

22-103 DAS

**22 Guest Road
Prestwich**



Design & Access Statement

May 2022

Prepared by

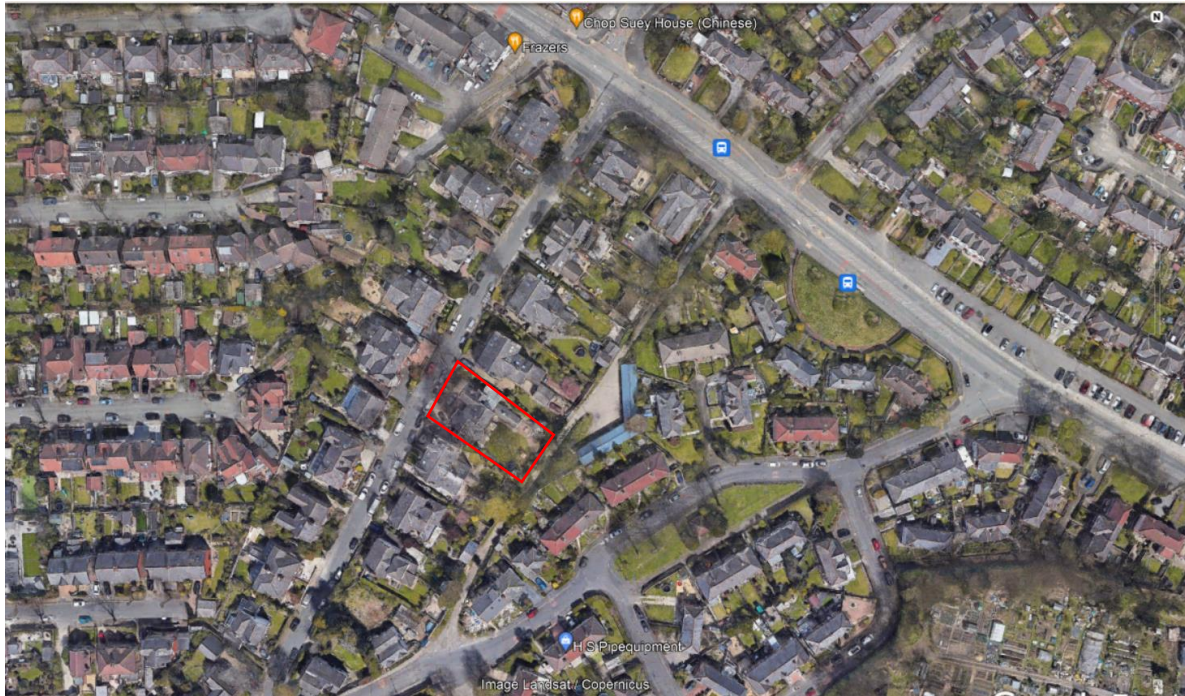
Green Square Architecture Ltd



Introduction

This Design & Access Statement accompanies a householder planning application for the demolition of the existing rear conservatory and construction of a single storey side and rear extension.

Existing and proposed plans and elevations accompany the application.



Site Location and Context

22 Guest Road is a detached dwelling situated on a leafy road northeast of the centre of Prestwich, north Manchester, in the Poppythorne Conservation Area, one of 2 conservation areas in the area. It was designated as a conservation area in 2004 and the area is compact, comprising a few roads: Poppythorne Lane, Guest Road, Langley Road and part of Nursery and Glebelands Roads. It developed from a small rural settlement in the 1870s with the introduction of the local railway and the desire of wealthy merchants and industrialists from Manchester to move out of the city to a better place to live. The main characteristic of the area is that nearly all the houses, detached and semi detached were all built by a limited number of builder developers and despite some individuality they all are rather similar. Another characteristic of the area is the abundance of greenery: mature hedges and trees along the roads.

The area is residential. The houses are set back a good distance from the treelined roads, behind low stone walls. The materials are predominantly red brick walls with grey slated roofs, painted sash windows, some mock tudor timber boarding, brick detailing, and low boundary walls to the frontages.

