



WhiteBox Architecture

WhiteBox Architecture is a RIBA Chartered Practice with a proven track record of delivering the highest quality innovative design solutions to clients throughout the UK

Our portfolio includes one off houses, large scale residential and commercial schemes as well as bespoke extensions, hotels and restaurants



Introduction

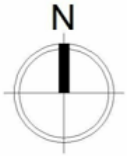
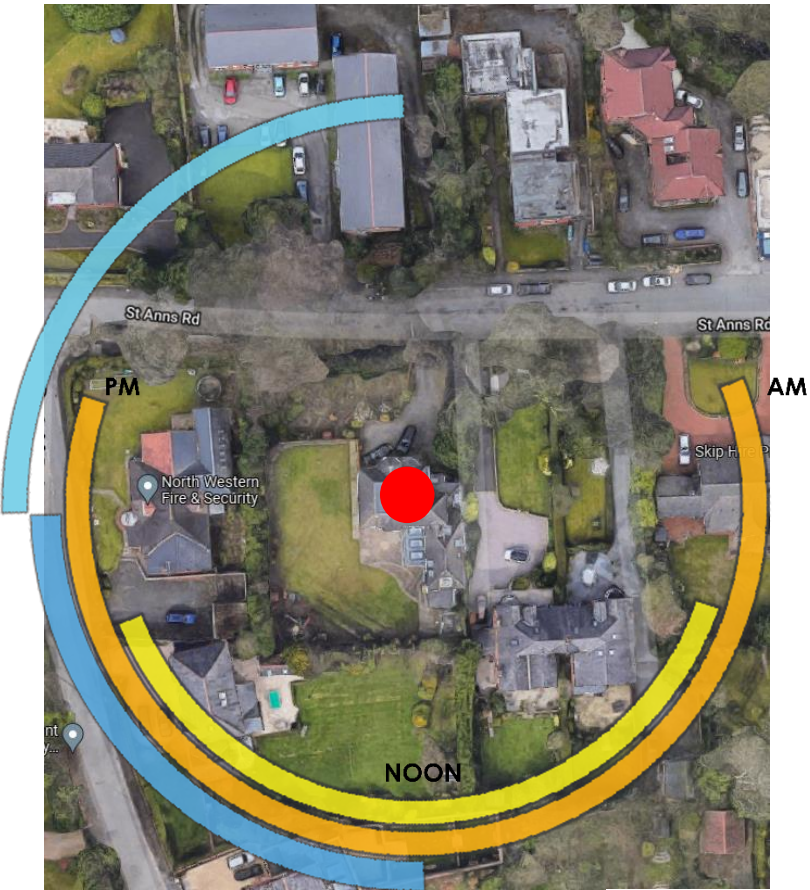
This Design & Access Statement has been prepared by WhiteBox Architecture in support of this Planning Application for the infilling of the undercroft car port, removal of existing porch and creation of new glazed gable, addition of chimney to west elevation, insertion of new windows, doors and rear canopy along with over cladding brickwork



Site Location & Description

The existing building is a detached property located on St. Ann's road, Prestwich. This area lies to the south of Prestwich village within the St Mary's Church Conservation Area.

St. Ann's Road is adjacent to the A56 Bury New Road at the midpoint between Manchester and Bury. It has a variety of size and style properties on it ranging from early 19th Century to mid-20th century dwellings.



Glazed gable & Infill of existing undercroft car port.

It is proposed that the existing porch and bay be removed and replaced with a glazed gable. The car port will also be 'filled in' to allow the existing living room to be extended. This will also allow the creation of a study. These works will also include the construction of a chimney top the side elevation to service a proposed new fireplace within the enlarged living room.

Materiality

The existing roughcast render is in poor condition, and due to the number of historical extensions and alterations it is not consistent in its finish.

It is proposed that, the entire property will be clad the building with brick to ensure longevity and reduce maintenance. Brickwork will also sit better within the conservation area.

It is also proposed that the entire main house is re-roofed as part of the works. Existing roof tiles are small format concrete tiles, and it is proposed to use natural slate to replace them.

New windows throughout will be in a crittal style to complement the style of the building.

Heritage Impact

A full heritage statement is submitted as part of this application.

Summary

We believe that the design of the proposed alterations have been developed paying due respect to the council's general guidance for residential extensions within the conservation area.

Our proposal will complement and improve an already impressive home and will provide the owners with high quality accommodation to enhance their long term enjoyment of the property. They also make a positive contribution to the conservation area and historic environment through their use of traditional materials.



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