
Architecture Unknown?

29 Oswald Rd Extension
Design & Access Statement
Sept 2021
Revision: A

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Summary



Introduction

Refurbishment and extension of existing family home

This Design and Access Statement has been prepared by Architecture Unknown Ltd to support the planning application of the extension to 29 Oswald Road project on behalf of Gareth and Anna Kitching.

With this document we hope to show why this application should be supported by the local planning authority.

Key Information

Client: Gareth and Anna Kitching

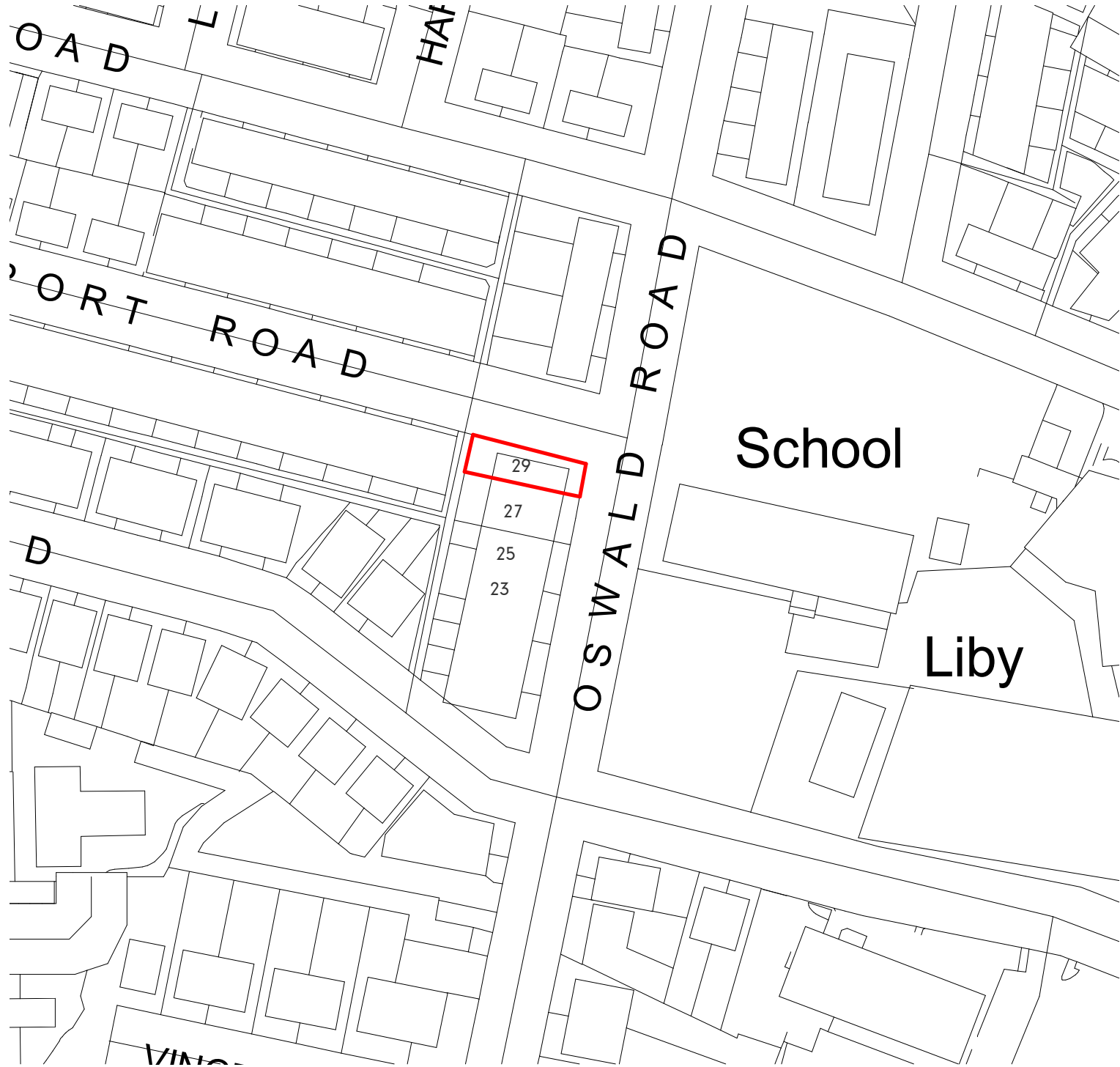
Address: 29 Oswald Rd, Manchester, M21 9NL

Proposal

It is proposed to add a side ground floor extension and attic conversion with associated dormer to the property. This will create living space in the kitchen area and add a fourth bedroom with improved home office space in anticipation of a second child and shift to more regular home working situation. .

The proposal seeks to sensitively compliment the existing building, recognising its setting, materials, style and family home use while seeking to introduce more modern elements and materials to the building, elevating the side elevation and standing in the surrounding area.

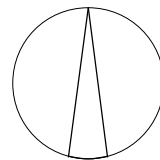
The addition of large windows, sliding doors and bifold door will add addition light and connection to the garden in what is a currently gloomy part of the house due to lack south facing elevations.



Location Plan

1 : 1250

 SITE BOUNDARY



N

0 25 50 75

SCALE 1 : 1250

Brief

Client Requirements

- Improved feeling of light and space in kitchen
- Additional bedroom / office space
- Maximise the potential of the property and their life in it
- Space and light adding a feeling of wellbeing and calm
- The delivery of functional space which meets the needs of a second child and office space
- Kitchen diner space which is enhanced as much as possible to provide a multi functional space which is the focus of family life
- Modern style and aesthetic, but which compliments the style of a 1910s terrace.

Project Higher Purpose

The project's core aim is to make this house fit for a 4 person family. A home that works for them and that they will be proud of. They desire to make the home more usable for all of the family, and for growing kids..

The client has also now moved to a permanent working from home scenario and thus requires a dedicated office. While they are also expecting a second child.

