

Design and Access Statement for 74 Sheepfoot Lane, Prestwich, M25 0DT

This scheme involves the enlargement of an existing, detached dwelling house which occupies a corner site facing onto Sheepfoot Lane and Edgeware Avenue. The 2 storey house was built in 1920 with facing brickwork walls with feature tiled panel and interlocking tiles to the roof. The form of the house is quite distinctive and was possibly considered to be of a 'modern' design, with a tall gabled elevation facing onto Sheepfoot Lane, and feature chimney and diamond shaped windows facing onto Edgeware Avenue, which rises up relative to the site, with detached garage to the rear garden area which is at a higher level. There is an existing single storey lean-to extension to the left hand side (when viewed from the front) and the adjacent property is a bungalow, separated by a tall boundary fence. The houses on Edgeware Avenue are traditional, brick built, semi detached houses.

The character of the houses along Sheepfoot Lane vary from original detached and semi detached dwellings, to new build properties - some of which are quite substantial following demolition of the original house and possible where adjacent garden areas have been utilised.

The applicant has a large family and wishes to extend the house to create a large kitchen area, at least 2 lounge spaces and requires 6 bedrooms for his children and extended family. To accommodate all of the required rooms, the scheme includes a 2 storey extension to the right hand side of the house and a 2 storey extension to the left hand side. The right hand side extension continues the line of the front wall of the existing house and where the ridge line has been turned through 90 degrees to create a gable feature on the end elevation (facing onto Edgeware Avenue), with the walls finished in render to create a unified mass for the main body of the house. The right hand side extension is set back from the side boundary by 2m in consideration of the development of a corner plot and Bury's adopted policy regarding such sites.

In order to avoid the possible 'terracing' effect of the extended house, as well as the creation of a dwelling house which is out of scale / character with the adjacent properties, the right-hand side extension is constructed in facing brickwork (as appose to render on the rest of the house) and is set back around 1m from the face of the main house frontage. The roof to the left-hand side extension has been hipped, to reduce any overbearing effect on the adjacent bungalow and where the line of the existing side extension has been maintained. A small front porch has been provided to the main entrance to create a level of privacy within the hall space and where the triangular form of the roof of the porch echoes the gable and dormer features along the front and side elevations of the house.

The proposals involve the creation of a new vehicular access (off Sheepfoot Lane) to provide car parking for 2 / 3 cars within the front of the house and where there is a proposed brickwork boundary wall and metal railings as detailed on the proposed drawings.

The proposed new dwelling would provide good quality family accommodation within an area where many of the houses along Sheepfoot Lane have been extended / replaced to create substantial houses and where the proposals are respectful of the design, scale and character of the existing house and site. The construction of the proposed extensions using high levels of insulation and to current Building Regulations standards will create a dwelling which is energy efficient and reduce reliance on fuels and materials harmful to the environment.