

Design and Access Statement

53 Egerton Road North, Chorlton, Manchester, M21 0SN

New veranda, dormer extension, solar panels, air source, windows and external works at 53 Egerton Road North

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This document has been prepared for and on behalf of James and Sarah Darwent.

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1.0 Introduction

The applicants James and Sarah Darwent are the owners of 53 Egerton Road North and are seeking to remodel their property to enhance the functionality and overall appearance of the property.

Darwent Architecture Ltd has been appointed to prepare this supporting statement along with the accompanying planning drawings.

2.0 Site and Location

The site is a corner plot located at the intersection of Egerton Road North and Brantingham Road in Chorlton. The plot is situated to the east of Manchester Road and is a short walk away from the local commercial street.

There is pedestrian access to the front and north side of the property, with a detached double garage and off-street parking available within the site accessed from Brantingham Road. The double garage is shared with the neighbouring property, 51 Egerton Road North.

The front elevation is set back from the pavement with a low-level brick wall de-marking the boundary. The site is screened from public view by a mature garden and mixture of hedges and bushes.

The property is not listed or within a conservation area.



View of site from Egerton Road North

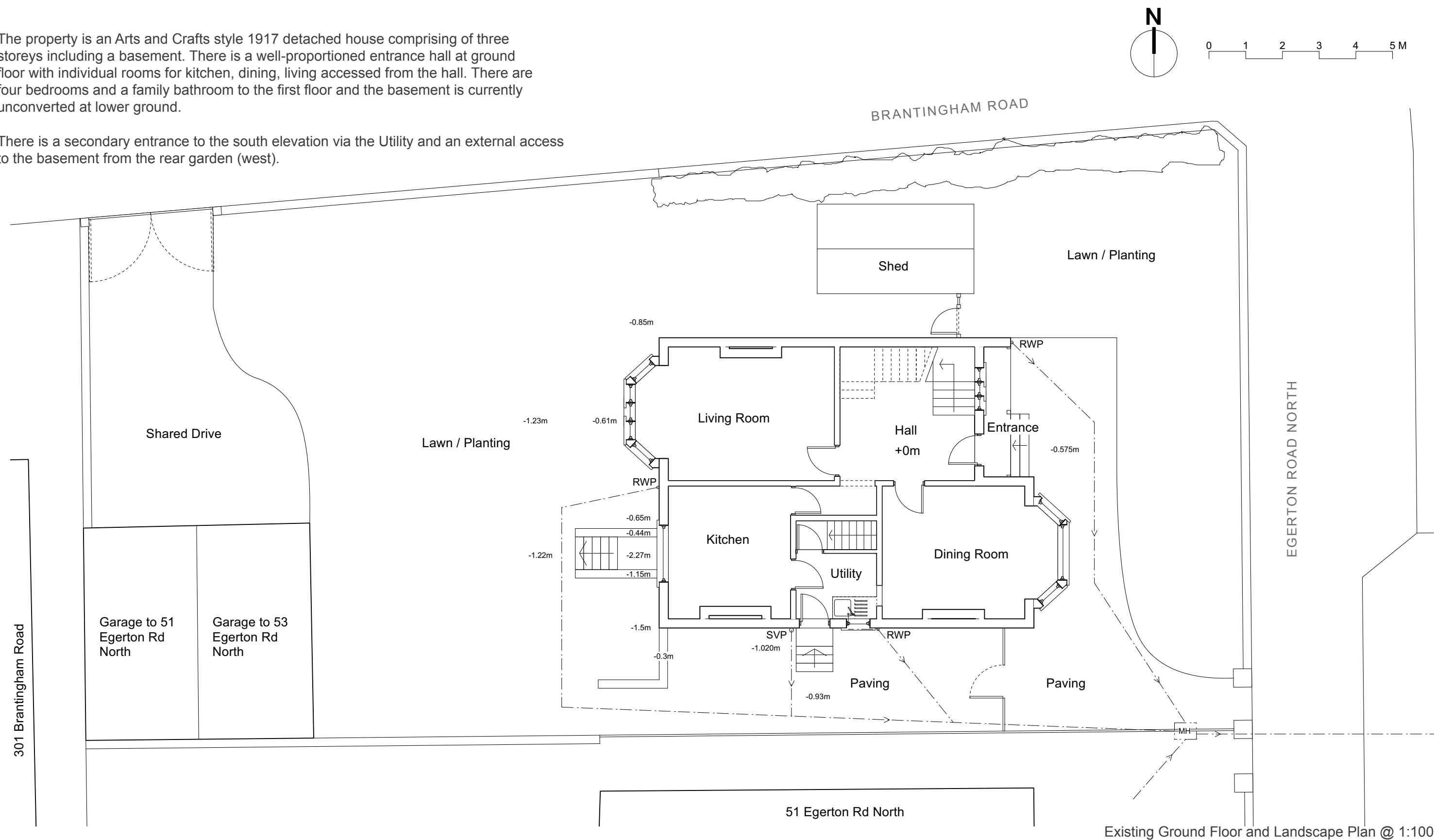


View of site from Brantingham Road

3.0 Existing Dwelling

The property is an Arts and Crafts style 1917 detached house comprising of three storeys including a basement. There is a well-proportioned entrance hall at ground floor with individual rooms for kitchen, dining, living accessed from the hall. There are four bedrooms and a family bathroom to the first floor and the basement is currently unconverted at lower ground.

There is a secondary entrance to the south elevation via the Utility and an external access to the basement from the rear garden (west).

