# Design and Access Statement

## 31 Corkland Road, Chorlton-cum-Hardy, Manchester, M21 8UP

Remodelling of rear sunroom and associated landscape works
September 2026





This document has been prepared for and on behalf of Ben and Louise Crangle


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# 1.0 Introduction

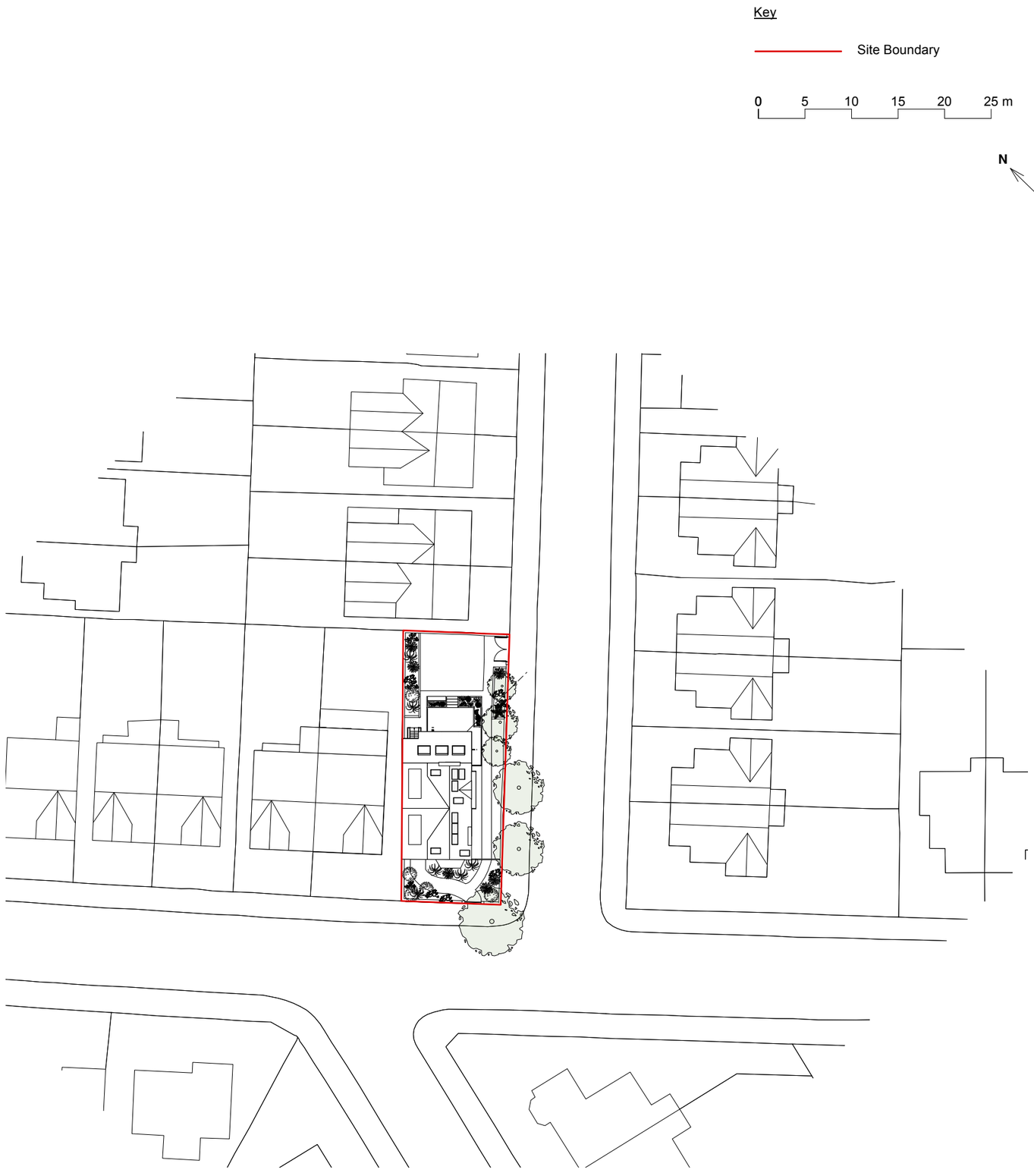
Lou and Ben Crangle, owners of 31 Corkland Road, Chorlton-cum-Hardy, are seeking to remodel the rear of their property to better meet their current and future lifestyle needs. The proposals focus on redesigning the existing sunroom and adjoining garden to create a cohesive, functional, and visually sympathetic extension of the house while enhancing the enjoyment and usability of the outdoor space.

