

Design and Access Statement for Works to Works at 29 Darley Avenue, Didsbury, Manchester

The Design Team

McNulty Architects have been asked to prepare the design and resultant planning application for works to works at 29 Darley Avenue, Didsbury, Manchester.

McNulty Architects are a multi award winning practice recognised for their design of contemporary homes and extensions within an historical context.

Background and Location

The property is a semi detached, predominantly brick building erected in the late 19th century within a series of houses on Darley Avenue of similar size and aesthetic. The houses are generally set back from the road with gardens to the front, rear and side access and hardstanding. There is an outbuilding to the rear sitting along the boundary wall.

Design Principles

Amount

The development is for a single story rear and side extension and associated internal renovations.

Layout

The extension are to house a reconfigured living accommodation on the ground floor, allow for better access to the existing outbuildings and create external storage to be accessed from the front.

Scale

The extension is limited in height to a single story and does not project above the existing first floor plate. The upper level extension is to align with the existing ridge and eaves line of the property.

Landscaping

The landscaping will be largely unaffected by the works.

Appearance

The side extension is a simple contextual, yet contemporary response to the existing building. The glazed elements form a contemporary connection to the existing house and allows the external spaces to connect with the existing internal areas.

The delicacy of the extension will come from the detailing which will complement the existing building.

A palette of brick, timber and glass will be used.

Access

Access and parking provision will not be affected by the development.