

Design and Access Statement

No. 1 Dawlish Road, Chorlton-cum-Hardy, Manchester, M21 8XR

Side extension, rear dormer loft conversion and rear decked terrace

November 2022



This document has been prepared for and on behalf of Sarah and David Rigby

©darwent architecture ltd

info@darwentarchitecture.co.uk

www.darwentarchitecture.co.uk

The Island, Castleton, Hope Valley, S33 8WN

Trafalgar House, 5-7 High Lane, Chorlton-cum-hardy, Manchester, M21 9DJ

(01433) 695560

(0161) 8813031

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1.0 Introduction

Darwent Architecture have been appointed by the client Sarah and Dave Rigby to prepare designs for the extension and remodelling of their family home to create a more functional and efficient space.

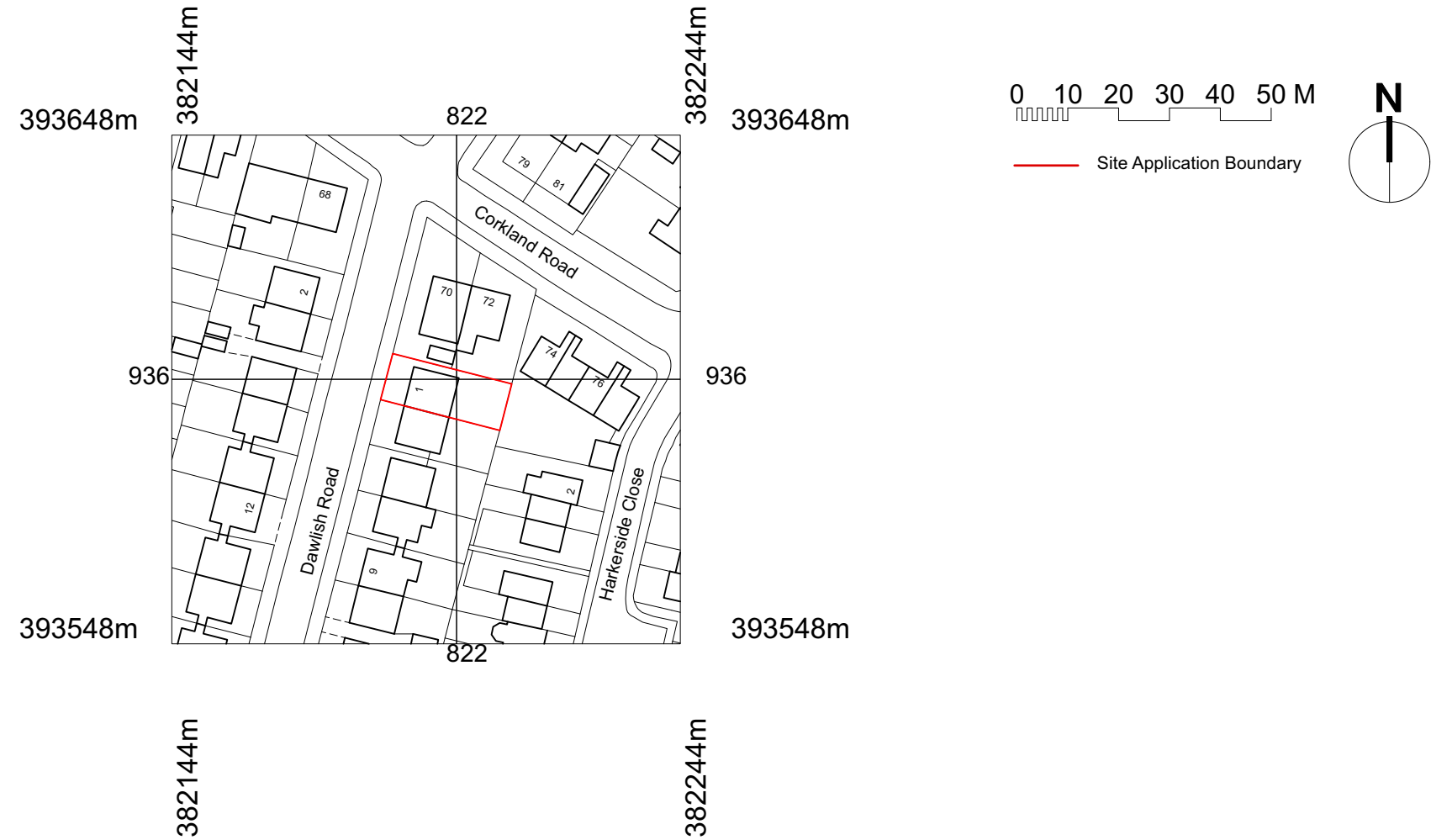
The proposals include a new side extension to the ground floor to replace their existing timber porch, a new open plan kitchen/dining space with glazed doors to the rear decked terrace and a dormer loft conversion. The application also includes the remodelling of existing internal walls and openings in order to re-configure the layouts of the first and second floors to create more functional spaces that also comply with current building regulations.

2.0 Site and Location

The property is located on Dawlish Road in Chorlton-cum-Hardy and is within the Manchester City Council district. The property does not sit within the Chorltonville conservation area although it does positively contribute to the style and architecture of the wider area and is a considered a good example of Edwardian domestic architecture.

The house itself is a semi-detached 3.5 bedroom property set back from the roadside with a small garden to the front of the property and a larger garden to the rear. The front elevation is more decorative with a white rendered first floor and terracotta relief brickwork, the rear is plain common brick with exposed soil vent pipe and steps down to a lowered external ground floor.

There is a rosemary roof to the front and interlocking concrete tile to rear roof slope.



Location Plan @ 1:1250



Front Elevation



Rear Elevation

3.0 Existing Dwelling

The existing dwelling is a medium sized semi-detached property built with red brick walls and a rosemary tile roof. The property spans 3 storeys with a basement below ground, living accommodation to the ground floor including a living room, dining room, kitchen and utility. The first floor consist of 3 medium sizes bedrooms with 1 small bedroom/office and a bathroom.

