

## **Moorlands, 75 Weaverham Road, Sandiway, Cheshire**

### **Planning And Conservation Area Application**

#### **Design & Access Statement**

##### **1.0 The Location**

- The Property is close to the junction of Weaverham Road and Norley Road, Sandiway, Northwich, Cheshire.
- The Property is set in an established residential area with a range of local facilities within easy walking distance.
- The Property is within the Sandiway Conservation Area

##### **2.0 The Plot**

- The plot is level and extends to approximately 1.3 acres. It has a frontage 40m wide to Weaverham Road on the eastern boundary.
- There is a single detached house on the plot ('Moorlands'), together with a detached timber framed and timber clad double garage. There is a vehicle access point onto Weaverham Road. The site is bounded by the gardens of adjoining properties on all other sides.
- The property lies centrally within the extensive mature gardens, with hedged boundaries incorporating shrubs and semi-mature and mature trees. There are only very limited views of the house from pavement / road due to the large distance of the property from the front (eastern) boundary. Views of the house from the adjoining properties are similarly very restricted.

##### **3.0 Moorlands (75 Weaverham Road)**

- Moorlands was built as one of a pair of adjoining detached houses (75 and 77 Weaverham Road) in the 1930's.
- The building is formed with external cavity walls and internal loadbearing single-skin brickwork walls. The roof is a traditional (hand-cut) timber roof with plain clay tiles. The 1<sup>st</sup> floor is formed with timber joists and some primary supporting steelwork. The ground floor is a mix of ground-bearing concrete slabs and suspended timber floors. The outer leaf of the external cavity wall is left as exposed brick on the ground floor, and rendered (painted white) at 1<sup>st</sup> floor level, with non-structural timber framing to gable roof ends. The windows are timber casement windows. Two former outbuildings to the rear of the property were previously re-built / joined together to form a single-story section with solid brickwork walls and a pitched timber / tile roof.

- The rear of the building at ground floor level is currently comprised of several small rooms with poor circulation, poor access and restricted window provision which does not provide any views of the extensive rear gardens.
- The current footprint at the ground floor is 199 m<sup>2</sup>. The current area at 1<sup>st</sup> floor is 134 m<sup>2</sup>.
- The attached drawings that form part of this planning submission incorporate the floor plans and elevations as existing and as proposed.

#### **4.0 The Proposals**

- The proposals relate to the consolidation of spaces and a modest extension at the rear of the property, with the aim to create a versatile kitchen / living space, connecting the house to the garden and supporting the needs of the family, as well as enlarging and adding an en-suite bathroom to the upstairs rear bedroom. An extension of 26.7 m<sup>2</sup> is added at ground floor level, and of 26.3 m<sup>2</sup> at 1<sup>st</sup> floor level. This represents a 16% increase in the floor area.
- The width of the proposed extension is no wider than the existing building. Due to the proposed design and evergreen foliage at the front of the garden facing onto Weaverham Road, the proposed extension will not be visible from the footpath / road.
- The extension is to be formed with external materials to match the existing building – with brickwork at ground floor level, render at 1<sup>st</sup> floor level, and pitched plain tiled roofs. New windows/doors will be painted timber in keeping with the existing windows and doors to the property.
- The proposed extension will be set lower than the existing building, to mitigate the effect on the overall volume and to improve the connection of the new rear room to the garden.
- The new extension is over 20m from the nearest property (77 Weaverham Road), and much further in the other directions from any neighboring building.

#### **5.0 Vehicular Access and Parking**

- No alterations to the access, the external grounds or driveways areas are proposed.