

Design, Access and Heritage Statement

In support of the Planning Application to:
57 South Drive, Manchester, M21 8DZ
Date: 08/01/26
Project number: 2316



Proposal:

Small corner single storey infill kitchen extension to existing extension
Corner infill rear extension
Partial first floor and roof extension to existing first floor
Demolition of existing detached garage

Type of Application:	Householder application with demolition in a conservation area
Applicant:	Mr C Harle and Ms G Longman
Agent:	Paula Architecture Design 102 Roseneath Road, Urmston, Manchester, M41 5AZ
Date of Preparation:	08.01.26
Project no:	2316

To be read in conjunction with the accompanying planning drawings; the complete list of submitted drawings can be found on the Drawing Issue Register DIR 2316

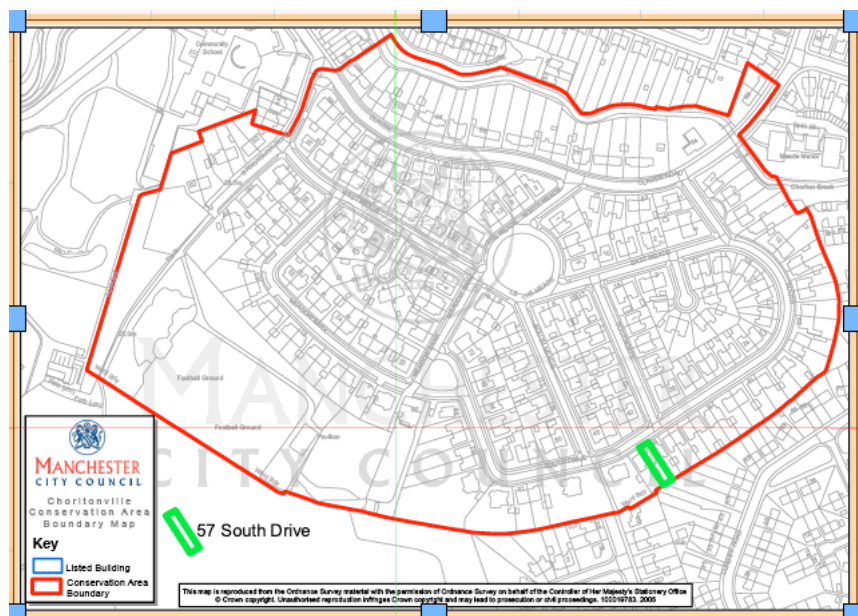
Introduction

This statement has been prepared in conjunction with and to support the householder full planning application for the proposed works which are a small corner single storey infill kitchen extension to an existing rear single storey extension (formerly coal store), a single storey flat roof corner infill rear extension and a partial first floor and roof extension to existing first floor (which currently has limited headroom) together with proposed internal reconfiguration works. There is also the proposed demolition of an existing detached garage.

The drawings are noted on the DIR 2316 as submitted as part of this application.

The submission requires a Heritage Assessment to fulfil the requirements of the Manchester City Council Validation Checklist as the site is located within the Chorltonville Conservation Area.

Please refer to the below Manchester City Council Chorltonville Conservation Area plan for the location of the proposed site in relation to it's conservation area context:



SITE CONTEXT & HERITAGE APPRAISAL

The applicant site is situated in the residential area of Chorltonville which is a housing estate and conservation area.

Number 57 lies at one of the edges of the conservation area.

The area was originally constructed in response to the 'Garden Village' movement of the early 20th century, which looked to incorporate spaciousness and greater quantities of public external space to the estates. The estate is lined with mature vegetation and is secluded from external traffic noise – qualities that define the conservation area.

Architecturally, the Chorltonville Conservation Area generally consists of a range of dwelling types, but is typically defined by qualities of the arts & crafts movement. The general nature of the area is a mixture of two storey semi-detached and detached arts and crafts style houses mostly brick, render and some half timbered detailing.

The overarching design principle sees brick relieved by render at first floor, with red tiles originally to the roof. Key features of the properties themselves include the cantilevered bays, cruciform chimney stacks and glazed brick sills; the applicant property, no. 57 South Drive, is of the character of the conservation area.

