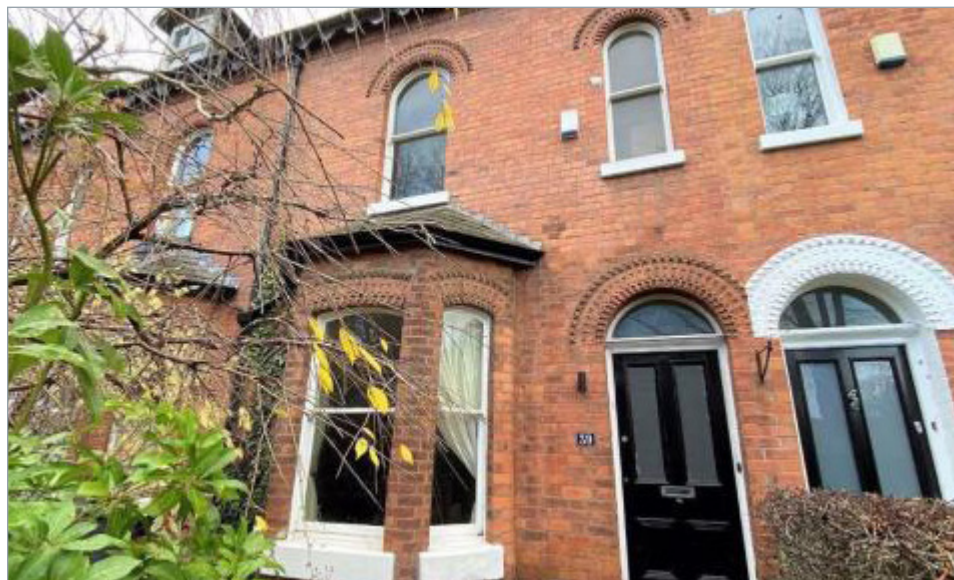


Design and Access Statement

39 Queenston Road, West Didsbury, Manchester, M20 2NX

Side return extension and internal remodelling to the existing property.

7th March 2022



This document has been prepared for and on behalf of Joanne Davies and Chris Hawes.

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1.0 Introduction

Darwent Architecture Ltd have been appointed by the clients Joanne Davies and Chris Hawes to produce designs for the rear extension and internal remodelling of their home to create a more functional and enjoyable space.

This Design and Access document supports the planning drawings submitted under this Householder Planning Application

2.0 Site and Location

The property is located on Queenston Road, West Didsbury and is within the Manchester City Council area.

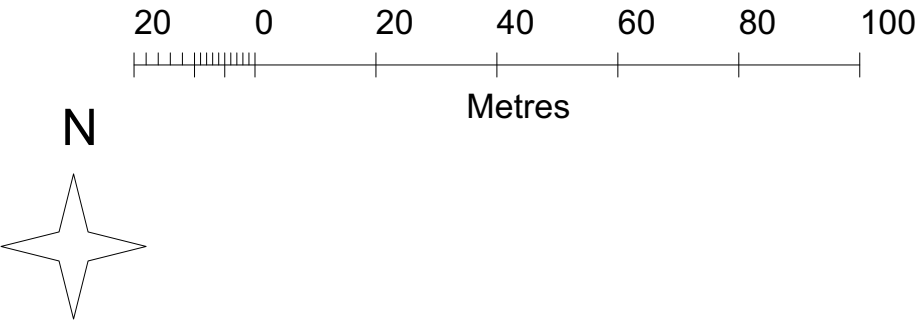
The terrace house is set back from the roadside with a front garden and has a small to medium sized garden to the rear of the property. The garden is accessible through the house and via a rear alleyway.

A number of neighbouring properties have already built a side return extension which is a good precedent for No.39.

The property is not listed but is located within West Didsbury conservation area which reduces the extension PD length that requires planning permission from 6m to 3m. A householder planning application is therefore required for this extension.

It is pedestrian access from the main street, with no private parking space or driveway.