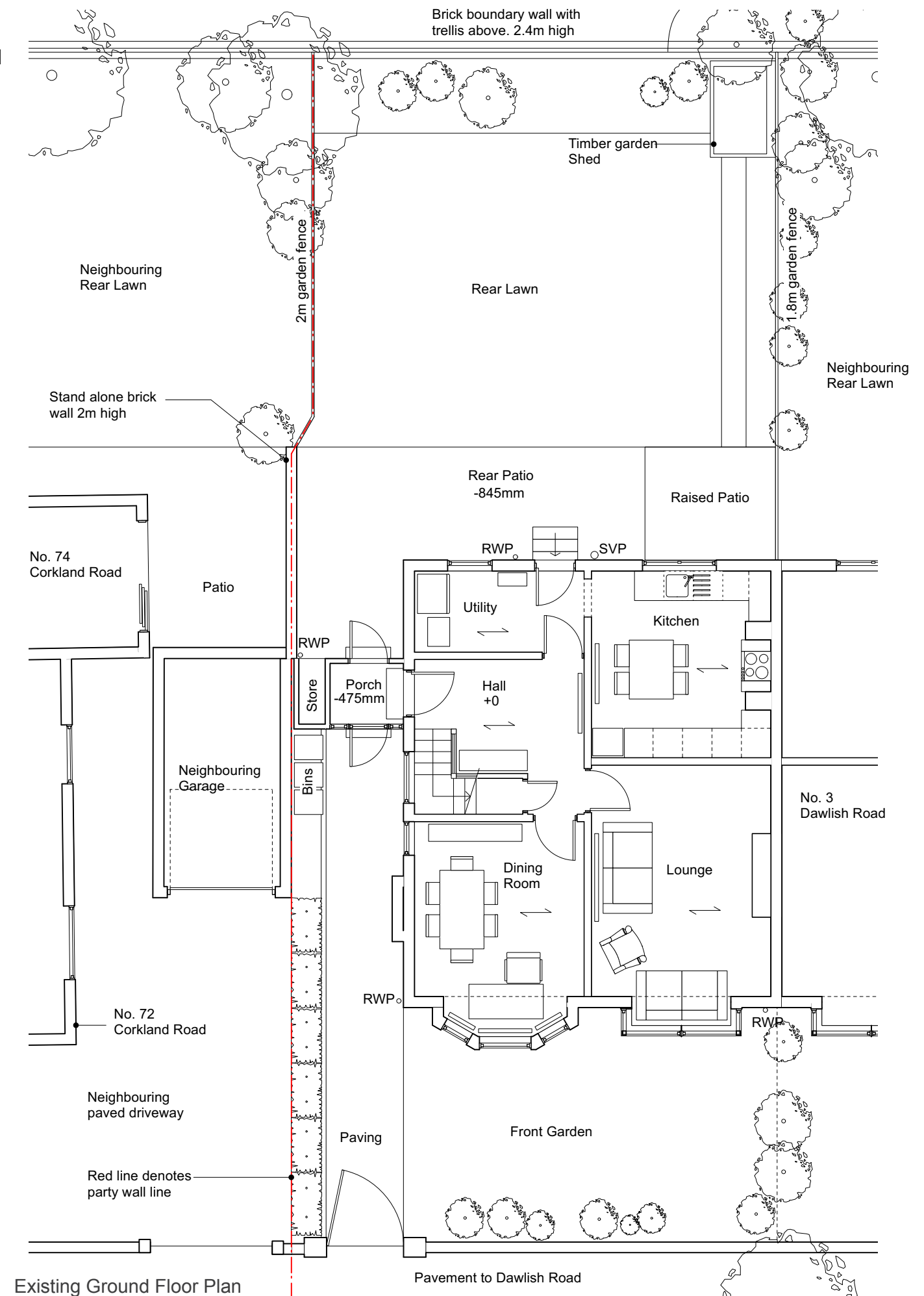
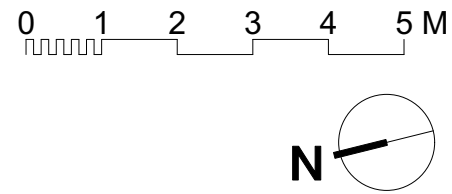
The current ground floor layout requires rationalisation to unify the spaces in particular to create a better movement through the house and improved connection to the rear garden. The rear garden is stepped down -845mm from internal finish floor level which creates a detached outdoor space.

The existing timber side entrance porch functions poorly as an intermediate space and is worn and in need of repair.

The orientation of the house allows maximum sunlight into the rear in the morning whilst the dining space receives more evening sunlight.



Site Plan - 1:500 scale, True North



Existing Ground Floor Plan

3.0 Existing Dwelling cont.

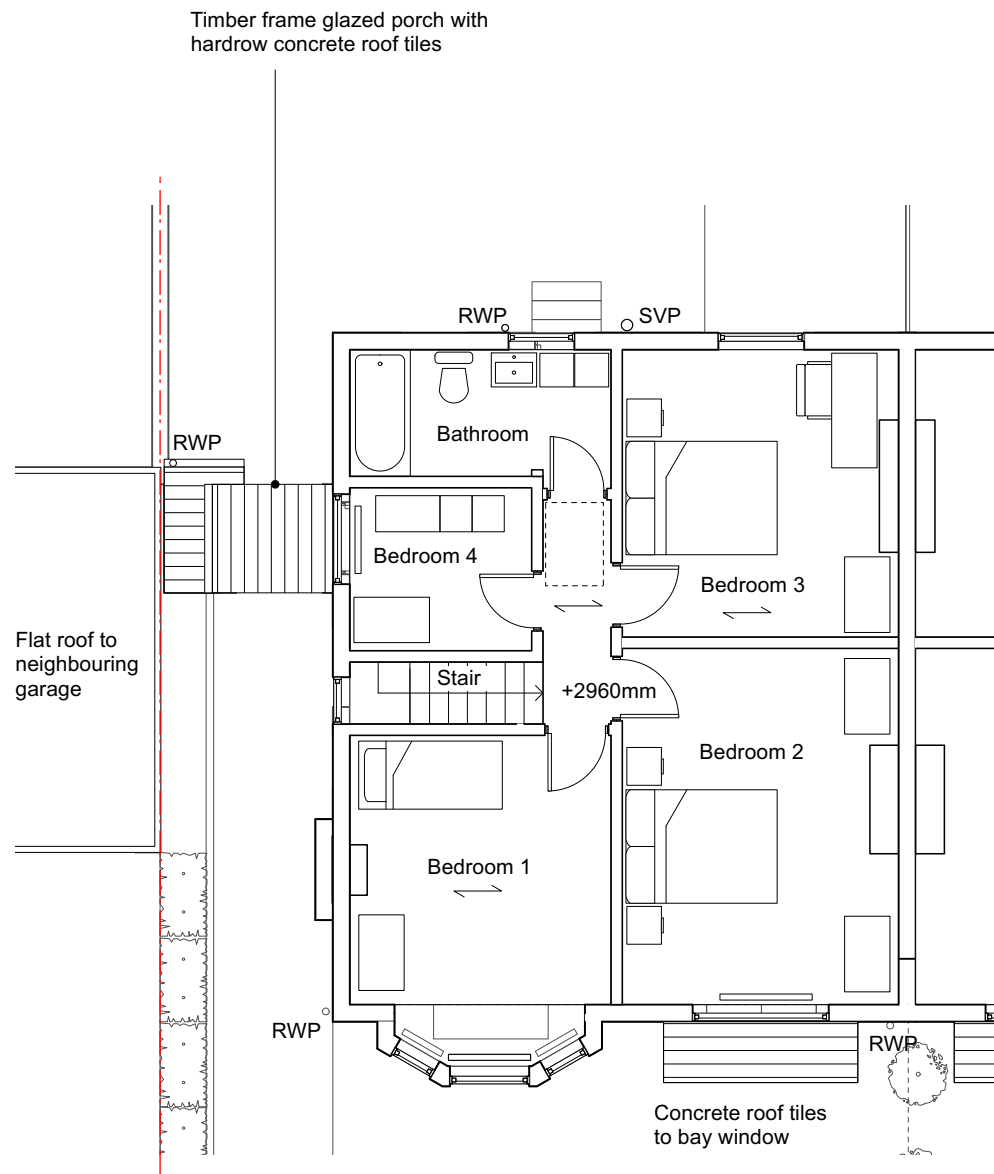
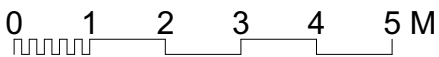
The dashed line shown below highlights the party wall line where a stand alone 2m high brick wall is shared in the rear garden. A neighbouring brick built garage sits on the Northern boundary to the property next to the existing entrance porch.