The conservation area was introduced in order to preserve these characters, both the 'Garden Village' conditions and architectural consistency.

The overall feel of Chorltonville is 'garden-village'. The setting and variety of houses, with wide grass verges and tree-lined roads, give Chorltonville its special character, and over 100 years later the layout and the houses look virtually the same as when they were built.

With the exception of the demolition of the existing garage to the rear of the property which is currently visible when looking down the side of the house from South Drive and a minimal view (seen at an angle from a particular viewpoint on South Drive) of the proposed first floor and roof extension to the side/rear, the proposals and alterations will not be visible from the primary street elevation (South Drive), and therefore conclude that they will not harm the character of the area as a whole.

Materials will match and blend in with the existing original house.

Description of proposed alterations

The proposed alterations are as follows:

1 Construction of small corner infill ground floor extension

This minimal extension matches the existing rear wall of the current kitchen and allows a larger and more logical glazed roof to the new kitchen layout. This will also facilitate a new roof to this part of the house which is currently in poor repair. The new roof will be a flat roof (single ply membrane) with a zinc fascia detail. The colour of the ply and zinc will be terracotta to tone in with and compliment the existing clay roof. The facing material will be brick to match the existing brick. The current white upvc patio doors will be removed, the structural opening increased and a new set of black aluminium glazed doors (Crittall style) will be installed.

2 Construction of corner rear infill ground floor extension

This extension will also be brick to match the existing ground floor elevations and will have a flat roof (single ply membrane) with a zinc fascia detail. The colour of the ply and zinc will be terracotta to tone in with and compliment the existing clay roof.

The projection matches the existing kitchen rear wall and the side wall facing the boundary with no. 55 will be set in 20cm from the boundary line.

3 Proposed alterations to side/gable elevation

These include blocking up of existing side rear window to the existing back/side room and alterations to existing kitchen windows to accommodate a new kitchen layout and for increased privacy between this property and the neighbours at number 59 South Drive. The materials will be painted textured render to match the original existing elevational treatment.