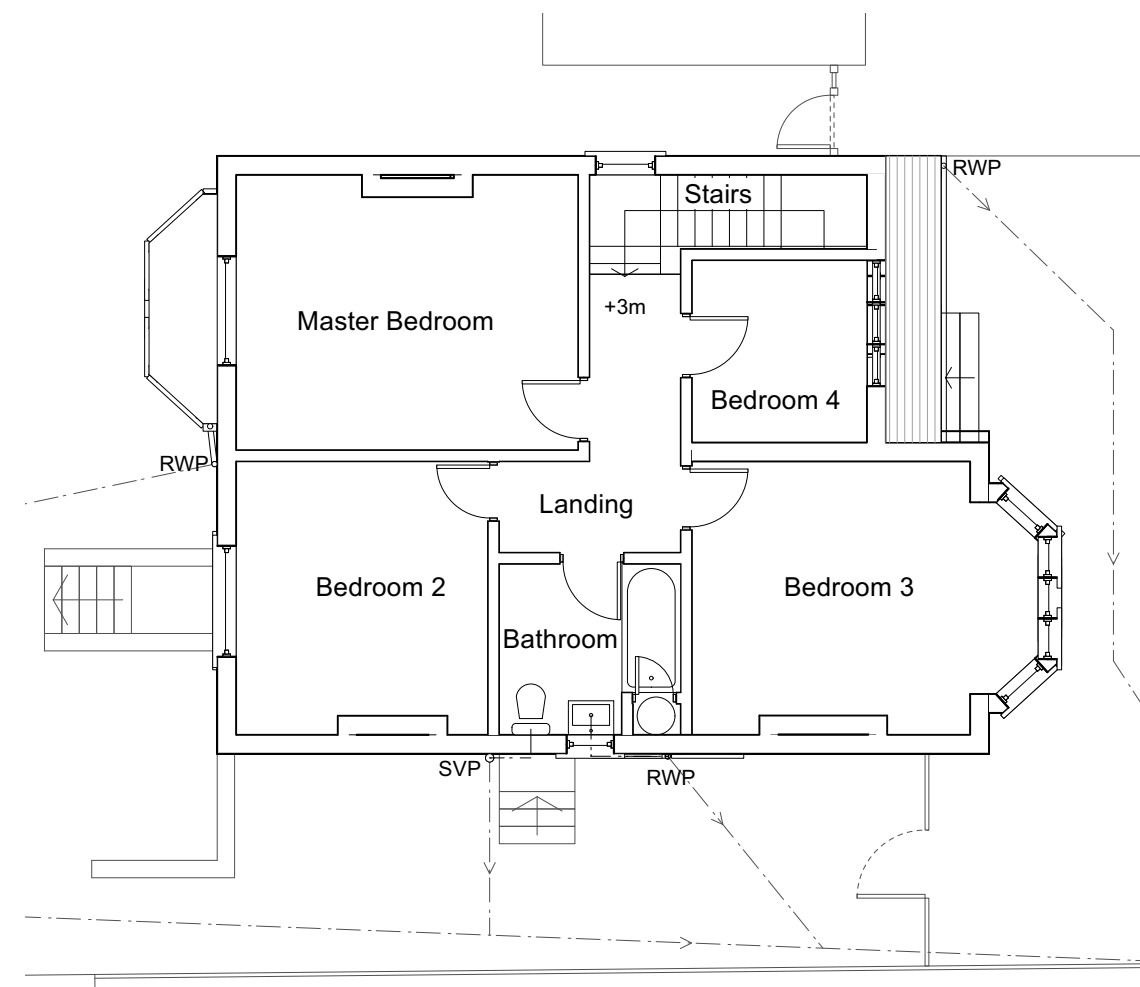


3.0 Existing Dwelling (continued)

The property has a dual pitch roof with a catslide roof to the front elevation. A perpendicular projecting gable form sits to the front elevation and creates bay windows across the three storeys. There is a small dormer on the front (east) elevation which currently serves the smallest bedroom. The rear elevation is relatively flatter in appearance and has a single projecting bay window with a flat roof to the north-west corner.

The property is constructed in red brick and has blue slate roofs with brick chimneys. The existing windows are a combination of white painted timber, white UPVC and stained glass. The rainwater goods are black upvc supported on a mixture of black painted timber fascias and white upvc fascias.

The dwelling is in need of upgrading and repairs both internally and externally.



Existing First Floor Plan @ 1:100



Front (east) elevation



Rear (west) elevation



Poor condition of existing internal spaces



4.0 Key Considerations

The key design considerations for proposals include:

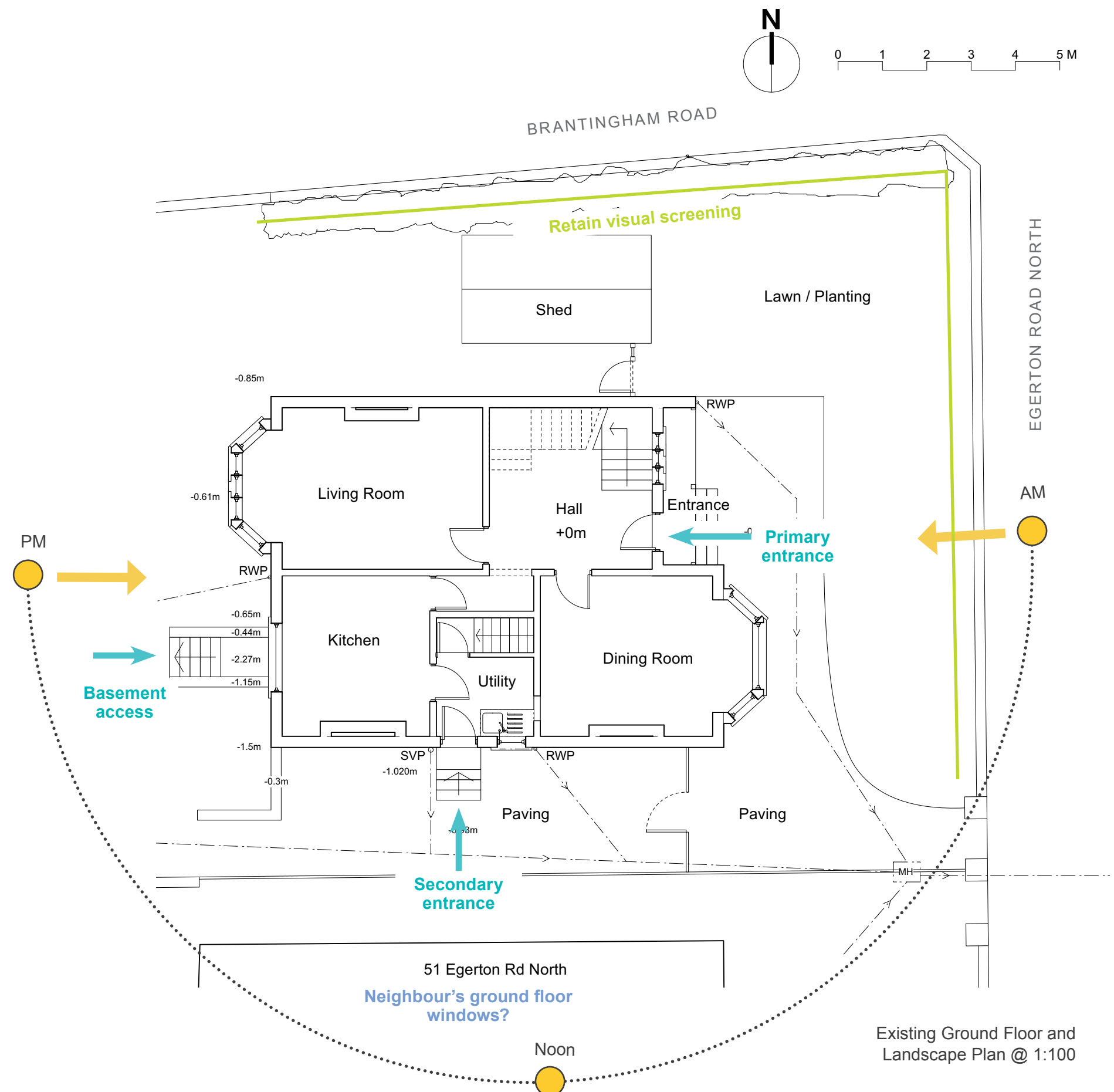
- The form and massing of any proposals should sit harmoniously with the existing dwelling.
- Proposed materials would need to be considered in relation to the original dwelling to create a coherent appearance that is in-keeping with the host building and surrounding area.
- The orientation of the site and sun path should inform the siting of any new openings in order to maximise daylight entering internal spaces.
- Being mindful of ground floor windows of neighbouring properties and respecting their outlook and privacy.
- Retaining visual screening provided by existing hedges and trees to maintain privacy, particularly from Brantingham Road.

5.0 Client Brief

The clients are looking to remodel and enhance the existing dwelling with the following aspirations:

- Create an open plan and more sociable kitchen / dining space.
- Improve the connection to the garden from the kitchen / dining space.
- Create a master bedroom with an en-suite at first floor and retain a separate family bathroom.
- Extend the existing dormer and replace the roof to improve the quality of the construction and maximise light entering the room.
- Convert the basement to form a play room, and back-of-house spaces. Improve the connection with the garden from the basement.
- Improve the building's thermal performance through insulation upgrades and replacement of windows and doors.
- Reduce energy costs by introducing renewable energy systems such as a solar PV system and an air source heat pump.

The following pages illustrate the proposed scheme which aims to address the above brief while improving the overall functionality and enjoyability of the property.



6.0 Proposed Scheme

The proposed scheme involves discrete design moves which have maximum positive impact on the spatial quality of internal rooms and the external appearance of the property.

Ground Floor

At ground floor, it is proposed to create an open plan kitchen / dining space to the rear by knocking through to combine the existing kitchen and living room. This creates a sociable space that can function as the heart of the home. External modifications include the introduction of glazed sliding doors and a set of French doors to provide direct access to the rear garden. A new terrace is proposed to mediate the level change between the ground floor and the garden while also providing an outdoor dining space that makes the most of southerly and westerly sunlight.