This document presents a series of initial concept designs intended to explore potential options for the replacement sunroom and the wider garden landscape, providing a foundation for the development of the preferred design.

# 2.0 Site and Location

The property is on Corkland Road, Chorlton and is within the administrative area of Manchester City Council. The site is situated in a well established residential area and occupies a corner plot at the junction of Corkland Road and Sefton Road.

The property fronts Corkland Road, with a secondary boundary extending along Sefton Road, while the remaining site boundaries adjoin neighbouring residential properties and their gardens. The surrounding area is predominantly residential in character, comprising a mix of detached, semi-detached and terraced properties set along established streets with mature trees and landscaping.




Site Block Plan 1:500

# 3.0 Existing Dwelling

The existing property is a detached house arranged over four storeys. It is traditionally constructed in red brick beneath pitched slate roofs, with decorative brick detailing, projecting bay windows and painted timber window frames.

To the rear of the property is a single-storey, timber-framed sunroom, which was added in 2015. The sunroom is of relatively lightweight construction and is now in a poor state of repair in some areas. Its replacement would allow this part of the property to be improved in terms of appearance, durability and thermal performance, while providing an opportunity to develop a more considered design response that relates appropriately to the character of the original dwelling.



Front Elevation



Sunroom

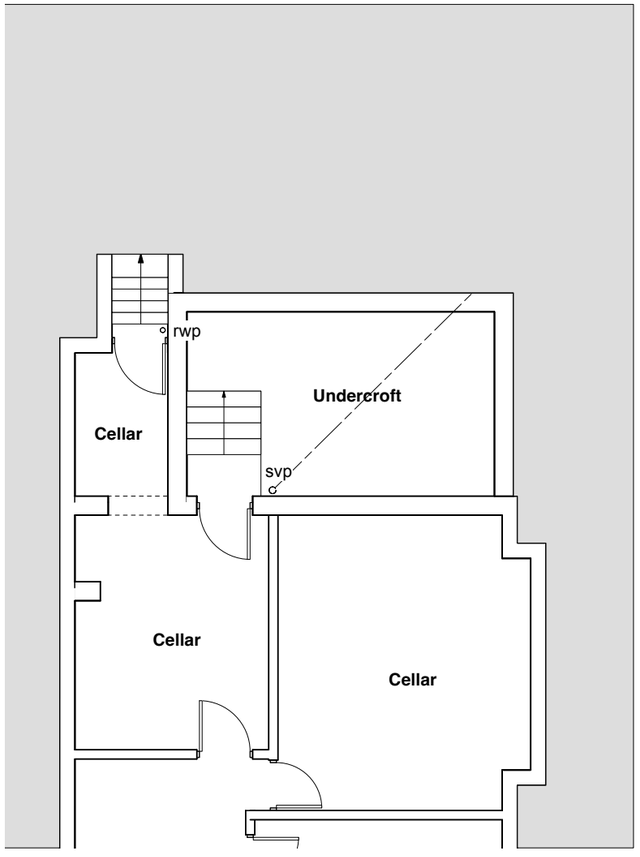


Sunroom

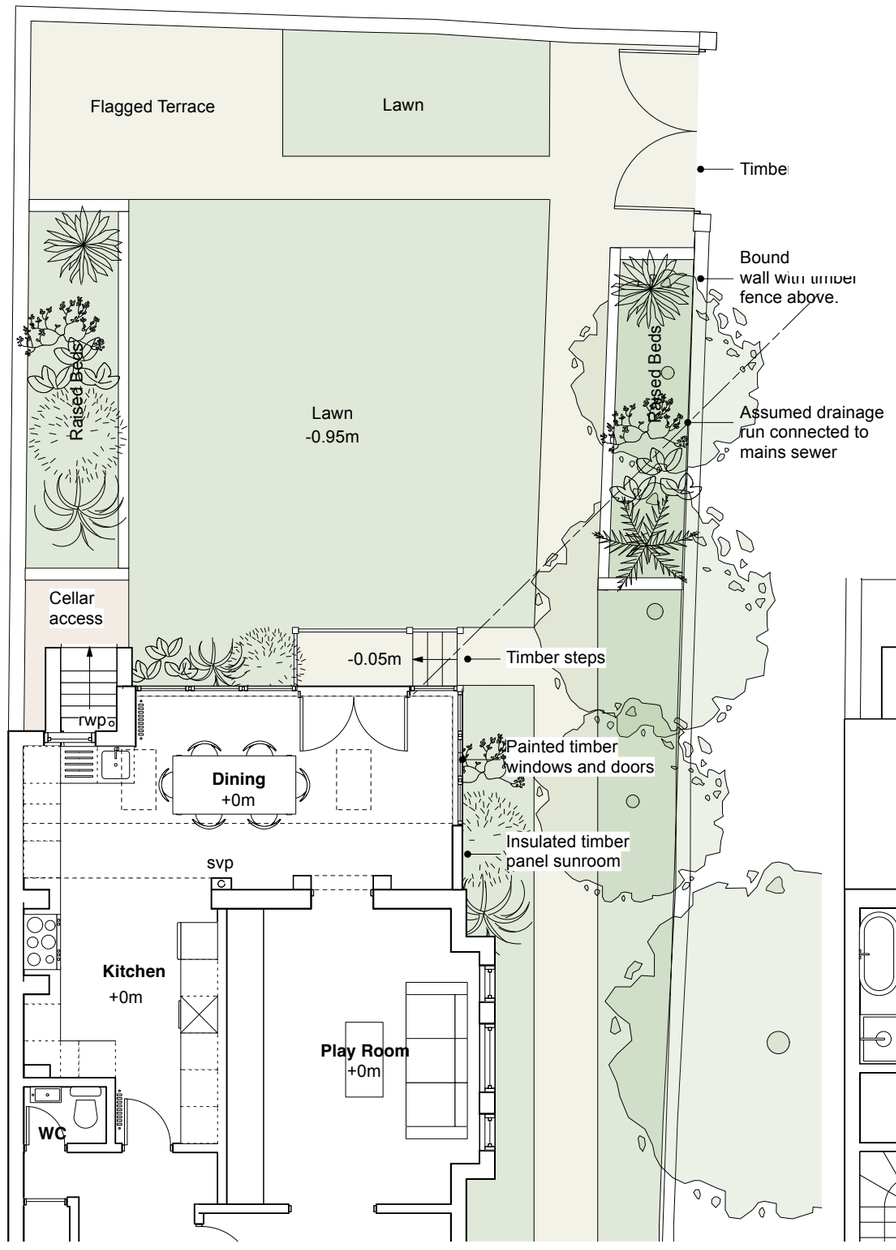
# 3.0 Existing Dwelling

**Existing Layout**

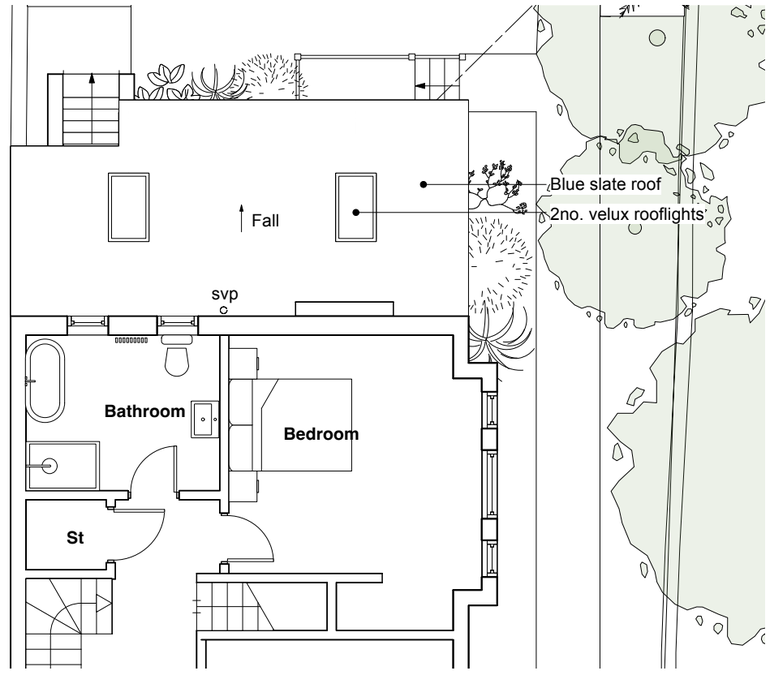
The existing ground floor layout consist of a sunroom which is open plan to the kitchen. The sunroom was constructed in 2015 with insulated timber panelling which has been painted. As the sunroom is 950mm above garden level there is a small landing with timber steps down to the garden level. The cellar access is retained to the left of the sunroom with steps down from garden level. The roof includes two small rooflights which aren't sufficient to light the space in particular due to its north orientation.




Existing Basement Floor 1:100




Existing Ground Floor 1:100




Existing First Floor 1:100

# 4.0 Client Brief

The applicants are looking to remodel their existing home to include the following:

- Remove the existing timber structure to the rear sunroom and rebuild with more robust construction using the existing foundations and base course of brickwork.
- New bi-fold doors and window configuration to the sunroom.
- Create a terrace to the rear garden with space for outdoor dining/seating and steps down to the existing garden.
- An additional roof light to the sunroom.