They believe these proposed works will help give this house the modern additions that will help it stand for another 100years of family life and beyond.



Context Analysis

Site Extents

Boundary Identification

The site boundary is clearly defined by medium height brick wall adjacent to the house, with medium height hedge and timber fence along its north and east sides. To its rear (West) side sits a back alley. The house is the end of a terrace of large houses, built most probably after the turn of the 20th century. The area consists of houses largely from the same era and there is a large primary school on the other side of Oswald road.

Site and Building Access Requirements

As no work will be carried out to the front façade, the primary access into the house will remain unchanged. Access to the back garden will be largely improved, as this will now be either through larger bifold or large side sliding door. Parking is on street as with most houses in the area. There is a side entrance into the garden and for rubbish bins. There is considerable road parking available due to this property being the last house on the street. This means that material deliveries and contractor access to the site will be easy and any skips can be situated on Newport road, adjacent to the house .

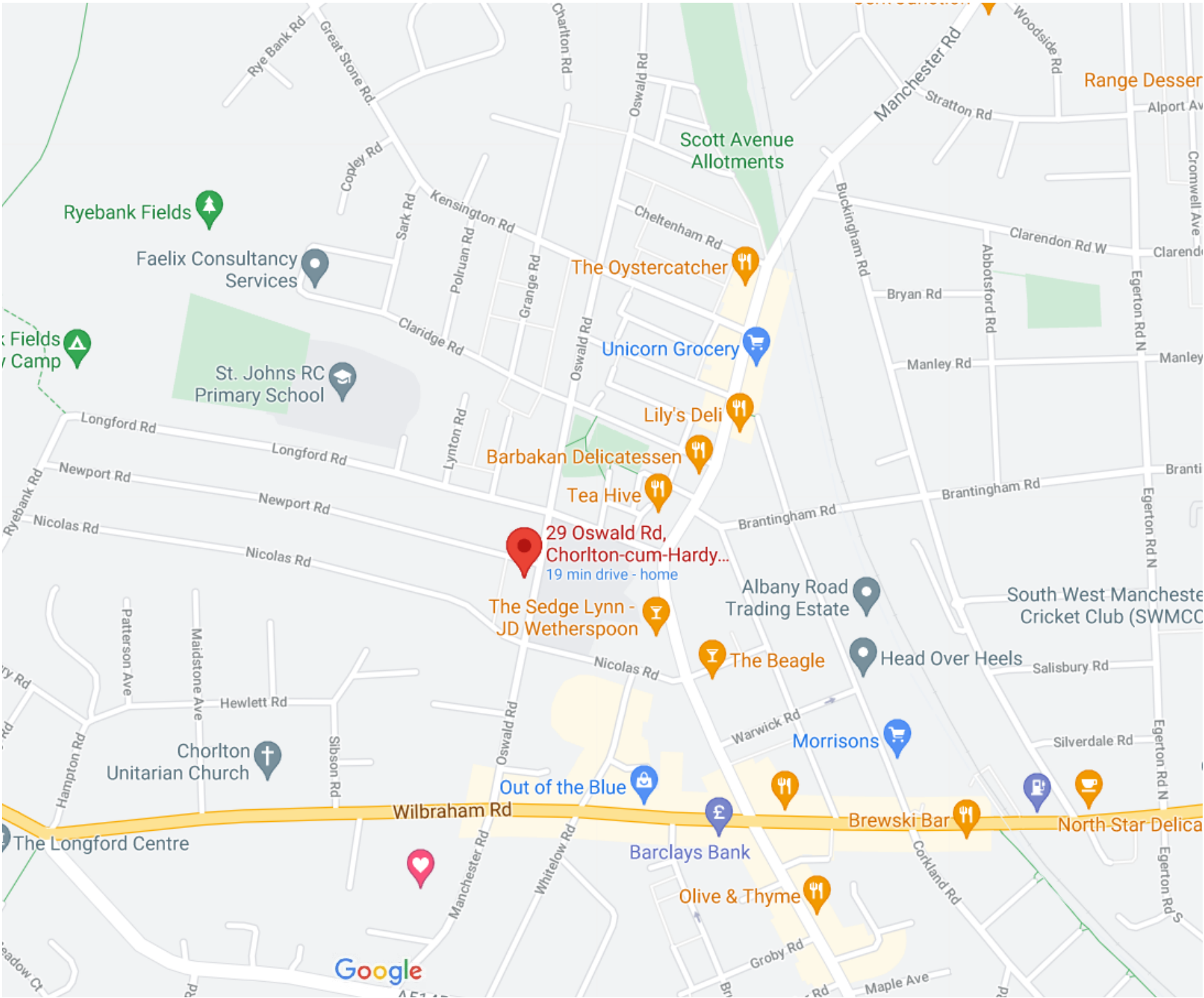
The site has no real slope and as a result, the existing ground floor level is approx 150mm off site level.

Planning Approval History in Area

Reference	Address	Description
130750/FH/2021	181 Brooks Road	Erection of a single storey side extension and enlargement of existing bay window to the rear
124897/FH/2019	204 Brooks Road	Erection of single storey side and rear extension together with associated elevational alterations to provide additional living accommodation
124305/FH/2019	69 Oswald Road	Erection of a single storey side and rear extension to form additional living accommodation
119314/PDE/2018	125 Oswald Road	Prior notification of proposed larger home extension for single storey rear extension
118395/LP/2017	191 Oswald Road	Certificate of Lawful Development for a proposed dormer to main house and outrigger
115329/FH/2017	203 Oswald Road	Erection of a part single, part two-storey rear extension, and rear dormer to form additional living accommodation

Site History

The house was constructed in the early 1900’s and there seems to be no accessible records online in relation to this. Any works to the house must be historic as there was no evidence on the planning portal of previous works.



