



Design and Access Statement

Loft Conversion including rear dormer and amendments to the roof hip to a gable roof.

10 Nursery Road, Prestwich, M25 3EN





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Introduction

1.0 Purpose of this document

This Design & Access Statement has been developed in support of a full planning application for the loft conversion and hip to gable roof.

1.1 This Design and Access Statement has been prepared in line with the latest advice based on policy and supporting documentation.

1.2 This document should be read in conjunction with all other documents and drawings that form the planning application.

1.3 Relevant Site History

Application number 68666 was partially accepted in regard to alternations to front elevations and changing hip roof to gable roof. The previously submitted flat roof dormer design was refused however we have liaised with the planning case officer and have resubmitted the application based on his comments.

1.4 Relevant Planning Policies

National Guidance

National Planning Policy Framework (NPPF) – February 2019

Supplementary Planning Documents (SPD): Guidelines and Standards for Residential Development (June 2016)

H2/3 Extensions & Alterations

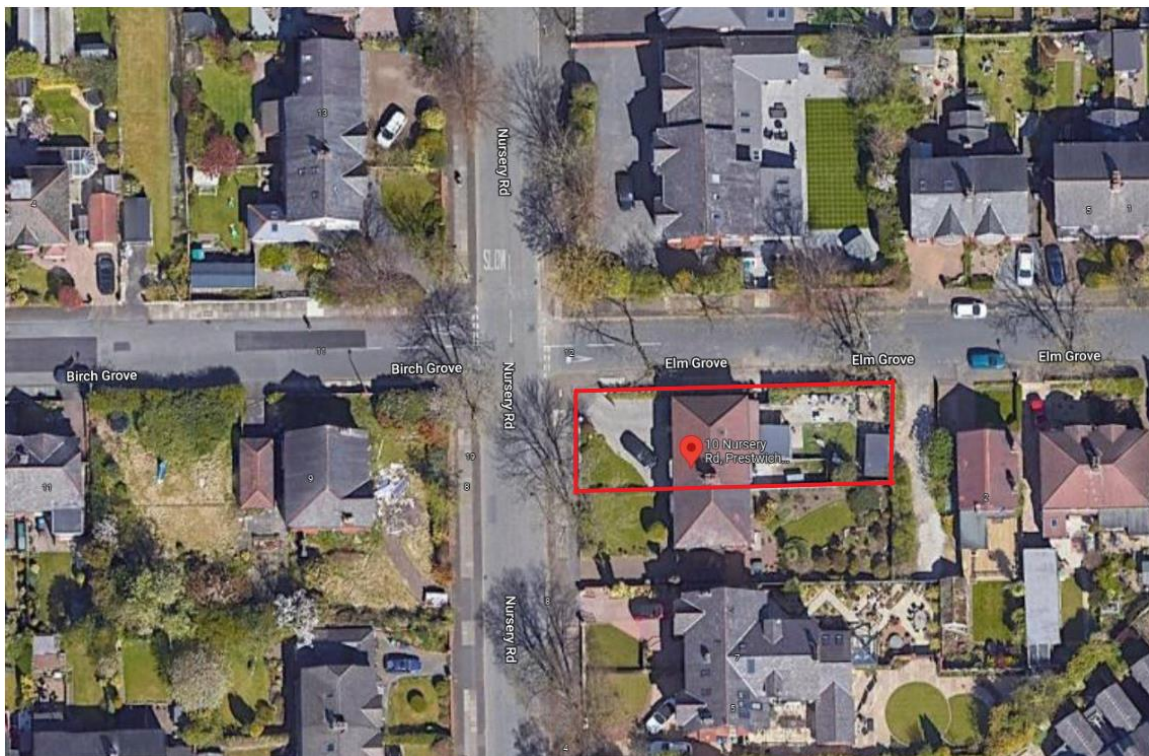
Context

2.0 Wider Context

- 2.1 10 Nursery Road is situated in the quiet Prestwich area.
- 2.2 A56 and M60 are both within a mile radius to the 10 Nursery Road providing easy access onto the Manchester Outer Ring Rd and Bury New road.
- 2.3 These main arteries provide easy access into Manchester, Bury, Blackburn, Rochdale, and beyond.
- 2.4 The nearest bus route can be found on Fairfax Rd and Bury Old Rd , which are both 5 minutes' walk from the property.

2.6 Site Context

- 2.7 The property sits within a quiet urban setting in Prestwich. The houses on Nursery Road are generally Semi-detached houses with the exception of a detached house at number 19.