To the first floor a staircase gives access to 3 medium size bedrooms with an additional small bedroom/office next to a bathroom.

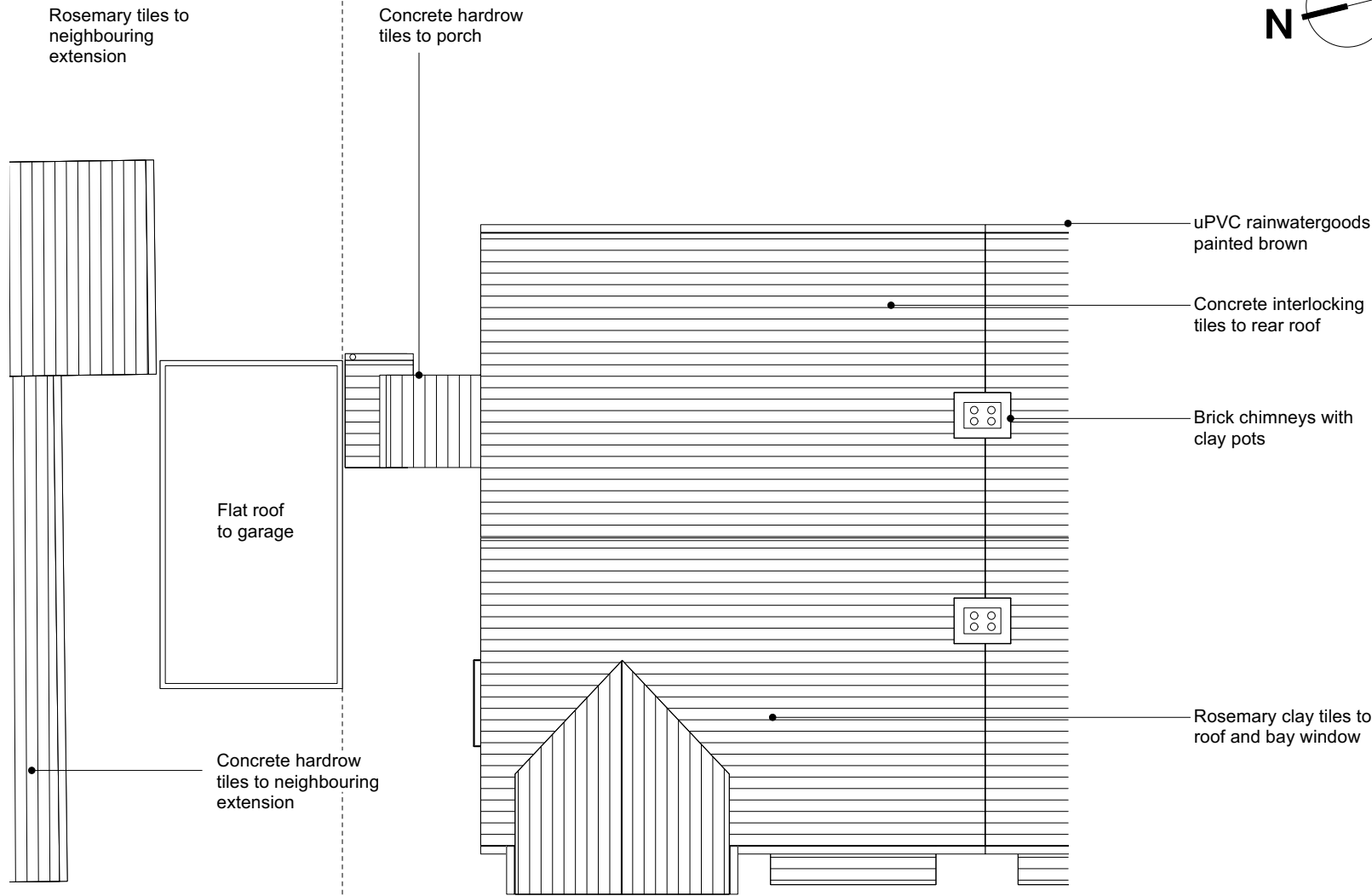
The roof is rosemary tiled with upvc black painted rainwater goods, painted brown in areas. The rear slope of the roof has recently been updated with interlocking concrete roof tiles.