Google map of 29 Oswald Road placement in its surrounding area

Building Analysis

Existing Building



Building Analysis

Existing Layout Analysis

Statistics

Gross Internal Floor Area (GIFA) - 165m2

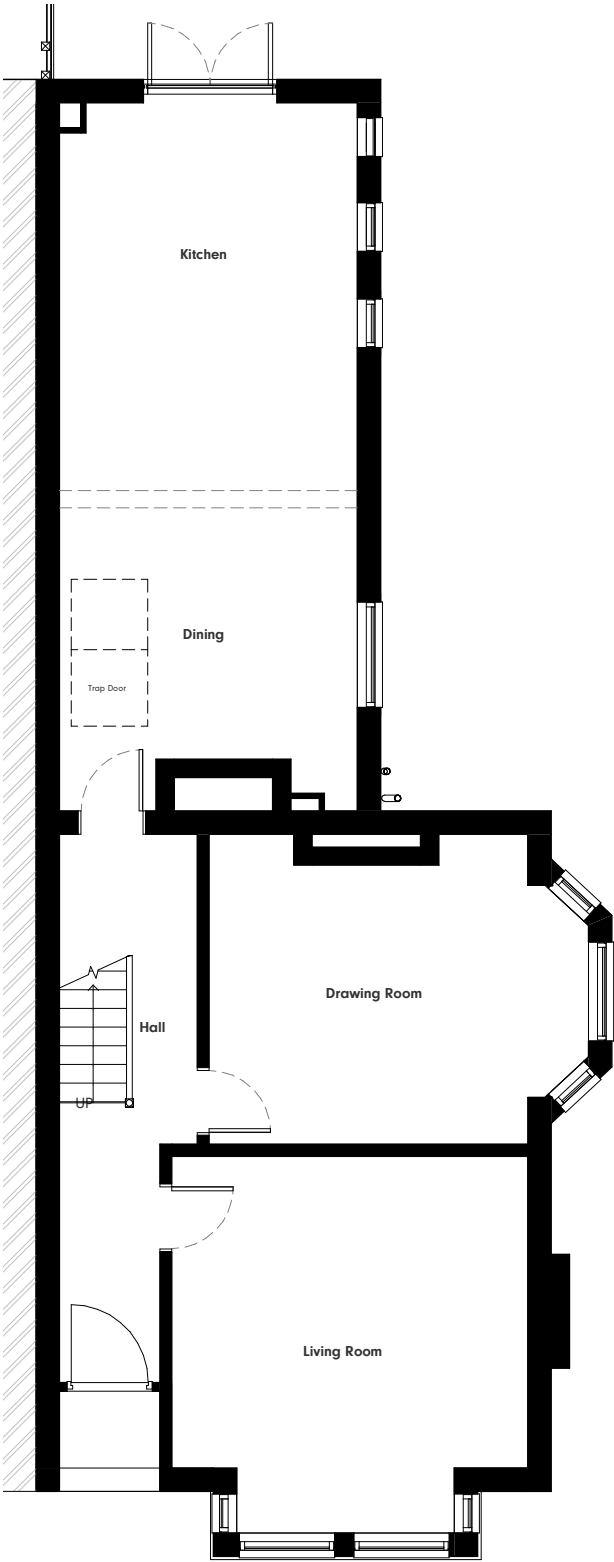
000 - MASTER ROOM SCHEDULE		
LEVEL	ROOM NAME	AREA
LEVEL 0	Drawing Room	13 m ²
LEVEL 0	Living Room	17 m ²
LEVEL 0	Hall	9 m ²
LEVEL 0	Dining	12 m ²
LEVEL 0	Kitchen	17 m ²
LEVEL 0: 5		68 m ²
LEVEL 1	Bedroom	13 m ²
LEVEL 1	Bedroom	18 m ²
LEVEL 1	Ensuite	3 m ²
LEVEL 1	Bathroom	12 m ²
LEVEL 1	Bedroom	12 m ²
LEVEL 1	Landing	6 m ²
LEVEL 1	Back Hall	4 m ²
LEVEL 1: 7		69 m ²
LEVEL 2	Attic	28 m ²
LEVEL 2: 1		28 m ²
Grand total: 13		165 m ²

Analysis

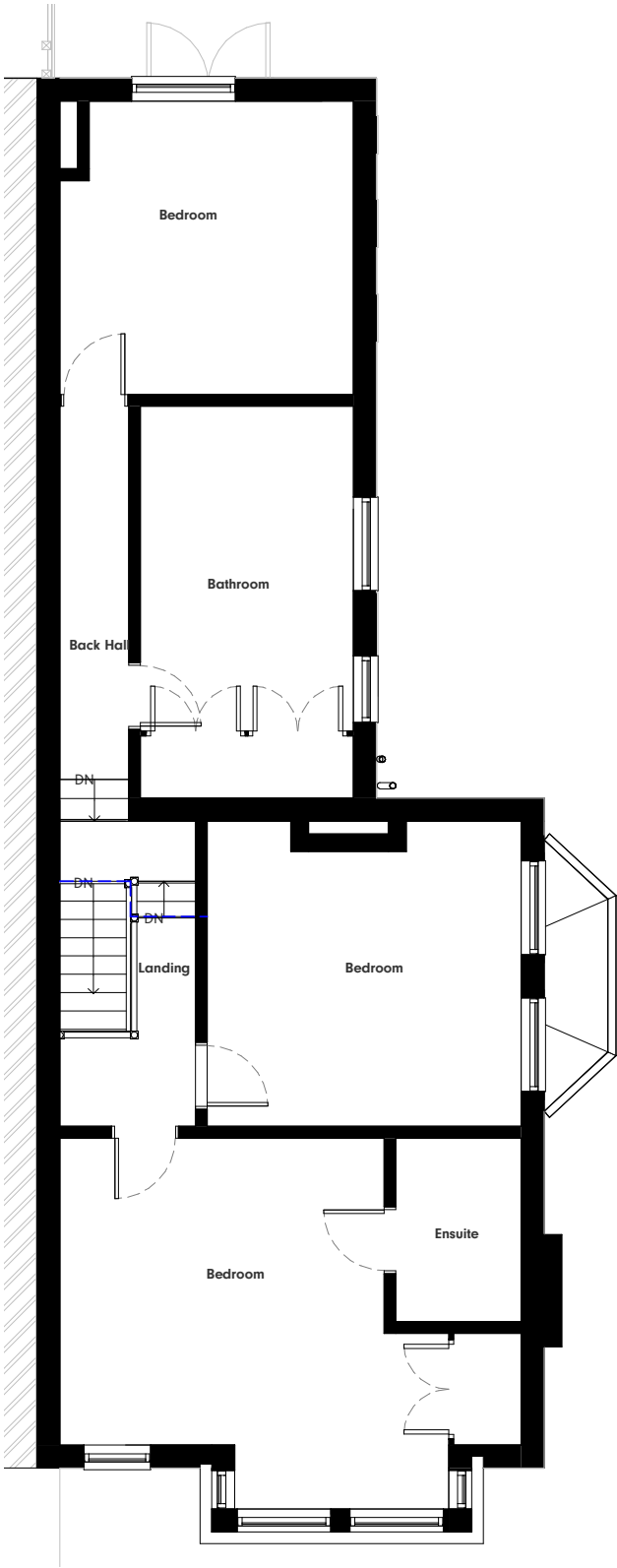
The plan layout of the building is relatively typical of the town houses in the area with lounge and reading/ drawing rooms to the front and galley kitchen to the rear. In this instance the kitchen has been updated but it is still long, narrow and dark with few good quality windows.