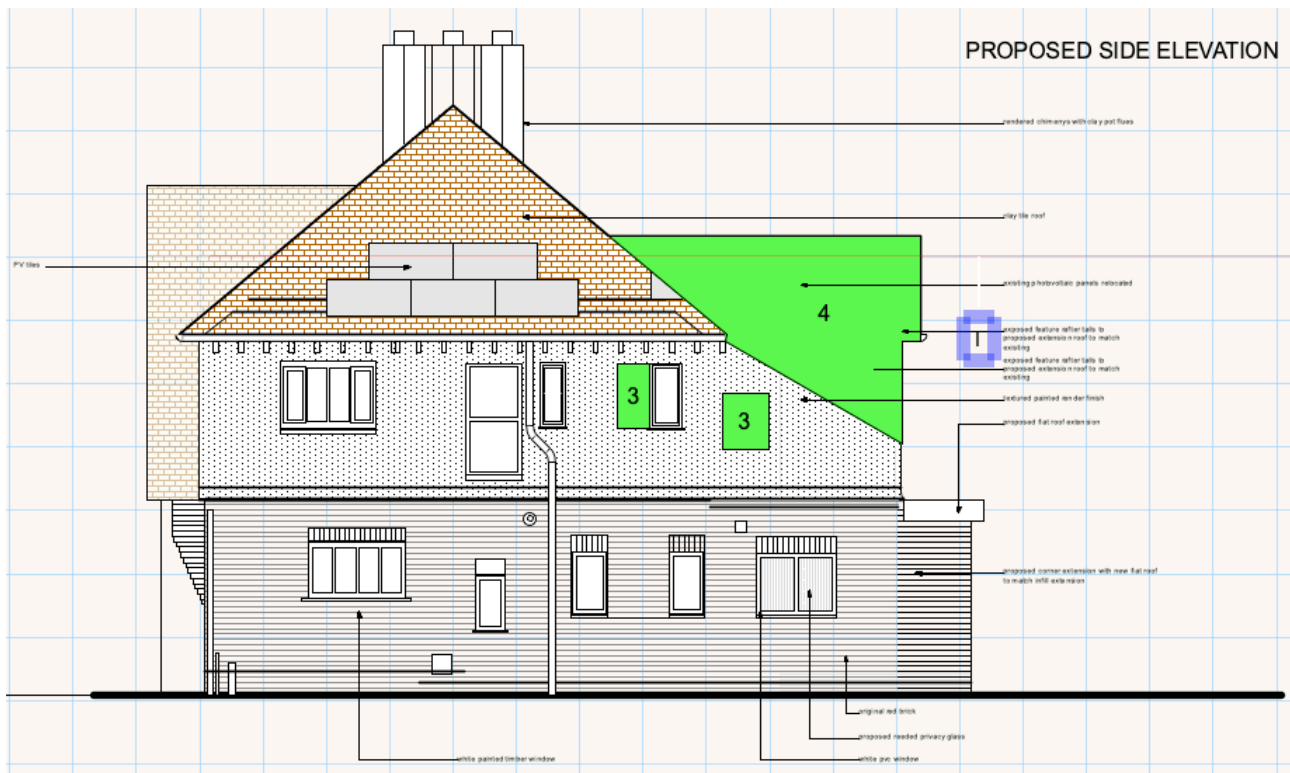
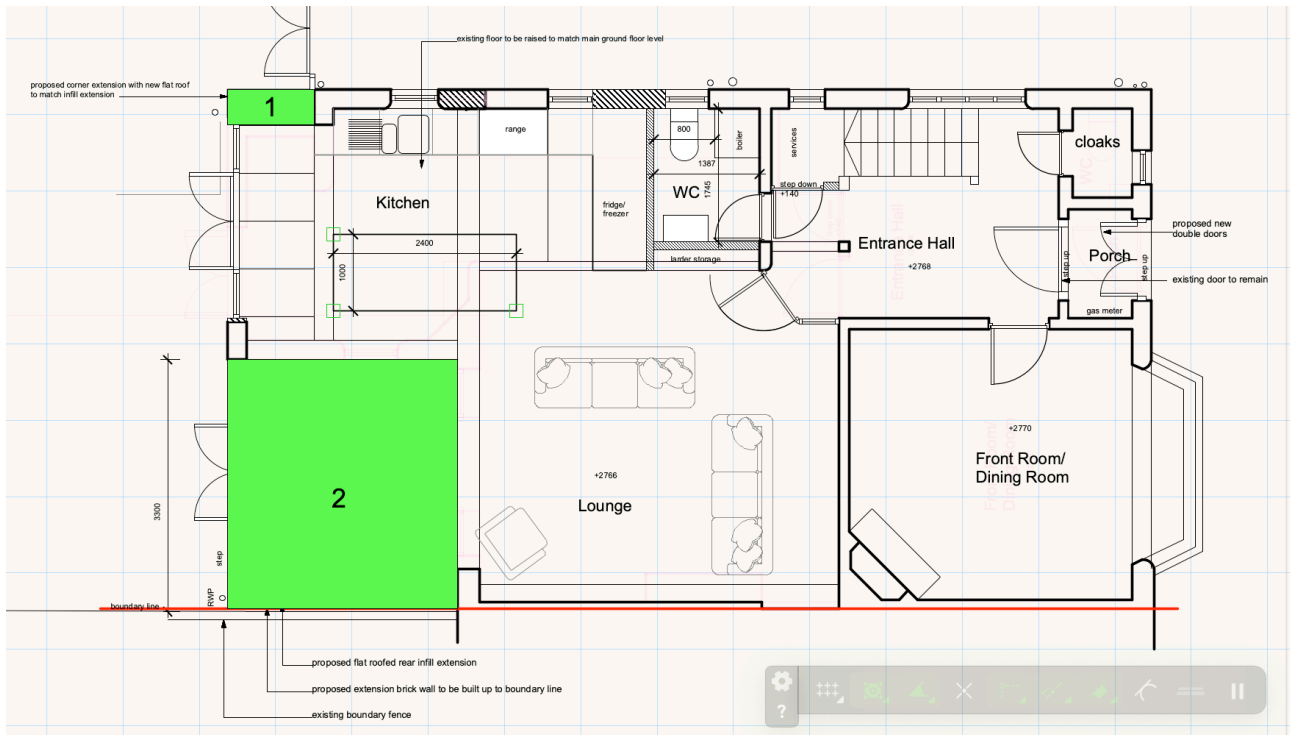
4 Proposed first floor and roof alterations