# 5.0 Planning Policies

The development of proposals for the replacement sunroom are informed by relevant national and local planning policy, together with the technical requirements of the Building Regulations.

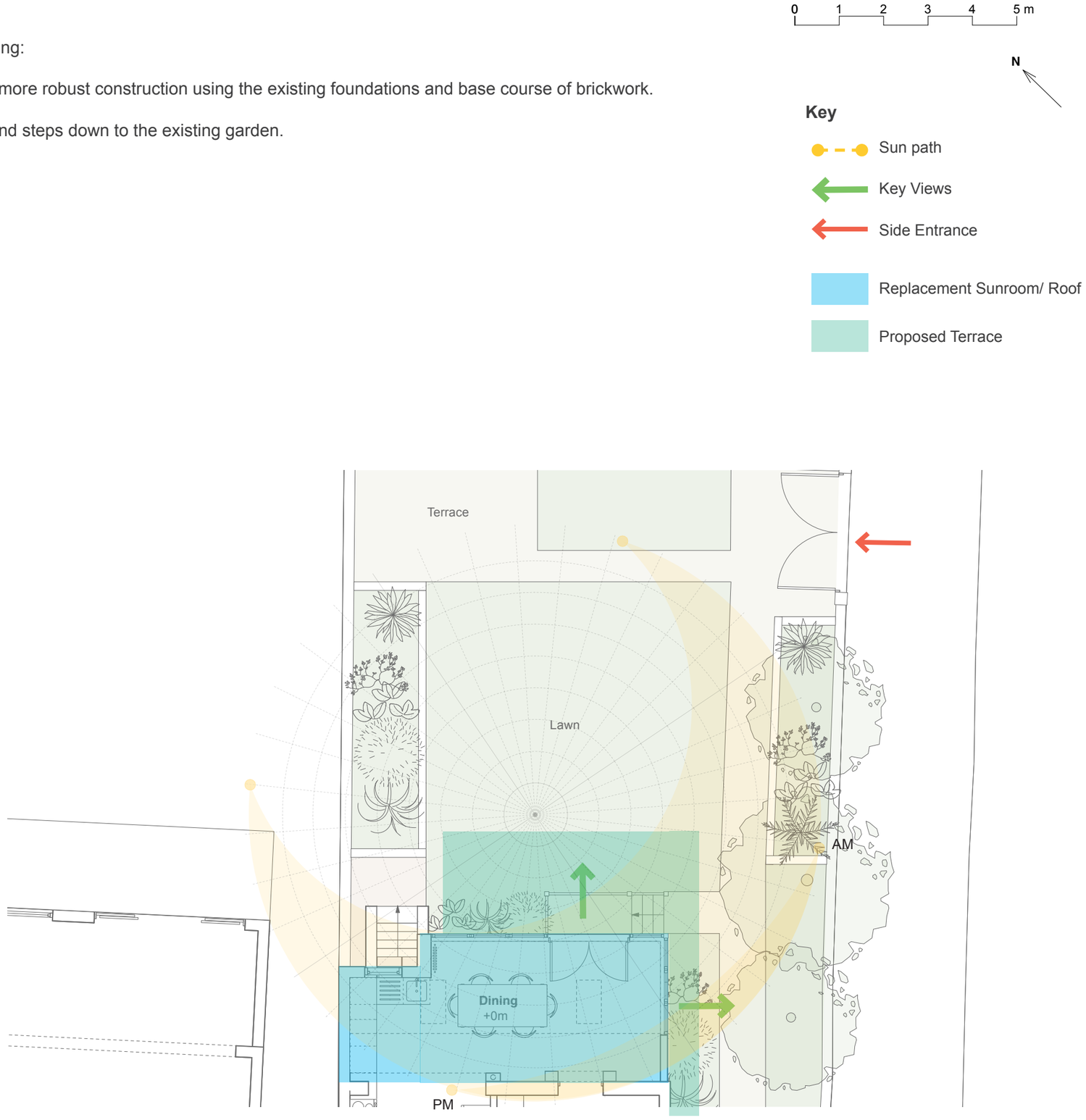
At a local level, Policy DM1 of the Manchester Core Strategy requires development to have regard to matters including siting, scale, form, massing, materials, detailing and the relationship of a proposal to the character of the surrounding area.

