

planning seventy nine

Agecroft Rd West, Prestwich, M25 9RF / House Extension
Analysis / Approach / **Design and Access Statement**

material studio architects

Design&AccessStatement/**79AgecroftRdWest**/May2020
On behalf of Mr & Mrs Waltham for **Bury Council**

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Introduction

1.0 Site Analysis
1.1 Introduction



79 Agecroft Road West

Purpose of the Design and Access Statement: This document has been prepared on behalf of the client. It assesses and evaluates the site and its context, whilst recording the local character and its circumstances. It provides a description of the proposal and explains the principles and concepts that have informed the design approach to date.

It explains how inclusive design principles are incorporated into the development to allow the inhabitants to conveniently use the spaces created.

The document also gives an indication of the proposed materials the client would like to use in order to build two extensions. The document will showcase examples of modern house extensions that have inspired this design.

Examples will briefly express the continuity between old and new architecture in the housing sector and these images will act as precedents for the design of these extensions.

location plan

1.0 Site Analysis
1.2 Vision & Ownership



Project Vision: This Planning Application comprises the internal reworking of an existing 4 bedroom detached property at 79 Agecroft Road West in Prestwich, extending to the front and rear to provide additional and improved living accommodation.

The intention is to create a high quality family home with minimal impact on neighbouring properties.

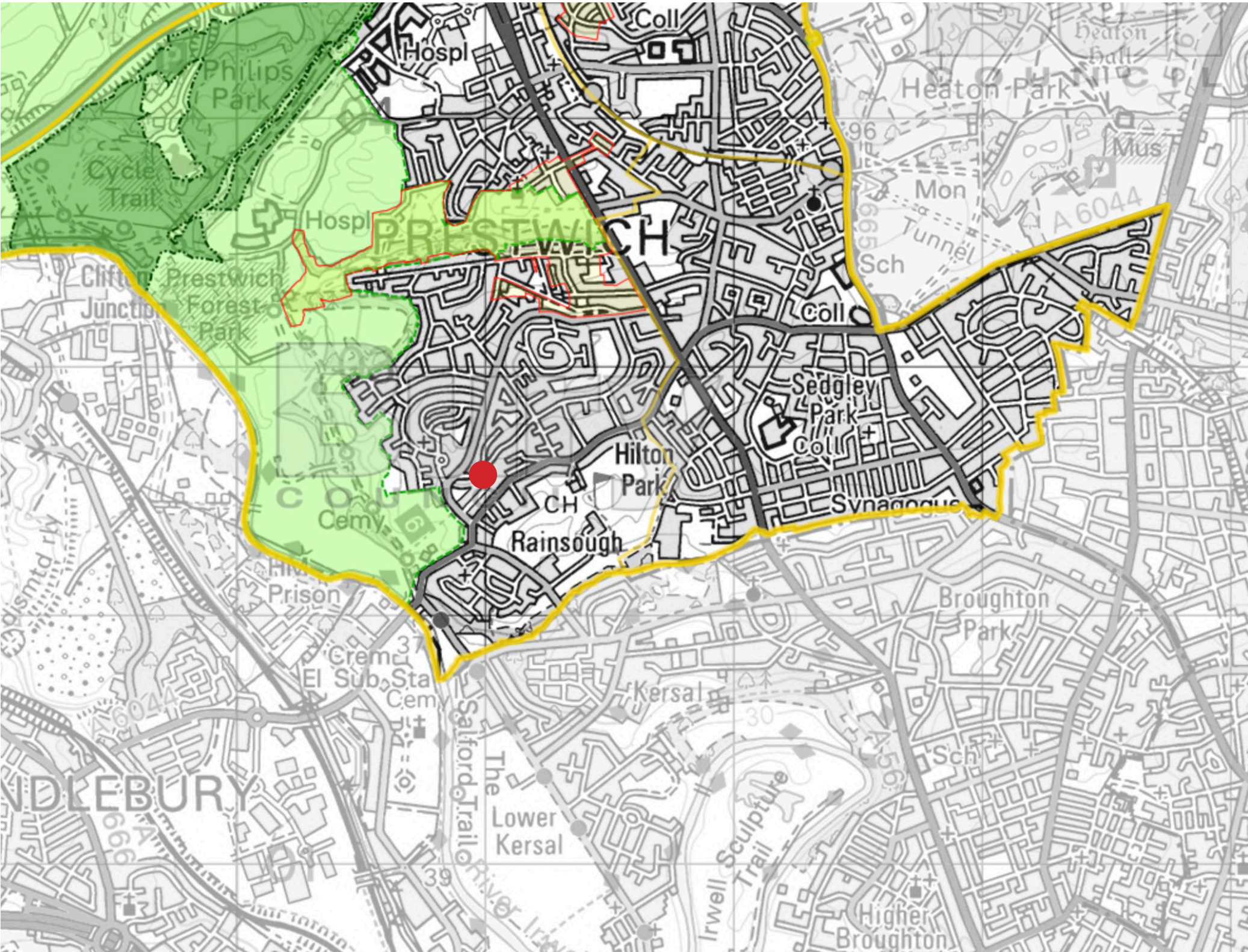
The design will comply with all current regulations and standards including the latest energy efficiency and access requirements for works to existing dwellings.