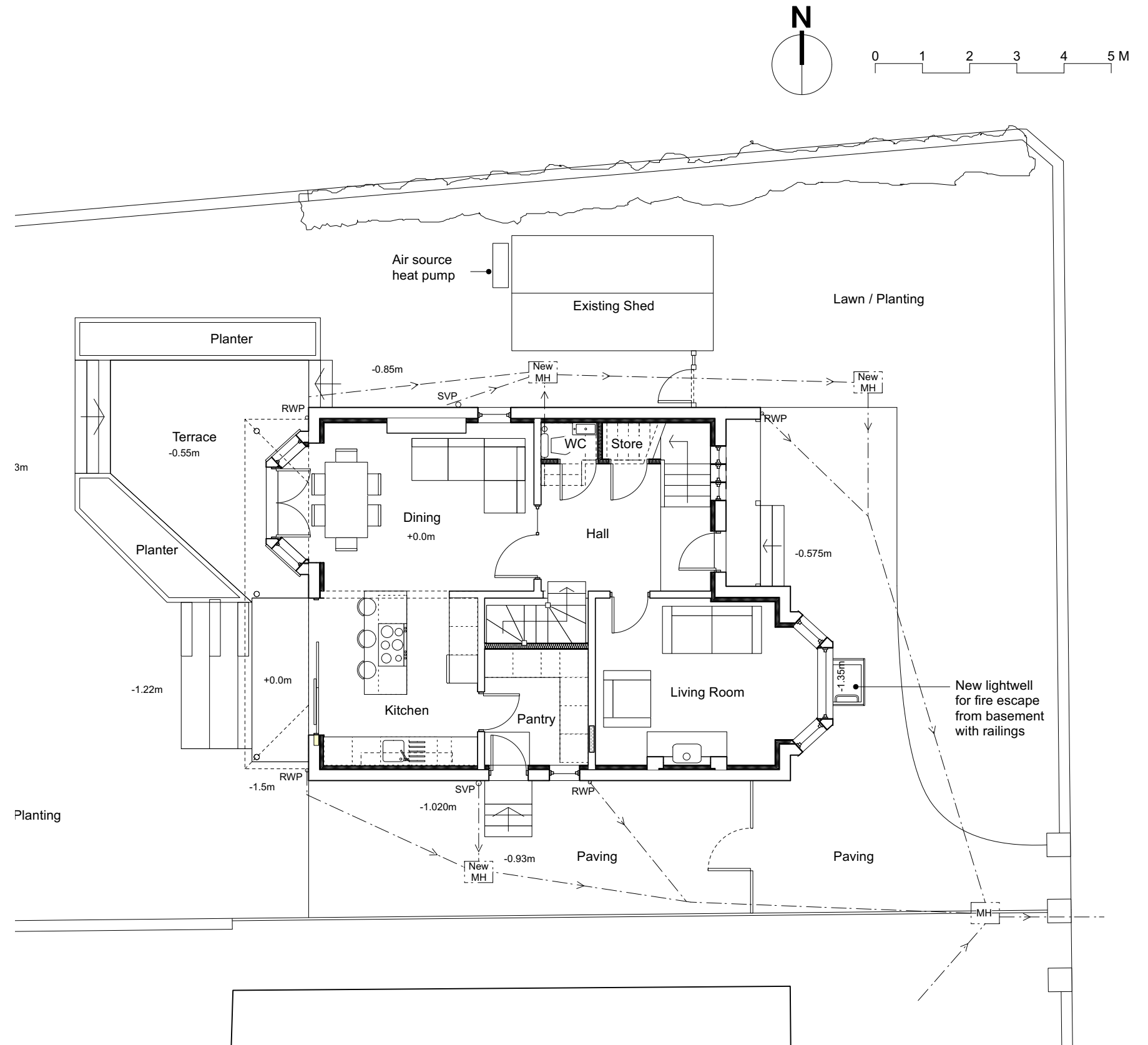
First Floor

The majority of proposed modifications to the first floor are internal, and external changes to note include:

- A new window on the north elevation to provide natural light into the proposed en-suite and opportunities for purge ventilation. The window has been sized to the same proportions as the existing stained glass window in the landing for visual cohesion.
- It is proposed to extend the dormer to meet the projecting gable on the front (east) elevation and replace the existing roof with a flat roof. The replacement roof would significantly improve the thermal performance in that room and eliminate the risk of leaks.