Existing building photos



Existing First Floor Plan



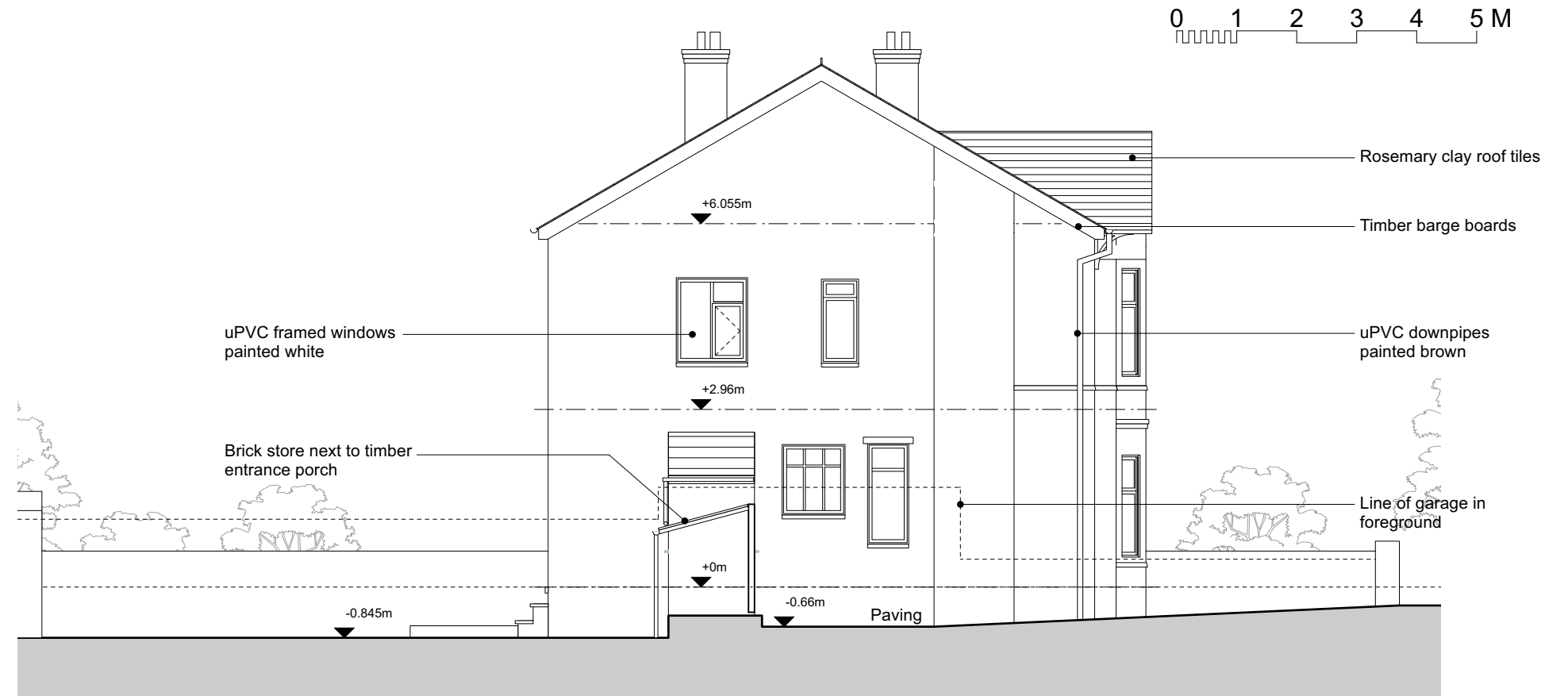
Existing Roof Plan

4.0 Client Brief

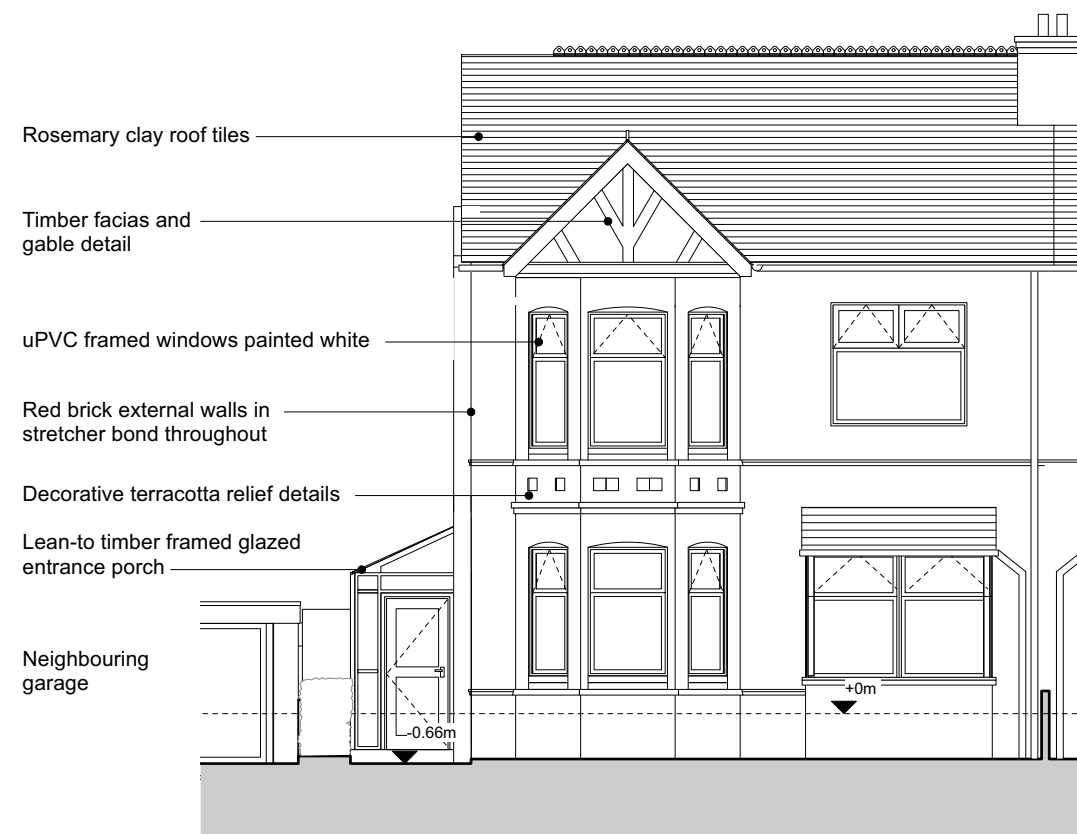
The clients are looking to extend and re-model the existing dwelling with the following aspirations:

- Convert the loft space into a dormer master bedroom with ensuite
- Extend the main side entrance to incorporate a 'boot room' vestibule space into the main hall.
- Remodel the ground floor to enhance movement through the space, improving kitchen layout and utility with potential Kitchen/Diner arrangement.
- Create rear terrace to allow easy access from house to rear garden.

The following pages describe the proposals included in the planning application that aim to achieve these aspirations.



Existing North Elevation (Side) 1:100



Existing West Elevation (Front) 1:100



Existing East Elevation (Rear) 1:100

5.0 Proposed Scheme

The proposals have been carefully considered and aim to enhance the existing dwelling to suit the current and future needs of the client. The proposed changes to ground floor and landscape include:

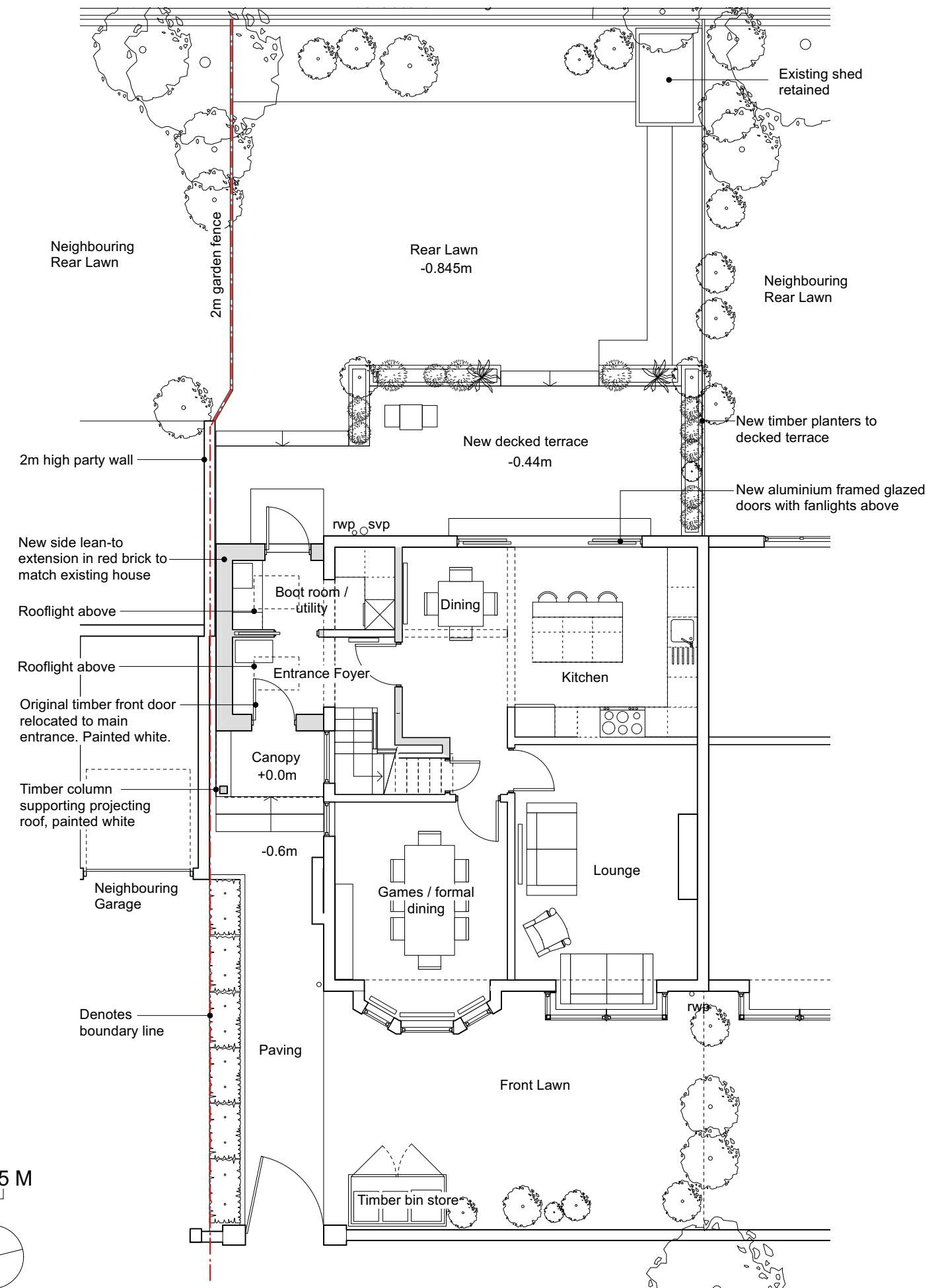
- Interior remodelling to opening up modern rear kitchen/dining space with glazed doors out to the rear garden
- New brick built lean-to side extension with steps up in lieu of existing timber glazed porch to create entrance foyer with front sheltered canopy and rear utility/boot room.
- New rear decked terrace at 440mm below finish floor level with border planters and steps down to rear garden. Planters to South boundary to be planted with taller vegetation to help screen views to neighbouring property.
- 2no. rooflights to lean-to interlocking clay tile roof

Landscape

The proposed landscape to the rear includes a new composite timber decked terrace that sits 400mm above external ground level. This allows the user to step down from the new dining room doors to the new terrace as an intermediate outdoor living space before stepping down further to the rear garden.

Tall timber planters with vegetation are proposed to the South boundary edge of the terrace to help obscure views to the neighbouring property. No updates are proposed to the front garden and paving area.

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Proposed Ground Floor Plan 1:100