— Site boundary



3.0 Existing Dwelling

The existing dwelling is traditionally built with red brick walls and blue slate tiles to the roof. There is a galley kitchen to the rear of the property which is sited under a two storey side return projection for the first 2.4m which then turns to a single storey lean-to for the remaining 3.6m. All part of the original dwelling.

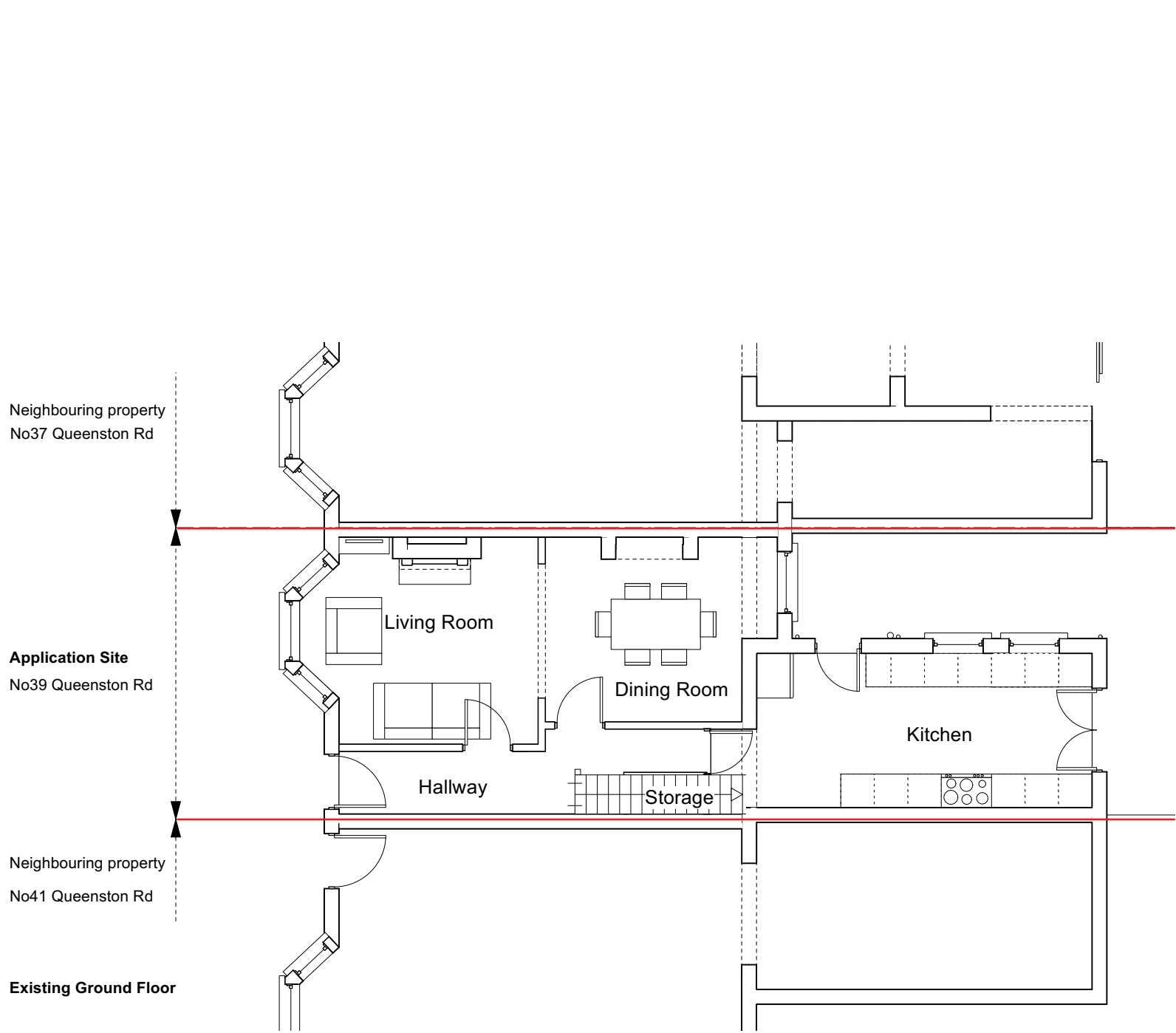
All windows in the property are white timber sash and double glazed with timber doors. The existing double doors into the garden from the end of the kitchen are also timber, double glazed, as is the side door to the kitchen. The dwelling spans 4 storeys with cellar which currently houses the clients' utilities and living accommodation to the ground floor which includes a living room, dining room, kitchen. The remaining floors consist of 4 bedrooms and 2 bathrooms which will remain unchanged in this application.