The stair case is located centrally on the party wall between houses, this allows for the simple addition of a new stairs into the attic.

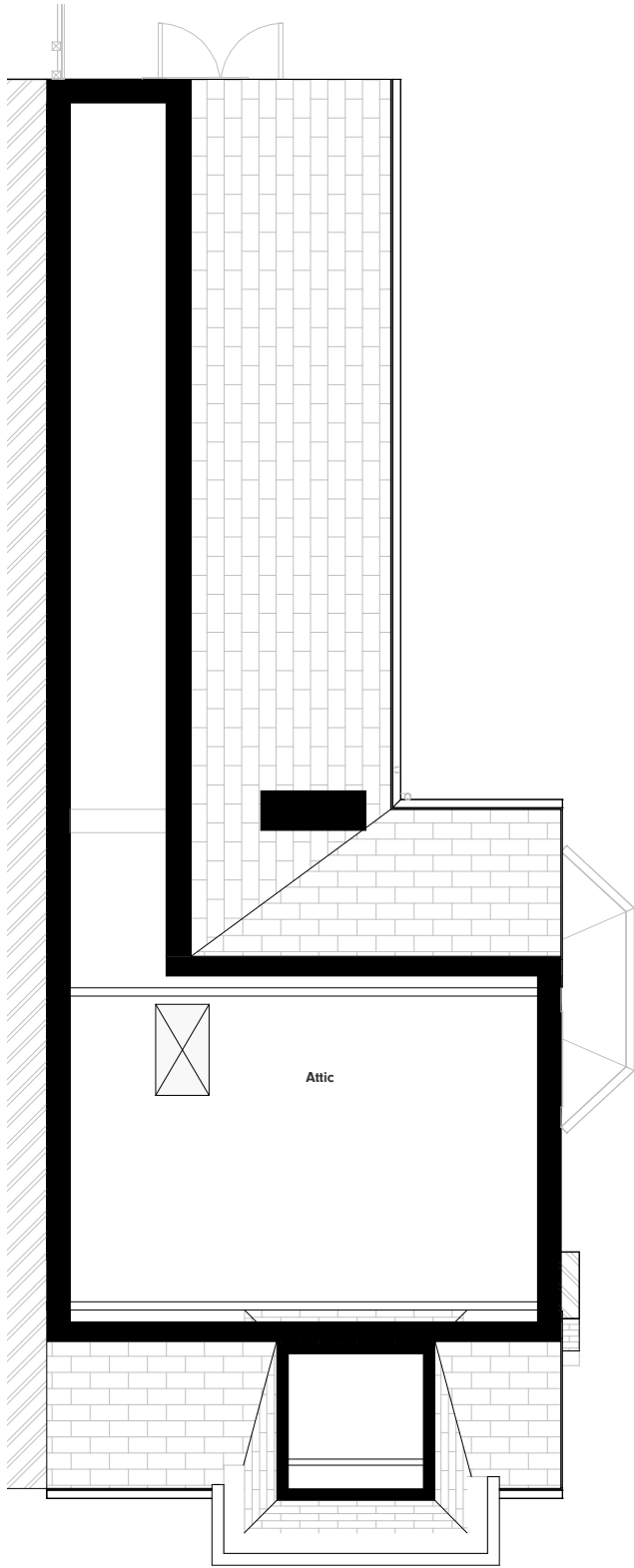
The kitchen also steps back from the main buildings side elevation, thus allowing for space to add a new side extension without needing to come past the existing line.