There are **no proposed changes** to the building footprint or the **scale and form of the replacement sunroom.** There are no proposed changes to roof materiality, which matches that of the main house. Alterations to cladding material are **in keeping with many contemporary alterations within the locality.**

# 6.0 Key Constraints

The key design considerations for the proposals include:

- The form and massing of any replacement extension should tie in well to the main dwelling and reflect the existing footprint.
- The orientation of the site and sunpath should help inform the design i.e to make the most of the sunlight during the day.
- Proposed materials should be complimentary to the original dwelling.

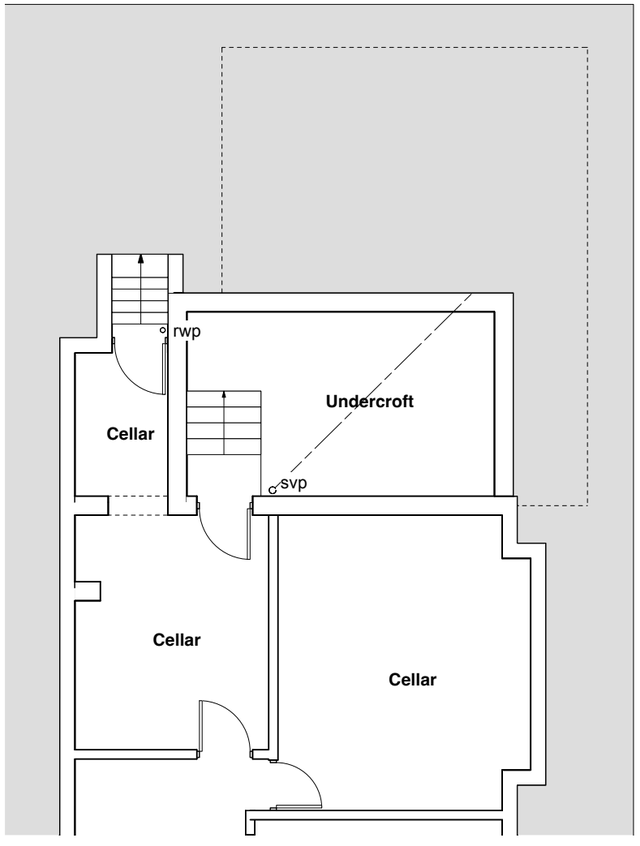



Site Plan 1:200

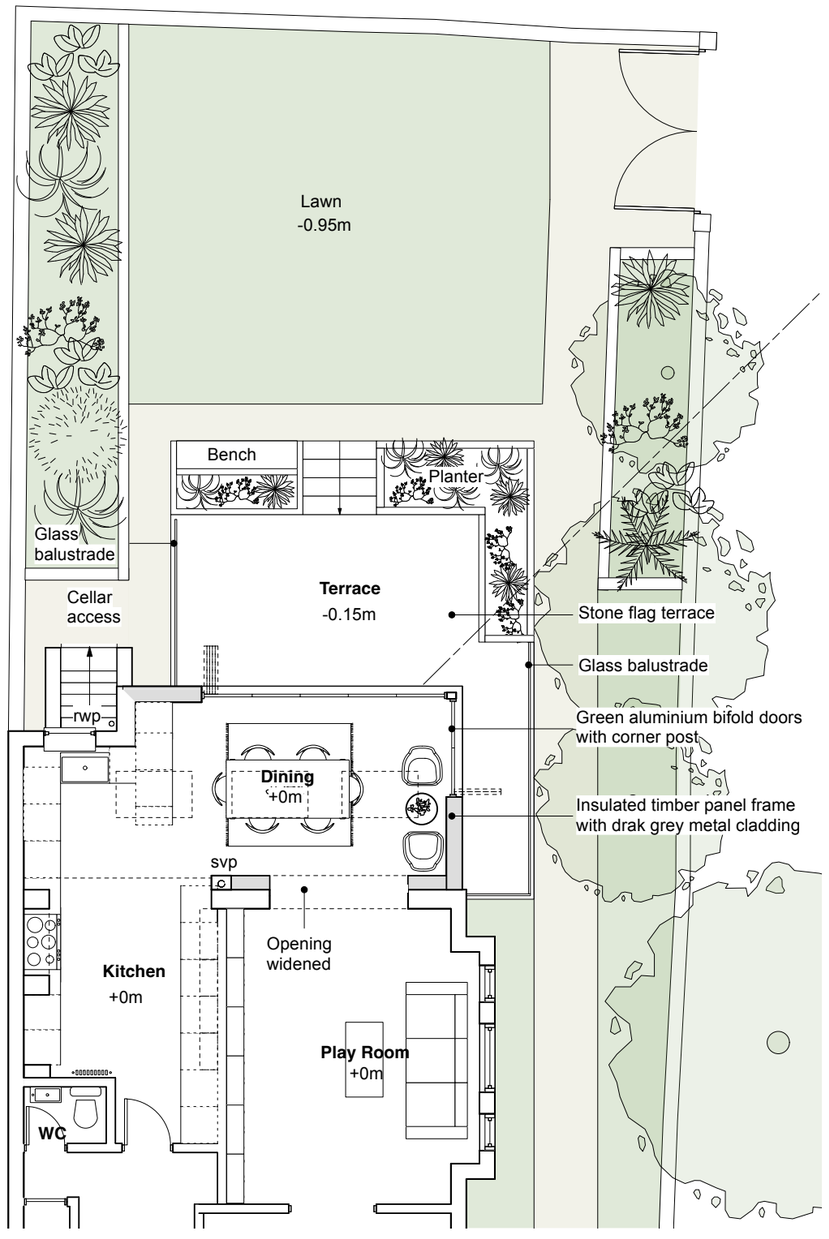
# 7.0 Proposed Scheme

**Proposed Layout**

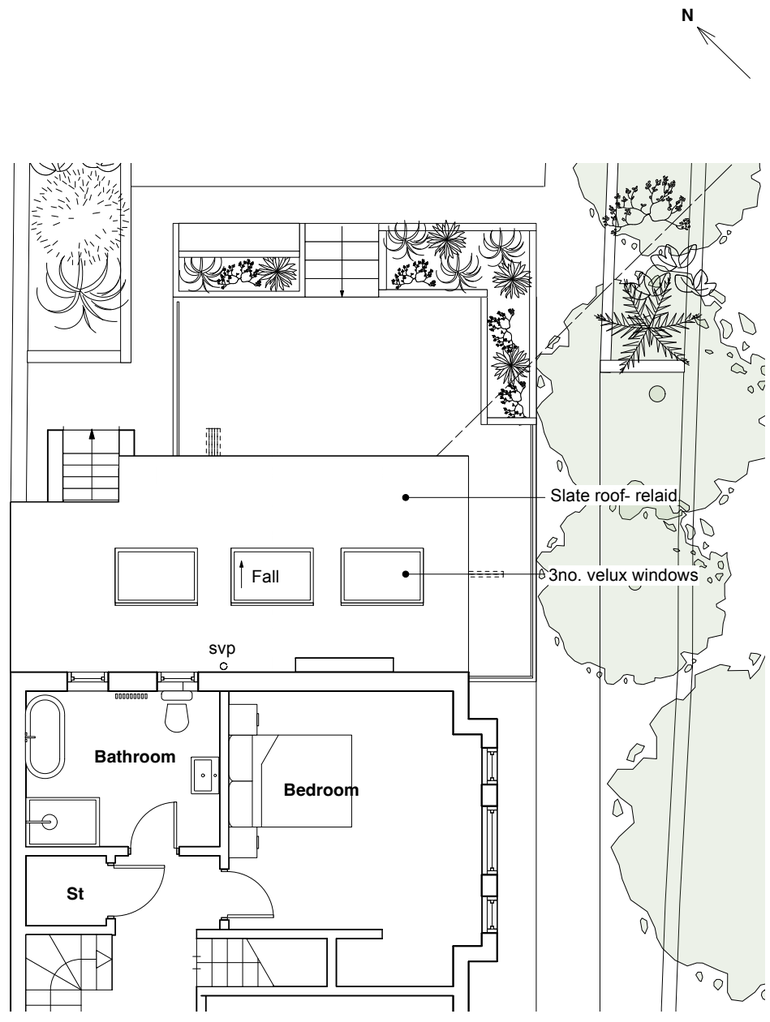
The proposed layout retains the existing footprint of the sunroom with a new build up to the walls to achieve current building regulations in terms of thermal efficiency. The sunroom includes bifold doors to the north and east which meet at the corner of the room. Internally the kitchen layout is altered with the opening between the dining room and playroom widened to ehance the open plan flow of the space. The roof has been relaid with 3no. velux rooflights to enhance daylight in the space. The terrace has been enhanced to provide a more usable outdoor space.




Proposed Basement Floor 1:100




Proposed Ground Floor 1:100




Proposed First Floor 1:100

# 8.0 Proposed Scheme

**Proposed Elevation, Materiality and Precedent Images**

The proposed elevations retain the existing footprint and roof slope therefore the massing of the proposed scheme is the same as existing.

All walls to the sunroom have been rebuilt and will be clad in dark grey metal cladding with green aluminium bi-fold doors opening onto the terrace.

To achieve a balance between overglazing, there is less glass in the proposed scheme to existing with more emphasis on adding rooflights for daylight from above.

