PROPOSED BOUNDARY WALL ALTERATIONS

No. 155 Burton Road, Manchester, M20 1LD

Design & Access Statement



Document ref: J018-D&AS

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1 Introduction

1.1 Opening statement

This document has been prepared for the Applicant *Anthony Noble* 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:

"*Alterations to existing boundary wall to garden and driveway. Existing wall to be raised in height with new brickwork and metal railings, including new supporting masonry piers at regular intervals. Existing hedges to be removed and two existing small trees to be removed.*"

1.2 List of application drawings

The following architectural drawings are submitted alongside this document:

- P(00)01 Location Plan (revision B).
- P(02)11 Existing and Proposed Site Plan (revision C).
- P(03)10 Existing Boundary Wall Elevations (revision B).
- P(03)11 Proposed Boundary Wall Elevations (revision D).

1.3 Additional supporting information

The following additional supporting documents are also being submitted:

- Application form (including ownership certificate A).
- Flood risk map for planning (zone 1 location).
- Tree constraints plan (prepared by *Godwins Arboricultural Ltd*, ref. **14145**)

1.4 Purpose of the application

The purpose of the application – described in more detail in Section 2 - is to propose alteration works to the existing boundary wall along Burton Road and Beaufort Avenue which encloses the private front & side garden of the house, and to propose alteration works to the existing front driveway side wall.

The reason to make these alterations is to provide a **secure** and more **private** front & side garden area for the house and secure the property against the impact of anti-social behaviour, vandalism, and littering (particularly glass bottles, illegal drug related paraphernalia, and other potentially harmful items).

1.5 Site location

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



The Applicant is the **freeholder** of the property.

The application site is approximately 179 sqm in size (or 0.02 Hectares / 0.04 Acres).

The application site is located within **flood zone 1**, an area with a low probability of flooding; and the site is 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 Burton Road, at the centre of the West Didsbury part of the Albert Park Conservation Area and located within the neighbourhood centre of West Didsbury.

To the west of the site is the line of Burton Road (running north east to south west), to the north across an open alleyway is Nos. 149 to 151 Burton Road (a two storey building containing the commercial premises of estate agent *Philip James*), to the south is the line of Beaufort Avenue (a tree lined short section of single access road lined with residential properties similar in age & appearance to No. 155 Burton Road), and to the east is the adjoining residential property No. 1 to 3 Beaufort Avenue.

The existing property (No. 155 Burton Road) is a three-storey Edwardian style town house with converted basement and single storey rear extension, constructed in either the late 19th century or early 20th century, and is one of many similar characterful properties which line Beaufort Road and Montrose Avenue.

The existing "front" door is located facing Burton Road in the side elevation of the house, however the front of the house faces Beaufort Avenue, given the corner location of the property. To the rear of the property is access to a small yard and a shared alleyway to the north (accessed from Burton Road).

For more detail, please refer to accompanying drawing *P(00)01 Location Plan.*

2.2 Existing layout

The existing house has three above ground floors and a basement. At **ground floor** level the "front" doorway from Burton Road accesses a small hallway which leads to the dining room / kitchen / WC / utility room & ground floor reception room and provides access to the stair to first floor. The stair to the basement is located within the dining room.

The **basement** has been converted and consists of three rooms and a WC. The external yard to the rear of the property is accessed via the back door to the utility room. At **first floor** level there is an L – shaped landing area, two bedrooms and a bathroom. At **second floor** level there are two bedrooms, one of which has an en-suite shower room.

The remainder of the application site (outside of the house) consists of a front & side garden area, rear yard, and driveway area accessed from Burton Road. The front & side garden has a perimeter brick wall with small railing & entrance gate. The rear yard also has a perimeter brick wall & rear access gate. The driveway area is open to Burton Road and is used for car parking.

For more detail, please refer to accompanying drawing *P(02)11 Existing and Proposed Site Plan.*

2.3 Existing trees & hedges

Within the front & side garden of the house are located several trees and hedges.

A Cypress hedge (ref. **H2**) is located along the Beaufort Avenue frontage located behind the boundary wall here (there is no railing along this elevation).

A Yew hedge (ref. **H3**) is located along the Burton Road frontage next to the corner with Beaufort Avenue, located behind the existing boundary wall & railing.

At the end of the length of Yew hedge along Burton Road is a mature Common Lime tree (ref. **T6**) which is located behind the existing boundary wall & railing fronting Burton Road.

Located between this Common Line tree and the boundary wall with Beaufort Avenue are two small & young Cherry trees – which have unfortunately been planted too close together (ref. **T4** & **T5**).

