PROPOSED EXTENSION & ALTERATION WORKS

No. 31 Old Lansdowne Road, Manchester, M20 2PA

Design & Access Statement



Document ref: J037-D&AS

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1 Introduction

1.1 Opening statement

This document has been prepared for the Applicants B. Espley & A. Fox by their Agent, Mark Whitfield (BA[Hons] MArch ADPPA RIBA) of Whitfield Architects. This document accompanies a **householder application** for planning permission for works or extension to a dwelling; and for relevant demolition of an un-listed building in a conservation area; with the proposal described as follows:

"*New single storey rear and side extension with flat roof and flat rooflight (existing garage removed). New raised external terrace to rear with new steps to garden level. Existing front facing second floor dormer wall cladding & flat roof to be replaced. New or replacement front facing dormer windows. Existing rear facing second floor dormer wall cladding & flat roof to be replaced. New or replacement rear facing dormer windows. Associated external alterations including new soil vent pipe to side elevation, and new side facing WC window*."

1.2 List of application drawings

The following architectural drawings are to be submitted together with this document:

- P(00)01 Location Plan (revision A).
- P(01)01 Existing Floor Plans 1 of 2 (revision A).
- P(01)02 Existing Floor Plans 2 of 2 (revision A).
- P(02)01 Proposed Floor Plans 1 of 2 (revision C).
- P(02)02 Proposed Floor Plans 2 of 2 (revision C).
- P(03)01 Existing Elevations 1 of 2 (revision B).
- P(03)02 Existing Elevations 2 of 2 (revision B).
- P(03)11 Proposed Elevations 1 of 2 (revision B).
- P(03)12 Proposed Elevations 2 of 2 (revision B).

1.3 Additional supporting information

The following additional supporting documents are also being submitted:

- Application Form (including ownership certificate A).
- Community infrastructure levy (CIL) Form 1.
- Flood risk map for planning (zone 1 location).

1.4 Purpose of the application

The purpose of the application – described in more detail in Section 2 - is to propose extension and alteration works to the existing property, to provide a **new single storey ground floor rear & side extension** to create new kitchen, living & dining accommodation; a **new rear raised garden terrace;** and a **new ground floor WC with new side window**. In addition, the existing front and rear second floor dormers are to be renovated & improved including **new external cladding, replacement flat roofs, new front & rear facing windows,** and a **new rear facing Juliet balcony.**

1.5 Site location

The site location is shown on the image below, with the application boundary edged in red:



The Applicants are the **freeholder** of the property. The application site is approximately 356 sqm in size (or 0.36 Hectares / 0.09 Acres). The application site is located within **flood zone 1**, an area with a low probability of flooding; and the site is also outside of a **Radon** affected area.

1.6 Heritage matters

The application site is located within the Albert Park Conservation Area (established 1988). The existing property is not a statutory listed building; is not a locally listed building and is not located adjacent to a statutory listed building or locally listed building.

2 Design

This section describes the design proposals:

2.1 Site location

The planning application site is located on Old Landsdowne Road, at the centre of the Albert Park Conservation Area, and close to the neighbourhood centre of West Didsbury.

To the west of the site is the line of Old Landsdowne Road (running north east to south west), No. 29 Old Landsdowne Road to the north (an almost identical three storey property with basement), and No. 33 Old Landsdowne Road to the south (an extended three storey property with basement and which is attached to No. 31 Old Landsdowne Road, forming a pair of semi-detached houses). Lastly, to the east of the site is the Albert Bowling & Tennis Club.

The existing property is an Edwardian style house, constructed in either the late 19th century or early 20th century, and is one of many similar characterful properties which line Old Landsdowne Road.

2.2 Existing layout

The existing house has three above ground floors and a basement.

At **ground floor level** the front doorway from Old Landsdowne Road accesses a long & thin hallway which leads to all ground floor rooms and provides access to the stair to first floor and the stair to the basement. The basement is not currently used as habitable accommodation. The ground floor layout consists of three individual rooms – a front living room with front bay window, a middle living room with side bay window, and a rear kitchen & dining room. To the rear is a small & original single storey rear extension containing a ground floor WC and side access door to the garden. External steps lead down to the garden from the ground floor, and external steps lead up to the garden from the basement via a rear facing door.

At **first floor level** there are three bedrooms and a bathroom. The front bedroom has a front bay window, the middle bedroom has a side bay window, and the rear bedroom has a rear facing window. The bathroom also has a rear facing window. Stairs from the landing access the second floor above.

