

Design Statement

Bamford Road, Didsbury



The existing mid terrace property is located along Bamford Road in Didsbury. The house is of red brick construction with slate tiled roof and white painted timber windows. To the rear is a two storey brick outrigger inside which is a cramped ground floor kitchen space. Externally to the front is a driveway for two cars and to the rear a part paved part lawned garden area is set down at a lower level with steps down to an existing basement.

The primary objective of the proposal is to form an open, light kitchen lounge area to the rear of the property with greater connectivity to the garden, whilst bringing more light into the rear of the existing property and providing open circulation to a refurbished basement.

Elevation Alterations

As noted the existing kitchen is located in the outrigger to the rear. It is proposed to drop the kitchen down the garden level, 1.2 m below ground floor level, forming a part 1.5 storey high space. The kitchen space will also form a ground floor extension wrapping to the side of the outrigger up to the boundary with no.13 and projecting 2m past the rear elevation.

The proposed extension will be of masonry construction with red facing brick to match the existing. The rear elevation facing the garden will have a full width aluminium framed glass sliding door system with an angled concrete affect soffit over.

A frameless glass skylight is proposed along the side of the existing house this will bring natural light into the depth of plan at ground and basement level.

Massing

A number of sessions have taken place with the neighbouring owner at no.13 Bamford Road to discuss the massing of the rear extension and implication on daylight. Setting the extension down 1.2m to existing garden level serves to reduce visual impact on the neighbouring property and reduce any loss of natural light. To further help minimise the eaves height against the neighbouring property the floor to ceiling height within the extension has been compressed down to 2.25m.