

BeLvedere Design

Planning, Design & Access Statement

11 Robins Lane, Bramhall, SK7 2PE

House Holder Planning Permission application for the demolition of a conservatory; amendments to porch; second storey side extension; single storey rear extension; dormers to front, side and rear; with modifications to the roof.

Figure 1: photo, 11 Robins Lane – main façade.



Figure 2: photo, 11 Robins Lane – rear façade.



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1. Introduction

- 1.1 This Planning, Design and Access Statement supports a planning application for the demolition of an existing conservatory; amendments to porch; second storey side extension; single storey rear extension; dormers to front, side and rear; with modifications to the roof to a 4-bed detached dwelling.
- 1.2 The works are intended to modernise a very dated looking dwelling and make the space more useable for the family.
- 1.3 11 Robins Lane is a four bedroom detached dwelling, located 0.6 miles from the centre of Bramhall village, just to the north of the centre and 0.3 miles from the local train station. All bedrooms are on the first floor with an en suite to the master bedroom and a separate main bathroom. The ground floor accommodates a kitchen at the front of the property, with a small utility and WC off the space. There is a large living room with access to the garden at the back, and dining room with access to the single glazed/ lean-to conservatory. There is a conservatory style porch at the entrance with access to a converted garage, although the garage door remains to the main elevation. Sitting behind the garage is a outhouse which accommodates the boiler, only accessible from the east elevation externally. The property has parking for approximately three cars on a drive way. There are gardens to the north and south faces of the property, with access down the east and west elevations; and bin storage to the west.

2. Purpose of the Document

- 2.1 The statement explains the context of the site and the design processes involved, as well as outlining the relevant local planning policy and access considerations. It also sets out the justification for the proposals in planning policy terms.

3. Site Context

- 3.1 This section describes the existing context of the site and its surrounding environment.
- 3.2 The application site is located to the north of Bramhall village centre (highlighted in red on the plan) approximately 4 miles from the centre of the town of Stockport, and 5 miles from the centre of the market town of Wilmslow. The four bedroom detached house is on the corner of Robins Lane and Robins Close, adjacent to the old vicarage and opposite St Michael and All Angels Bramhall Parish Church.

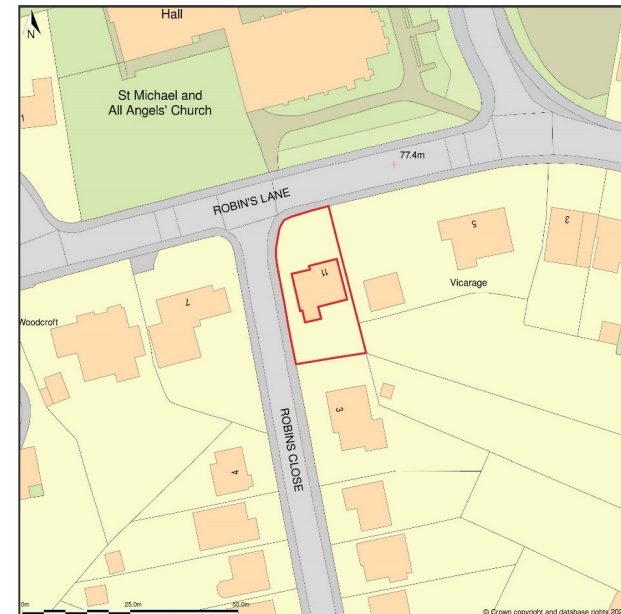


Figure 3: location plan, 11 Robins Lane with red line Boundary.

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Buildings and Landscape

3.3 The existing house primarily comprises of two storeys faced in light brown brick and white render, with black and white UPVC fascias, white U-PVC windows and doors. There are brick details around the circular porthole window to the front elevation, and arched windows to the west elevation. The roof comprises of a grey slate roof tile. The disused conservatory is a single skin lean-to structure which offers no benefit in the summer or winter. The original footprint of the house has been extended in the past with a single and double storey side extension. New materials are to largely match the existing.

3.4 Landscaping to the north, east and west is to remain as existing, however there will be some changes to the south elevation to accommodate the new rear extension and demolition of the existing conservatory. Patio areas will be extended to suit. ACO drains will be installed where required.



Figure 4: photo (above), 11 Robins Lane – north elevation showing conservatory porch and porthole window.

Figure 5: photo (left), 11 Robins Lane – west elevation showing arched windows.

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4. Sustainability

4.1 The proposed development and its location are considered to have negligible impact on sustainability.

5. Design Parameters

5.1 The proposed works will be sympathetic in design to the existing building whilst modernising the property as many other dwellings have been in the local area.

5.2 The main façade of the house is to undergo a relatively dramatic change to bring the house more in-keeping with today's era and style of architecture, using grey windows frames, stone sills and lintels, with white render, whilst retaining and adding to the existing light brown brick. The mixture of materials is a palette that is incredibly popular and can be seen in similar use at 6 Robins Close, 2A Ridge Park, 63 and 65 St Michael's Ave – a few properties within walking distance of 11 Robins Lane. The existing garage which has already been converted, will have a window rather than a dummy garage door.