Basement

It is proposed to convert the basement and create a sunken terrace with external steps leading up to the rear garden. The proposals include installing glazed sliding doors to the Play Room which will allow for a strong physical and visual connection to the garden and maximise the amount of natural light entering into the lower space.



Proposed Ground Floor and Landscape Plan @ 1:100

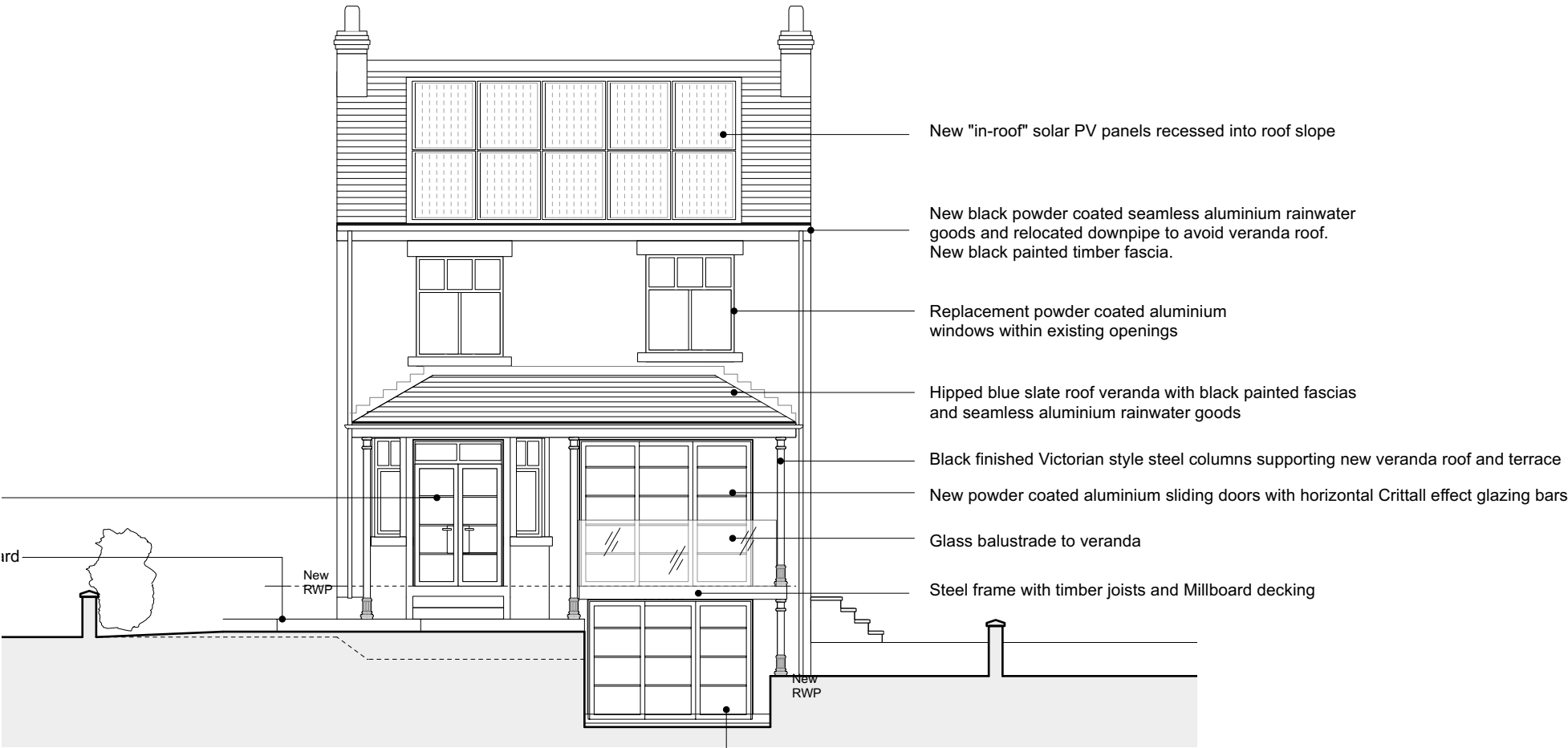
6.0 Proposed Scheme (continued)

Appearance and Materials

A new hipped roof is proposed to the rear, creating a new covered veranda overlooking the garden which integrates the existing projecting bay window. Victorian style steel columns support the proposed canopy which tie in aesthetically with the original dwelling’s age and character.

