planning

meadow bank dormer

8 Meadow Bank, Chorlton-cum-Hardy / The Extension

Analysis / Approach / **Heritage & Design Statement**

material studio architects

Heritage & Design Statement / **8 Meadow Bank** / Dec 25

On behalf of Mr & Mrs Smith for **Manchester Council**

Introduction



8 Meadow Bank, Chorlton-cum-Hardy, Manchester, M21 8FP

Purpose of the Heritage & Design Statement: This document has been prepared on behalf of the client. It assesses and evaluates the site and its context, whilst recording the local character and its circumstances. It provides a description of the proposal and explains the principles and concepts that have informed the design approach to date.

It explains how inclusive design principles are incorporated into the development to allow the inhabitants to conveniently use the spaces created.

The document also gives an indication of the proposed materials the client would like to use in order to build the dormer. The document will showcase examples of dormer additions that have inspired this design.

Project Vision: This Planning Application comprises the internal reworking of an existing 3 bedroom semi-detached property in Chorlton-cum-Hardy, extending into the rear roof space to create a dormer and thereby providing an additional bedroom.

The intention is to create a high-quality family home with minimal impact on neighbouring properties.

The design will comply with all current regulations and standards, including the latest energy efficiency and access requirements for works to existing dwellings

site context



Meadow Bank Aerial Map View

Planning Considerations: The site is located in a residential area approximately half a mile south of the centre of Chorlton.

A number of local amenities, including cafes and restaurants, are located on the road directly at the end of the street, along with those on Beech Road a short walk away.

The property is not listed, although it is within a conservation area. The area is considered to be a low flood risk area.

The proposal has referenced national, regional, and local planning policy documents, including:

- National Planning Policy Framework (NPPF)

- The National Design Guide 2019

- Greater Manchester Spatial Framework (GMSF)

- The Local Plan (Manchester)

Ownership: The client currently holds the freehold for the whole property.

Local Considerations: The site forms part of an existing residential street of semi-detached properties, built in the early 20th century with private gardens to the rear. It is bounded to the north, south, and west by the fence lines of neighbouring properties.

The front garden is bounded by a low hedge and a brick wall, with gates providing access to the side of the property.

Demise Line

existing property



1.



2.



3.



4.

Property Description: The site is currently occupied by a 3-bedroom semi-detached house built in the early 20th century, with a gross internal area of 142sqm. It is clad in red brick with a pitched slate roof and an overhead brick chimney.

The house is set back from the road by approximately 4 metres, across a concrete-paved, open front garden. The front door sits within a recess framed by a brick archway. On the right is a projecting feature bay window. On the left is side access, which is enclosed with double gates. A bedroom window lies above the large faceted bay window.

Brick details include projecting sills and stone banding running up to the first floor from front to rear. There is a private garden to the rear which is enclosed by a high timber fence and sheltered by trees.

A small zinc and render extension with a pitched zinc roof ed clay tiled roof sits to the rear.

street character



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6.



7.



8.



9.

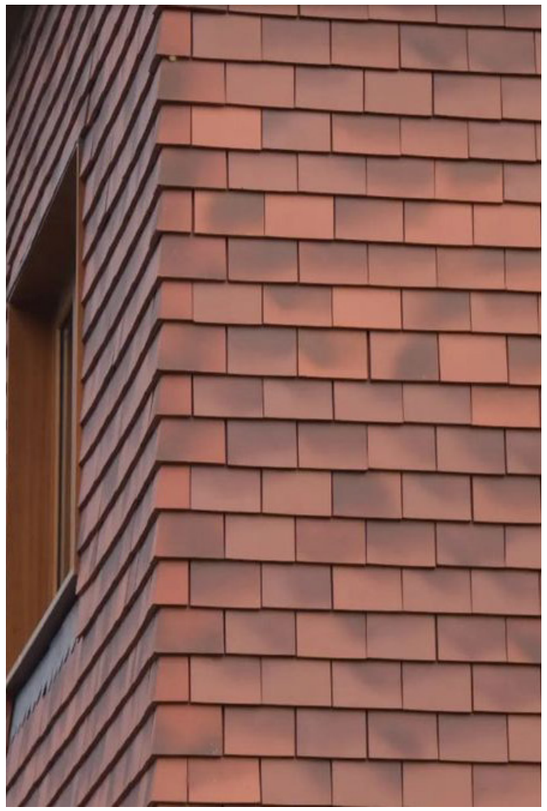
Architectural Context: Whilst the wider context is more varied, Meadow Bank is characterised by semi-detached properties of the same era and style as No. 8, featuring red and pale coloured brickwork, render in white and cream, with pitched slate roofs and low garden walls or fences.

Minor modifications are apparent at the front, with original windows being replaced and some front doors brought forward.

The application property exhibits the Arts and Crafts detailing typical of the Chorltonville Conservation Area. The property includes a parking area to the front, with side access to the rear garden, an approach common to most properties in this area.

Loft conversions and small rear extensions have been added to a number of properties on the street.

precedents



10.



11.



12.



13.

14.

External Appearance: The rear dormer extension will complement the existing house and showcase more traditional materials such as clay or slate.

The finishes at the rear will be of a traditional nature, drawing reference from the existing house. These examples show how the proposed white render, set against traditional brickwork, can be very practical and aesthetically pleasing.

The zinc roof is a hard-wearing, more sustainable roofing product than slate. The colour has been chosen with reference to the red stone sills, brickwork, and horizontal band that wraps around the building. The roof material will provide a clear distinction from the main house structure.