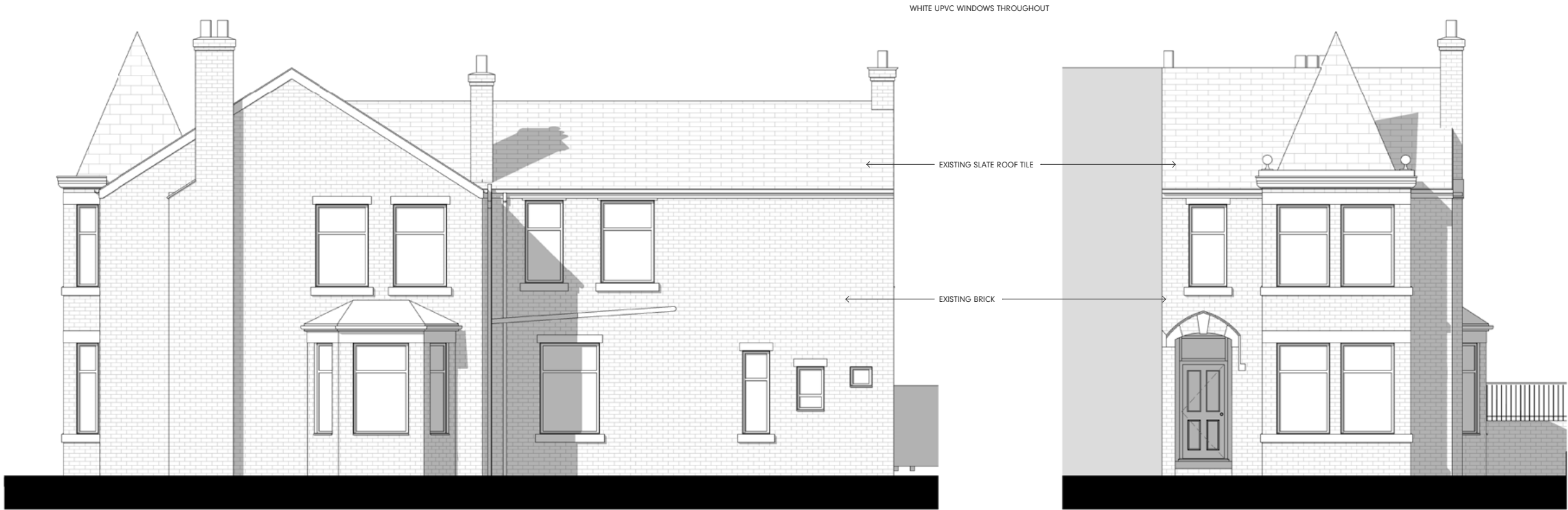
Existing Ground Floor Plan



Existing First Floor Plan

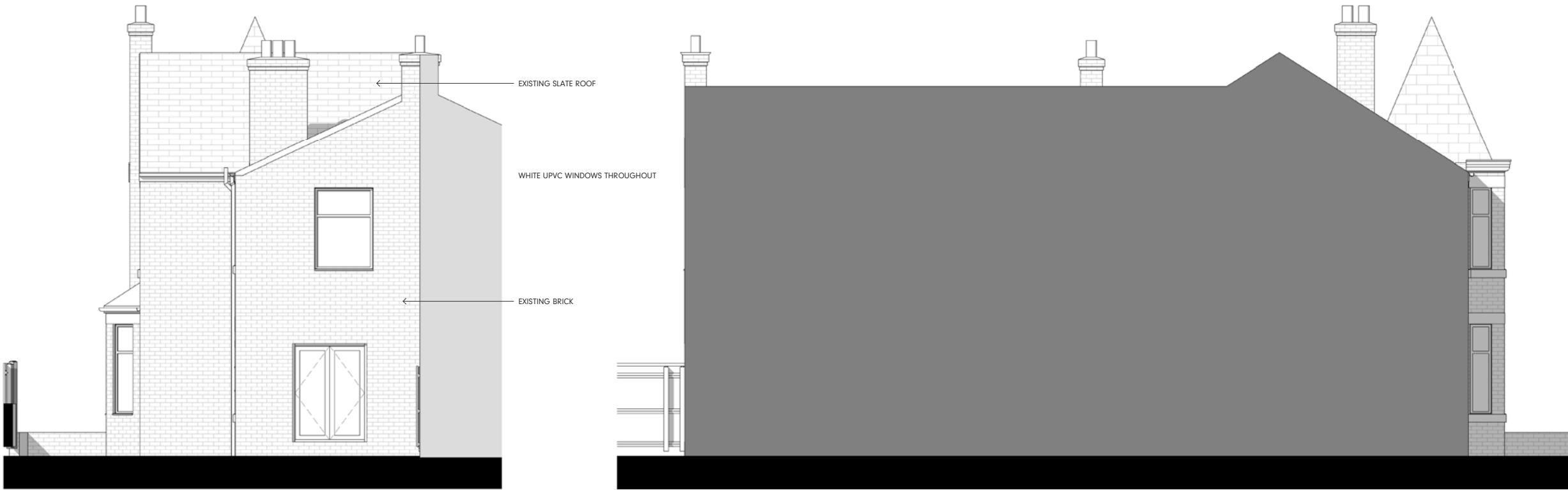


Existing Attic Plan



Existing North Facing Elevation
1 : 50

Existing East Facing Elevation
1 : 50



Existing West Facing Elevation
1 : 50

Existing South Facing Elevation
1 : 50

Proposed Design

Defining an Aesthetic Direction

The design approach for the project needed to accord with the client's aesthetic choices for the quality of space they wish to enjoy. The following outlines how and why the design was so.

- Modern aesthetic that complements the Victorian era character of the existing home. We believe that the new extensions should and does not over-power the existing buildings heritage while also retaining its own identity. Due to its prominent position on the junction of 2 roads the extensions must be beautiful but not domineering. For this reason, a restrained yet carefully crafted building with subtle architectural features rather than brash bold statements is required, consisting of brick on the ground floor extension and zinc cladding on the dormer.
- Generous natural light - Due to the orientation of the building in order to improve the internal spaces, more natural light is introduced into the space through the addition of windows and doors that open to the outside. The rear of the building gets little direct light so it is important to get as much indirect light as possible into the internal spaces and ample opportunities for glazing to provide year round connection to the outside. This is Manchester, so feel it is important that the spaces work with the glazing shut as much as they do with the space opened up to the elements.
- Materiality is always an important aspect of a modern and successful design. We have chosen materials that compliment, not match the existing. The existing outrigger is set most of the day in dark, while also is finished in patchy in places red brick so it was agreed that a lighter greyer brick be used in order to lift the area. Matching the existing brick would have been difficult and would lead to the extension looking at odds with the original building, bordering on pastiche.
- The dormer is to be finished in a blue grey zinc cladding, that will sit nicely with the dark slate roof but also compliment the blue grey zinc roof on the school across the road



Proposed Design

Proposed Plans Analysis

Ground Floor

We believe the proposal makes great use of the available space and maximises light and adds usability to the kitchen. Fundamentally it adds a sitting area, play space to the main room in the house.