Proposed materials are to match the existing such as blue slate roofs and black painted timber fascias with extruded aluminium rainwater goods. This ensures that the proposed elements will sit harmoniously with the host building. The proposed hipped roof and veranda is considered to improve the visual balance of the rear elevation and enhances the property’s character.

It is also proposed to replace all white UPVC windows with aluminium units that are designed for heritage buildings. The profiles would be much more in-keeping with the style of the property and also contribute to the improvement of the thermal performance of the property. The original stained glass windows are retained as part of the proposals, and it is proposed to encapsulate original stained glass within the new aluminium units to conserve as much of the dwelling’s character as possible.



Proposed Rear Elevation @ 1:100



Photos of original stained glass to be retained as part of the proposals

7.0 Access and Parking

Pedestrian and vehicular access is to remain as existing. Access into the property remains largely unchanged in the proposals, but is improved significantly to the rear through the introduction of entry points to the kitchen and widened access to the basement.

8.0 Environmental Impact & Ecology

The proposed scheme includes several elements that will significantly improve the thermal performance and energy efficiency of the existing dwelling. These include:

- Drylining of all external walls with insulated plasterboard to meet current Building Regulations standards
- Increasing the existing loft insulation to a minimum of 300mm mineral wool insulation
- Tanking and insulation of basement conversion areas to prevent water ingress and to meet current thermal performance requirements
- Installation of a solar PV system to generate renewable energy for the property and a storage battery to store energy for use in colder / darker months.
- Installation of an air source heat pump to generate renewable energy for space heating and hot water.
- Replacement of the majority of windows and doors with double glazed aluminium units that meet current U-value requirements. All external openings will be sealed with expanding foam and pointed with mortar around the full perimeter to further enhance thermal performance.
- A wood burning stove will be installed in the living room to provide an alternative heat source that utilises renewable materials.

The clients wish to include the above modifications to elevate the existing property’s infrastructure so that it can continue to be enjoyed as a family home into the future.

9.0 Impact on Neighbouring Buildings

All proposed window and door openings are orientated towards the rear garden and the only first floor window faces Brantingham Road. There is therefore sufficient distance to neighbouring properties from the proposed family bathroom window at first floor which is also to be frosted glass. The property is also set back from the rear elevation of the neighbouring property (see plan opposite) which narrows the views out from the proposed glazed openings to the rear. The impact of the proposed glazed openings on neighbouring buildings is therefore considered to be negligible.

The new veranda balcony is level with the internal ground floor. To minimise impact on neighbouring dwellings, it is proposed to site the main terrace to the north of the rear elevation at a lower level -0.55m to provide as much distance to the boundary as possible. The balcony that sits closest to No.51 is narrow in plan, and its primary purpose is for access to the outdoors from the kitchen and circulation to the proposed terrace.