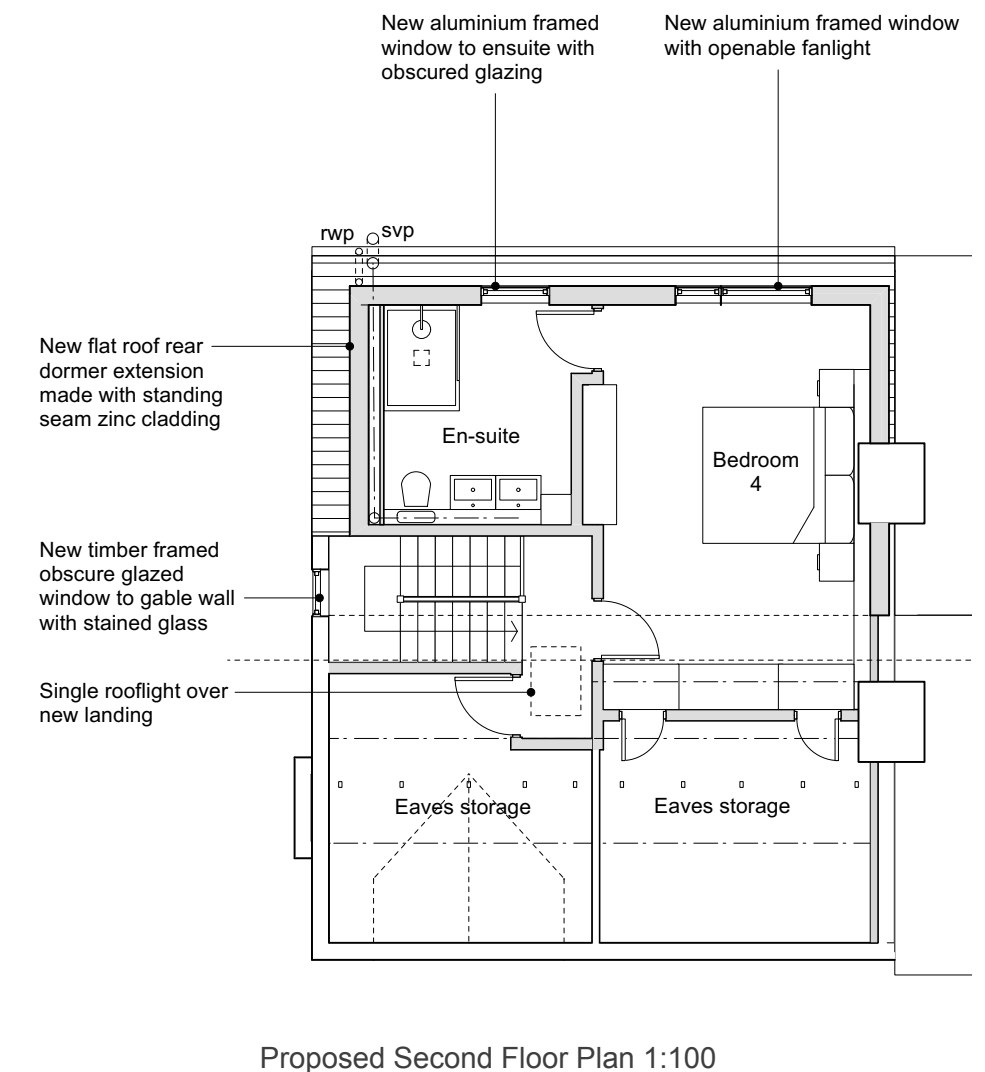
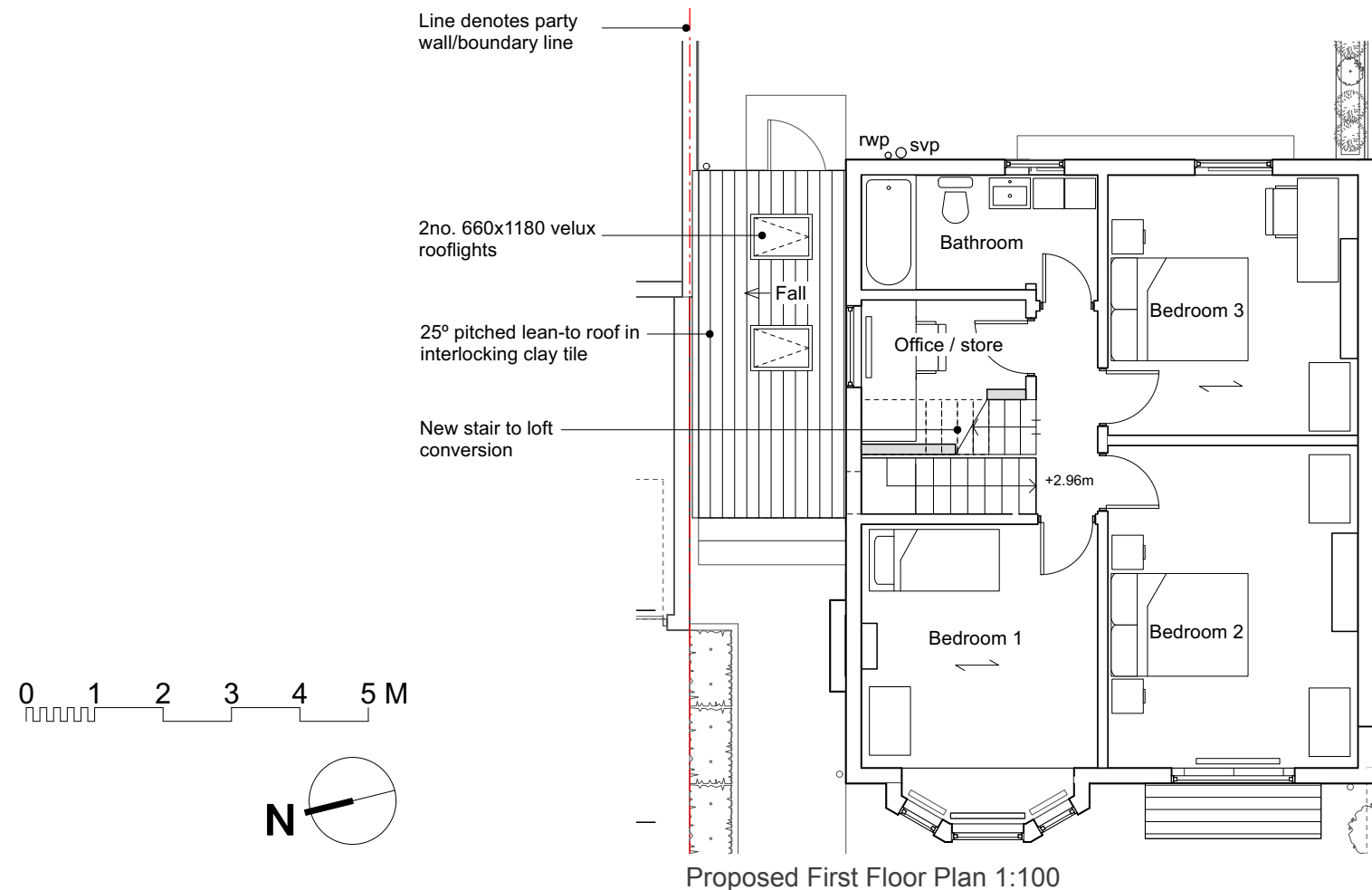
5.0 Proposed Scheme

The proposed changes to the first floor level include:

- New stair added to provide access into the converted loft.
- Small bedroom converted into office/store room.

The proposed changes to the loft space include:

- Full conversion of loft from storage into large bedroom with ensuite.
- Zinc standing seam cladding finish with single ply flat roof.
- 2no. windows facing West, obscured glazing to the ensuite and large window with openable fanlight to the bedroom, both aluminium framed painted mid-grey.
- New timber framed obscure glazed window to new loft stair with stained glass elements
- New single rooflight to the West elevation above landing to allow light into the stairwell.



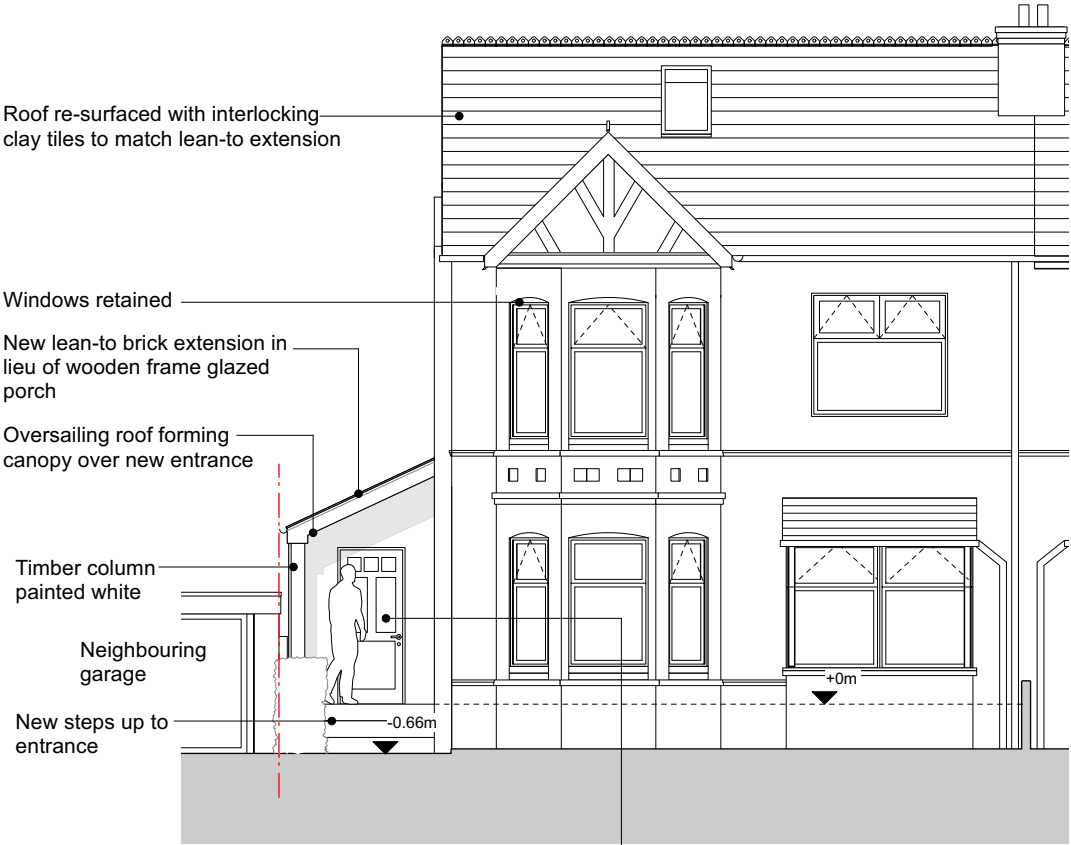
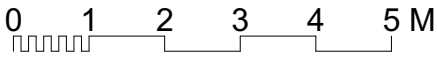
5.0 Proposed Scheme