Ownership: The client currently holds the freehold for the whole property.

 Demise Line

planning considerations

1.0 Site Analysis 1.3 Planning Considerations



Bury Council Map

Planning Considerations: The site is located in a residential area of Prestwich. It is 5 miles south from Bury Town Centre and 3 miles northwest from Manchester City Centre. The site is south from St Mary's Conservation Area and south east from Phillips Park Local Nature Reserve.

To the west is Drinkwater Park, part of Adopted Green Belt area along the course of the River Irwell.

The property is not listed and the site has not been identified as being located in a flood risk zone.

The proposal has referenced national, regional and local planning policy documents including:

- National Planning Policy Framework (NPPF)
- Greater Manchester Spatial Framework (GMSF)
- Adopted Bury Unitary Development Plan
- Bury Local Plan

- Site location
- Bury Council boundary
- Adopted Green Belt
- - Philips Park Local Nature
- St Mary's Conservation Area

site context

Aerial Views



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2.

Local Considerations: The site forms part of an existing residential street of detached and semi-detached properties built in the 1930s, with large private gardens to the rear.

It is bound on the east and west sides by the fence line of neighbouring semi-detached houses (No. 77 to the east and No. 81 to the west). Both of these properties have been extended in recent times.

The back of the site is bounded by the fence line garden of an adjacent residential property on Butterstile Close.

Demise Line

existing property

1.0 Site Analysis
1.5 Existing Property



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Property Description: The site is currently occupied by a 4 bedroom 1930s detached house with a total internal area of 152sqm, located at the southwest end of Agecroft Road West.

The house is set back from the road by approximately 5 metres. There is an integrated garage accessed from the front drive. A porch is positioned in the centre of the front of the property with a two storey curved bay window to the right.

There is a large private garden to the rear which is sheltered by trees. A dining room extension is positioned at the centre of the rear of the house with a uPVC conservatory extension to the left. The dining room extension opens onto a decked terrace. Stairs lead down from the terrace to the rest of the garden which is at a lower level.