The overall height of the proposed alterations are modest especially when compared to the neighbouring property at no.59 and create a dramatically improved space internally as the current rear room that is being altered is currently useful only for storage due to it's cramped size and very limited height. The proposal is to remove the existing mono pitched roof the first floor rear room and replace this with a dual pitched roof which would be a continuation of the main roof to create more headroom. This in turn would form a gable to the rear elevation and it is proposed to install a window looking out onto the garden with a feature round window above. The existing side window would be blocked up to create greater privacy between no.s 57 and 59 South Drive.

5 Demolition of existing detached garage

The existing garage forms a barrier between the back of the house (kitchen side) and the garden. It is outdated and in poor condition and not suitable in it's current state for either parking a car or storage.

Please refer to the diagrams below for locations of the above proposed alterations/ extensions



Location and Context

57 South Drive is an existing two storey semi-detached house located at one of the edges of the Chorltonville Conservation Area and the house, which dates back to approximately early 1900's on a street plot. The principal elevation faces South Drive. There is a shared driveway to the side of the house accessed via South Drive.

The proposed scheme includes works that will enable the house to be upgraded to modern living standards as currently the house is poorly insulated, cold, damp and in some areas dark (the kitchen). The current first floor room to be extended is poorly planned, accessed either from the main bedroom or bathroom with little usable headroom and wall space.

The proposals will enable the occupants to benefit from the following:

- More natural light

- Improved use of the house internally with accommodation to suit modern life (such as utility room, open plan kitchen/dining/living), large en-suite bathroom, downstairs WC and cloaks.

- Better insulated house

- Connection with the garden

- A garden of sufficient size to enable this to be used as an amenity space as currently much of the garden is occupied by a redundant garage.

The front elevation is to be unaffected by the works, ensuring the key qualities and characters of the Chorltonville Conservation Area are retained.

To the rear and side the material palette is proposed to match that of the existing dwelling (brick and render) prioritising the highlighted features of the dwellings in the area. The Arts & Crafts chimney stack, bay and brick detailing are to be unaffected.

Other properties within the conservation area have carried out similar first floor rear extensions and ground floor infill extensions. Restricting the proposals to the rear of the dwelling ensure that the qualities of the conservation area are retained.

Design

Whilst the current back of the house does have a connection with the garden, the garage forms a major obstruction and the proximity of the patio to the neighbours onto no. 59 makes it uninviting to use.

The ground floor alterations and creation of new openings to the rear elevation are scaled to strike a balance between modernity and tradition by creating a larger area of glazing by means of 2 separate openings with the intention of opening up/maintaining views into the private back garden.

The design of the proposed corner infill extensions is such that a greater degree of privacy will be created between the occupants of this property and the immediate neighbours. Neither extension projects beyond the furthest point of the existing rear of the house.

Conclusion

Given the diverse array of extensions and alterations, including roof alterations including to the neighbouring no. 59 that have been undertaken at the rear of properties in Chorltonville, we conclude that the character of the conservation area is defined by the appearance of the relatively intact street elevations of the majority of houses and surrounding roads.

In conclusion, we believe that the extension and demolition proposals retain the original essence of the house in it's fullest form whilst enabling a sensitive reconfiguration to allow the occupants to upgrade the fabric to modern living standards including the introduction of usable space at first floor and increased light and space to the ground floor main living areas. The occupant wishes to improve the thermal efficiency and sustainability of the property whilst retaining the original character.

We believe that the proposal should be supported by the council and welcome any feedback.