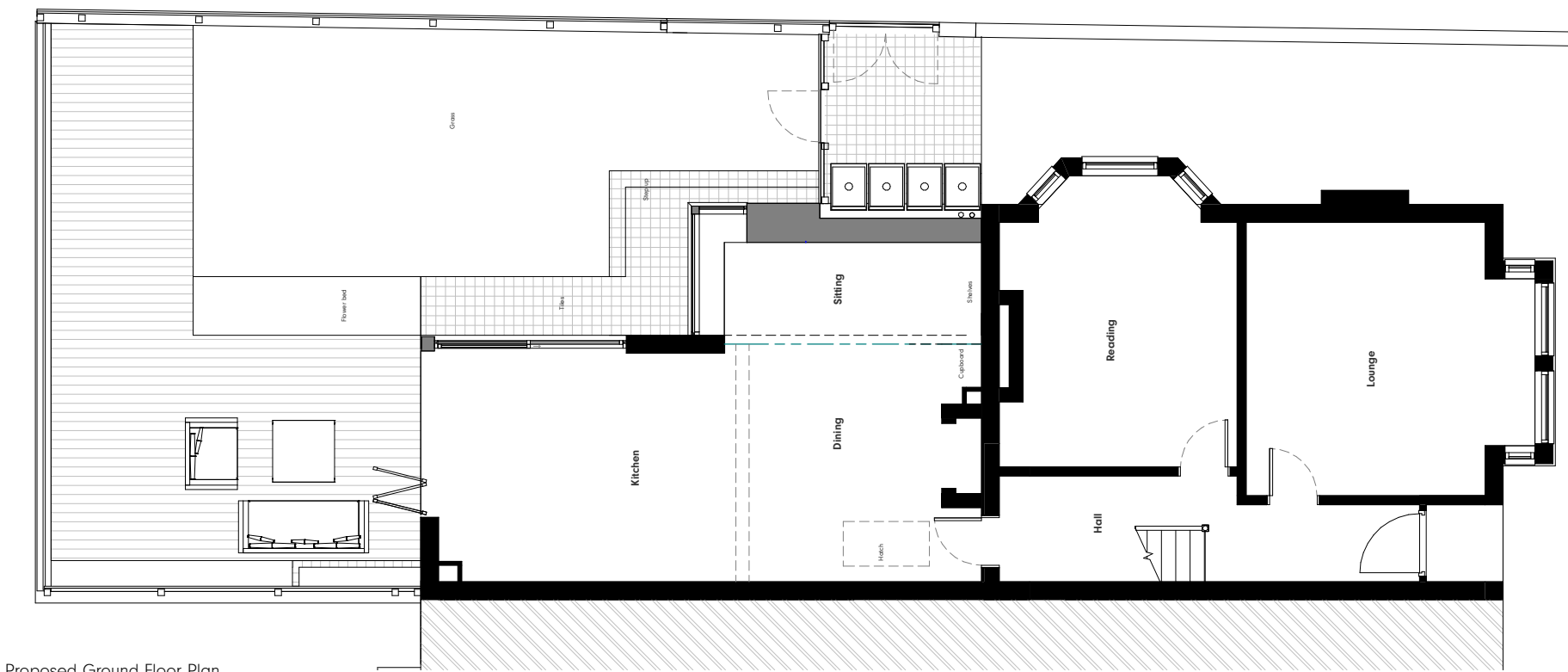
The design proposes a modern but understated 1 storey extension to the side of the kitchen, situated in an area of the garden used as storage for bins. It includes a wonderful window seat that will capture more indirect light but also views of the garden

A large roof light is added to the side extension further adding to the indirect light that will penetrate deep into the kitchen dining area, creating a light filled eating and play area.

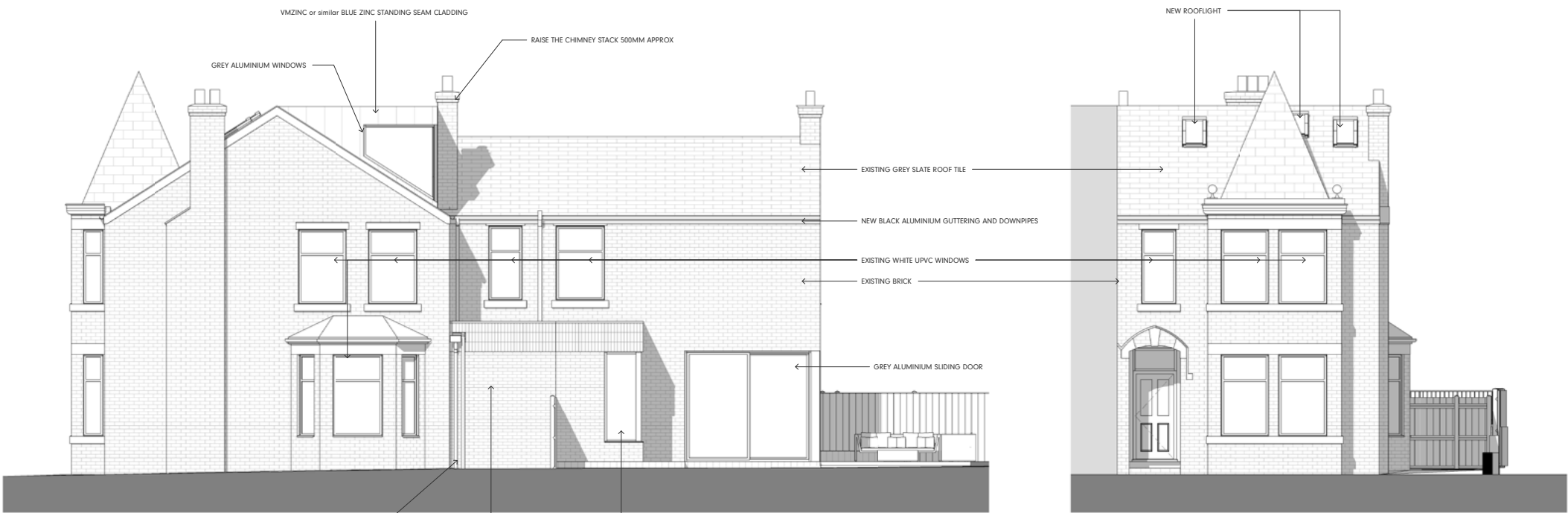
Adding larger sliding and bifold doors that wrap around the rear and side wall will further open up the space to the garden, increasing the inside outside feel of the property but will also add more glazing that can capture the all too little direct sun.

