of similar developments taken place within close proximity to 2 Roseland Avenue providing precedent for this proposal.

3.4 LAYOUT

The existing dwelling currently has a loft space in a hip formation, the pitch is relatively low so the roof will be replaced to enable the layout to work effectively. The proposal is to convert the loft space into a bedroom, snug and bathroom facilities.

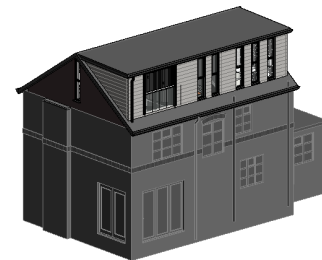
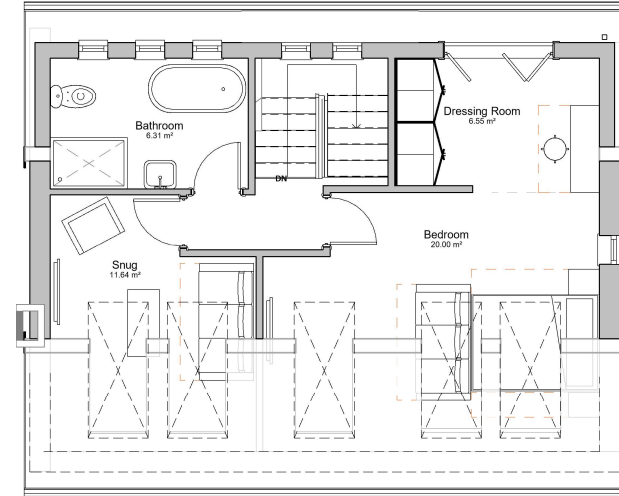
3.5 APPEARANCE

The proposal is to provide additional and well needed space for the family occupying the dwelling. The roof will be replaced to enable a suitable height to provide living accommodation within the roof space whilst also providing a dormer to the rear. The existing roof tiles will be utilised for the new roof finish whilst the dormer will be a cladding finish. Roof lights have also been provided to allow for good levels of natural daylight.

Following advice received from Linda Marciniak at Manchester City Council, the designed was amended to create a cable roof with a dormer that is in keeping with the pattern of the extended roofs within the local area.

3.6 ACCESS

There is no change to the existing access. New internal access to be formed to enter the proposed loft space.



4.0 SUMMARY

The proposed development to Inglewood will improve the family and work life balance of the users whilst having very little impact on the surrounding properties and appropriate for its context.

The applicant therefore respectfully requested that this application is granted planning consent.