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Existing and Proposed Plans and Elevations

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Existing Location Plan LA 000 1:100@A3

Existing Ground Floor Plan EX 001 1:100@A3

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Existing Front Elevation EX 201 1:100@A3

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Proposed Location Plan PA 000 1:100@A3

Proposed Ground Floor Plan PA 001 1:100@A3

Proposed First Floor Plan PA 002 1:100@A3

Proposed Roof Plan PA 003 1:100@A3

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Proposed South Elevation PA 202 1:100@A3

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The Practice

National award-winning practice Robert Dye Associates is based in NW London, and has more than 20 years experience in the design and management of domestic/residential architecture. Architectural project experience ranges from new-build houses, careful restoration and conversion of existing buildings for residential and commercial use, to international museum and university buildings.

Following RIBA regional success in London, the practice received the profession's highest award for residential architecture in 2005, winning the RIBA Manser Medal for a sustainable modern house in a sensitive conservation area context in Southwark.

The practice has a burgeoning reputation for delivered projects that have sustainability at their core, and has well-established contacts with structural and environmental engineers, quantity surveyors, and landscape/arboricultural consultants who are sympathetic to the studio's particular approach within new and existing contexts.

Typically the studio manages projects from inception through all stages to completion; it has extensive experience of preparing construction documentation and administering building contracts on site, from one-off residential to large-scale public works. The practice is particularly experienced in London's complex urban and suburban context, whether building new or modernising and extending historic residential buildings.

The work of Robert Dye Associates has been televised in the UK and Japan, the subject of various exhibitions in London over the last decade, and is regularly published in the architectural press worldwide.

Principal, Robert Dye BA Hons Dip Arch RIBA

Robert won the annual RIBA student prize before graduating with honors in 1977. He has practised architecture both in England and abroad. Working for Sir James Stirling, his major projects included the Clore Gallery at the Tate, London, and as project architect a new-build expansion of the Fogg Art Museum for Harvard, and a new Performing arts Centre for Cornell University.

Since establishing his own practice in 1989, he has continued the successful pursuit of design quality in more fine-grain, predominantly residential work. The practice's (timber-framed/recycled materials) new-build Stealth House was a finalist for a RIBA sustainability prize, then for the European Conference of Leading Architects annual Putz prize, and picked up the prestigious Manser Medal for 2005's best contemporary house at the Stirling Prize ceremony.

Robert has taught sustainability, architecture and urban design at various universities in the UK and America for more than 20 years, and is currently a lecturer on sustainable cities for the Urban Design Masters course at the Bartlett School, University College London.

He has received several awards, contributed to a BBC2 programme on the future of London's architecture, was a member of the LDDC Urban Design Advisory Group shaping the future of Docklands, and is active in judging architecture awards for the RIBA.



Stealth House, Grove Lane, SE4 - Manser Medal winning semi-detached house, adjoining Conservation Area.



Ardleigh Road N1 - Side and rear extensions to semi-detached house in a Conservation Area



Kingstown Street, NW1 - Two neighbouring projects, both including partial rebuilds, modernisation & extensions to article 4 conservation area mews houses.

Shortlisted for two 2013 Camden Design Awards 'Enhancing Context Award' and 'Don't Move, Improve Award'



Hamilton Terrace, NW8 - Extension & modernisation of grade II listed terrace house.



a) Site plan satellite overlay



b) Aerial view

Existing Context

5 Netherwood Road, located in the Northenden area of Wythenshawe, Manchester, comprises a 1950's detached 2-storey house with front & rear gardens. The local area is characterised by detached & semi-detached 2-storey houses, many of which have been extended and altered to adapt to modern life styles & living standards. It is not within a Conservation Area

The property features red facing brickwork walls, timber decorative cladding to the garage front & gable roof, and clay tiling to the roof. The doors and windows are generally double glazed white UPVC units. All the existing facades & materials are tired, weathered and in poor condition. The overall appearance of the property is uninviting and uninspiring.

