



1 Ringley Chase
Whitefield

NA2406

***Design
Statement***

August 2024

INTRODUCTION

The following Design Statement has been prepared to supplement the planning application for a new garden room / outbuilding at 1 Ringley Chase, Whitefield. This statement is to be read in conjunction with the planning application drawings and forms.

The objective of the proposal is to provide a new outdoor space which is connected to the garden which, can be used year-round by the homeowners. The garden pavilion will house an outdoor kitchen and living space and aims to be an extension of the home's current living areas.



Fig. 01 Existing Rear Garden and timber pavilion



SITE LOCATION

Situated on Ringley Chase in Whitefield, a suburban region in the northwest of Manchester, the property benefits from its raised position at the start of Ringley Chase.

The property is a new build dwelling constructed approximately 5 years ago, which replaced a similar sized dwelling on the plot. The principal elevation faces South East, allowing the rear garden to get afternoon to evening sun.

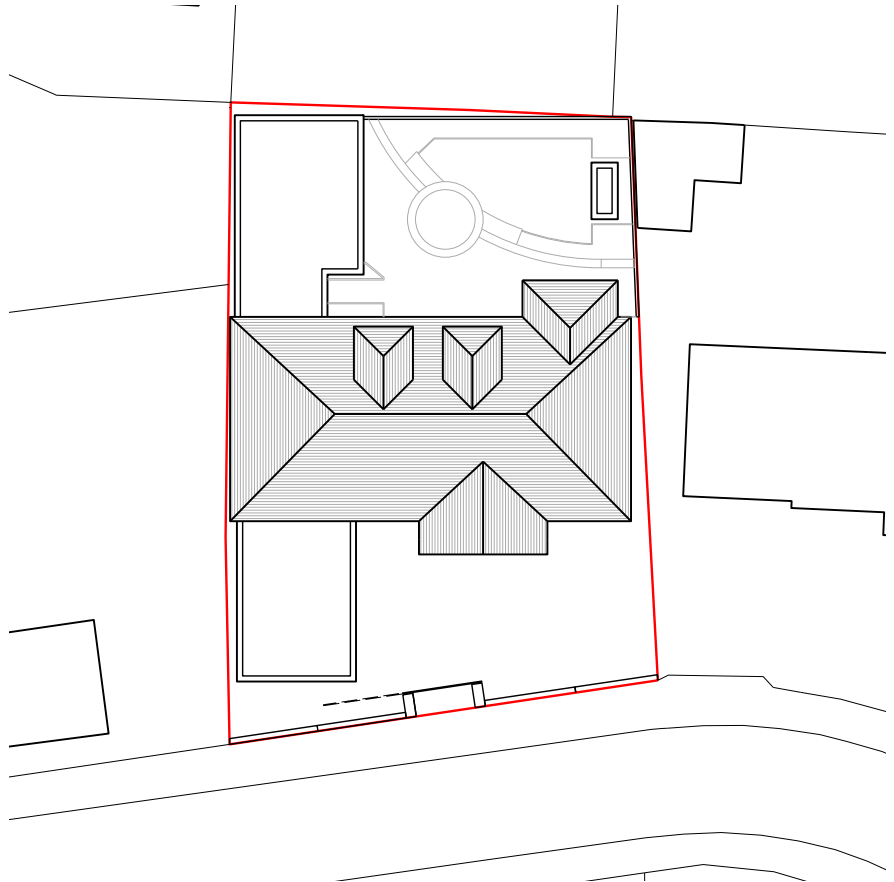


Fig. 02 Existing Site Plan



Fig. 03 Aerial View



EXISTING CONDITIONS

The existing rear garden focused on a central circular water feature with terraced levels which step down to a lower patio. This lower patio is the location for the current timber pavilion which houses a small outdoor kitchen and storage for a BBQ and general garden-related objects.

The garden is enclosed by a grey brick Wall and features some varied low maintenance planting.



Fig. 04 - 07 Existing Site Photos



DESIGN

The proposed pavilion is a visually striking piece of contemporary architecture. The pavilion will provide a new outdoor living space directly connected to the existing garden. The pavilion will house an outdoor kitchen and living space which will provide a space for the family to relax and entertain whilst being within an outdoor setting.

The building structure will allow for the space to be used year-round and will vastly increase the usage of the current rear garden.