5.3 The dormers are to be relatively small to the front (north) elevation, so as not to be too over-bearing from Robins Lane, whilst adding character and balance to the elevation. They are to be clad in grey U-PVC cladding to match the windows with a grey slate roof. The dormers to the side and rear, are slightly larger with the same materials as the north dormers.

5.4 The first floor side extension over the existing single storey is to be brick to match existing, as is the rear single storey extension. The windows and bi-fold doors are to be grey U-PVC. The roof will be pitched with grey rooflights.



Figure 6: example photo taken from Pinterest demonstrating similar style to be achieved.

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Design Parameters continued...

5.5 The main roofline will be amended to accommodate the proposed changes to the first floor side extension along with the roof dormers, whilst accommodating minor changes in making the second floor attic a more useable space.

6. Planning Policy

6.1 This section responds to the Local Planning Policy and the relevant SPD used here will supplement the national framework of planning policy and guidance; support the saved policies of the adopted UDP Review, particularly Policy CDH1.1: New Residential Development in Predominantly Residential Areas, Policy CDH 1.8: Residential Extensions and Policy DCD1.1: Design Principles; and update current Council guidance on Extensions and Alterations to Dwellings. In addition it will have regard to the emerging Local Development Framework.

6.2 The relevant Supplementary Planning Document referred to in this section is:

Extensions and Alterations to Dwellings

Principle of Development

6.3 The extension to the rear is in response to effectively utilise the home for open plan living; a larger kitchen with a contemporary look and feel with rooflights and bi-folding/ sliding doors off the kitchen and living room. The current layout is very disjointed and the space does not flow in a sensible way. The family are seeking to extend the dwelling in a way that will bring lots of light into a relatively dark existing space. The existing kitchen is to become a separate dining room, extended to make the space more useable which is currently long and narrow. The existing outhouse will become a utility room which will be accessible from the main house, accommodating access through to the east elevation. This space will also include a relocated downstairs WC. The existing garage door will be replaced with a window.

6.4 The smallest first floor bedroom is currently used a dressing room and will be extended with an ensuite added. The master bedroom will be extended to re-provide the dressing room space. The existing staircase will continue up to the attic and will be seen through the new large contemporary window to the north elevation.

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Principle of Development cont...

- 6.5 The second floor attic room will become a fifth bedroom, with en suite. The floor to underside of ridge height is nearly 2.7m which will provide a more than satisfactory useable space for head height.
- 6.5 The existing use of the site will not alter and the proposal will continue to respect its setting and local residents.

Housing Extensions

- 6.7 The proposed development supports the elements of Policy CDH1.8 Residential Extensions and is in-line with the General Design Principles (5) and Planning and Design Considerations (6). The design respects the form and design of the existing dwelling with a main roof design that complements the existing appearance of the property. It also similarly replicates neighbouring designs.
- 6.8 The proposal in terms of its scale, size and appearance is in keeping with the existing building features and does not adversely affect the street scene (CDH1.8. (i)).
- 6.9 The amenities of adjacent and nearby residents are not unduly prejudiced by loss of privacy, loss of sunlight or daylight, or by the creation of dominant or overbearing development (5.2.1).
- 6.91 Sufficient garden area remains to serve the reasonable needs of the occupants of the dwelling.
- 6.92 The proposal does not reduce the availability of off-street car parking to a level below the currently adopted car parking standards.
- 6.93 The proposal does not prejudice the safety of vehicular access to the site.

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7. Design Process

7.1 The design of the alterations takes into consideration the adjacent buildings in terms of architectural scale and quality. The development will not cause any detrimental impact on the land users or adjacent.

8. Proposed Development

8.1 The proposed works comprise of the following:

- the demolition of a conservatory; amendments to porch; second storey side extension; single storey rear extension; attic dormers to front, side and rear; with modifications to the roof.

8.2 The proposed ground floor works will be no lower than the existing finish floor level of the building. The proposed roof will be no higher than the existing roofline ridge. The single-storey extension will have a pitched roof, and will not affect any first floor windows.

Vehicle Access

8.3 Vehicular access is to remain as existing, with direct access off Robins Lane.

8.4 Car parking is to remain as existing with parking for three cars on a driveway to the north of the property.

9. Summary

9.1 This Planning, Design and Access Statement explains the underlying context for the development, objectives, and the proposal's conformance to planning policy.

9.2 We feel the proposal is sympathetic in character of the established residential area and we have taken into account the physical scale and form, and feel it has been designed to be fully and attractively integrated into the existing environment helping to protect and enhance the character neighbourhood and of the existing building itself, whilst having regard to the residential amenity of neighbouring properties.

9.3 It is therefore respected that permission should be reasonably granted.

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10. Additional Photos



Figure 7 left: photo, south elevation including conservatory; west elevation showing single storey extension



Figure 8 right: photo, north elevation including porch



Figure 9 left: photo, west elevation including existing single storey extension



Figure 10 right: photo, south elevation including existing single skin conservatory