At **second floor level** the existing habitable part of the original house has been extended to the front and rear, with a front facing dormer with front facing window and rear facing dormer with rear facing windows. At roof level, the front chimney stack remains but the rear chimney stack has been previously removed. The front and rear dormers have a flat roof, which sits below the original dual pitched roof of the house (which has been previously recovered in concrete roof tiles.

2.3 Proposed layout

The proposed extension and alteration work is intended to **enlarge**, **adapt** and **improve** the existing dilapidated property, raising the accommodation up to a level to reflect the needs of modern 21st century living, and to satisfy the specific needs of the Applicants and their family.

The proposed layout is as follows:

2.3.1 Proposed ground floor layout

The ground floor layout is to be extended to the rear, and a new single storey rear and side extension is proposed. This extension seeks to create an enlarged rear kitchen, dining, and living space with easy access to the rear garden (currently lacking in the existing layout). A new ground floor WC is proposed adjacent to the new kitchen and accessed from a lengthened hallway. There is no change to the front & middle living rooms or front & side facing bay windows. A new side window is proposed to the new ground floor WC, a new front facing window is proposed in the new side extension, and a new wide bi-folding or sliding patio door are proposed to face the garden. The Applicants are hoping to reuse two existing windows for the new WC and front facing extension windows.

2.3.2 Proposed first floor layout

There are no proposed layout changes at first floor level.

2.3.3 Proposed second floor layout

The second floor layout is to be adapted to provide a new en-suite bath & shower room to the existing front bedroom; and to provide a master bedroom with en-suite shower room, and dressing room to the rear. The existing front and rear dormers are to be fully refurbished externally & internally, with new external cladding provided, new insulated walls & roof provided, and new front & rear facing windows installed. A new Juliet balcony is proposed to the existing rear bedroom.

2.3.4 Proposed basement layout

There are no changes to the existing basement layout, only a new external access provided to the rear.

2.3.5 Proposed garage removal

The existing detached garage is to be removed to facilitate construction of the new side & rear extension.

2.3.6 Proposed raised rear garden terrace

A new raised rear garden terrace is proposed, at the same level as the new rear & side extension floor, with level access provided, and then steps down to the garden level.

2.4 Architectural design

The design of the external elevations of the proposed rear & side extension seek to match the external materials of the main house; providing an external appearance which is complementary to the existing style of the house and the wider Conservation Area.

The design of the external elevations to the upgraded front and rear dormers seeks to harmonise their appearance, with matching materials and window styles proposed to both dormers. The use of a recessive coloured metal cladding system with matching window & door frames is proposed to allow the upgraded roof dormers to integrate respectfully with the existing roofscape along Old Landsdowne Road & the wider Conservation Area.

The proposed architectural design is described in more detail below:

2.4.1 Scale and massing

The proposed ground floor rear & side extension has a depth to the rear which matches the line of the adjacent & adjoining single storey rear extension to No. 33 Old Landsdowne Road. The rear & side extension is proposed with a flat roof, flat rooflight, and perimeter masonry parapet with a stone coping. The top line of the parapet coping is approximately 4.6m from the rear garden level, with the parapet coping height being approximately 3.6m from the proposed rear terrace level. The width of the proposed side extension is approximately 2.5m from the side wall of the existing house, with the existing house width being approximately 5.8m (i.e. the extension width is approximately 43% of the width of the existing house) which leaves a side access between the front driveway and rear garden of approximately 1m between the new side wall and the existing foliage here.

The proposed second floor dormer alterations seek to use the existing dormer timber frames, with new external cladding added and the existing walls & roof insulated to modern standards. There is no proposed increase in height to the dormer eaves, and any change to the flat roof pitch would ensure that the overall dormer height does not exceed the overall roof height. The existing front dormer structure is to be altered to remove the front facing dual pitched roof dormer window, replacing this with a more appropriate flat roofed dormer window style, together with a new front facing window in the same design. A new rear facing dormer window and Juliet balcony are proposed to the rear dormer.

2.4.2 External appearance

The proposed single storey rear extension has been designed with complimentary wall materials, with a sympathetic perimeter wall parapet design proposing a contemporary addition to the back of the house but which is respectful of the original house, and very much a recessive addition to the rear of the property.

