

PROPOSED FRONT EXTENSION

4 Norman Road, Heaton Moor, Stockport, SK4 4HJ

Design & Access Statement



Document ref: G006-D&AS (front extension)

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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 which seeks consent for a - "new single storey front extension and associated external alterations" - 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)03 Proposed Site Plan (front extension).
- P(01)01 Existing Floor Plans 1 of 2 (revision A).
- P(01)02 Existing Floor Plans 2 of 2 (revision A).
- P(02)03 Proposed Floor Plans (front extension).
- P(02)04 Proposed Roof Plan (front extension).
- P(03)01 Existing Elevations (revision B).
- P(03)13 Proposed Elevations (front extension).

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 this householder planning application is to seek consent for a small new front extension to the existing semi-detached dwelling, to allow a new ground floor WC to be created; and for the new front extension to match the existing front extension to the adjoining No. 2 Norman Road (which has a ground floor WC to the existing single storey front extension).

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

1.7 Site context

The Applicant's property (No. 4) is located part way along Norman Road, which consists of a residential street of detached and semi-detached properties. To the northwest side of Norman Road lie Nos. 2, 4, 6, 8, 10, 12, 14, and 16 Norman Road, with No. 6 Stanley Road sitting on the corner of Norman Road and Stanley Road (i.e. to the north end of Norman Road). No. 18 Norman Road is a modern detached property which sits on the corner of Norman Road and Napier Road (i.e. to the south end of Norman Road). The dwellings on the northwest side of Norman Road are typically pairs of semi-detached houses (with nos. 2&4, 6&8, 10&12, and 14&16 forming semi-detached pairs). Each of these four pairs of houses share similar architectural characteristics, similar scale / massing, house internal layouts, and each has a mix of soft landscaped front gardens and hard landscaped front & side driveways. To the southeast side of Norman Road is a row of five pairs of semi-detached properties, which also all share similar features and are laid out in an almost identical way.

No. 4 Norman Road itself is a two storey Edwardian semi-detached dwelling, which is the Applicant's family home. To the front of the property is a small soft landscaped front garden with a path to the front door. The front elevation of the house consists of a two-storey bay window with the front door & side window to the northern side of this, with a single front facing first floor window above. The front elevation of the house consists of red / brown coloured brickwork to the ground floor level, with white painted masonry render to the first floor. The front facing two storey bay window has a gabled roof with mock-Tudor features (i.e. white & black painted timber detailing). The main roof of the dwelling slopes away from Norman Road and a brick gable wall forms the side elevation of the house (facing No. 6 Norman Road) containing three side facing windows to the kitchen, first floor WC and bathroom. To the rear of the house is a second two storey bay window (but without gabled roof) with patio doors to the ground floor; and a rear facing window to the ground floor kitchen and first floor bedroom above.

The semi-detached property attached to No. 4 Norman Road is No. 2 Norman Road. This property has had a single storey front extension constructed which is thought to pre-date establishment of the conservation area and article 4(2) direction. This small front extension contains a ground floor WC and incorporates an overhanging hipped roof over the front door to provide additional weather protection compared to the smaller porch roof to No. 4 Norman Road. The planning application that this document accompanies seeks consent for a **matching single storey front extension** to No. 4 Norman Road - seeking to match the layout, size, style, and external materials of the front extension to No. 2 Norman Road.

It is typical for the semi-detached properties to both sides of Norman Road to be mirror images of each other – and this application seeks to address the **lack of symmetry** of Nos. 2 & 4 Norman Road when compared to other pairs of semi-detached houses along the street (which is arguably

a strong feature which works to preserve and enhance the character of the street within the wider conservation area.

1.8 Planning history

The only known planning history for No. 4 Norman Road is the recent planning application for conversion of the existing loft to habitable space – which was approved in March 2024 (ref. DC/090302). This application originally contained a similar proposal for a front extension as described in this document and on the accompanying drawings.

Whilst the proposals described here and on the attached drawings are identical to those on the originally submitted planning application for the consented loft works, a new application for the front extension is being submitted alongside an **expanded Design & Access Statement** for the proposed front extension (as contained with this document).

1.9 Front extension requirement

The existing dwelling is a four bedroom semi detached home with a ground floor open plan kitchen / dining / living room to the rear of the house and a second living room to the front of the house. The first floor consists of a bathroom with separate WC and four bedrooms.

There is an existing ground floor WC located under the stairs – however this is a **very cramped** space, with **no access to natural light and natural ventilation**; and as such is a **poor addition** to the home, which was added retrospectively to the house's original construction.

Whilst it is not a legal or building regulations requirement for a family home of this size to have a ground floor WC, the existing facility is not considered by the Applicant to be acceptable in its current form, given its small size and poor quality of natural light & most importantly, non-existent natural ventilation. A **new location for a ground floor WC** is therefore sought to improve the quality of living accommodation for the Applicant's family, and for any visiting guests who may have mobility needs which are not catered for by the existing WC facility, or the availability of a WC at first floor level.