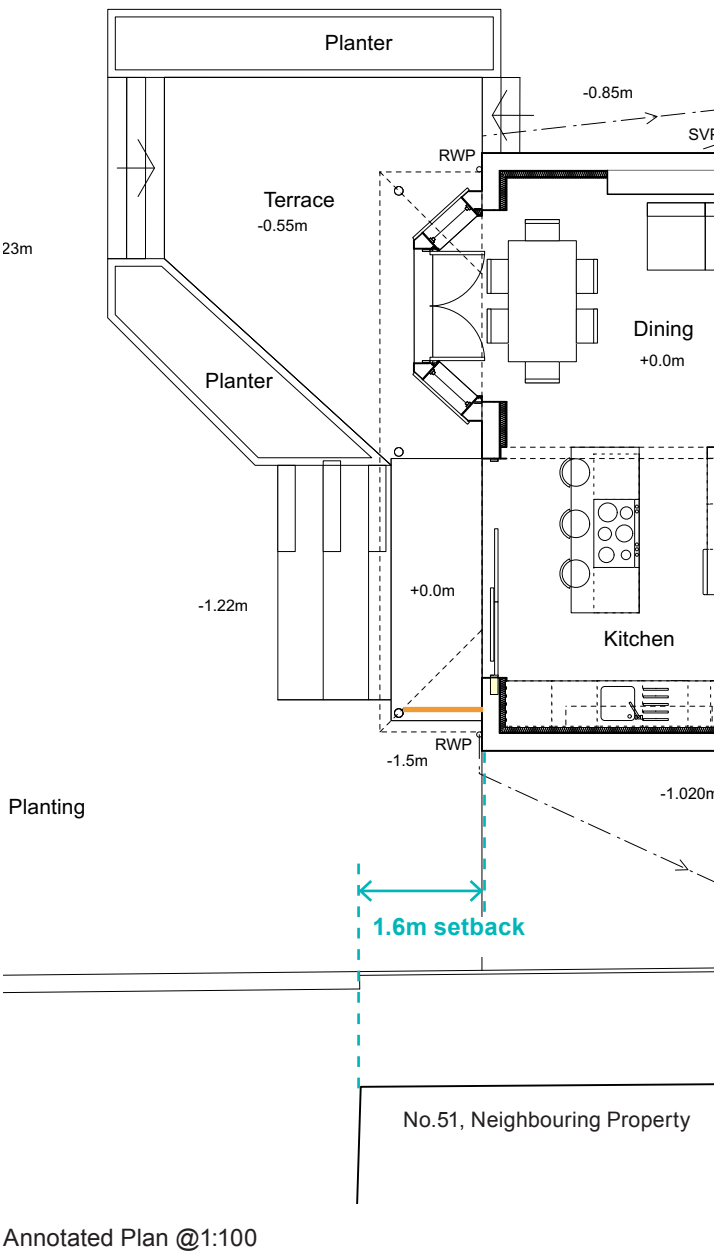
The closest side of the proposed veranda is situated approximately 3.3m away from the boundary to No.51 and with the set-back, will have no overbearing impact on neighbouring properties or gardens.

10.0 Drainage

New underground drainage will be connected into the existing combined mains drainage system. The existing above ground services will be modified and new rainwater goods and foul drainage installed as required.

11.0 Flood Impact

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



12.0 Further Information

For further Information please refer to planning drawings:

403_PL001 Location Plan
403_PL002 Site Block Plan
403_PL003 Existing Ground Floor and Landscape Plan
403_PL004 Existing First Floor and Roof Plan
403_PL005 Existing Basement Plan
403_PL006 Existing East and North Elevations
403_PL007 Existing West and South Elevations
403_PL008 Proposed Ground Floor and Landscape Plan
403_PL009 Proposed First Floor and Roof Plan
403_PL010 Proposed Basement Plan
403_PL011 Proposed East and North Elevations
403_PL012 Proposed West and South Elevations

13.0 Conclusion

In summary and in conclusion, it is considered that the principle of the remodelling of 53 Egerton Road North should be considered as acceptable.

The proposed scheme provides the clients with a kitchen/dining space suitable for C21st living, which maintains views into their rear garden and improves the connection to the outdoors. The proposed veranda and dormer extension are unobtrusive in form and massing. In addition to this, the use of materials to match existing ensures that the proposals are visually integrated with the original house, forming a cohesive whole.

The proposals include various improvements to the building envelope and infrastructure to increase thermal performance to meet current requirements.

The proposals are considered compliant with all national and local policy and have been considered to impact as little as possible on neighbouring properties. We would therefore consider that the proposed scheme will greatly improve and enhance the functionality and enjoyment of the dwelling.