

planning the pavilion

42 Kingston Road, Didsbury, M20 2SB / House Extension
Analysis / Approach / **Design and Access Statement**

material studio architects

Design & Access Statement / **42 Kingston Road** / Nov 21
On behalf of House 42 Owners for **Manchester Council**

existing property

1.0 Site Analysis
1.1 Existing Property



42 Kingston Road

existing property



1.



2.



3.



4.



5.



6.

street character

1.0 Site Analysis
1.3 Street Character



1.



4.



2.



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6.

precedents

2.0 Proposals 2.1 Precedents



Reclaimed Brickwork, Shallow Brick Arches, and Crittall Style Window & Door Examples

artist's impression

2.0 Proposals
2.2 Images



Computer Generated Image - Front View

design evaluation

3.0 Summary & Conclusion

3.1 Design Evaluation

1. Project Vision

This Planning Application comprises a single storey extension onto an existing semi detached property in Didsbury, South Manchester, including demolition of a garage, basement conversion with new lightwells and side access, to provide additional and improved living accommodation.

The design will comply with all current regulations and standards including the latest energy efficiency and access requirements for works to existing dwellings.

2. Property Description

The site is currently occupied by a large semi detached house built in the late Victorian era. It has red orange coloured brickwork with slate pitched roofs and white timber sash windows. Decorative features include white painted stone cills and quoins, low brick arched lintels, and prominent eaves brackets.

A large private garden wraps around the property on the north and east, bounded by a brick wall and mature dense foliage providing substantial screening from the street. A high brick wall lies on the southern boundary with the neighbouring property. A single garage with a shallow pitched roof is attached to one side of the house.

The unsympathetic existing porch and garage are out of keeping with the Conservation Area and detract from the overall appearance of the property.

3. Architectural Context

Kingston Road is a residential street of large detached and semi detached properties initially

developed during the late 19th Century, and into the 20th Century. In recent years, plots have been developed in a range of modern traditional styles.

Whilst there is some consistency, there is a noticeable amount of variation in architectural treatment and detail along the street. In addition, numerous properties have been extended and modified over the years.

4. Planning Considerations

The property is located within the Didsbury St James Conservation Area, and is not classed as being listed.

It is considered to be a high risk area for surface water, and a very low risk area of flooding from rivers and the sea.

The proposal has referenced national, regional and local planning policy documents including:

- The Local Plan (Manchester)
- Manchester Supplementary Planning Documents
- National Planning Policy Framework (NPPF)
- The National Design Guide 2019

5. Ownership

The client holds the freehold for the whole property.

6. Character & Identity

The proposal will be high quality, enhancing the identity of the neighbourhood and complimenting the character of the existing house and street.

7. Built Form & External Appearance

The new extension has been designed to be compact and efficient, and will continue the formal language of the existing property, with reclaimed facing brickwork and shallow arched windows.

Materials and finishes are to match and compliment those of the existing property.

8. Movement & Access

Parking will remain as existing. Bikes can be stored within the property.

The layout of the house will remain accessible with amenities located at ground floor level.

9. Nature & Landscaping

The private garden will be retained and enhanced to provide a high quality, green external environment. In addition, there will be a much better connection between inside and outside space via improved openings in the new extension.

10. Public Spaces

As a domestic project, there are no new public spaces proposed as part of the proposals.

11. Uses

The property will remain as a residential dwelling use class C3.

12. Refuse

The waste strategy will not be affected by the new extension, and is designed to meet the current requirements of the local authority. Utilities provision will comply fully with the latest building regulations.

Bins will be stored within the curtilage of the property and will be put out on collection day.

13. Lifespan & Sustainability

The proposal has been designed to be as efficient as possible, with a fabric first approach, where the new envelope meets current energy requirements under Part L for works to existing dwellings.

The materials will be high quality and will be robust and durable, easy to manage and maintain.

New windows will increase the thermal credentials of the house while providing a more uniform appearance to the facades.

The mix of open plan and cellular spaces will allow the occupants flexibility in the way they live and will be easy to change and adapt over time.

The location of the site is considered to be highly sustainable in its proximity to local amenities and transport options.

14. Quantity:

The proposal is to remodel and extend the existing dwelling to provide an enlarged and reworked family home, increasing the gross internal area.

15. Impact:

The extension will be a simple subservient addition, at a scale appropriate to the house, with minimal impact on neighbouring properties.

It will be single storey with a flat roof, and extend out less than 3m from the principal elevation, replacing an unsympathetic porch and removing a garage.

As the house has a large private garden with dense mature foliage around the boundary, the new addition will have minimal visual impact on the street.

Careful consideration has been taken to ensure there are no large windows that overlook any areas which would not have already been seen without these alterations.

As a result of the scale of the proposals, the neighbouring properties will not see an adverse impact on their access to natural daylight.

16. Boundaries:

The boundary condition with 43 Kingston Road and 3 Kingston Avenue will be improved by the removal of the existing garage. The new extension will be set away from these boundaries and will not impact the adjacent properties.

A party wall surveyor can be appointed at the next stage, to deal with any relevant issues that may arise from this arrangement.

17. Concluding Summary:

The proposal has been designed in line with national and local authority guidelines, policies and frameworks.

The property is in a conservation area and is not classed as being listed.

External alterations are designed to be sympathetic to the existing property and to enhance the character of its immediate surroundings, with minimal impact on the street scene and to neighbouring properties.

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