

3 MEACHIN AVENUE
Chorlton, Manchester, M21 7HY

SINGLE STOREY REAR EXTENSION

DESIGN STATEMENT

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33 Sumpter Pathway, Hoole, Chester, CH2 3JF

1.00 INTRODUCTION

- 1.01 Although this application is for a relatively modest development this design statement has been included so as to provide a brief explanation and substantiation of the design.

2.00 BACKGROUND

- 2.01 Consideration was given to an entirely brick clad extension with a lean-to slate roof incorporating roof lights.
- 2.02 With the possible exception of the roof lights this proposal would have replicated the existing house in terms of appearance, form and external materials; however, preliminary design sketches for this proposal also suggested that it would be an ostensibly dull and mundane solution.
- 2.03 As such a number of alternative designs were considered with the scheme as submitted being the favoured option for the reasons as outlined below.

3.00 DESIGN

- 3.01 The inclined roof is, at its highest point, no higher than a lean-to roof would be. However, the high end is at some distance from the detached neighbouring property; whereas the lower end, in close proximity to the adjoining property, is much lower than would have been the case with a lean-to roof. As such the extension has a minimal impact on the amenity of the neighbours to both sides.
- 3.02 In addition to the above, the orientation of the property in relation to the sun path means that the roof profile of the proposed extension would create minimal, if any over-shadowing of either neighbouring property.
- 3.03 As with almost all rear extensions the amount of natural light within the existing part of the house is reduced, which may be mitigated by the inclusion of roof lights. However, the light and in particular solar gain from rooflights can be difficult to regulate, whilst access to the roof lights for cleaning and maintenance can be problematic. Instead, the proposed design has windows in both gable ends of the extension.
- 3.04 The high-level window to the western gable end does not afford any views of the neighbouring property and the one to the lower, eastern end would have opaque glass, as currently do the existing windows of the conservatory in this very same location.
- 3.05 The roof profile also means that it is possible to extend the roof out over the patio doors so as to create a small canopy and in this way reduce any solar gain that might otherwise result from a high summer sun; but, at the same time the roof canopy will not impede the low winter sun and any solar gain that would be beneficial at this time of year.
- 3.06 The roof finish is to be a dark grey membrane to emulate the existing slate roof and is to have standing seams to provide interest and relief.
- 3.07 The external timber boarding to the facades would likewise be a dark grey to blend with the existing slate and the roof finish to the extension.
- 3.08 The brickwork to the extension is to match that of the existing house so as to establish a continuity between new and old.

- 3.09 The western gable end of the extension would be predominantly of brick and only when one entered the rear garden would the timber boarding be more prominent.
- 3.10 The timber boarding is to increase in height and coverage across the rear façade from one side of the extension to the other, as conversely the area of brickwork is reduced; and the transition of these materials denoted by the sloping roof profile.
- 3.11 Whilst the rear garden is of sufficient size to accommodate a single storey extension of the size proposed it is not an overly generous garden and as such is not of a scale that could accommodate a large patio or hardstanding as a transitional space between the extension and garden.
- 3.12 As such the extension is an integral part of the garden and defines an edge to the garden, as do the timber fences to the remaining three sides.
- 3.13 For this reason the timber boarding to the extension 'softens' the rear façade and creates a more immediate relationship with the garden, and compliments rather than contrasts with the more natural and organic nature of the garden.

4.00 CONCLUSION

- 4.01 The design of the extension has been carefully considered and as such the proposed development would be an appropriate and attractive addition to the existing house and the neighbourhood.