



DESIGN STATEMENT

Proposal;

Householder planning application for the addition of a single storey rear extension, two storey front extension and external landscaping works.

Site;

255 Brooklands Road, Manchester, M23 9HF

Client;

Mr & Mrs H. Sheikh

July 2022

1. Introduction

- 1.1. This design statement has been prepared by TJB Architects Ltd. in support of a householder planning application, submitted to Manchester City Council.
- 1.2. This Statement should be read in conjunction with the following:
 - Duly completed application forms and ownership certificates.
 - Site location plan.
 - Existing and proposed plans and elevations.

2. The Application

- 2.1. This application seeks Householder planning approval for a two storey front extension, a single storey rear extension and landscaping works to the existing dwellinghouse and site at 255 Brooklands Road, Manchester M23 9HF.

3. Site and Context

- 3.1. The site is located within a southerly location of the town of Sale, Trafford, to the south end of Brooklands Road which links the A560 in Timperley to the A56 in Sale. The property at 255 Brooklands Road is nestled along a well-established road of similarly large residential properties.
- 3.2. The site is not located within the Greenbelt.
- 3.3. The Site is not located within a Conservation Area.
- 3.4. The character along Brooklands Road can generally be defined by large detached houses set back from the highway within large plots of land with an mixture of mature hedges, low walls in a variety of materials with railing or

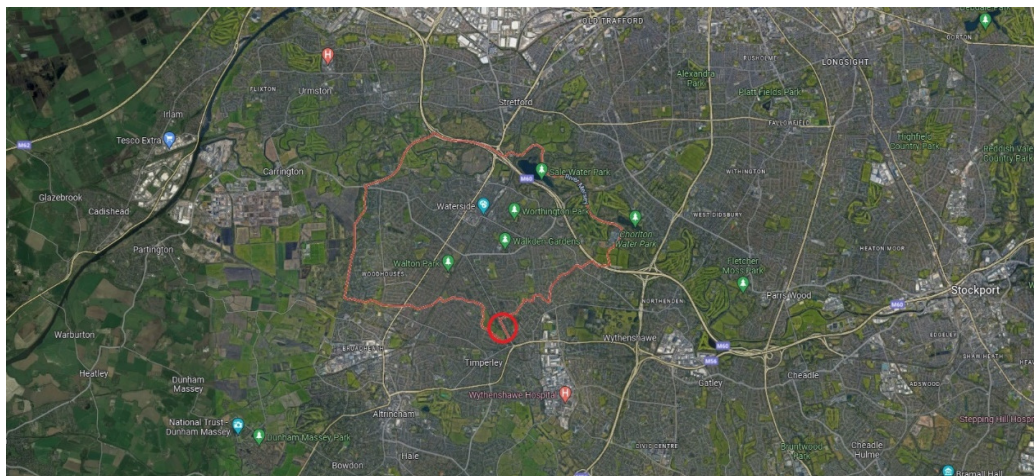


Figure 1 - Location Map

fencing above which determine the front boundaries and tall mature trees which line the highway. There is no single predominant architectural style other than generally being detached dwellings, with properties in this area varying in their form of construction, roof pitches, materials, height, mass and style.

- 3.5. The application site 'edged in red' is shown on drawing 217_PL_101 and is generally rectangular in shape running North East to South West in the direction. The site is quite well screened along its front boundary with trees, shrubbery and boundary wall/ timber fencing.
- 3.6. The site is generally level but gently slopes upwards as you exit the highway and enter the site. There has been large raised beds constructed to the front of the property and a large raised lawn area constructed to the rear of the property.
- 3.7. The site is accessed through an existing gated vehicular access which runs along the South Western Boundary of the site directly off Brooklands Road. Through the timber gates which are set back from the highway is the primary access into the site.
- 3.8. Considering the space between the property and the highway there is very limited hard standing due to the large raised beds which have been constructed. There is parking space for two cars with no space for turning, causing vehicles to either reverse off the highway into the site or onto the highway when exiting the site.
- 3.9. The existing dwellinghouse is a detached property which was originally built in the 60's and then refurbished in 2016 in a contemporary style. The property is set back from the highway within the 0.1 Hectare site and is positioned along the general building line along Brooklands Road. The building is roughly square shaped in its form which spans between its Northern and Southern boundaries with its primary elevation running parallel with Brooklands Road.
- 3.10. The building is not listed and is not locally listed either.



Figure 2 - Site Map

- 3.11. The existing dwellinghouse is a two storey building, with flat roof, rendered walls with elements of timber cladding and Aluminium windows.
- 3.12. The existing dwelling has a contemporary architectural style with minimalist features, large glazed openings and block like forms which are broken down through the introduction of a change in material.
- 3.13. The dwelling has not been completed to a particularly high standard as can be seen by the flaking render and the dilapidated elements such as the balcony which at present doesn't provide an overly positive contribution to the street scene.
- 3.14. The contemporary style, although well attempt, has caused the sense of arrival to be perplexed when entering the site as the non-descript entrance to the dwellinghouse is lost. On arrival you find yourself searching for an entrance.