Material and Appearance

The loft dormer extension will be clad in standing seam standard colour zinc for a high quality finish with a single ply roof. The rest of the rear roof will be resurfaced where required in interlocking clay tiles to match the front elevation.

The rear terrace will be made of a grey composite timber decking with treated timber planters.

New windows and glazed doors to the rear elevation are to be aluminium painted dark grey, with solid timber doors are to be vertical closeboard, painted to match.



Proposed West Elevation (Front) 1:100

Existing obscure glazed front entrance door relocated to new lean-to



Proposed East Elevation (Rear) 1:100

Composite timber stepped decking

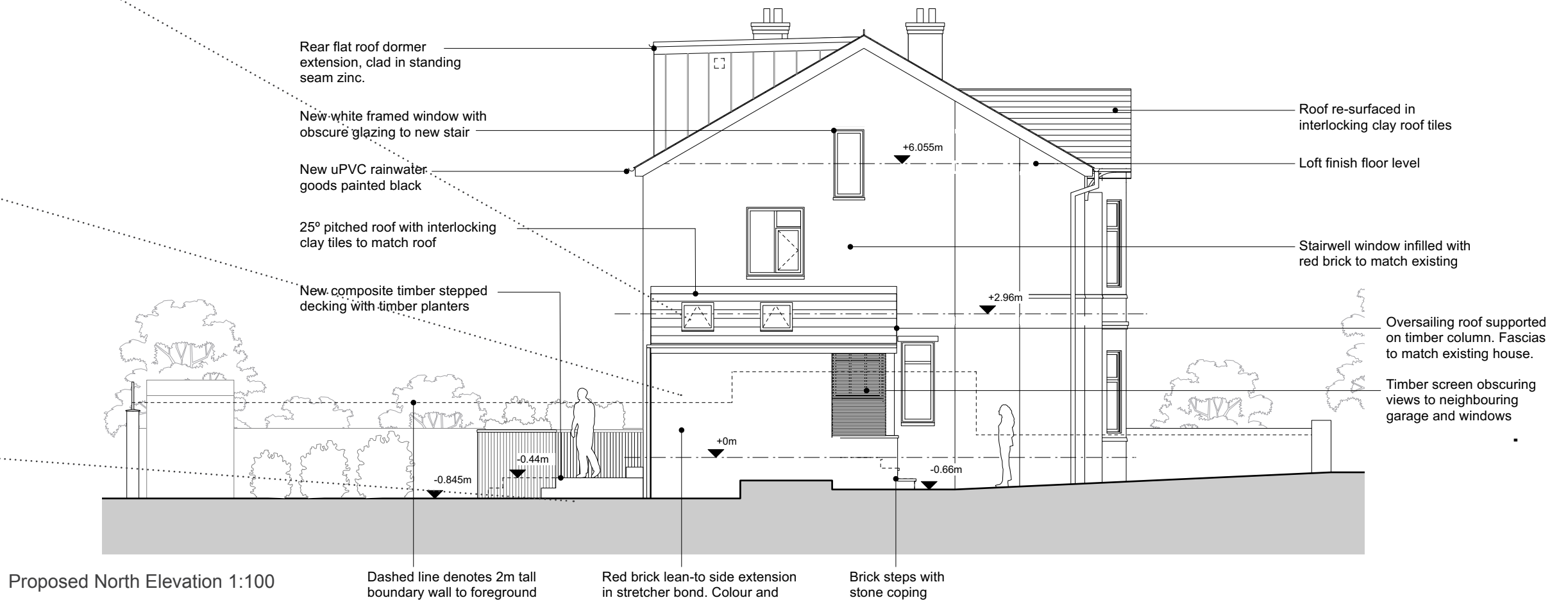
5.0 Proposed Scheme

Material and Appearance

The proposed materials for the side extension include red brick in stretcher bond and clay interlocking tile to the roof with fascias and barge boards with specifications to match the existing property.

2 rooflights with grey painted aluminium frames add light into the foyer. The front elevation (West) includes a white painted timber column to support the roof, with a timber slat screen obscuring views over to the neighbouring garage.

A new timber framed window is proposed to the North elevation which is to be obscured and glazed with stained glass to match the ground floor window directly below. The frames are to be painted white.



6.0 Impact on Neighbouring Buildings

The proposals are not deemed to have any adverse impact on neighbouring views, overlooking or issues with rights to light.

The rear elevations of all nearby properties are not overlooked and numerous dwellings have been altered and enhanced throughout the years, via loft dormer extensions or ground floor extensions.

The proposals are focused to the rear of the house with the front elevation remaining largely unchanged in the new scheme, with a single roof light hinting at the loft conversion.

The Northern boundary has a 2m tall brick wall sharing the boundary line which separates the rear garden of the property from the neighbouring rear patio of No. 72 Corkland Road.

The proposed brick lean-to side extension replaces the existing timber frame porch which sits immediately behind the neighbouring brick garage and is not overbearing or overlooking onto the neighbours property with no windows included. A new timber screen to the porch also obscures any neighbouring windows from view on entry into the house.

The proposals have been designed to make a positive contribution to the built environment with the design developed in order to be sympathetic to the context and local surroundings. The design has also been developed to be respectful and complementary to the architectural character of the existing house.

The proposed alterations to the rear are considered to be aesthetically in keeping with the established residential context and uses high quality materials - aluminium windows/doors and zinc standing seam cladding to give a high quality finish. The form, shape and proportion of the new extension also imitates the existing lean-to timber porch.

In terms of visual impact to the neighbouring properties there are no right to light issues or party wall issues relating to the design. We have also considered the overlooking of the rear elevation from the neighbouring

property to the South; No. 3. The new rear deck is lowered to -0.44m, new timber planters deepen the boundary wall and taller planting to the Southern side create a more generous screen from the lowered neighbour's garden. The attached house has the rear door on the near side suggesting a seating area is located on the far side of the neighbours rear garden implying further distance from potential view.