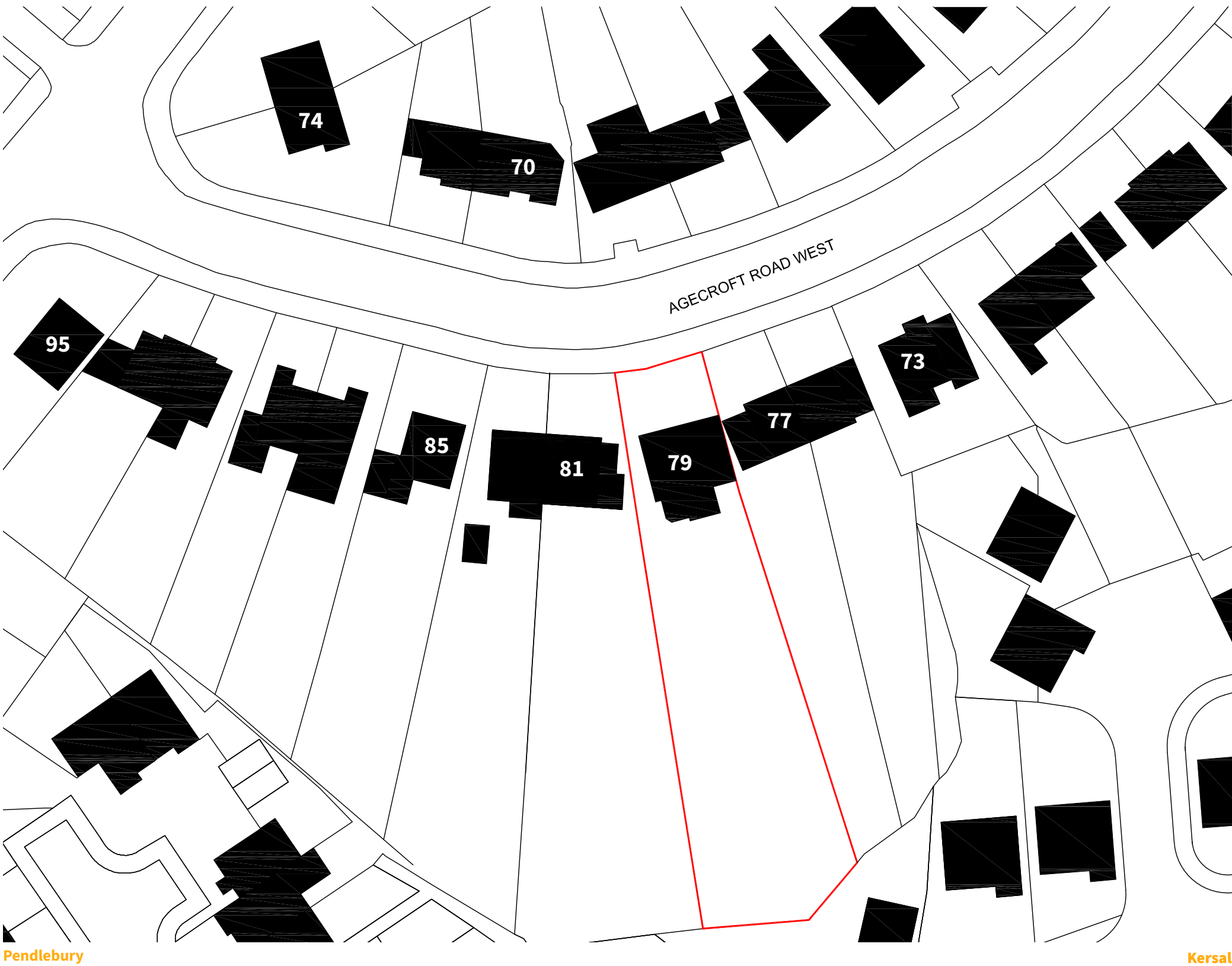
Original windows have been replaced by with uPVC casements: white at the front; brown at the rear.

planning precedent

1.0 Site Analysis
1.6 Planning Precedent

Phillips Park, Prestwich

Prestwich High Street



Determined Nearby Property Modifications:

no.60: certificate of lawfulness for proposed single storey rear extension

no.70: prior notification for proposed single storey rear extension

no.73: two/single storey side extension; front porch

no.74: demolition of existing garage & single storey side projection; erection of 2 storey side extension & detached garage

no.77: single storey extension at front/side; gable roof extension with rear dormer and loft conversion; erection of outbuilding at rear

no.79: conservatory at rear

no.81: loft conversion to include extension to roof and formation of full gable at the side.

