

Project Ref: WAC 1101

98 Park Rd, Prestwich, Manchester M25 0DY

Design & Access Statement

To accompany a householder planning application.

1.0 Introduction

This application has been prepared to accompany a householder planning application for the extension and external alterations to a detached family home. The property has already been subject to several planning applications which have been already approved. The purpose of this application is to seek approval for minor design changes that have arisen as a result of interior design and structural design development.

2.0 The Site

The site is a residential plot facing onto Park Road, with family houses to neighbouring plots on all sides. The front garden provides off-street parking and a well-established front hedge behind a brick boundary wall. To the rear, an established back-garden with timber fences. To the side of the house sits a converted garage that has been linked to the house through a previous rear extension.

3.0 The Property

The property is a circa 1940's, 2 ½ storey, 4 bedroom, detached house. Featuring a pitched roof with gable and bay windows. The property has undergone some prior modernisation, with replacement windows and soffits, and attic conversion.

4.0 The Proposal

This proposal seeks to amend historic alterations and extend the property to improve its usability and practicality so that it can remain as a dwelling that better accommodates the family.

The extensions consist of a two-storey side extension to the north-west side, a two-storey side extension to the south-east side, a single storey flat roof extension to the rear, and a small single storey flat roof extension to the front.

The site and property layout is to remain broadly the same, with living areas downstairs, and bedrooms to the first floor. The extra space will provide ensuite bathrooms, enlarge the existing bedrooms, provide a large study for home-working, and improve the family living areas. The rear extension adds a balcony terrace.

Similar to the previous approved designs, this proposal seeks to add a new boundary wall the site perimeter. This is to be a 2.0m high black brick garden wall to the exact design as approved in the previous application (ref: 66589). Further to the previous application, this application also seeks permission for a new boundary wall the front wall adjoining the highway on Park Road. The design and appearance of this new front wall has been carefully considered and agreed with the planning authority through pre-application discussions. This new front wall features new pedestrian and vehicle gates, and will be built in black brick to match with the side boundary walls (see Wainwrights drawing no. 1101 (01) 50 front wall)

The appearance of the property is intended to be modernised and refreshed. The external materials are intended to be harmonious with the landscaping. At ground floor, the new extensions are to in black brick to match the proposed new boundary walls. The first floor and the retained elements of external wall are to be finished in a new coat of smooth, brilliant white, through-colour render. The windows and doors are to be black powder-coated metal frames. Small sections of timber cladding are featured to the front and rear, with a timber privacy screen to the side of the balcony.

5.0 Conclusion

The proposals in this application are a progression of the previously approved application (ref: 66589). The design is largely the same, the main changes being to the front wall, the addition of the small single storey flat roof extension to the front, and the increase in size of the two-storey extension to the North-West side. The overall appearance has been considered so that these new alterations are harmonious with the previously approved designs and retained elements. The result will be for a high quality, modern, architectural design that prolongs the use of the building.



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