

Design, Access and Heritage Statement

Location **113 Beech Road, Chorlton, M21 9EQ**
Proposal **Extension and redevelopment of existing mixed-use property**
Applicant **Mrs F Savage**

Location

The property is located on Beech Road, a popular residential area in the heart of Chorlton, sitting within the Chorlton conversation area. The road is relatively busy with many shops, restaurants and bars. The property operates as an opticians at the front with living accommodation at the rear and upper floors.

It is an end terrace property with adjacent building providing a similar mix of commercial and residential accommodation.

The alley way at the side of the property provides access to a number of adjacent commercial uses including treatment rooms, offices and a beauty salon in a self-contained building at the rear.

Existing Property

The existing property is a 3 storey plus basement end terraced house. There is a 2 storey outrigger at the rear. At basement level the property been left as a 'shell'. At ground floor the property operates as an optician at the front onto Beech Road. This occupies the front part of the ground floor plan, with the rear section and upper floors creating a self-contained 3 bedroom flat.

Entrance to the flat is via the alley way at the side. At ground floor level accommodation includes a ground floor entrance hall and kitchen, first floor has 2 bedrooms (one e/s), family bathroom and living space, whilst at second floor level there is an additional bedroom with shower room in the roof space.

Proposals – Design Principles

The primary aim of the proposals is to enlarge the property to provide a better balance of living space.

This is to be achieved by infilling the area to the side of the existing outrigger with a 2 storey extension, at ground floor level this will be supplemented by a single storey extension the rear.

At ground floor level this will allow the creation of a larger entrance hall which will also provide access down to the existing basement, and a much larger kitchen/dining/living room.

At first floor level the space will be re-organised to accommodate 2 good sized double bedrooms with en-suite shower rooms, and a large utility/store room.

The second floor will remain unchanged.

Externally the reduced outdoor space at ground floor level will leave adequate space for a small sitting area and for bin storage, whilst it is proposed that the flat roof of the ground floor extension will create a first floor terrace.

Appearance and Materiality

It is proposed that the new extension elements will be constructed utilising either a render or light coloured brick. This will act as a contemporary foil to the existing Victorian brick, but also aid in light reflectance to minimise impact on adjacent properties and maintain a feeling of space to the alley way.

The flat roofs will be finished in a modern membrane, whilst the first floor terrace will receive composite decking as a traffic layer.

Access

There will be no impact on existing access or accessibility.

Parking

There is currently no dedicated parking for number 113.

Scale, Massing and Design

Due to the mixed use nature of the immediate surrounding area, many of the adjacent properties have had significant rear and infill extensions to maximise available space for commercial and residential use.

The overall original form and roof scape of the existing original building will be unchanged as part of these proposals, whilst the contemporary 'box' addition acts as a foil to the existing forms, whilst remaining subservient in scale.

Heritage Statement

Historical Context

The proposed development is in the Chorlton Green Conservation area.

The character of the area is largely derived from the street scape and frontages. The rears of adjacent properties have been subject to significant alteration and enlargement.

The historical roof scape of the existing building will be retained as part of these proposals.

Impact on Conservation Area

The proposed extension will not be visible from the front of the property, and will only have very limited visibility from the rear. Combined with the myriad of different alterations that have been undertaken to adjacent properties, we believe that the proposals will have no impact on the character of the conservation area.

Conclusion

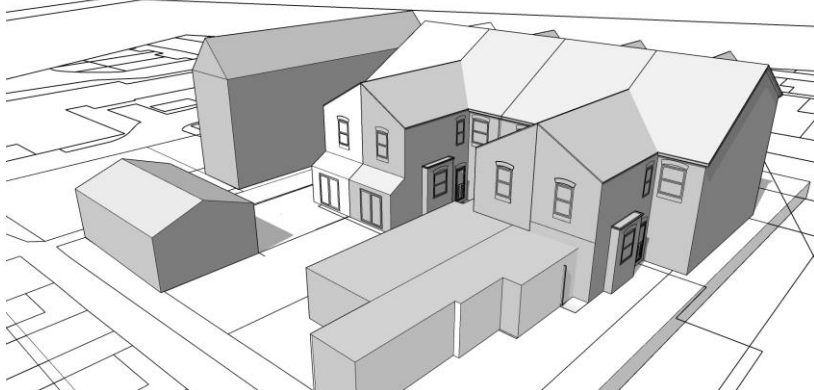
We believe that the proposed development accords with policies set out by Manchester City Council and as a result we believe that development should be supported by the council.

Existing Photos of rear of the property





**Images showing
neighbours large
extension to rear**



Existing Aerial Views



Proposed Aerial Views