

PROPOSED WORKS TO. 4 NORMAN ROAD

Heaton Moor, Stockport, SK4 4HJ

Design & Access Statement



Document ref: G006-D&AS

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Date: November 2023 (initial issue)

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1 Introduction

1.1 Opening statement

This document has been prepared for the Applicants, B. & R. Parks by their Agent, Mark Whitfield (BA[Hons] MArch ADPPA RIBA) of Whitfield Architects.

This document accompanies a householder planning application for consent for a - "new single storey front extension and loft conversion with front facing rooflights and rear facing dormers" - to No. 4 Norman Road, Heaton Moor, Stockport, SK4 4HJ.

1.2 List of application drawings

The following architectural drawings are to be submitted together with this document:

- P(00)01 Location Plan (revision A).
- P(00)02 Proposed Site Plan.
- P(01)01 Existing Floor Plans 1 of 2 (revision A).
- P(01)02 Existing Floor Plans 2 of 2 (revision A).
- P(02)01 Proposed Floor Plans (revision A).
- P(02)02 Proposed Roof Plan.
- P(03)01 Existing Elevations (revision B).
- P(03)11 Proposed Elevations (revision A).

1.3 Additional supporting information

The following additional supporting documents are also being submitted:

- Application Form (including ownership certificate A).
- Existing house energy efficiency checklist.
- Flood risk map for planning (zone 1 location).
- Existing site photographs (it is requested these are kept confidential).

1.4 Purpose of the application

The purpose of the application is to propose a new small front extension to create a ground floor WC; and a new second floor loft conversion with twin rear facing dormers and front facing rooflights to provide additional habitable bedroom, storage & shower room accommodation.

1.5 Site location

The site location is shown on the image below, with the application boundary edged in red:



The Applicants are the **freeholder** of the property.

The application site is approximately 311 sqm in size (or 0.03 Hectares / 0.08 Acres).

The application site is located within **flood zone 1** an area with a low probability of flooding.

1.6 Heritage matters

The application site is located within the Heaton Moor Conservation Area (established 1989) and is subject to an Article 4(2) direction (established 2008).

The existing dwelling or any outbuilding or structure within or adjacent to the application site does not have a statutory listing.

2 Design

This section describes the proposed design proposals:

2.1 Layout and description of design proposals

The existing property is a semi-detached two storey Edwardian dwelling with a small front garden to the east / front of the house (onto Norman Road), a side driveway area and a rear garden to the west of the house. The existing house has four bedrooms at first floor with a Bathroom; above a ground floor of living accommodation (kitchen / diner & two living rooms) including a very small WC located under the stairs. The existing loft space is large and used for storage, with a single ladder access from first floor and a rear facing rooflight.

A new small **single storey front extension** is proposed, located between the existing front door and the site boundary with No. 2 Norman Road. This new extension is proposed to contain a new WC and wash hand basin to provide a more practical ground floor Cloakroom for the house (replacing the existing cramped WC located under the stairs).

The size, layout, height, and external appearance of the new single storey front extension is largely identical to an existing single storey front extension to No. 2 Norman Road (the dwelling which the Applicant's property is attached to). The new extension to No. 4 Norman Road is intended to match the existing extension to No. 2 Norman Road.

The existing **second floor loft** is proposed to be converted to provide two additional bedrooms (one double bedroom and one single bedroom / study), new storage areas and a shower room with WC and wash hand basin. An extension to the existing staircase is proposed to provide easy access to the new second floor accommodation.

To the front of the property, two new **conservation rooflights** are proposed, with one providing natural light & ventilation to the new shower room; and the second providing natural light & ventilation to the new staircase.

To the rear of the property, two new traditionally styled **dual pitched roofed dormers** are proposed, with each providing natural light & ventilation to the two new bedrooms. The new dormers are identical in size, height and external appearance; with each new dormer positioned to provide practical additional ceiling height in each new bedroom, whilst also being positioned to provide a balanced external rear elevation.

To the side elevation of the property, it is proposed to extend the existing external **soil vent pipe** vertically to service the new second floor Shower Room.