Fig. 08 Garden Pavilion CGI

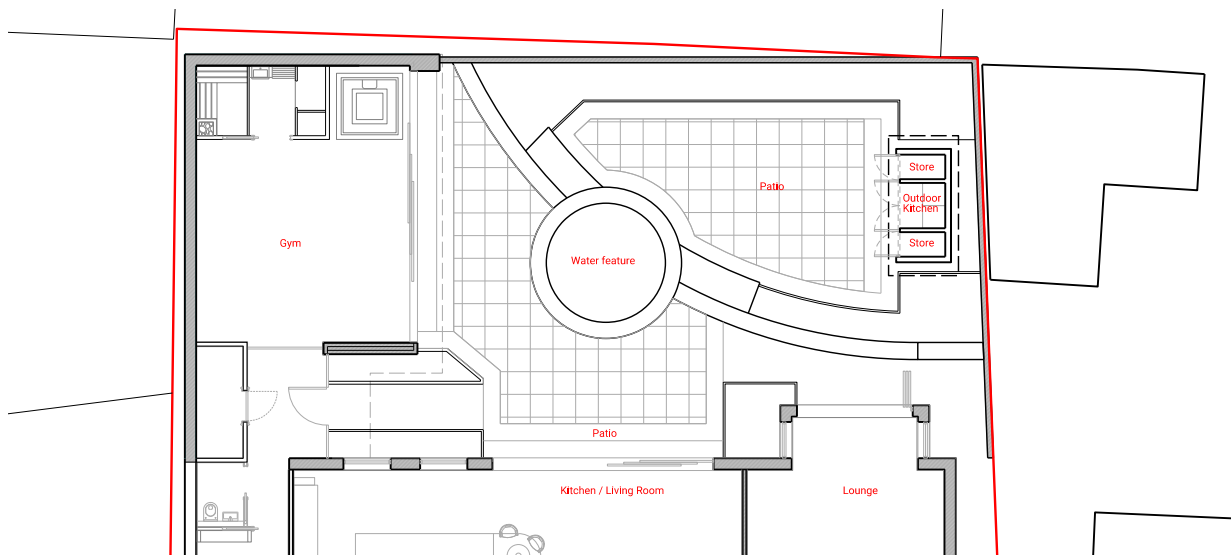


Fig. 09 Existing First Floor

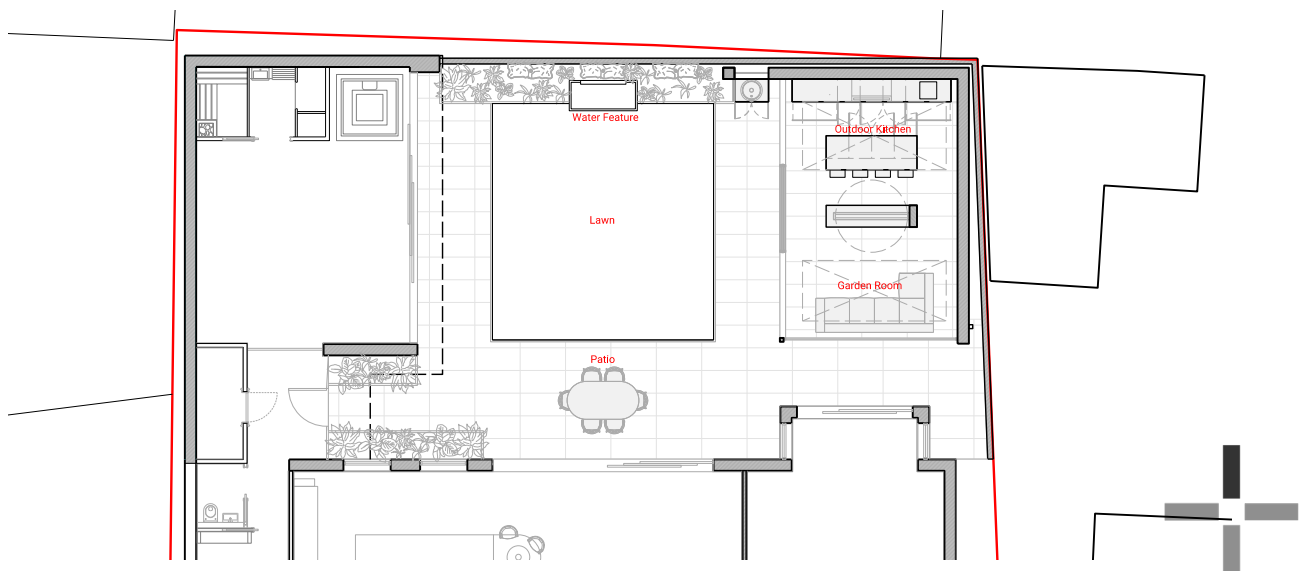


Fig. 10 Proposed First Floor

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Scale

The footprint of the proposed pavilion is under the threshold allowed within Permitted development for a new outbuilding. However, the pavilion design has been informed by its setting and context and looks to a form a new outbuilding which appears as if it was constructed when the existing dwelling was built.

Due to this, the height of the proposed flat roof lines though with the existing flat roof of the gym room which is adjacent to the proposed pavilion, pushing the size of the pavilion past what is allowed under Permitted development.

The new pavilion will not be visible from the front elevation or from Ringley Chase and will not detract from the current setting.

