

Application for Planning Approval for works to 26 Mansion Avenue, Whitefield M45 7SS

Design and Access Statement



Existing building: Front, Rear from NE, Rear from NW



Garden to rear, from existing kitchen (shed now removed)

Description of existing house and proposal

The house stands at the head of Mansion Avenue on a small turning circle. Mansion Avenue is a cul-de-sac.

The original house was built in the late 1930s as a detached 3 bedroom house with a large garden to the rear. At some point since its original construction extensions have been added to provide:

- A garage with a bedroom over, as a flat roofed 2 storey extension, to the north eastern side of the property

- A single storey flat roofed kitchen extension to the rear, with a flimsy timber lean-to attached

- A small single storey annex between these other two extended areas.

The proposed works consist of:

- The demolition of the kitchen and annex extensions

- The addition of a flat roofed kitchen/dining space in place of the above, with extensive glazing, at the rear of the house

- Rationalisation of the first floor space by addition of a small infill extension at first floor level, on the line of the existing building to the rear, replacing the existing bathroom

- The conversion of the ground floor garage area into a storage space and a utility area

- The improvement of thermal performance of the former garage and the bedroom above to meet current standards



The addition of two small pitched roof areas adjoining and linked to the existing roof, to improve the appearance of the house on the rear and front elevations

A change to the existing window configuration to the existing lounge at the rear.
Some work to improve the appearance of the front entrance, replacing the upvc door with a timber door and screen set back from the existing brick arched entrance
Removal of the existing garage door and its replacement by a window into the new utility area
Removal of the chimney stack at the rear, which would be redundant.

Materials as existing and as proposed

The walls of the existing building are entirely in red brick, apart from the shed attachment, with some mixed colouration from the periodic past extensions. The flat roof areas are finished in felt that appears to be nearing the end of its life. The main roof area is a traditional hipped slate roof with terracotta ridge tiles. Windows and front door are white UPVC.

The proposal would keep the original brickwork where possible, but with a render coat where insertions are made, along the north east side and part of the front elevation and on part of the rear elevation where the new bathroom is inserted. This is in keeping with many other properties in the area. The additional new area of wall to the north-east would be in rendered cavity blockwork. Rendered areas would have red brick below dpc level to match the existing bricks.

The proposed large stacking windows to the ground floor rear elevation would be in aluminium framing. The stacked glazing would be carried around the short wall to the north-west of the extension, and there would be a 1500 mm. wide fixed panel to the north-east elevation of the extended kitchen. The flat roof extension would have a 500mm deep fascia, with 2400 high stacked glazing panels. This would bring the top of the fascia to 2900 above the internal ground level, 3150mm above finished external ground level. Rainwater disposal would be via downpipes on the side of the house into the main surface water drainage system.

No trees would need to be removed as part of the proposals, existing large trees are only located at the North end of the large garden.

Bin storage would be as existing, with bins stored against the side elevation to the north-west.

No change is proposed for the car-parking arrangements within the curtilage, which currently can be used by 2 cars.

R Mollo
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