

**Proposed Extension & Alterations to Dwelling in Conservation Area at
23 Bramhall Park Road, Stockport, SK7 3DQ**

Conservation Area Appraisal

1.1 Assessment

The site lies within the Bramhall Park Conservation Area which was originally designated in 2005 and reviewed in 2010-11. The area is covered by an Article 4 (2) Direction. The bulk of the conservation area is formed by Bramhall Hall Park and the building plots on either side of the roads surrounding the park (Bramhall Lane South, Carrwood Road and Bramhall Park Road).

Bramhall Lane South, Carrwood Road and Bramhall Park Road are lined by ribbon development of houses from the late C19 & C20, developments of flats have been built throughout the conservation area, but these are generally isolated among large villa dwellings. There is an informal townscape, and these open spaces around properties echo the former rural character of the area such as the wide pavements with grass verges and trees along Bramhall Park Road. There is a consistent grain to the townscape along the principal roads, with buildings set in rectilinear plots directly addressing the road, but set back from them – 13m is typical and 30-40m is common.

There is a variety in the detailed design of the Victorian/Edwardian houses and whilst no individual building dominates, all are unified by a harmonious blend of traditional building materials and architectural details. Most houses are 2 storeys and have pitched roofs with ridges set parallel to the road. A minority, however, have hipped roofs and first floor hipped dormers. Typical materials include brick, roughcast render, Welsh slate, clay tile and timber. Details range from black and white half timbering, projecting gables and deep overhanging eaves to tall brick chimneys & leaded casement windows, with expressive embellishment of architectural features and details.

The application site is located on Bramhall Park Road to the north of, and adjacent to, Bramhall Park. The site houses an existing detached house in a generous, narrow but long plot. Bramhall Park Conservation Area is a leafy residential suburb and the plot itself is enveloped in nature. The property is in domestic residential use.

The house is a mix of brick and pebbledash, predominantly white painted. Bays to the front elevation see timber board detailing, which is not believed to be original. There are round and arched windows, some containing stained glass panels. The roof is a hipped, tiled, pitched roof with two gables to the front elevation. A small dormer and rooflights are present to the rear pitch. Windows and doors are a mix of white PVC and timber units. The property is not listed or cited on local lists. Out of keeping with key characteristics for the area, the garage forms part of the main dwelling as opposed to being located at the rear with side access.

The applicant is looking to provide a single storey rear extension to better utilise the space on the ground floor for family use with an external patio area. To take advantage of the space in the loft and make this a more desirable space two new dormers and Conservation rooflights are proposed to the rear elevation with associated internal works. For security reasons they are looking to add a fence over the existing stone wall and gates to the driveways ingress and egress points, there will also be additional parking created as part of these works. They are looking to improve the overall aesthetics of the property through replacing the front porch

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and re-rendering the property, they are also looking to replace the existing outhouse in the rear with an inhabitable building.

1.2 Photographs of Existing Building



Fig 1: View of property from Bramhall Park Road.



Fig 2: Front Elevation from driveway.



Fig 2: Rear elevation from garden.



Fig 3: Existing front porch proposed to be replaced.



Fig 4: Timber boards not believed original to property, proposed for removal.



Fig 5: Existing outbuilding in rear garden to be replaced.

1.3 Proposals

The property is not a listed building nor is it a key unlisted building, as itemised in the "Bramhall Park Conservation Area Character Appraisal" document under point 3.6. The special character of the conservation area is the urban grain of the villa developments

amongst informal townscape and openness and green character of the parkland. The recessed dwellings from the street and consistent boundaries at back of pavement reinforce the rural character of the roads. There is also a notable absence of repetition between houses, further reducing impact on these characteristics that the proposed works would have. The addition of the steel railing to the front boundary will be an addition located over the existing stone wall, not replacing it, retaining the continuity along the street scene, the hedging will also be retained behind the fence line continuing the green character. A 1m clearance either side of the access points to the site are to be kept clear of shrubbery for visibility purposes and the gates will open inwards to the site for the safety of pedestrians. The replacement porch on the front of the house will project no closer to the street than the current porch or front elevation of the property, the majority of the development is to the rear of the property where it is not visible to the public.

The plot is in an area with an Article 4 (2) Direction, granting local planning authorities the power to restrict permitted development rights to review and limit potentially harmful proposals and decide whether or not to grant consent. It is noted that the cumulative impact of minor alterations to buildings including fixtures, fittings and the removal or replacement of original materials and architectural details is felt to have had a negative impact on the character and appearance of many buildings in the conservation area. All minor alterations should therefore be sympathetic to the architectural styles of the building and the character and appearance of the Conservation Area. Opportunities for the reinstatement of original architectural features are encouraged, it is for this reason that it is proposed to remove the timber boards to the front elevation gables as they are not believed to be original to the property. The dwelling will receive a fresh coat of render in keeping with the existing finish to both rejuvenate and prolong the current finish and aesthetics of the property.

The proposed extension to the rear will be single-storey only with a parapet flat roof to keep the overall impact minimal and be in keeping with the existing dwelling, while at the same time being articulated in a modern and well detailed manner. The proposed extension is proportionate to the property and limited in scale in comparison to the existing dwelling, the increase in footprint is approx. 39.4m². The extension will be finished in render to co-ordinate with the existing, the new sets of bi-fold doors are to be PPC aluminium frames with the canopies over these openings being frameless glass.

The loft dormers have been kept moderate in scale and located back from the eaves, they are positioned in similar locations to the existing dormer and rooflights. The design and materials (lead cheeks and tiled roof) are in keeping with the vernacular of the existing dwelling, mimicking the window configurations and rafter feet details at the eaves point. Two new rooflights are proposed, both to the rear elevation only. These units are to be proper, appropriate conservation rooflights from the Rooflight Company, visible on www.therooflightcompany.co.uk.

The design of the new proposed extension to the rear is more modern in design but at low level and is to be crafted in high quality materials using considered detailing. As these works are to the rear of the property it should have no negative affect to the street scene. The general alterations to the property are in keeping with the overall aesthetics, form and bulk of the existing property, maintaining the villa characteristics of the conservation area. The materials used will complement the existing, it is felt that what is proposed meets the design guidelines and does not negatively impact on the character of the conservation area.