



DESIGN & ACCESS STATEMENT.

32 Sadler Street, Middleton, Manchester, M24 5UJ

Date: 08/05/24

Address:

32 Sadler Street, Middleton, Manchester, M24 5UJ

This Design and Access Statement has been prepared by Blueprint CAD Ltd in support of a Householder Planning Application at 32 Sadler Street, Middleton, Manchester, M24 5UJ. The statement has been produced on behalf of the client Mr Piotr Klinicki.

Introduction:

32 Sadler Street is a mid-terraced Victorian dwelling. The property is situated on the edge of the "Middleton Town Centre Conservation Area" and is highlighted by the red site outline as shown on the submitted site location plan. The dwelling is located close to the road junction with Grey Street. The front of the property directly faces 32 Sadler Street with the rear of the property facing vacant land and an amount of off-road car parking and modern semi-industrial units of no architectural merit.

The Conservation Area was extended in 2009. The main tenet of the policy is to maintain and not detract from the Victorian character of the immediate locality with importance given to the retention of the outward appearance of the dwellings when viewed from typically the street scene, being essentially the front elevations.

Planning History:

None.

Description of the proposed works:

The construction of a single storey extension wholly at the rear of the existing dwelling house.

Use:

The property was originally built for residential use which is typical of the immediate local area. The residential use is being retained.

Amount:

The proposal seeks to create a larger kitchen/dining accommodation at ground floor level only.

The extension projects 3.524m from the existing rear elevation which is slightly further than the 3.000m that is normally approved.

The client has discussed at length the proposed extension with the neighbour of No 34 who gives their full and unequivocal support for its construction.

There are no habitable windows on the neighbouring property that area affected by the proposed extension – only an existing kitchen window which is not deemed as being habitable.

The extension is for all intents and purposes identical to the extension built to the rear of the neighbouring dwelling at 30 Sadler Street.

The extension is wholly at the rear of the terraced houses that form this section of Sadler Street, with access to the rear being from off Grey Street along an unappealing unadopted accessway.



Google Earth view of the rear of 32 Sadler Street, Middleton.

Proposed Elevations:

The proposed materials are red common brick to the external walls, and slate grey roof tiles, both chosen to match the materials used originally in the construction of the dwelling houses. The houses along Sadler Street have some common language, but many differ in materials and arrangement and levels of maintenance. It does not seem to be an affluent area and one would hope that all carefully designed building work would be given the presumption of approval from the outset.



3D Render of the Rear of 32 Sadler Street (rear gate and wall omitted for clarity).

Conclusion:

The proposed extension to the rear is not visible from the street scene. It is subservient and it does not detract from the Conservation Area in any measurable manner.

Furthermore, the extension will be finished in materials that match with the existing roof and wall finishes of the existing dwelling house.

The only neighbour 'impacted' by the proposed extension gives their full support for its construction.

It is considered that the proposals do not have a negative impact on the historic character of the dwelling or the Conservation Area as a whole.

Kevin Maloney
Blueprint CAD Ltd