There is off-street parking in the front garden & garage, accessed directly from the street. The front garden is sparse and undeveloped. A well-developed tree is positioned on the street in front of the property, partially obscuring the house.

The rear garden is sparse and undeveloped, hosting a number of small trees and a garden shed. It can be accessed from the street via gated sideways on either side of the property. Access to both gardens from the house is stepped by approx. 100mm at the front, 170mm on the flank & 190mm at the rear.

The house has not been altered, modernised or extended. Planning consent was granted for major alterations in 2019, but this has not presently been taken up (ref.: 122706/FH/2019). A further application for a yet larger dwelling house was made and withdrawn in 2021 (ref.: 130326/FH/2021).



c) Existing sideway (north)



d) Existing front facade



e) Existing sideway (south)



f) Existing rear facade



g) Composite view showing variation street front configuration on Netherwood Rd (Google Street View)

The Client's Brief

The Home-owner wishes to renovate and extend the property to fit their changing family situation - including provision for accessible ground floor living suitable for a 'blue badge' holder, who due to their physical capabilities requires the property to be adapted and extended to create an accessible and functional home that allows them to remain in the property, making it a lifetime home. The house has never been modernised so along with improvements to the layout of the house, the Client wishes to modernise, improve and enhance the external facades & environment as well.

The Proposal

This proposal is for a 2-storey side extension, a part single/ part 2-storey rear extension, alterations to existing openings, and the addition of a front porch area, and the alteration & improvement of the external facades (including re-facing & replacement of existing windows).

Overall Footprint and Volume

This scheme is broadly similar to the consented scheme (ref.: 122706/ FH/2019), see '*Consented Scheme Comparison*' on pg 8.

This scheme has examined carefully the actual requirements of the Home-owner and rationalised the plan of the house on both levels to produce a proposal that is spatially more economical and overall of less footprint and volume than the consented scheme.

At the front of house, there is no longer a first floor extension on the main façade, and both ground and first floor facades of the side

extension have been set further back when compared with the consented scheme.

The ground floor rear extension has been reduced in length by approx ¾ of a meter on the north elevation, and by almost 2m on the on the south elevation, reducing the presence of the extension significantly to the neighbouring properties.

The first floor extension has been reduced by about 1m to the south, again significantly reducing it's impact on the neighbouring property.

Overall, the new proposal is contained and substantially less than the consented scheme in both footprint and volume, and it is contained generally within the overall envelope that the consented scheme defines.

The opportunity will also be taken to increase the thermal and energy performance of the house, so that the existing house can be brought into line with current building regulation requirements and modern environmental expectations.

Design Elements

The proposal seeks to enhance the character of the dwelling through a 'one-off' contemporary design

Front porch

A new 3m² porch is proposed to the front door, to allow clear access into the property and form a lobby with a 1.5m turning circle within, (as per Part

M4(3) of building regulations). A 1:10 ramp & 1.5m deep external landing leads to the porch to allow level access (as per Part M4(3) of building regulations). This extension would be permissible under Permitted Development rights. It will feature, a glass roof and side walls, to allow light into the entrance area of the property, and a timber front door.

Ground Floor

The existing ground floor currently comprises a single living room, a small kitchen and a WC, with an external garage space that is used for utility & storage purposes. The house is typical of it's era with small openings to the outside. It has restricted access and connection, both visually and physically, to the rear garden.

The proposal opens up the ground floor to the garden allowing it to be enjoyed from the main living spaces, as well as addressing the accommodation and accessibility requirements of the Home-owner.

In order to meet the needs for accessible ground floor living, all in line with Part M4(3) of building regulations, the design comprises: converting the garage area into habitable reception and dedicated utility spaces, forming a fully accessible private bedroom at the front with bathroom suite in the new side extension, moving the main living spaces to be contained within the new rear extension. There will be level/ step-free access throughout, extending from the front door, to the rear patio/terrace.

This is a layout similar to the consented planning scheme.