The roof is retained as slate with dark grey metal fascias and guttering to match cladding.

The terrace is designed to appear as a rendered plinth with built in bench and planters for flowers and shrubs.




Proposed Rear Elevation 1:!00




Proposed Side  Elevation 1:!00

Precedent Images



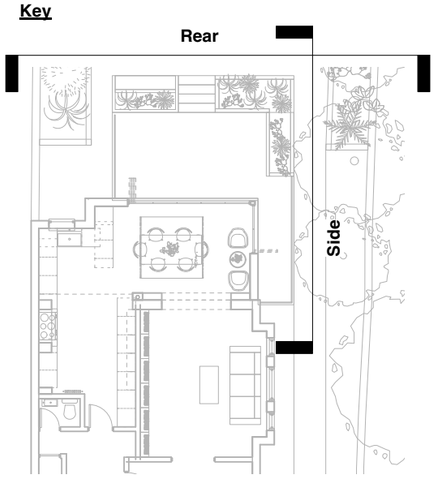
Metal cladding



Corner bifold doors



Stone flagged terrace



# 9.0 Proposed Scheme

**Proposed External Works**

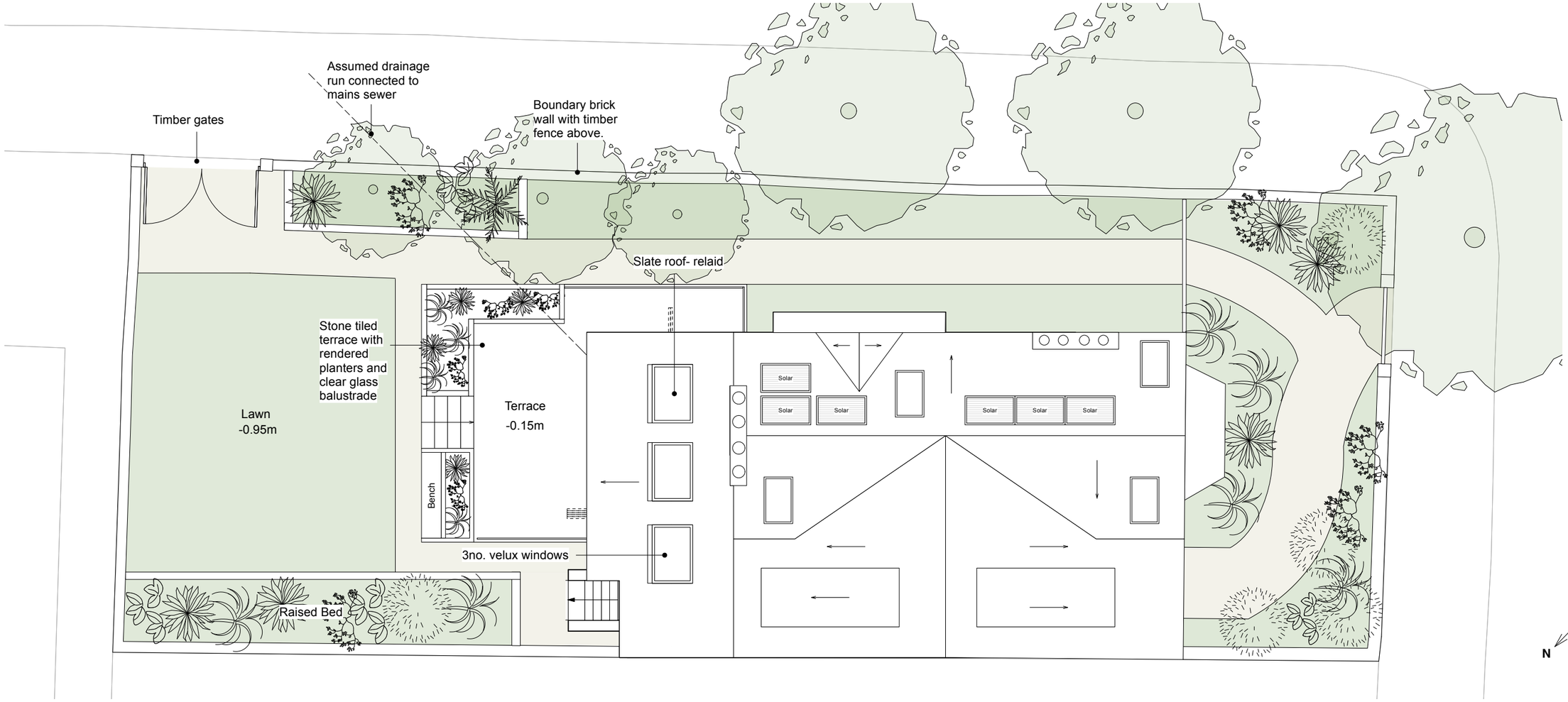
As part of the proposals the rear terrace has been designed to improve the relationship between inside and outside. By creating a terrace which is closer in level to the sunroom. The terrace has been designed to the front and side of the sunroom to maintain the existing cellar access and to not have an overbearing feel on the neighbouring property to the west.