The extension will also turn a disused and unloved part of the garden and bring it into use for the family.

Stylish new built in storage will replace the existing fireplace while a new kitchen is proposed



Proposed Ground Floor Plan



Proposed Elevations

Proposed Design

Proposed Plans Analysis

First Floor

There are no works proposed to the first floor other than the insertion of a new staircase up to the attic.

Attic Floor

In the attic it is proposed to add a new bedroom with associated en-suite while also a space for a home office. This could in future become a walk-in-robe or storage space.

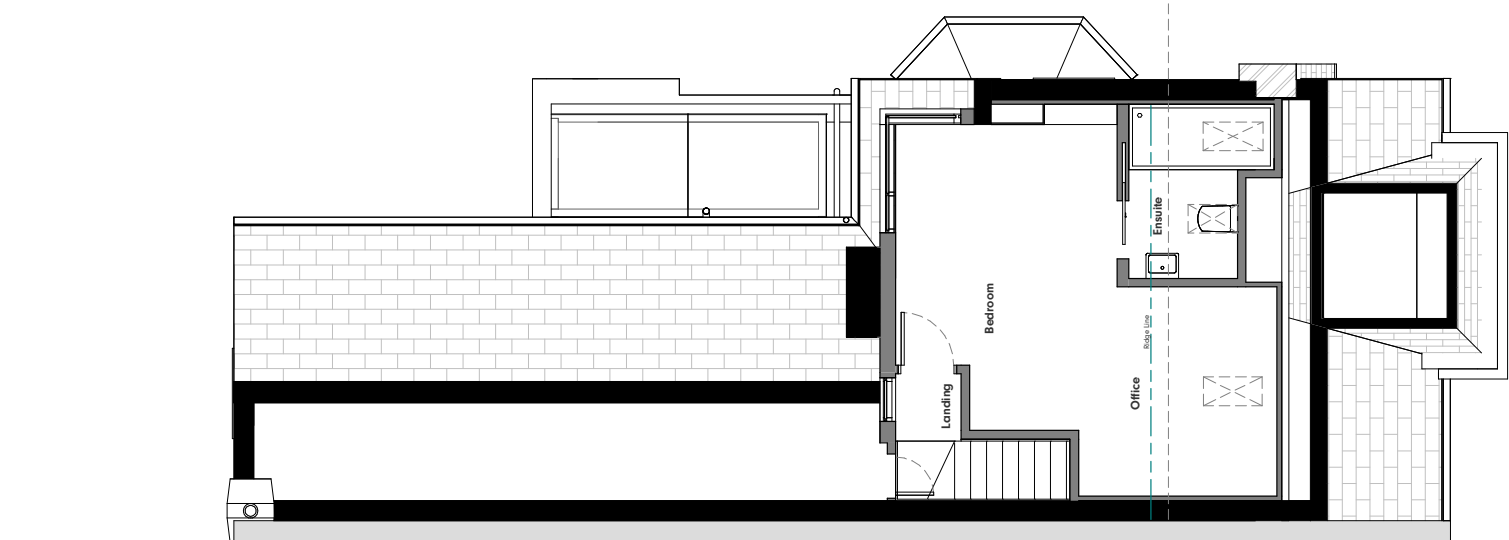
In order to achieve this, a rear facing dormer than spans the width of the house is required and new staircase from first floor. The bedroom will have a large wrap around window and the en-suite 2 roof lights, one above the toilet and one in-front of the shower. A third roof light is proposed in the area where the office is situated. There is a small window in the rear facing wall of the dormer in the landing area at the top of the new stairs

The en-suite is positioned to in the attic to avail of the service connections from the en-suite on first floor master bedroom.