No 22 is located fairly centrally to Guest Road, on the southeast side of the road. It is bounded at the bottom of the rear garden by Poppythorne Lane. This is a narrow historical lane that leads to some garages. The rear gardens of houses on Langley Hall Road also abut the lane, so there is much space between the rear of no 22 and its rear neighbours. To the right of No 22 is no 20, the left hand of a pair of semis; no 24 to the left is also a semi and directly across the road there are more

semidetached dwellings, all of similar style and quality. It is noted that many have had planning applications approved for small rear/side extensions.



View northeast from 22 Guest Road



View southwest from 22 Guest Road



Rear views of neighbouring 24-30 Guest Road (22 Guest Road in foreground)



Rear view of nos 18-20 Guest Road (22 Guest Road in foreground)

The Site

No 22 is a detached dwelling that is sited on a rectangular plot of .22 acres that is orientated northwest to southeast. The rear of the property enjoys a sunny disposition being southeast facing. The site falls slightly from the front to the rear and the house is entered from both front and rear by means of several steps. As its neighbours it is a 2 ½ storey dwelling with cellar, with red brickwork external walls with buff stone heads and cills, painted timber sash windows, mock tudor timber boarding with render infill panels and grey slated roof. It has retained almost all of its original features externally.



Front view of 22 Guest Road



Rear view of 22 Guest Road

The rear of the property is distinctively different from the well balanced front. It has a very strange arrangement of massing of the original house and single storey conservatory which is a later addition. The house has also been extended to right hand side of the rear with a single storey structure.

Internally the house is generally as it was built. The rooms are cellular. The kitchen is located to the rear with cramped eating area and despite the French doors leading to the garden, it feels disconnected from it. There is tight space for toilet and boot room purposes.

Design and Access Proposals

The proposals are to demolish the existing rear conservatory and to construct a replacement single storey structure, extending to the side of the right righthand end gable. The large conservatory is not an original feature to the house and is currently an underused space due to its disconnection with the adjacent spaces and lack of heating and cooling comfort control.

From an architectural perspective, we feel that the conservatory is not sympathetic to the rear of the host building, but without it there would be a strange void in the corner.

Internally, the house has many living spaces but none suitable to accommodate an open plan kitchen/ dining area that many families look to create the heart of their houses within.

The intention of these proposals is to create that 'heart of the house' with larger open plan kitchen and dining room with connection to the garden, with side access to ample sized boot/cloaks area and shower room. In addition to the new extension there will be some internal remodelling of the rear rooms to enable this.

The new extension will be at a lower level than the main house so disabled access will be easier to manage. Materials will match the host building; red brick walls with stone parapet, flat roof with pitched rooflight (aluminium framed), new windows will be sliding sash timber painted and the kitchen patio doors/screen will be grey crittall-like aluminium framed.



FRONT ELEVATION (NORTH-WESTERN FACING)

Side extension proposed to right hand side.



Rear single storey extension to left hand side of house. The new structure will help balance the different elements of the rear elevation.

Refer to submitted drawings for full details of existing and proposed plans and elevations.

Heritage Impact

Planning policies SPD6 and UDP Policy H2/3 seeks to achieve a high standard of design that compliments the original building and does not have a detrimental impact on the character and appearance of the neighbouring properties, street scene and conservation area as a whole. Section 72 of the T&C Planning Listed Building Conservation Act imposes a duty of care to preserve or enhance the character of conservation areas. And any new development needs to make a neutral or positive contribution.

The proposals will make a neutral impact to the street scene as the narrow addition of the side extension is set back considerable distance from the front elevation and a reasonable space is maintained to the boundary wall with no 24. The materials and details will match the existing front elevation and sliding sash window will be as the windows to the front elevation.

To the rear, the extension will make a positive contribution, as it will be an improvement to the appearance of the current conservatory.