To the northern corner of the application site, between Burton Road and the shared alleyway is a large & mature Silver Birch tree (ref. **T7**). Over time this tree has caused damage to the boundary wall in this location and the existing driveway surface. Adjacent to this and running behind the boundary wall which fronts the shared alleyway is a Cypress hedge (ref. **H8**).

In addition to the trees & hedges noted above which lie within the application site, there is also a larger & mature Ash tree located within the pavement to Beaufort Avenue (ref. **T1**).

For more detail, please refer to the accompanying *Tree Constraints Plan* (ref. 14145).

2.4 Anti-social behaviour

Burton Road forms a key part of the thriving neighbourhood centre of West Didsbury, with its mix of bars, pubs, restaurants, cafes, and other commercial premises – alongside many residential streets containing a mix of old & new houses, townhouses, and apartments.

The Applicant and his family have chosen to live in West Didsbury but given the location of the property immediately fronting onto Burton Road the application site does suffer from the impacts of anti-social behaviour – particularly vandalism & littering. Unfortunately, there is occasional damage to the perimeter wall & railing as well as a great deal of litter which is left on the perimeter garden walls, or left in the perimeter vegetation, or worse - thrown over the wall into their garden. This sometimes consists of glass bottles, illegal drug related paraphernalia, and other potentially harmful items (none of which is conducive to the normal & expected use of the garden by the family).

Whilst the Applicant accepts that some level of anti-social behaviour is to be expected given the location of the property, it is considered that the existing perimeter wall of the front & side garden as well as the driveway is not fit for purpose in terms of providing a secure perimeter, and the height of the wall is not enough of a deterrence to those seeking to discard their litter onto the Applicant's property, or to damage the existing perimeter wall, railings, and vegetation.

2.5 Existing perimeter garden wall & driveway wall

The existing front & side garden is surrounded by a perimeter brick wall with metal railings to Burton Road & Beaufort Avenue, and a metal gate to Burton Road. The existing brick is a red / brown colour (which matches the existing house) and the existing metal railings were originally black coloured.

Immediately adjacent to the front door is a section of brick wall which runs from the house side wall to the Burton Road frontage. This section of wall is circa 1.65m in height. There are two brick piers / gate posts either side of the entrance gate to the house & garden. These brick gate posts are circa 1.85m in height, with the gate being a similar overall height.

To the remainder of the Burton Road frontage enclosing the garden is a brick wall with metal railing above. The height of the brick wall is circa 0.90m with an additional height of circa 0.30m above this – giving an overall wall & railing height of approximately 1.20m (which varies along the Burton Road frontage).

To the Beaufort Avenue frontage enclosing the garden is a brick wall which has an approximate height of circa 0.95m (which varies along the Beaufort Avenue frontage). On top of the wall is a metal railing which is obscured from view by the hedging here (the railing gives the wall an additional 0.3m in height). There is an existing brick pier which sits on the boundary between 155 Burton Road and 1 to 3 Beaufort Avenue – with an approximate height of circa 1.25m. From this gate post to the front elevation of 155 Burton Road is a brick wall built on the Applicant's side of the boundary with an approximate height of 0.85m (on the Applicant's side).

A further stretch of existing boundary wall is located along the side of the driveway area which separates the driveway from the shared side alleyway. The approximate height of this wall is circa 0.65m and the wall has a short return to the Burton Road frontage, which surrounds the base of the existing corner Silver Birch tree (ref. **T7**). This section of wall has been damaged over time by the growth of this tree.

For more detail, please refer to accompanying drawing *P(03)10 Existing Boundary Wall Elevations.*

2.6 Proposed site layout

The proposed site layout seeks to retain the existing garden & driveway wall lines, but to increase these in height to provide a more secure & private perimeter.

There is no change proposed to the existing section of wall which stretches from the side wall of the house to the existing gate post to Burton Road. There is also no change proposed to the existing gate or gate posts.

For the existing stretch of wall along Burton Road and Beaufort Avenue, this is to be increased in height – either by 1) **removal** of the existing wall to ground level and its **rebuilding** to a new taller level, or 2) **retaining** the existing wall and **increasing** the height of this by building straight on top. New railings are proposed to this raised section of wall. Several intermediate brick piers (to match the existing gate posts) are proposed along the Burton Road & Beaufort Avenue frontage to provide stability to the raised wall height. These piers have been set out to avoid any impact on any of the surrounding sign posts or utility cabinets.