The new rear facing patio doors are intended to be of a contemporary design with slim profile door framing and large panes of clear glass, allowing a clear view into and from the rear garden.

The proposed second floor dormers are currently in a poor state of repair and visually are not attractive additions to the existing characterful house. The proposed adaption & recladding works seek to rectify this using a high quality & contemporary metal cladding system, with a consistent finish applied to the front & rear dormers, with new contemporary window and door openings proposed.

2.4.3 Proposed materials palette (ground floor rear & side extension)

The **materials** palette for the proposed rear & side extension includes:

1. Insulated cavity walls with matching red / brown brickwork.
2. Hidden new insulated flat roof with a sedum roof finish.
3. Brickwork perimeter flat roof parapet and stone parapet coping.
4. New or replacement black coloured metal rainwater & foul drainage goods.
5. White painted traditionally styled timber WC side window with obscured double glazing.
6. White painted traditionally styled timber front facing window with clear double glazing.
7. Black coloured polyester powder coated metal (steel or aluminium) framed rear facing patio doors with clear double glazing.
8. New hidden flat rooflight with black coloured frame and clear double glazing.

2.4.4 Proposed materials palette (second floor dormer upgrade)

The **materials** palette for the proposed second floor dormer upgrade includes:

i. Replacement dormer walls to be clad in a grey or other recessive coloured metal vertical standing seam cladding system with either a natural finish (e.g. zinc) or a coated finish (e.g. powder coated steel).

ii. Cladding of front & rear dormers to match. New projecting dormer windows to front dormer with new wall cladding to match.

iii. Replacement flat roof to front & rear dormers (roof finish not visible from ground level).

iv. Code 4 lead perimeter flashings to existing dormer & existing roof interface.

v. Polyester powder coated metal (steel or aluminium) framed rear facing Juliet balcony doors with clear double glazing. Door frame colour to match wall cladding.

vi. Polyester powder coated metal (steel or aluminium) framed front and rear facing windows with clear double glazing to bedrooms and obscured double glazing to en-suite. Window frame colour to match wall cladding.

vii. Any rainwater or foul drainage goods to be coloured to match the cladding system.

2.5 Existing front elevation (facing north west)

The existing front elevation facing Old Lansdowne Road is shown below:



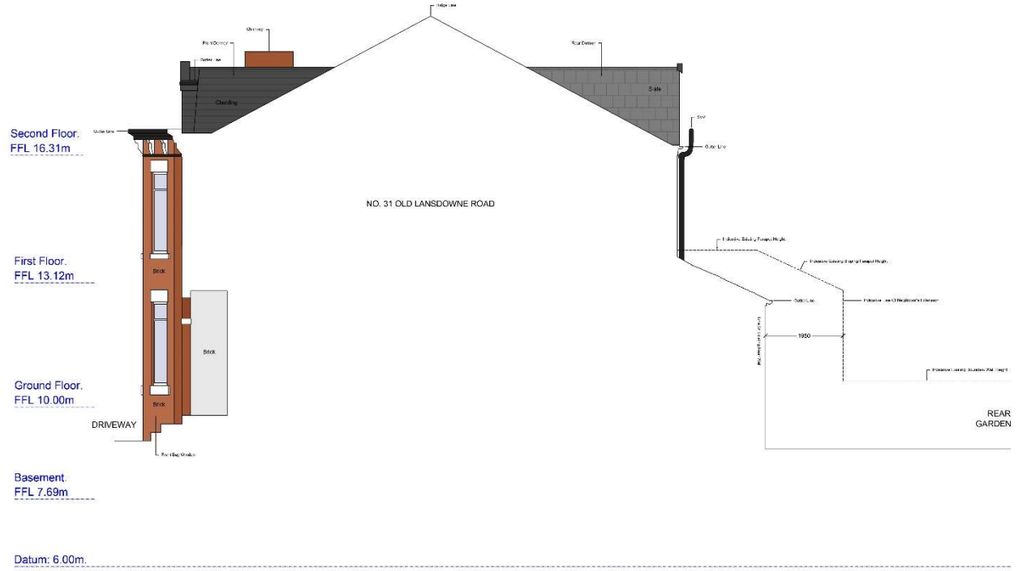
2.6 Proposed front elevation (facing north west)

The proposed front elevation facing Old Lansdowne Road is shown below:



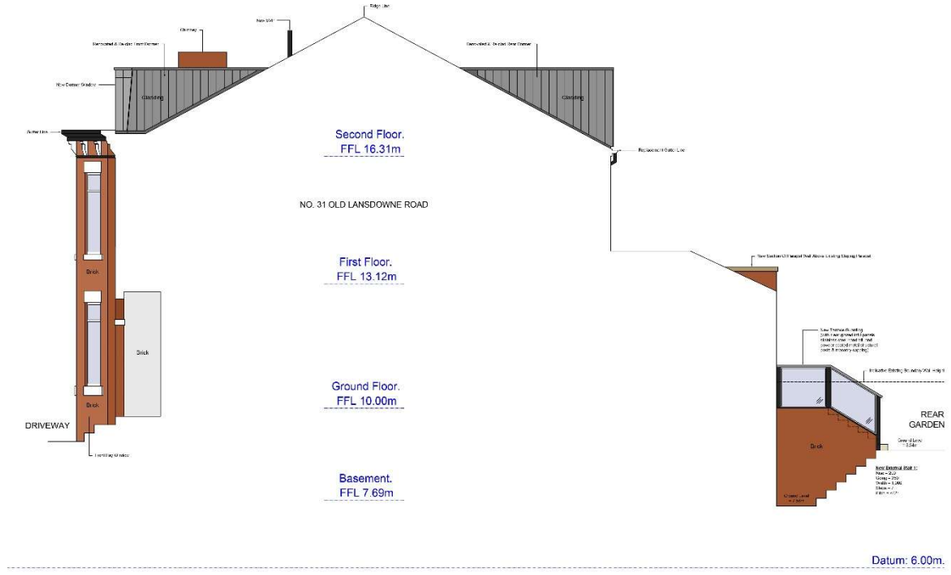
2.7 Existing side elevation (facing south west)

The existing side elevation facing No. 33 Old Lansdowne Road is shown below:



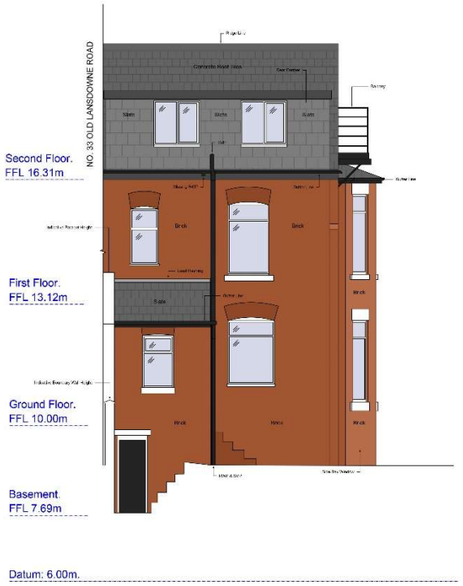
2.8 Proposed side elevation (facing south west)

The proposed side elevation facing No. 33 Old Lansdowne Road is shown below:



2.9 Existing rear elevation (facing south east)

The existing rear elevation facing the rear garden & tennis courts behind is shown below:



2.10 Proposed rear elevation (facing south east)

The proposed rear elevation facing the rear garden & tennis courts behind is shown below:



2.11 Existing side elevation (facing north east)

The existing side elevation facing No. 29 Old Lansdowne Road is shown below:



2.12 Proposed side elevation (facing north east)

The proposed side elevation facing No. 29 Old Lansdowne Road is shown below:



3 Access

3.1 Vehicular access and egress

Vehicular access to the property is unchanged by the proposed works.

3.2 Pedestrian access and egress

Pedestrian access to the property is unchanged by the proposed works.

Level access is provided between the existing ground floor and the new rear extension.

The existing staircase provides access to the existing first floor & second floor accommodation; and no changes are proposed.

The new rear **raised garden terrace** is to be provided level with the new & existing ground floor.

A new ground floor **WC** is provided as part of the works within the existing house adjacent to the new rear extension.

New en-suite **Shower Rooms** are proposed within the existing second floor layout, and a new **Bathroom** layout is shown at first floor level.

3.3 Refuse, deliveries, and car parking

There is no proposed change to the existing refuse & recycling storage within the application boundary, or changes to the existing refuse & recycling collection location.

All deliveries will continue to access the property from either Old Lansdowne Road or via the existing front driveway.

There is no change to the existing car parking arrangements.

[end of statement]

Please address all queries for the attention of Mark Whitfield to – *hello@whitfieldarchitects.com*