The intention is not to detract from the existing house or the neighbouring properties, but to complement and enhance their character and setting with high-quality, well-considered additions.

Note:

- These tiled red/brown dormers are indicative only and are intended to give a sense of the quality and style of proposed external finishes.

- All materials are to be selected for the approval of the local authority.

Heritage & Design Statement P1

Heritage Statement

A. This application seeks planning approval for a dormer extension and associated alterations to 8 Meadow Bank, Chorlton-cum-Hardy, Manchester, M21 8FP.

B. The National Planning Policy Framework (NPPF) replaced Planning Policy Statement (PPS) 5 in March 2012. In accordance with Chapter 12, Paragraph 128 of the NPPF (Conserving and enhancing the historic environment), the statement below sets out the significance of the heritage assets and the contribution of their setting to that significance.

C. This document details the context of the site and how this context has been considered during the design process.

D. The property lies within the Chorltonville Conservation Area. Chorltonville is an Arts and Crafts style housing estate with grass verges and tree-lined roads, which gives the estate its special 'garden village' character. It is a quiet area, as the roads do not provide an easy through-route. The houses themselves are well-maintained and, externally at least, remain virtually the same as when the estate was opened.

E. Given that the house benefits from its situation within the Conservation Area, it is imperative that the design of the new dormer does not detract from the character of its surroundings.

F. The proposal submitted for planning approval has been designed in line with the NPPF's concept that any new development within a conservation area should be of high quality and not detract from its context or character. The importance of producing high-quality architecture within the historic fabric of the Chorltonville estate is understood. Therefore, the proposal, which is sympathetic to the existing building and its surroundings, makes a positive contribution to the area.

Design Statement

1. Process

In designing the proposed development, full regard was had to;

• The context of the site

• The Manchester City Council website pages detailing the Chorltonville

• Conservation Area

• The Chorltonville.org Website

• Manchester's Local Development Framework, Core Strategy

Development Plan Document Adopted 11th July 2012

• Relevant national and local planning policy

The application site lies within a conservation area. During the design process particular consideration has been given to the Core Strategy policies DM1, which seeks to protect the amenity of an area from the adverse impact of development,

and EN3, which states;

"the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods".

In addition, the Unitary Development Plan saved policy DC18, is considered

Relevant as it states;

"The Council will give particularly careful consideration to development proposals within Conservation Areas."

"The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;

ii) the effect of major changes to the appearance of existing buildings;

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees)..."

The design of the proposed scheme has been achieved by following these fundamental principles and responds to both the characteristics of the application site and that of the general area as follows:

- The extended building responds to its location on the residential road and consider its relationship with neighbouring properties.

- The size/scale and mass of the extended house has been carefully considered to ensure it sits comfortably within the application site and corresponds with the prevailing character of the locale.

- The proposed style and detailing of the design are consistent with those found on houses within the area.

2. Context

The proposal seeks to enhance the character of the street with sympathetic additions that respect the local history and culture while providing new accommodation befitting the 21st Century.

3. Identity

The proposals will be located on the rear roof of the property and are therefore adequately hidden from the existing front street scene. The high quality of the design will enhance the identity of the neighbourhood and complement the character of the existing house.

4. Built Form

The new dormer has been designed to be compact and efficient and is set back from the gutter line. The materials chosen aim to sit well amongst the natural surroundings and existing landscape/trees.

5. Movement & Access

The property is located a short walking distance from local shops and amenities. Parking and bicycle storage will not be affected by the development and will remain the same. The layout of the house will remain accessible with amenities located at ground floor level.

6. Nature & Landscaping

The private garden at the rear and side will remain as existing.

7. Public Spaces

As a domestic project, there are no new public spaces proposed as part of the proposals.

8. Uses

The property will remain as a residential dwelling use class C3.

9. Refuse

The bin storage will remain as existing.

10. Bikes: Currently, the bikes are stored within the property.

11. Lifespan & Sustainability

The proposals have been designed to be as efficient as possible, with a 'fabric first' approach. The new envelope is designed to meet current energy requirements under Part L for works to existing dwellings, improving the thermal performance of the property.

The materials will be high-quality, robust, and durable, making them easy to manage and maintain. The upper bedroom will allow the occupants flexibility in the way they live, will be easy to change and adapt over time, and will provide adequate space for a family arrangement.

The development will increase pride of place for the occupants and help to reinforce a sense of ownership. The location of the site is considered to be highly sustainable due to its proximity to local amenities and transport options. Good links to nearby recreation

Heritage & Design Statement P2

areas will also benefit future residents' health and wellbeing. Local flood maps show that the site is in a very low flood risk area. As it is an existing building, there will be little or no ground contamination within the site.

11. Quantity:

The proposal is to convert the existing three-bedroom home into a four-bedroom home, adding approximately 25sqm to the existing 142sqm gross internal area.

12. Impact:

Windows that overlook any areas are set at a sufficient distance and angle and therefore pose no issues regarding overlooking.

13. Boundaries:

There is no change to the boundary arrangement.

14. Access:

The layout of the house will remain accessible with amenities located at ground floor level.

15. Parking:

Provision will remain as existing.

16. Landscaping:

Will remain as existing.

Concluding Summary:

The external dormer alterations are designed to be sympathetic to the existing property and to enhance the character of its immediate surroundings, with minimal impact on the street scene or neighbouring properties.

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