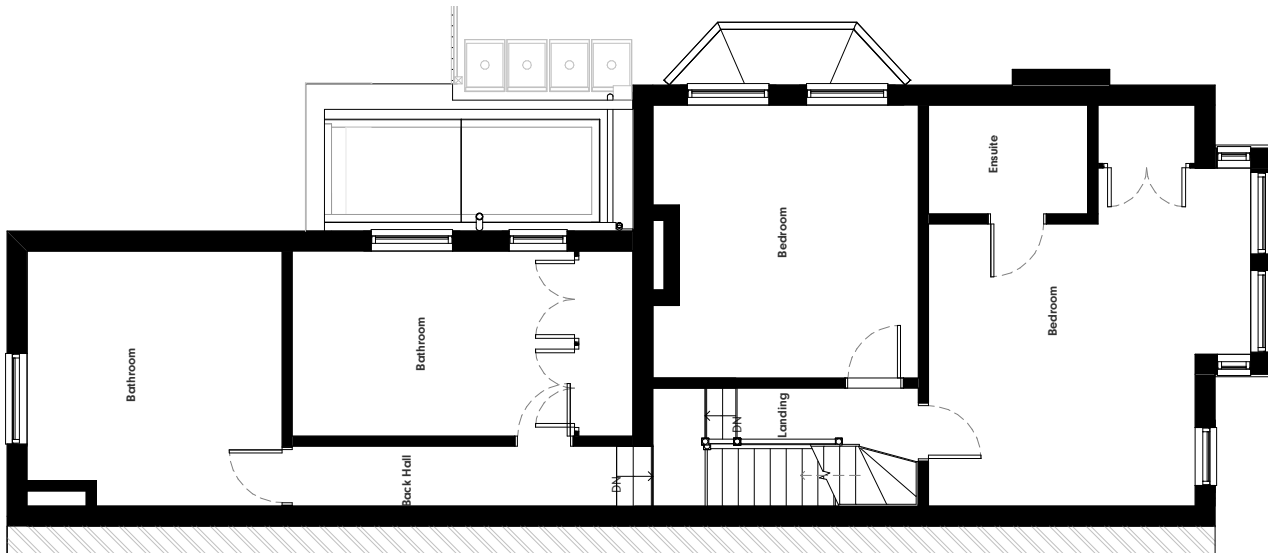
Appearance

The current building is an elegant period town house with some beautiful ornate features, however these are mainly confined to the front facade. There are little to no ornate features to the side and rear elevation, these façades are quite understated. We believe that this proposal compliments the building, neither seeking to stand out or be over bearing on the existing features and appearance. Creating a small but defined step in the facade, creating definition where the old and new meet will further highlight the subservient nature of the extension in both proportions and feel.

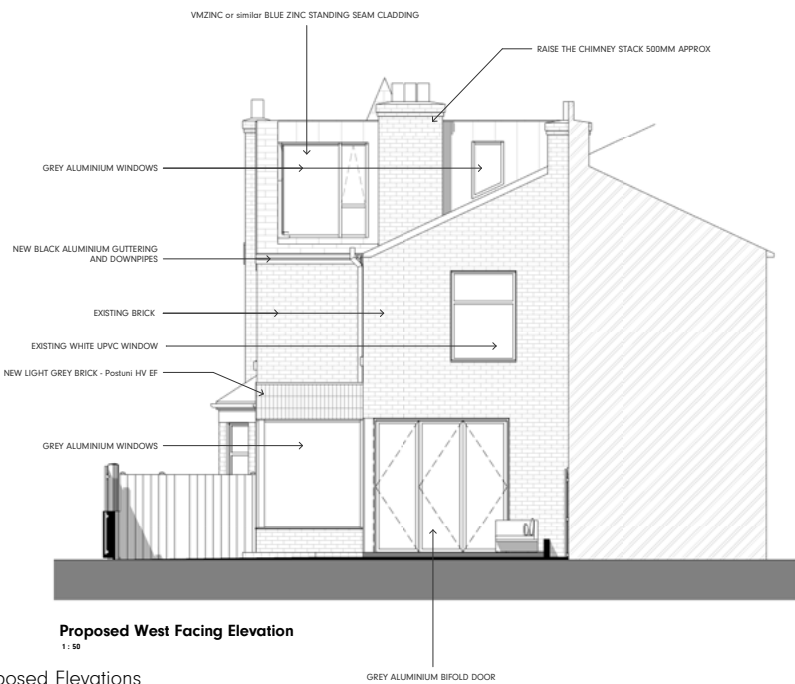
It is a similar approach design wise with the dormer. We wanted to create something that was subservient to the building yet due to its prominent location, be beautiful, elegant and simplistically eye-catching. To this end we feel proposing a material that is both modern and historic would achieve this while also complimenting the existing slate roof while also referencing the zinc roof of the school across the road.



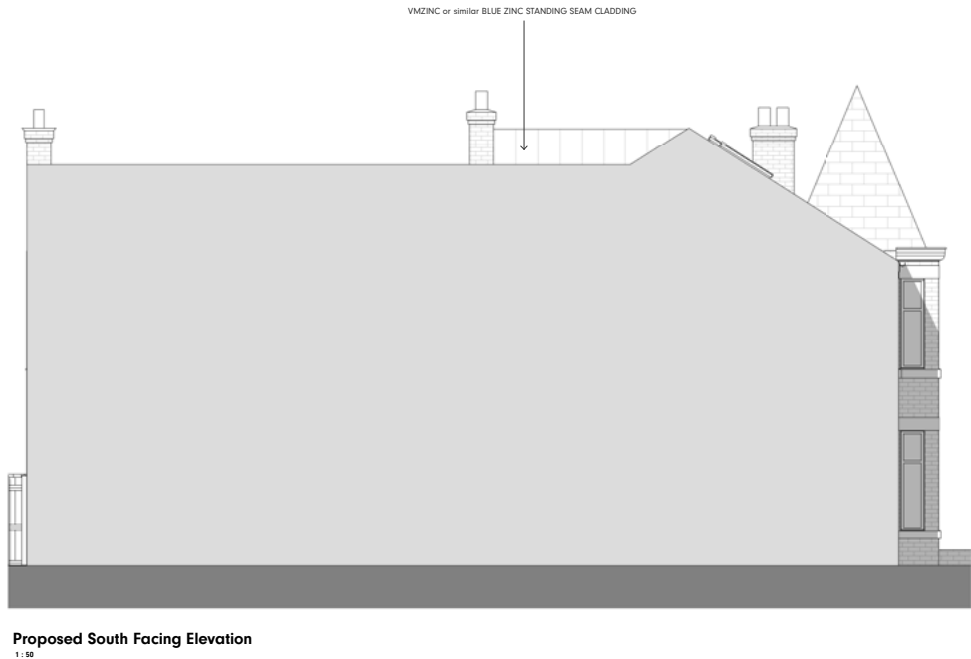
Proposed Attic Floor Plan



Proposed First Floor Plan



Proposed Elevations



Proposed South Facing Elevation

Conclusion

Summary

We believe development proposal to extend this family home is in line with local planning policy and thus the proposal should be supported by the planning authority.

The building and grounds are in good repair throughout however the kitchen and lack of a fourth bedroom let it down. The proposed extension would provide a fantastic modern addition to both the home and the street-scape.

We believe that the aims and ambitions for the scheme to support a modern family and to bring the home in to the 21st century are fulfilled by the design, securing the long term occupation of the property.



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