No.85: Single storey extension at side

No.95: Two storey side extension; single storey extension at front; single storey extension at rear.

— Demise Line

street character



1.



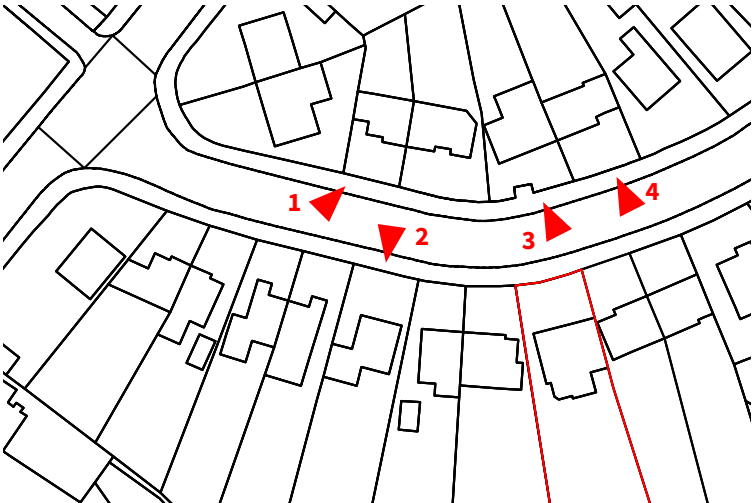
2.



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Architectural Context: During expansion around the late 1930s, 2 storey semi-detached properties became the main type of residential construction in the area. This is the typical house type on Agecroft Road West.

The area is characterised by its use of red-brick and pitched slate roofs, consisting of pairs of 2 storey curved bay windows beside front doors. Roof forms are typically either hipped or paired front gables.

Whilst there is some consistency in style and materials there is variation in the street, and several of the properties have been modified and extended over the years.

design intent part 1

2.0 Proposals 2.1 Design Intent Part 1

Proposed Ground Floor Layout:
The existing layout consists of a series of enclosed rooms which do not link in well together or work efficiently for a family of 4 with 3 dogs. Previous extensions have sought to address this, however they are beginning to look dated, and some of the spaces are dark and feel cramped and cluttered. The arrangement does not make the most of the setting with a large south facing rear garden.

The footprint of the house is not going to be drastically altered, however it is proposed to remodel the downstairs living accommodation in order to bring it in line with the expectations of modern living.

The porch at the front will be replaced and the garage extended, to improve the entrance sequence and to allow the rear of the property to be reworked.

The rear extension will be replaced with a larger addition, providing open plan living and an improved connection to the garden. New access will be provided from the garage to the rear garden. This will also act as a storage and utility area, and provide a zone where the family dogs can stay.

The scheme has been developed so the appearance of the proposed extensions compliment the neighbouring properties.



Scale 1:150 / A3

design intent part 2

2.0 Proposals 2.2. Design Intent Part 2



Proposed First Floor Layout: The upstairs currently includes 3 double bedrooms and a smaller single bedroom. The master bedroom includes a large ensuite bathroom.

The client wishes to rework these spaces, providing a more efficient arrangement.

At first floor level, bedroom 2 will be extended to the rear along with a small roof terrace, to provide additional external amenity space and an improved connection to the garden from this level.

design intent part 3

2.0 Proposals 2.3 Design Intent Part 3



Existing Front Elevation



Proposed Front Elevation

Front Facade: At the front, the bike store will be brought forward in line with the existing porch, which will be replaced. This will free up valuable space at the rear of the property, and improve the front elevation by consolidating these disparate elements.

The entrance sequence will be enhanced by providing an improved thermal enclosure, along with a full height glazed screen and rooflight above. A glazed door internally will admit natural daylight into the middle of the home.