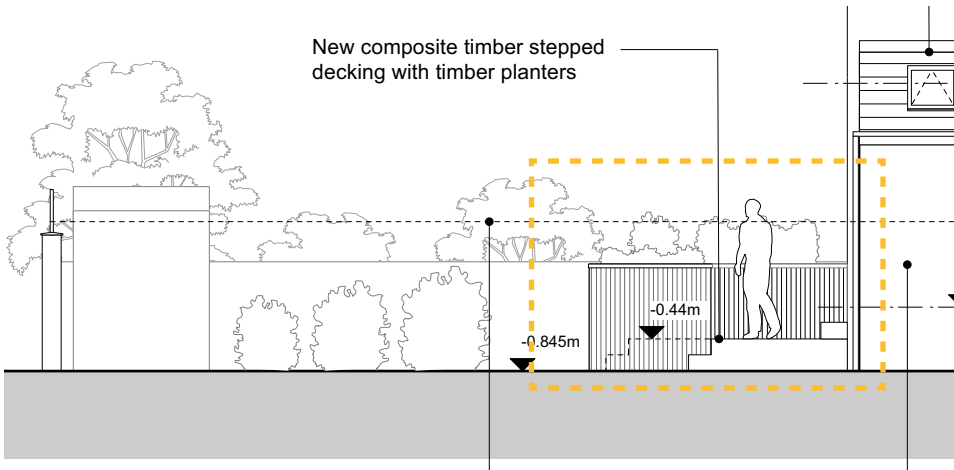
Proposed Site Plan - 1:500



Existing rear garden with neighbouring boundary

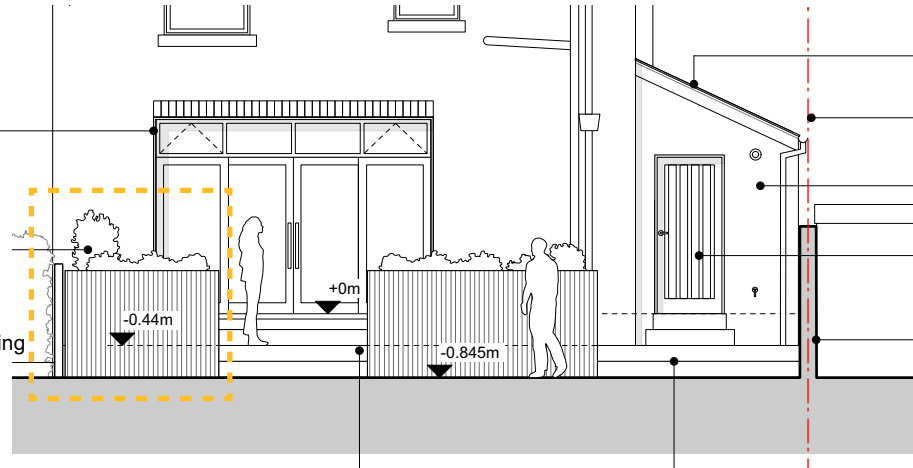


Existing Northern neighbouring wall and close up view from rear

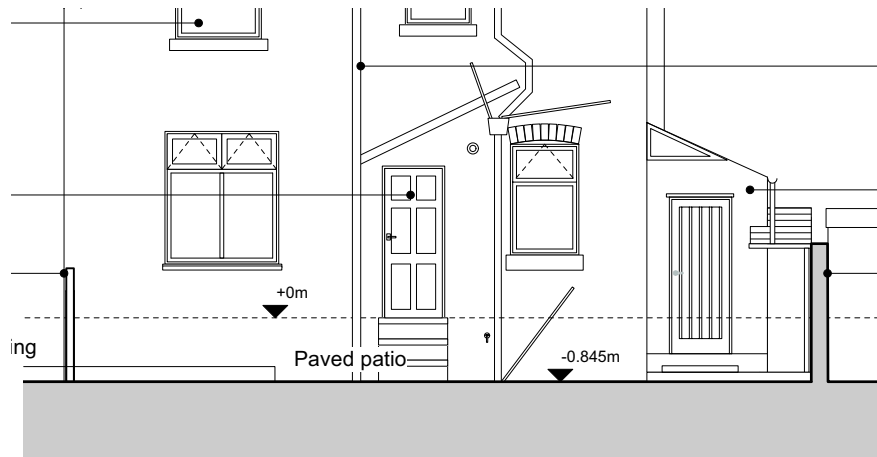


Proposed Rear Garden

Dashed line denotes 2m tall boundary wall to foreground



Proposed Rear Elevation



Existing Rear Elevation

7.0 Access and Parking

Access and parking will remain unchanged within the scheme. Parking in the area is currently on-street. Access into the dwelling is through the main entrance with access route to rear garden via rear boot room.

The new porch side extension provides equal provision for rear garden access as existing.

8.0 Environmental Impact & Ecology

In keeping with government directions on energy efficient homes, it is intended to construct the extension to better than current building regulation thermal performance.

The proposed scheme includes high standards of insulation of all new external walls to reduce the amount of heat loss in the property and inevitably reduce the amount of energy required.

Solar shading has also been considered with all new glazing naturally facing away from direct southern sunlight.

There will be a construction management plan in place to minimise constriction wastage.

9.0 Drainage

Drainage currently wraps around the property before connecting to the public sewers. The existing above ground services will be modified to include new rainwater goods to the rear elevation. Foul drainage will be altered with a new drainage pipe to the rear elevation connecting to the existing sewer to provide drainage for the loft bathroom/ensuite.

10.0 Flood Impact

As the site is within Flood Zone 1, a flood risk assessment is not required.

11.0 Refuse Collection

Refuse collection will remain unchanged within the scheme with the Bins currently kept to the side elevation of the property.

12.0 Further Information

For further Information please refer to planning drawings:

- 377_PL001- Location Plan
- 377_PL002- Site Block Plan
- 377_PL003- Existing Ground & First Floor Plans
- 377_PL004- Existing Loft & Roof Plans
- 377_PL005- Existing Elevations
- 377_PL006- Proposed Ground and First Floor Plans
- 377_PL007- Proposed Loft and Roof Plans
- 377_PL008- Proposed Elevations

13.0 Conclusion

In Summary, it is considered that the principle of the proposals at No.1 Dawlish Road should be considered acceptable.

The proposals create a contemporary open plan kitchen and dining space to the ground floor which has enhanced natural light and better links to the rear garden. With the side extension, the proposed massing is not dramatically increased from the existing and creates an improved designated rear access and utilities space. The proposed materiality of the side extension is in keeping with the existing dwelling and sits seamlessly within the context.

The loft dormer is similar in scale and proportion to many nearby properties with the cladding contributing to the overall improved appearance of the rear of the dwelling.

The proposals are considered compliant with all national and local policies and have been considered to impact as little as possible on the neighbouring properties in terms of overlooking and overbearing.