Pavilions height is to match the current gym room

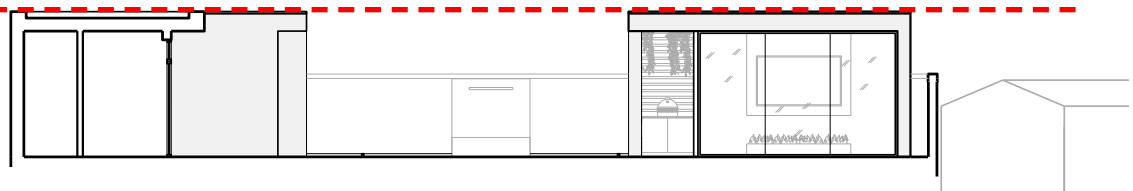
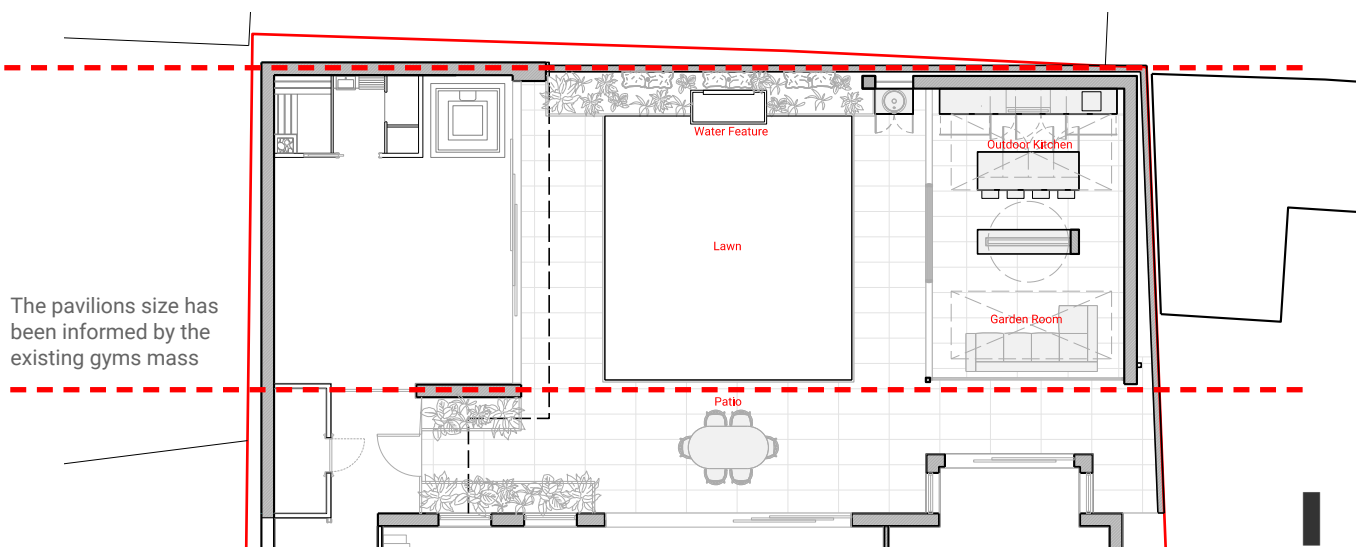


Fig. 11 Front Elevation



The pavilions size has been informed by the existing gyms mass

Fig. 12 Site Plan as Proposed



DESIGN

Apperance

The proposed pavilion is a new contemporary garden room, designed to complement the existing dwelling. The new building will be finished in a matching off white render to the existing dwelling, along with contemporary sliding glazed doors which open to physically connect the pavilion to the newly landscaped garden.

The slim profile aluminium sliding doors have been designed to appear as thin as possible to almost appear as if they are not there and to visually make the space feel part of the existing garden.

Internally 2 bioclimatic roofs will be installed over the outdoor kitchen and living space, so on good weather days these can be opened to allow the outdoors in.

Overshadowing

The pavilion is located on the northeast side of the plot, adjacent to No. 5 Ringley Chase, which has an outbuilding up to the boundary wall. Any overshadowing would only affect the roof of the neighbor's outbuilding.

Access

The main access to the property remains unchanged. However, the rear garden will be relandscaped to provide a level finish throughout making better access to the new pavilion rather than having to negotiate steps and level changes within the rear garden.

Environmental Impact

Adhering to the government's directives on energy-efficient homes, the intention is to construct the new extension in compliance with current building regulations.



Fig. 13-14 Pavilion External CGI's

DESIGN

Conclusion

The new garden pavilion will create a new additional living space for the family to enjoy, to relax in and to connect with the outdoors. The space will make better use of the current space and is a vast improvement on the current timber pavilion.

The pavilion is not visible from the street and is a comparable mass to the existing gym space at the rear of the property.

The contemporary design and use of matching materials will ensure that the new pavilion appears as a complementary piece of architecture to the existing dwelling.



Fig. 15-16 Pavilion Internal CGI's