This extension will be clad in red brick with a simple mono-pitch slate roof, to compliment the existing house.

Scale 1:150 / A3

design intent part 4

2.0 Proposals 2.4 Design Intent Part 4



Existing Rear Elevation



Proposed Rear Elevation

Rear Facade: At the rear, the existing conservatory and pitched roof extensions will be removed. They will be replaced with a pitched roof zinc clad addition to the ground floor with a timber clad projection to the main bedroom on the first floor. A small terrace will be lined with a frameless glass balustrade.

These changes will open up the rear living areas of the property, allow south facing natural light to flood in, provide additional space for the family, and provide a more direct relationship to the rear garden.

Scale 1:150 / A3

precedents



Zinc and treated timber cladding examples



2.0 Proposals 2.5 Precedents

External Appearance: Whilst the front extension will be clad in brick and slate materials that echo the existing property, the rear extension will show a clearer distinction between what is existing and what is new.

The finishes at the rear will be of a modern nature. These examples show how the proposed standing seam zinc cladding and treated timber materials set against traditional brickwork can be very practical and aesthetically pleasing.

The intention is not to detract from the existing house or the neighbouring properties, but to compliment and enhance their character and setting with high quality, well considered additions.

Although the scale of the proposed rear extension will be larger than the existing extension, it is intended to be subservient to the main building.

Replacement windows will increase the thermal credentials of the house while providing a more uniform appearance to the facades.

Note:

- These images are indicative only and are intended to give a sense of the quality and style of proposed external finishes.

- All materials are to be selected for the approval of the local authority.

design evaluation part 1



Proposed Front View

3.0 Summary & Conclusion

3.1 Design Evaluation

Quantity: The proposal is to remodel the existing dwelling to provide an enlarged and reworked 4-bed family home, increasing the gross internal area from 152sqm to 169sqm.

Impact: Both the front and rear additions will be simple subservient elements that do not project any further than the existing extensions, allowing minimal impact on the neighbouring properties. Careful consideration has been taken to ensure there are no windows that overlook any areas which would not have already been seen without these alterations.

Whilst the new roof terrace will allow the residents external access at first floor level from the master bedroom, the neighbouring properties are splayed away from the site, minimising overlooking. Furthermore, the large rear gardens have extensive mature coniferous foliage which will act as natural screening features.

As a result of this splay and the scale of the proposals, the neighbouring properties will not see an adverse impact on their access to natural daylight.

Boundaries: Whilst the new additions are designed to have minimal impact on neighbouring properties, the proposed extensions will be brought out to the building line along the boundary with no.77 Agecroft Road West.

A party wall surveyor will be appointed at the next stage, to deal with all relevant issues arising from this arrangement.

Access: The layout of the house will remain accessible with amenities located at ground floor level. The extensions will provide improved access through the house to the rear garden.

Parking: The on site parking provision will remain unchanged.

design evaluation part 2



Proposed Rear View

3.0 Summary & Conclusion

3.2 Design Evaluation Part 2

Bins: The refuse strategy will follow the current Bury Council rules and requirements. Bins will be stored within the curtilage of the property and will be put out on collection day.

Bikes: These can be stored within the reworked garage space.

Landscaping: There are no landscaping works as part of the proposals.

Sustainability: The new extensions will improve the thermal performance of the property to comply with the relevant sections of Part L of the building regulations.

The location of the site is considered to be highly sustainable in its proximity to local amenities and transport options. Good links to nearby recreation areas will also benefit future resident's health and wellbeing.

Local flood maps show that the site is in a low risk area for flooding.

No new external lighting is proposed as part of the scheme.

As it is an existing building, there will be little or no contamination within the site.

Concluding Summary: The proposals have been designed in line with national and local authority guidelines, policies and frameworks.

The property is not in a conservation area and is not classed as being listed.

External alterations are designed to be sympathetic to the existing property and to enhance the character of its immediate surroundings, with minimal impact on the streetscene and to neighbouring properties.

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