2.2 Proposed materials palette – front extension

The proposed materials palette for the proposed **front extension** includes:

1. New matching red brickwork.
2. New timber framed WC window with white painted finish & obscure double or triple glazing.
3. New red / orange coloured clay roof tiles with bonnet hip (to match No. 2 Norman Road).
4. Black painted timber eaves fascia board to new roof perimeter.
5. Black coloured rainwater & foul drainage goods (to match existing colour).
6. Code 4 lead valley between new & existing roof to No. 2 Norman Road.
7. Code 4 lead wall abutment & stepped flashing between new roof and existing front wall.

2.3 Proposed materials palette – rear facing dormers

The proposed materials palette for the **new rear facing dormer** includes:

1. New red / orange coloured clay hanging tiles to dormer side & front walls (dormer cheeks).
2. New rear facing windows with white coloured frame & clear double or triple glazing (frame type to be either painted timber, white coloured uPVC or white coloured PPC aluminium).
3. New concrete roof tiles and clay ridge tiles to match existing roof.
4. Black painted timber verge trim and eaves fascia board to new dormer roof perimeter.
5. Black coloured rainwater & foul drainage goods (to match existing colour).
6. Code 4 lead flashing between existing pitched roof and new dormer walls.
7. Conservation rooflights with dark grey or black frames and clear double or triple glazing (to front elevation of existing main house roof).

2.4 Proposed front elevation (facing east)

The proposed front elevation facing Norman Road is shown below:



East Elevation - to Norman Road

2.6 Proposed rear elevation (facing west)

The proposed rear elevation facing the existing garden is shown below:



West Elevation - to garden

2.5 Proposed side elevation (facing south)

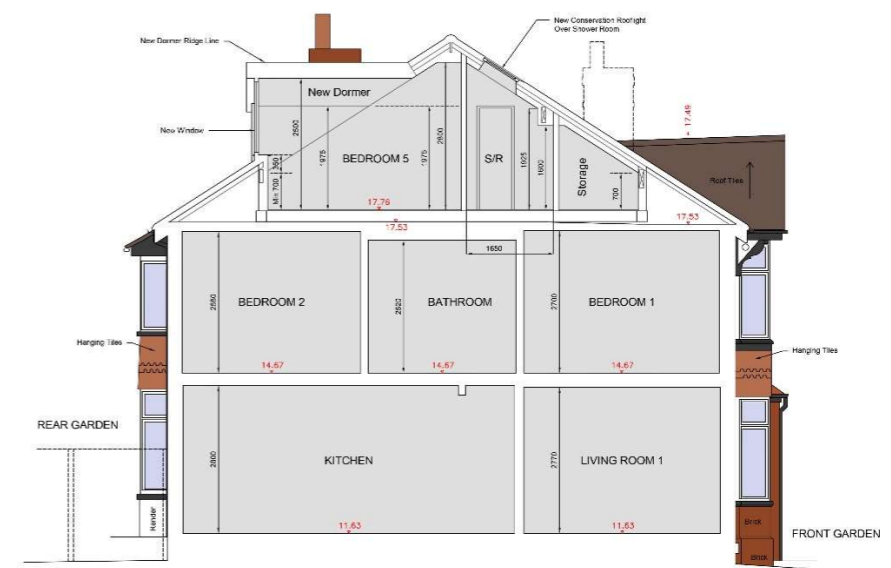
The proposed side elevation facing No. 6 Norman Road is shown below:



South Elevation - to No. 6 Norman Road

2.7 Proposed typical cross section

The proposed typical cross section is shown below.



Typical Cross Section (proposed)

3 Access

3.1 Vehicular access and egress

Vehicular access to the property is unchanged by the proposed works.

3.2 Pedestrian access and egress

Pedestrian access to the property is unchanged by the proposed works.

Level access is provided between the existing ground floor and the new front extension.

The existing staircase provides access to the existing first floor accommodation; and a new matching staircase provides access to the new second floor accommodation.

A new ground floor WC is provided as part of the works.

3.3 Refuse, deliveries, and car parking

There is no proposed change to the existing refuse & recycling storage within the application boundary, or changes to the existing refuse & recycling collection location.

All deliveries will continue to access the property from either Norman Road or via the existing side driveway.

There is no change to the existing car parking arrangements.

[end of statement]

Please address all queries to Mark Whitfield – mark@whitfieldarchitects.com