The main living spaces, kitchen, dining and living will have full height sliding doors allowing visual connection and physical access to a new terrace and allowing the terrace to become a further accessible outdoor room for the Home-owner. It will also create light and airy spaces for the Homeowner who out of necessity and reduced mobility spends much time at home and in these spaces.

A new DEFRA approved stove is proposed to ground floor rear living area, including a new 2.5 storey chimney, designed as a feature of the rear façade.

The southern sideway is incorporated in to the dwelling, and provides space for the bathrooms and dressing rooms associated with the bedrooms contained in the main volume of the plan.

The northern sideway is retained as existing with gated access to the rear.

The existing site access remains as existing and as per the previously consented scheme.

The existing garden, shed & trees are retained in situ and are not affected by the proposal.



h) Existing cramped front entrance



i) Existing narrow hallway & circulation



j) Existing single living room

First Floor

The proposal sets a new bedroom at the rear, with new en-suite and dressing spaces in the side extension. The first floor side extension is set back from the ground floor extension and behind the chimney at this floor and is in a darker material, so that it recedes and becomes clearly subordinate to the main rear ground floor extension.

A green roof is proposed above the ground floor extension, so that the rear bedrooms have an immediate connection to the green of the garden. This roof will improve the site generally in terms of sustainable urban drainage both above the existing situation and the consented scheme.

Main Roof

Solar panels are proposed to southern slope of the main roof, with equipment not to protrude more than 0.2m beyond the plane of the roof slope when measured perpendicularly, as would be permissible under Permitted Development rights.

Windows

The existing window openings are mismatched in size, proportion and configuration with bulky UPVC window frames reducing the amount of daylight afforded by them. The proposal seeks to reformat the openings to create coherent and consistent sizes & proportions. The new windows will be double glazed painted metal/timber combi windows or structurally glazed openings in order to improve the external appearance of the property and bring more light into the interior.

A new skylight is proposed in the existing front roof slope to bring daylight into the centre of the plan - which is currently dark & dingy. A further new skylight is proposed to the rear roof slope to afford light into the loft storage area. The existing skylight to the centre flat portion of the roof is replaced & upgraded.

3 no. skylights are proposed in the new extensions; 1 no. in the ground floor rear extension roof to afford natural light over the dining area, and 2 no in the first floor side extension roof to allow ventilation to inner rooms beneath.

Materials

Externally the existing materials are tired, weathered & in poor condition upgrade and enhance the existing building fabric as far as possible.

The existing redbrick walls are to be externally insulated & rendered both to improve the external appearance of the property and upgrade its thermal performance without any loss of internal space.

New pale brickwork is proposed to the ground floor rear extension, chimney and ground floor street front. The side extension and first floor rear extension are proposed to be finished in slate grey cladding.

The existing clay roof tiles are tired and in poor condition with significant vegetation growth. The proposal seeks to replace these with a slate grey tile system, to match various other properties on the street and in the local area.

Trees

No trees will be affected by the proposal.

Environmentally conscious design

The proposal seeks to minimise environmental impact by repair and renewal of the existing building fabric and structure, and replacement of the damaged external coverings.

The green roof to the ground floor rear extension will help maintain the overall permeability and SUD aspects of the site.

All new brickwork will use lime mortar to allow swelling & shrinkage of the bricks and also for its carbon neutral / negative & carbon capture properties.

The opportunity will also be taken to upgrade and increase the thermal and energy performance of the house, in line with current building regulation requirements and modern environmental expectations.