As the adjoining neighbour at No. 2 Norman Road has a small front extension containing a modern WC facility (which doesn't suffer from the same issues as the existing ground floor WC to No. 4) this is considered by the Applicant to be the **most appropriate location for a new WC** facility to be built. Any other location within the ground floor footprint would not be acceptable to the Applicant given the disruption this would have on the ground floor living accommodation – and in terms of **underground drainage**, the location of the new ground floor WC is the most practical place to connect the new WC to the existing underground drainage network.

It is therefore proposed to construct a new single storey front extension to match that to No. 2 Norman Road, to provide a larger ground floor WC, together with an overhanging porch roof

above the existing front door. The size, layout, external materials, and architectural style of the proposed single storey front extension seek to exactly match the front extension to No. 2 Norman Road.

1.10 Existing front extensions to Norman Road

Any new extension to No. 4 Norman Road should be considered in the context of all the existing front extensions to houses along Norman Road, and specifically to those which form a consistent and externally similar row of houses with No. 4 Norman Road.

1.10.1 No. 2 Norman Road (which adjoins No. 4 Norman Road)

As noted above, there is an existing front extension to No. 2 Norman Road, which is thought to predate establishment of the conservation area and article 4(2) direction. This front extension consists of a small single storey projection with the original front door remaining in its original position, and a new front facing window to the WC behind. The roof is hipped with natural clay tiles and a bonnet hip. The existing brickwork used in the extension is well matched to the existing brick to the ground floor of the house. The roof trim and other detailing matches the style of the original property.



Image above: No. 2 Norman Road as viewed from Norman Road looking southwest.

1.10.2 No. 6 Norman Road (which is adjacent to No. 4 Norman Road)

As with No. 2 Norman Road, this property (No. 6) has a single storey front extension which provides an enclosed porch to the house; with white coloured window / door frames and a mono-pitch clay tiled roof with lead flashing abutment to the existing front wall.



Image above: No. 6 Norman Road as viewed from Norman Road looking southwest.

1.10.3 No. 8 Norman Road

This property has a single storey front extension which matches the front extension to No. 6 Norman Road, which together form a pair of semi-detached houses. Similarly this extension provides an enclosed porch to the house; with white coloured window / door frames and a mono-pitch clay tiled roof with lead flashing abutment to the existing front wall.

Next page: No. 8 Norman Road as viewed from Norman Road looking southwest.



Image above: No. 8 Norman Road as viewed from Norman Road looking southwest.



Image above: No. 12 Norman Road as viewed from Norman Road looking southwest.

1.10.4 No. 12 Norman Road

This property has no single storey front extension, but the original flat roof located above the original front door position has been amended at some stage, with a mono-pitched roof now forming an external overhanging porch to the house with clay tiled roof finish.

1.10.5 No. 14 Norman Road

Whilst a clear image is not available from the available street view photography, it would appear that No. 14 Norman Road has a single storey front extension, as a front projecting external wall, step and door can be seen on the image to the right. It is now known when this was constructed, but again it is assumed that this predated the establishment of the conservation area and article 4(2) direction.



Image above: No. 14 Norman Road as viewed from Norman Road looking southwest.

1.10.6 Properties to the southeast side of Norman Road (nos. 1,3,5,7,9,11,13,15,17 & 19)

All the properties to the southeast side of Norman Road are similar in architectural style and appearance, and each has a recessed front door with covered porch area to provide some protection from the weather.

It is thought that each house also has a purpose-built ground floor WC located immediately adjacent to the recessed front door. Each of these properties therefore benefits from a good-sized ground floor WC (which No. 4 Norman Road does not) and a recessed covered area to provide protection from the weather (which is only provided in a limited way by the small porch roof to No. 4 Norman Road).



Image above: No. 5 Norman Road as a **typical** example of a house to the south side of the Norman Road, showing the recessed porch area and WC window to the left of the porch.

1.10.7 No. 6 Stanley Road

This property is located on the corner of Stanley Road (to the north end of Norman Road) and Norman Road. It has its front door access from Stanley Road and has an overhanging dual pitch porch roof above the front door supported on columns to either corner of the roof projection.

1.10.8 No. 18 Norman Road

As the last property to be located along Norman Road and described in this document, No. 18 Norman Road is a modern detached house which is thought to date from the mid to late 1980s (planning consent was approved in 1986) and as such before the establishment of the conservation area and article 4(2) direction.

It is a modern property, which has an external appearance and architectural style which is contrasting to the rest of the houses along Norman Road. It has a central front door with an overhanging porch roof to provide protection from the weather.

1.10.9 Current or refused planning applications for new front extensions to Norman Road

From what is available on the council's planning portal, to our knowledge there have been no planning applications (either currently being determined or refused) for new front extensions along Norman Road.