Map showing Nursery Road, Birch Grove and Elm Grove



- 2.8 The property sits at the corner of Nursery Rd and Elm Grove with neighbouring properties to the sides and rear. Mature vegetation has grown around the rear boundary of the property creating a sense of privacy.
- 2.9 The Adjoining house No.8 has planning application submitted to extend to the side of the property across both floors and a single storey rear extension with a loft conversion and new roof constructed in a gable end style. We have proposed a gable end roof to match the adjoining proposals with a dormer to the rear to allow us to utilise the loft space and provide enough head height to make the space a habitable space.
- 2.10 There are a number of two storey side, rear and single storey extensions with loft conversions on the housing estate and within close proximity to the property which sets a precedence for what we are seeking approval on.
- 2.12 We will be creating a symmetrical front façade with the adjoining house so that the houses don't seem out of shape and doesn't seem odd and ruin the street view.
- 2.13 The rest of the houses along the street scene typically have gable side roof formations therefor the amendments to the roof form would not have a detrimental impact to the street scene.
- 2.14 The dormer is the rear only which will not be visible from Nursery Road. You will see the side of the dormer along Elm Grove but again this will not have a detrimental impact on the street scene.

2.15



Satellite view of Nursery Road

In the satellite image above, several precedents have been highlighted to show that there are contemporary dormer designs in the area. The proposed dormer design was inspired by pitched roof dormer to compliment that of the 3 dormers next door.



Proposed Scheme

- 3.0 The proposed Planning application is to create a 3 pitched roof dormer to the rear side of the house and turn the roof into a gable end to convert the loft into a living space (refer to drawing numbers DR.A200A, DR.A201A and DR.A202A). The loft conversion will provide bedroom, ensuite and walk in bedroom.
- 3.1 The material for the proposed design is K-rend to provide a modern contrast the existing house. There are some modern additions to houses along the street which set a precedence for a contemporary design.
- 3.2 We are proposing to add a roof on top of the bay window at first floor to match with the adjoining house. (which has been approved under the application number 68666)
- 3.3 We are proposing to amend the front window on top of the entrance door to match the width of the entrance door but to provide 3 separate linear windows to provide additional light to the new access into the loft and to provide a window to a new Ensuite room to one of the bedrooms. (which has been approved under the application number 68666)

Layout

- 4.0 The New additions are of a scale that will not have an adverse impact on the overall layout around the dwelling. The proposals will have no impact to the building footprint or to the external areas.
- 4.1 The new additions ensure that the internal layout is fit for purpose for the client. The current property has 3 bedrooms plus a small box room. The intention of the proposals is to convert the house to accommodate 4 useable sized bedrooms and to get rid of the box room to create room for the staircase which will lead to the loft.
- 4.2 The adjoining property is also applying for the 3 dormers to the rear so the proposed dormer will not have any impact to the right for light for the adjoining proposals. Next door are creating two additional rooms with a centre bathroom so 3 individual dormers will work for their proposals. We are trying to achieve a new larger master bedroom with a ensuite and to ensure that we have circulation space we will need to create one larger dormer. However, we have designed the dormer to look like 3 separate dormers which will compliment next door while also providing us the internal space we require.

Scale

- 5.0 The New additions are of a scale that will not have an adverse impact on the overall massing of the property.
- 5.1 The proposed extensions will not increase the height of the existing roof; it has been designed in a way to fall below the existing ridge of the roof to have a minimal impact on the scale and mass seen from public viewpoints.
- 5.3 The existing internal floor Area at ground floor is 82.41 meters²
The existing internal floor Area at first floor is 74.21 meters²
Total Existing Floor Area 156.62 meters²
- 5.4 The proposed internal floor Area at ground floor is 82.41 meters²
The proposed internal floor Area at first floor is 74.21 meters²
The proposed internal floor Area at Loft is 48.76 meters²
Total proposed Floor Area 205.38meters²
- 5.5 This provides an increase of usable floor area of 48.76meters² which is an increase of 31% however some of this space will be restricted with lower head heights.

Materials

- 6.0 New material such as k-Rend is proposed to create modern contemporary design. There rear of the house has been refurbished to a high modern standard so the proposed design will compliment this.



Visual of the proposed Dormer



Photograph of the existing Rear House

Highways

- 7.0 The application will have no impact on the existing highways or access to the site.

Conclusion

- 8.0 The proposed planning application is seeking approval for a new gable end roof with 3 pitched roof dormer to the rear to produce more living space in the loft creating easy movement. Propose spaces including bedroom, ensuite and walk in closet.
- 8.1 The adjoining property has planning submitted for a large 2 storey side extension with a gable roof as well as a single storey rear extension. If both were to be approved the designs would compliment each other.
- 8.2 The Dormer is under 50 meters² so would usually fall under permitted development but due to the previous extension that has been carried out to the side we have already used a portion of the roof volume increase. As we require planning permissions for the works we are also requesting that a change in the materials to a more contemporary design is considered.
- 8.3 Changing the roof form from a hip roof to a gable roof will not impact the height of the ridge line and does not project beyond the front elevation line in any way. Typically, this change could be carried out under permitted development but we want to propose both changes are considered together.
- 8.4 The proposed application will have minimal impact to the adjoining neighbour. The Next neighbour on the other side of the road will not be infected by the works in any way. We are not proposing to add any windows to the side elevation to avoid any impact on this neighbour.