For the existing stretch of wall along the side of the driveway & its return to the Burton Road corner, this is to be increased in height – either by 1) **removal** of the existing wall to ground level and its **rebuilding** to a new taller level, or 2) **retaining** the existing wall and **increasing** the height of this by building straight on top. New railings are proposed to this raised section of wall. A singular brick pier (to match the existing gate posts) is proposed to provide stability to the raised wall height and mediate between the tall and shorter wall sections. Any new foundation to this new brick pier will be hand dug and will aim to reduce as much as possible any impact on the adjacent roots of the Silver Birch tree.

To facilitate these changes the young trees **T4** & **T5** are to be removed alongside hedges **H2**, **H3** & **H8**.

For more detail, please refer to accompanying drawings *P(02)11 Existing and Proposed Site Plan.*

2.7 Architectural design

The design of the new perimeter wall & railings seeks 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 new wall height to the top of any new masonry pier is typically proposed to be between 1.85 and 1.90m (depending on the existing pavement level). The intermediate sections of wall are typically proposed to be raised to 1.50m in height with a 0.30m railing on top. To visually break up the height of the new wall, it is proposed that the existing brick detailing visible on the external walls of 155 Burton Road is repeated as part of the new wall elevations.

The new brick wall is proposed to consist of 1) the existing stretcher bond (either rebuilt or retained & built on top of), 2) a new 3 course stretcher bond , 2) a new overhanging stretcher course corbel, 3) a new 4 course stretcher bond, 4) a new second overhanging stretcher course corbel, and 5) a new rowlock course to terminate the wall height. Any new intermediate brick piers are to match the existing gate posts. All new railings will be fixed to the rowlock course and will not be as tall as the gate posts but will maintain a consistent height across the perimeter.

For more detail, please refer to accompanying drawing *P(03)11 Proposed Boundary Wall Elevations.*

2.8 Proposed materials palette

The **materials** palette for the proposed perimeter wall & railings is as follows:

1. Solid brick walls & piers with matching red / brown brickwork and mortar.
2. Black coloured polyester powder coated galvanised & traditionally styled metal railings

2.9 Existing Burton Road elevation

The existing elevation facing Burton Road is shown below:



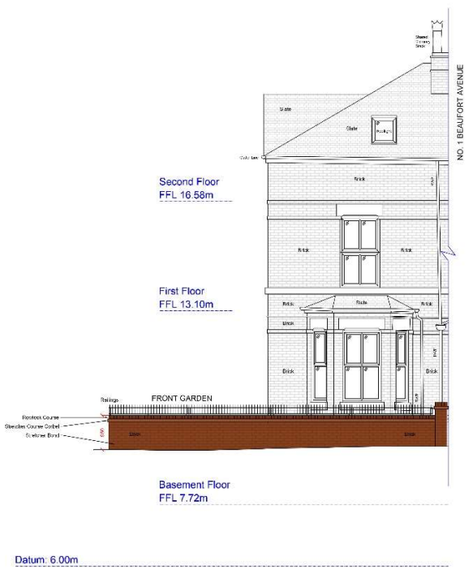
2.10 Proposed Burton Road elevation

The proposed elevation facing Burton Road is shown below:



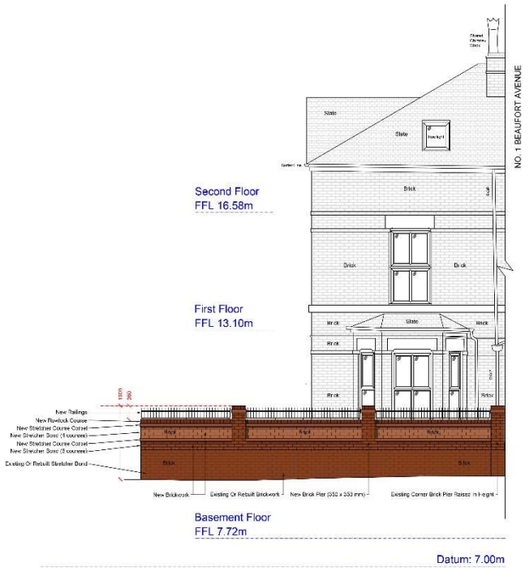
2.11 Existing Beaufort Avenue elevation

The existing elevation facing Beaufort Avenue is shown below:



2.12 Proposed Beaufort Avenue elevation

The proposed elevation facing Beaufort Avenue 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.

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

The existing partially stepped approach to the front gate & front door is unchanged by the proposed works.

The existing partially stepped approach to the rear gate & back door is unchanged by the proposed works.

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 Burton 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*