k) Existing UPVC doors to the back garden



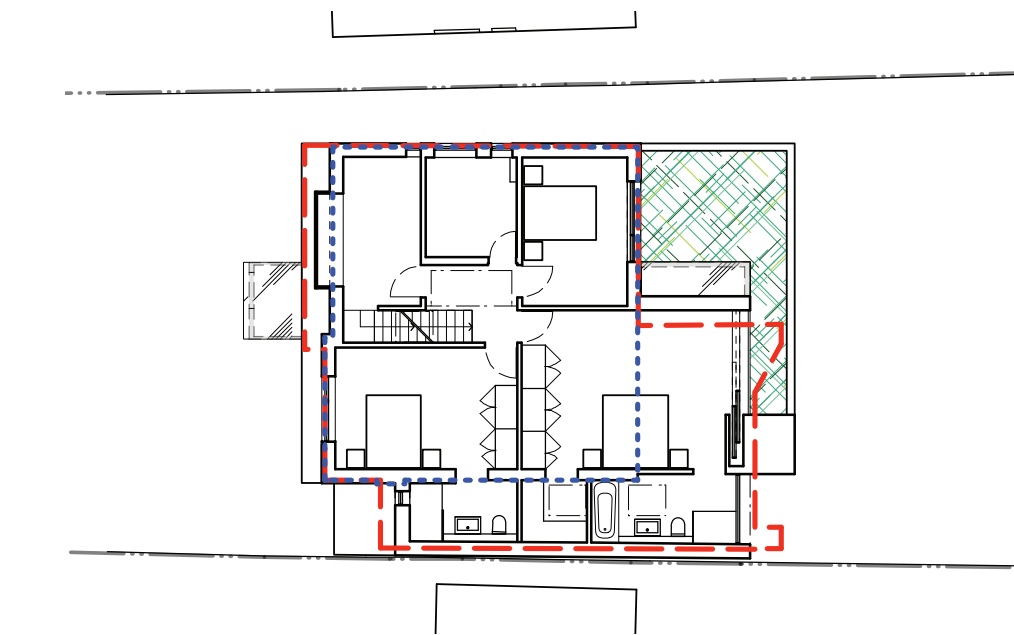
m) Existing kitchen



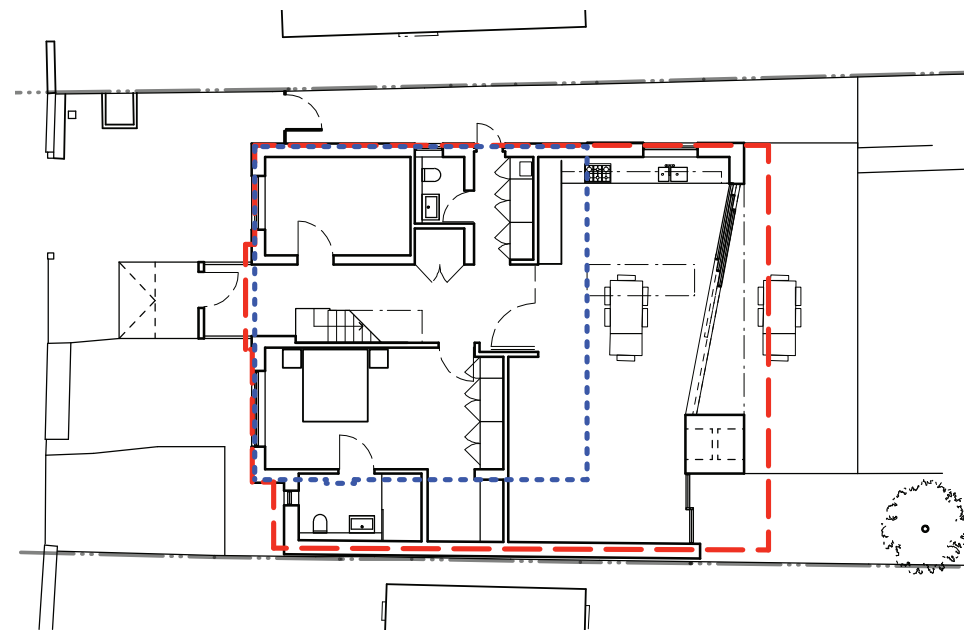
n) Existing first floor bedroom



o) Existing garage



02 First Floor



01 Ground Floor



Key

- Line of existing house
- Line of consented planning scheme ref.: 122706/FH/2019



04 Rear Elevation



03 Front Elevation