1.11 Summary

This introductory section has sought to set out the context for the development, the site location and an analysis of the neighbouring properties to Norman Road - in terms of which include a front extension to the original property.

As has been demonstrated, the properties to the southeast of Norman Road (which face the Applicant's property) are all consistent in their appearance, and lack any extension to the original front face of the house.

By contrast, the adjoining & adjacent properties on the northwest side of Norman Road have a range of different types of front extension. Of the **eight** similar semi-detached properties on this side of Norman Road, three properties (including the Applicant's) have **no** front extension whereas the remaining **five** properties have a front extension of some form, with two of the existing properties having what would appear to be similar front extensions to that which is proposed to No. 4 Norman Road (and in the case of the adjoining property an identical extension).

The **majority** of similar semi-detached houses on the Applicant's side of the Road therefore have some form of front extension; and it is in this context that approval is sought for a front extension to No. 4 Norman Road.

The extension design described below seeks to **match** the existing front extension to No. 2 Norman Road – which will seek to reinstate the symmetrical appearance of this pair of houses.

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). Natural light and ventilation will be provided via a new front facing window.

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).

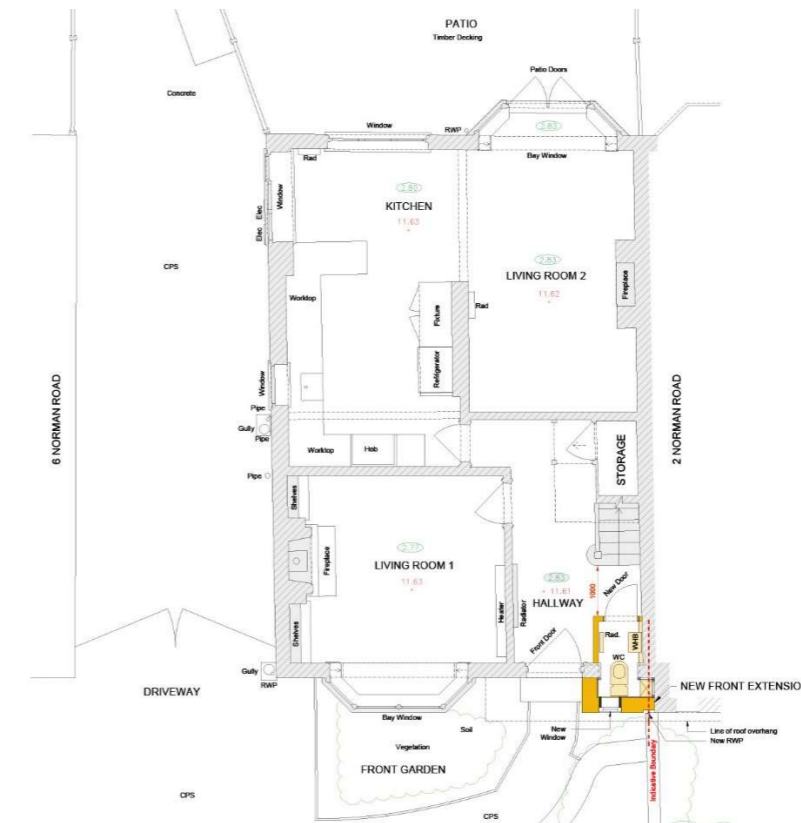
The existing overhanging porch roof to the front door is to be removed, with the new hipped roof forming an enlarged replacement covered porch to provide enhanced weather protection from rain, snow, and wind. As the existing overhanging porch roof is thought to be original to the house, the timber supporting gallows brackets are to be carefully removed, refurbished, and reused as part of the support of the new overhanging hipped roof.

The existing timber framed window where the new front extension is proposed to be located is to be removed as part of the works. Unfortunately given the large size of this existing window, it is not considered practical to locate this as part of the new front extension, given the small size of the extension and the large size of the existing window. The new window proposed to the extension will be timber framed and white painted to match the main house, with an outward opening flush casement window and obscured glass or stained glass being provided. The size of the new window will be to match that of the adjacent front extension to No. 2 Norman Road.

The existing front door is unchanged by the proposed works.

2.2 Proposed layout

A proposed ground floor plan is shown below which illustrates the small size of the extension:



2.3 Proposed materials palette – front extension

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

1. New matching red / brown 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.

2.1 Existing front elevation (facing east)

The existing front elevation facing Norman Road is shown below:



2.3 Proposed side elevation (facing south)

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



2.2 Proposed front elevation (facing east)

The proposed front elevation facing Norman Road is shown below:



2.4 Rear elevation (facing west)

No changes are proposed to the existing rear elevation, which is shown below:



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 no changes to this are proposed as part of this application.

A **new ground floor WC** is provided as part of the works, which will improve the accessibility of WC facilities for the occupants and any visitors to the house.

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