The current ground floor layout requires rationalisation to unify the spaces. The clients wish to create a better connection between the living, dining and kitchen spaces. They also wish to introduce a ground floor WC. The additional space will increase the social space and better address the balance of bedroom to living areas which currently feels top heavy.

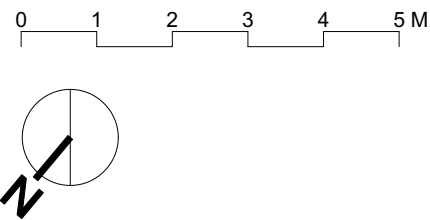
At first floor the property consists of 2 bedrooms and a bathroom. This is the same again on the second floor.



3.0a Existing Dwelling



Site boundary



Existing Rear Elevation

4.0 Client Brief

The client is looking to internally remodel the existing ground floor and introduce a side rear extension in the existing kitchen to create additional functional spaces. The brief includes the following:

- Create a single storey extension that infills the gap between the clients' existing outrigger and the neighbouring property.
- Create a bright and light open plan kitchen/dining/ space to the back of the house with visual connection and direct access to the garden e.g. via glazed bifolding doors or similar.
- Form a downstairs WC.

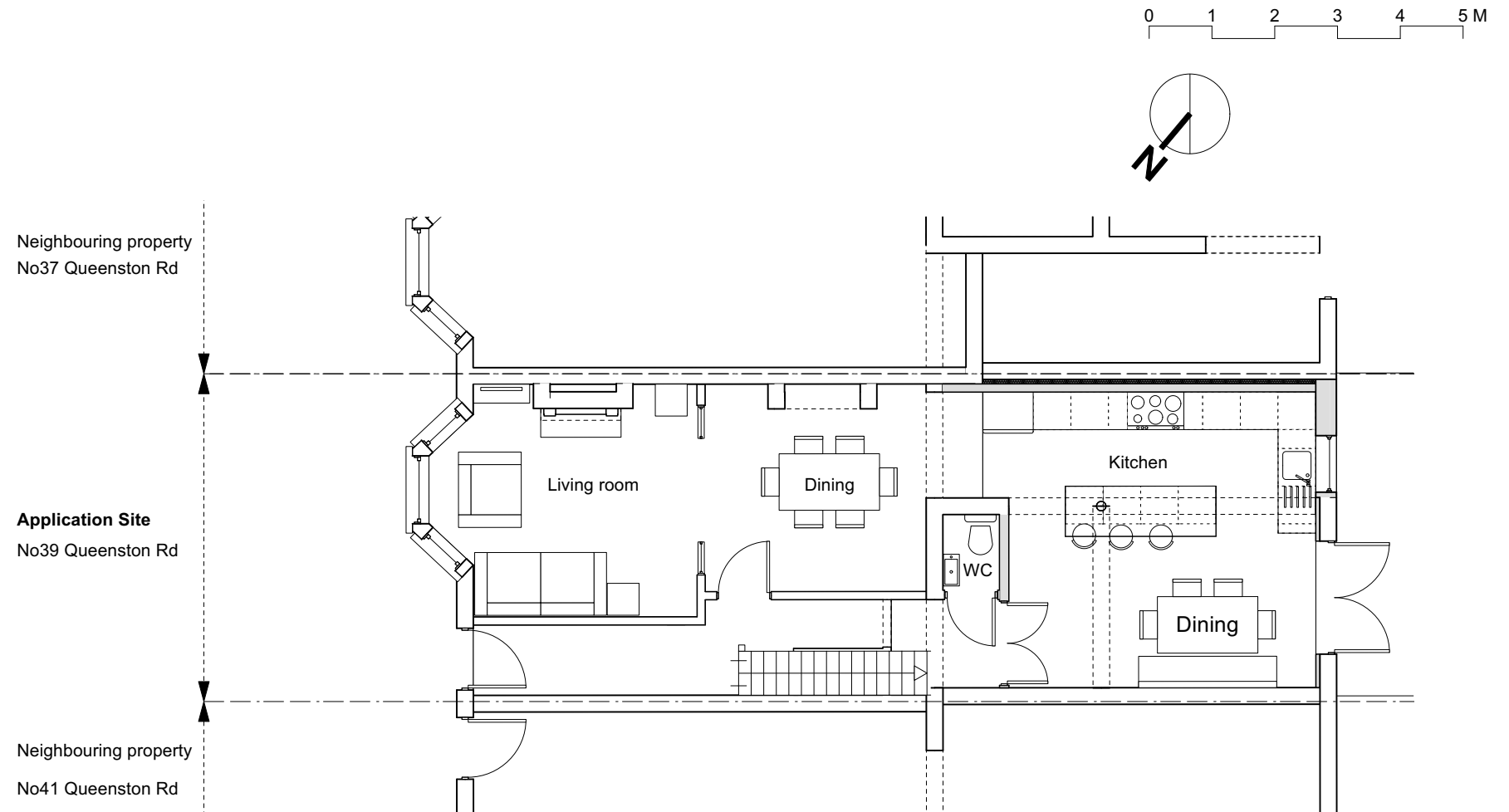
5.0 Proposed Scheme

The proposed scheme includes an extension to the side and the rear elevations. This creates a larger kitchen area, an alternative dining area and gives the client the ground floor WC they had asked for. The rear extension retains the existing roof over the galley kitchen and is extended to the boundary wall with the neighbouring property where a valley gutter will be created between the properties, discharging to the rear.

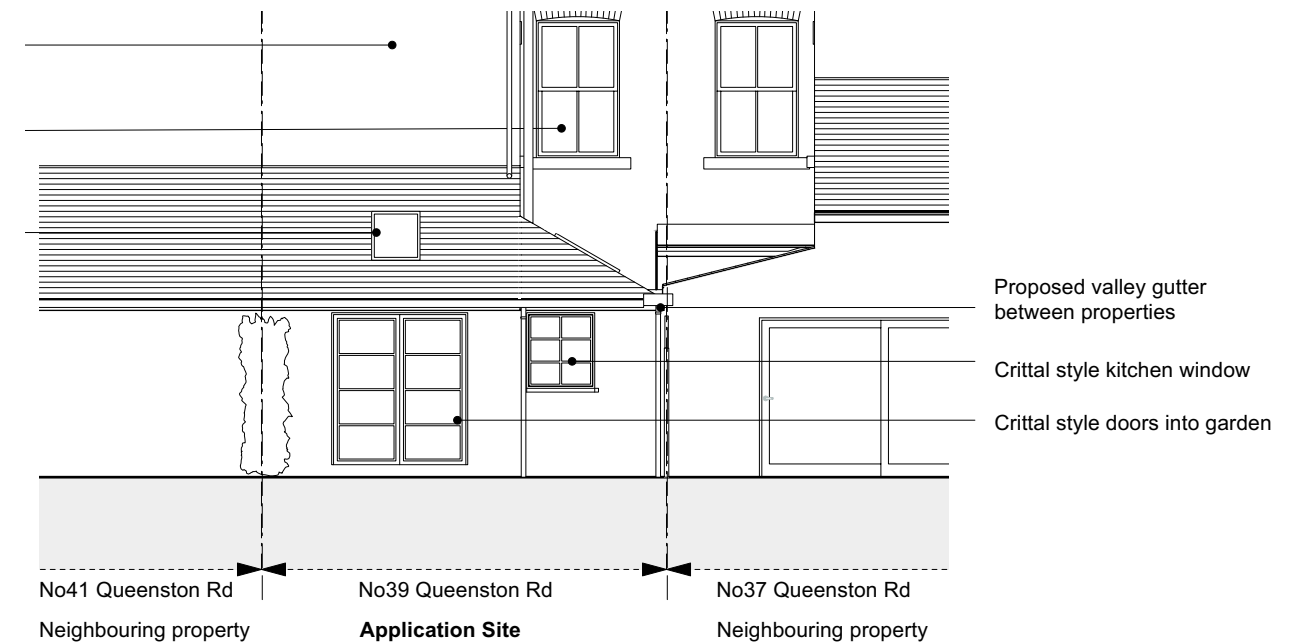
Internally this creates a more open kitchen/dining space with garden access to the rear through Crittal style double doors. The new roof will be tiled to match the existing blue slate of the ground floor and second floor roofs.