The terrace is bounded by glass balustrades and deep planters with steps down centrally to the garden level.

All vegetation to Sefton Road remains unchanged to protect the natural green edge of the site.



3D Image of Proposal




Proposed Roof and Landscape Plan 1:!00

0 1 2 3 4 5 m

# 10.0 Access and Parking

Vehicular and pedestrian access into the site remains unchanged in the application.

# 11.0 Environmental Impact & Ecology

Please refer to the sustainability statement below that addresses the reduction of carbon emissions and incorporation of measures to reduce the contribution to climate change:

**A. Making the most efficient use of land, buildings and natural resources including site layout and building design.**

• It is proposed to retain, re-use and extend the existing structure, which reduces the amount of new material required.
• Existing brick will be salvaged and re-used in the proposed works where possible.
• In keeping with Government directives on energy efficient homes, it is intended to insulate all new construction to meet current building regulations for thermal performance.
• All new construction will incorporate Accredited construction details to maximise the dwelling's energy efficiency and improve thermal performance of the envelope.
• Discarded materials will be recycled or re-used where appropriate.

**B. Taking account of the energy hierarchy**
Level 1- Reduce the need for energy

• By incorporating a larger glazed opening to the north elevation in the main kitchen and dining space, this allows for an increased passive solar gain into this open plan space.
• The introduction of larger rooflights into this space will reduce the need for artificial lighting and therefore conserves energy.
• The windows and external doors to the sunroom  will be upgraded in the scheme with replacement window and doors to include integrated trickle vents which allow for passive background ventilation. This minimises additional energy required for mechanical ventilation and reduces opportunities for heat loss via purge ventilation (e.g opening windows)

Level 2- Using energy more efficiently

• High levels of insulation will be installed within the walls, floor and roofs to meet current building regulations and improve energy efficiency.
• All new window and door units will be double glazed and achieve maximum U-values of 1.4W/m²K in line with Building Regulations.
• All windows and doors will be installed with expanding foam to achieve air and water tightness to 600 PA minimum.
• The wall and floor junctions will be sealed with flexible sealant and plasterboard dot/dab is applied in a continuous ribbon to comply with air tightness regulations.
• New sloping ceilings will be insulated with continuous PIR insulation with aluminium taped seams to achieve thermal and air tightness
• Energy efficient LED lighting will be utilised wherever spotlights are installed.

**C. Achieving the highest possible standards of water efficiency**

• The existing drainage system will be utilised for foul and surface water drainage.

## 12.0 Impact on Neighbouring Buildings

Impact on neighbouring properties is kept at a minimum. The sunroom includes less glass as ground floor level as existing essentially meaning that the scheme is no more intrusive on neighbours privacy that the current scheme. The terrace is designed to enhance the indoor/outdoor relationship however the terrace is largely not viable from neighbouring properties due to vegetation from each boundary of the garden.

## 13.0 Drainage

Drainage to the site is retained as existing with the main svp from the bathrooms above kept in its existing location. New surface water collection will be designed to the new rear terrace and will connect into the mains drainage. Refer to existing and proposed layouts for drainage layouts.

## 14.0 Flood Impact

As the site is within Flood Zone 1, a flood risk assessment is not required.

## 15.0 Refuse Collection

There is provision in the proposals for the separate storage of waste and recycling, located within the enclosed garden and therefore out of view. Collection services will remain as existing.

## 16.0 Further Information

For further Information please refer to planning drawings:

541_PL001-Location Plan
541_PL002-Site Block Plan
541_PL003-Existing Floor Plans
541_PL004-Existing Roof and Landscape Plan
541_PL005-Existing Elevations
541_PL006-Proposed Floor Plans
541_PL007-Proposed Roof and Landscape Plan
541_PL008-Proposed Elevations

## 17.0 Conclusion

In summary and conclusion, it is considered that the proposed works should be considered acceptable.

Overall, the sunroom extension has retained the existing approved footprint and has enhanced the materially and longevity of the building. The new design enhances the occupier use of the property with the terrace designed to be a continuation of the indoor space.

The proposals are in line with local and national planning policy, and should therefore be considered as acceptable.