Figure 3 - Front Elevation

4. Design Statement

- 4.1. The design portion of this statement explains the thought process behind the design of the proposed development and is considered to be proportionate to the complexity of the application details.
- 4.2. The proposed development consists of a two storey front extension, a single story rear extension, enclosing the first floor balcony through the introduction of a removable screen, introducing a pitched roof to the main house and the removal of the raised beds to the front of the site to increase the area of hard standing and also the removal of the raised lawn to the rear of the site.
- 4.3. The proposed design has been informed and developed to respect the general character and appearance of the existing building, with the architectural style, proposed materials and large glazed openings that would match the existing.

- 4.4. The purpose of the front extension is to serve two roles. Firstly to create a dedicated entrance which creates the sense of arrive in which the current building is missing and secondly to provide the additional accommodation required by the owner.
- 4.5. This front extension will sit between the two outer box forms as an addition rendered box with glazed elevation and will be set back slightly from the component furthest forward in order to maintain the existing characteristic of detached and staggered box elements.
- 4.6. The glazed elevation will maintain natural light flooding into the more central internal spaces but it also draws in the eye which naturally temps you towards the more obvious entrance and triggers the subconscious sense of arrival.
- 4.7. The main entrance door will be set within a shaped open canopy structure. By introducing a different shape within a backdrop of consistency, the entrance into the building becomes clearly defined. This canopy will protrude slightly further forward which stages that particular element of the building all the more as the entrance, while at the same time offering a degree of shelter and privacy for the occupant/ visitor.
- 4.8. The rear extension is proposed to provide a dedicated dining area for the occupant and creating a more social open plan living/ dining/ kitchen space. The glazed corner doors will offer views out into the garden and when open links the internal spaces to the external space.
- 4.9. Again this extension will take on the form and characteristics of the existing building by mimicking the shapes, forms and proportions. The rear extension would continue the effect of stepping out and down as the building extends outwards with large overhangs which assist with shading and reducing solar gain during the summer.



Figure 4 - Rear Elevation

- 4.10. Currently the sheltered external space to the rear of the property at ground floor doesn't get much use and tends to collect garden debris and act as a storage space for garden furniture. It is therefore proposed to enclose this area in order to create a much more usable gym/ dance space.
- 4.11. At first floor the existing balcony is rarely used and is therefore proposed to be enclosed using a removable glazed screen which can be opened in the summer and closed in the winter. This will create an all year round safe, secure and usable space.
- 4.12. The existing flat roof suffers from areas of pooling caused by standing water this is due to the large surface area and there only being 2 outlets. As such there has been a number of leaks into the bedrooms below. We are proposing to reintroduce a pitched roof with slate roof tiles which would allow for rain water to efficiently and effectively be dispersed from the roof into a perimeter gutters and prevent further issues with leaks caused by standing water. The low pitch of roof will maintain the contemporary look and feel of the property while minimizing any visual impact when viewing from ground level.
- 4.13. It is proposed to reduce back the raised beds to the front of the site, which were constructed during the previous renovations, in order to create a larger area of hard standing. This will allow the occupants to maneuver their vehicles on site and safely enter and exit the site in a forward gear. It will also offer additional parking space for the family.
- 4.14. These beds have been built up around the existing trees which line the front boundary, not only can this be harmful to a tree and can be detrimental to its longevity but the tree roots will be down below the original ground level. Due to the depth of the root system it would therefore be reasonable to suggest that no harm will occur during the reduction of these beds. Coupled with this it is also proposed to raise slightly and level the hard standing to the front of the property and provide a ramped section between the highway and entrance in a similar form to that seen at the neighboring property of 257



Figure 5 – Proposed Front Elevation

Brooklands Road. This will therefore moderate the amount in which these beds will need to be reduced by.

- 4.15. The occupants have a disabled child and so therefore the raised lawn to the rear of the property creates a safety risk preventing their child from being able to access and use this vast area of lawn. It is therefore proposed to remove this raised lawn area and create a level garden which is safe and accessible to be used without the current risks of falling and limitations of access.
- 4.16. Also as part of this application the applicant is seeking to extend the existing outbuilding located at the far end of the rear garden to allow for a secure garden store. This intends to be a secure location to house garden equipment, furniture, bikes etc.
- 4.17. It was contemplated to build a stand-alone structure under permitted development, which is still achievable, however it was considered that on balance an extension to the existing structure would be more complimentary to the overall look and appearance.
- 4.18. The proposed design sees a seamless continuation of the existing architectural style which blends into the existing structure which providing the necessary and required secure garden storage space for the occupants.
- 4.19. The proposed design has drawn upon the existing design principles so that the proposed design compliments and enhances the existing architectural style of the dwelling.
- 4.20. The overall design principle for this development was to create a design which achieves the required internal accommodation while creating a sense of arrival. All of which compliments the existing architectural style of the dwelling and enhances the existing buildings overall appearance and contribution to street scene along Brookland Road.



Figure 6 – Proposed Rear Elevation