To summarise the proposed works to the ground floor Include:

- New side extension to provide kitchen and dining area to rear of the building.
- Internal remodelling to create downstairs WC that can be accessed from both the main hallways and from the new dining area.
- Proposed rear extension to align with existing rear elevations and to use red brick.
- Replace doors to garden with Crittal style aluminium framed glazing as well as an additional window to the right of the window in the same style.
- Leave opening between living room and existing dining room but glass frame it to give some division and also introduce a similar glazing look to the new back door and windows that will be in the scheme.
- Block up the existing opening between the hallway and living room.
- Create an opening where the current dining room window is - this will be a free flowing entry into the new extension.
- Add Crittal style doors between the new WC and new dining space. This will allow lights to be 'borrowed' from either side of the house depending on time of day.
- Add two roof lights above the new kitchen units to maximise light in the area.
- Foul pipe to be enclosed within the column going into the kitchen to support the steelwork going in.



Proposed Ground Floor



Proposed Rear Elevation

6.0 Access and Parking

There is no change to pedestrian access to the property as the rear extension is an infill only.

There is no private parking for the property and this remains unchanged throughout our scheme. The extension provides additional living space rather than bedrooms.

7.0 Environmental Impact & Ecology

In keeping with Government directions on energy efficient homes, it is intended to construct the extension to better than current building regulation thermal performance. There will also be a construction management plan in place to minimise construction wastage and reclaimed materials will be used where possible.

8.0 Impact on Neighbouring Buildings

The side rear extension doesn't impact on neighbouring properties to a visual degree that could cause upset as no windows have aspects into the rear court. There are several homes along the same street, one neighbouring property included, that already have similar extensions in place so the scheme will be in keeping with those already existing extensions.

There aren't be any right to light issues created from this proposed plan.

Prior to construction a Party Wall notice will be entered into with the adjoining neighbour to ensure any connection details are covered under the Party Wall Act.

9.0 Drainage

Drainage currently wraps around the side of the property before connecting to the public sewers. The existing above ground services will be modified and new rainwater goods installed as required. The existing foul pipe will remain in the place it is currently but will be encased within the column within the kitchen island that will also be used to support the steelwork going into the area.

10.0 Flood Impact

As the site is within Flood Zone 1, a flood risk assessment is not required.

11.0 Further Information

For further Information please refer to planning drawings:

365_PL001- Location Plan
365_PL002- Site Block Plan
365_PL003- Existing Ground and First Floor Plans
365_PL004- Existing and Proposed Roof Plans
365_PL005- Existing Elevations Front and Rear
365_PL006- Existing Side Elevations NW and SE
365_PL007- Proposed Ground and First Floor Plans
365_PL008- Proposed Elevations Front and Rear
365_PL009- Proposed Side Elevations NW and SE

12.0 Conclusion

In summary, it is considered that the principle of extensions to the property in the manner proposed should be considered acceptable.

The proposals create a contemporary open plan kitchen/dining space on the ground floor which enhances the natural light and usability of the space within the property. Additionally, the proposed massing and materiality designed to respect the existing buildings proportions and aesthetic creates an extension that sits comfortably within the context.

The proposal is considered compliant with all national and local policies and has been considered to impact as little as possible on neighbouring properties in terms of light and overlooking.