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Design & Access Statement

1784 27 Willoughby Avenue, Didsbury

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1 Introduction

This Design and Access Statement has been prepared by Fasciato Architects who have been appointed by the Applicant as their Architects and agent. The Applicant seeks planning permission for a single storey side extension and loft conversion to a 1930s house in Didsbury.

This document should be read in conjunction with the following drawings submitted with the application:

Location Plan

1784.L01 – Location Plan

Existing drawings:

1784.EX01 – Existing Site Plan

1784.EX02 – Existing Plans and Elevations

Proposed drawings:

1784.PL01 – Proposed Site Plan

1784.PL02 – Proposed Plans and Elevations

2 The Site

27, Willoughby Avenue is located in Didsbury in an established residential area at the end of a cul-de-sac. The houses are a mixture of detached and semi detached but all have details typical of the period such as bay windows, brick detailing, tile creasing and brick arches over what would have originally been storm porches. Most of the houses in the street have filled in the storm porch with a front door but no 27 has retained this with a recessed front door and surrounding windows. One of the original gate posts and stone coping detail to the front wall still remain. As the house is located at the end of the cul-de-sac it has a large triangular shaped plot with mature shrubs and trees to the boundaries and a paved terrace area adjacent to the house.



The end of the cul de sac on Willoughby Avenue showing No27 and the irregular shaped plot

There is a single paved driveway with a low wall to the front boundary.

Additionally, most of the houses in the street have been extended to the side with either single storey or two storey extensions,

The house is constructed of a red-brown brick with a pitched plain tile roof typical of the period. There are white framed uPVC windows and a timber front door.



The front elevation showing semi detached dwellings, Nos 25 and 27 to the right.

To the rear there is an existing single storey lean-to extension which has been rendered and is of low architectural merit.



The existing lean to rendered extension adjacent to the courtyard.

Internally there are original features retained appropriate to a house of this period such as internal sliding doors with integrated bookshelves and original fire surrounds.

Other than the lean-to extension and new uPVC windows and an existing brick arch remaining to the side of the house where an original window opening has been altered, there has been no other significant alterations to the exterior of the building.

3 The Proposals

The proposed works are intended to provide more space to accommodate this growing family and comprise a new single storey side extension with a parapet wall upstand concealing a flat roof with flat rooflights. The extension will be constructed of brick to complement the existing house and mirror some of the original details such as the brick soldier coursing to the top of the parapet wall. An oriel window and window seat to the new extension will reflect the existing bay windows to the front of the main house.

A contrasting, recessed brick bond or tile hanging will be used above the new window and door openings reflecting the original tile creasing with coping stones to the top of the parapet wall echoing the original parapet coping to the existing front wall. As well as the art deco detailed coping stone to the centre of the shared front wall, a white art deco gatepost also apparent throughout the rest of the street will also be retained and the owners intend to reinstate the other original gatepost during the works.



Brick detailing to the bay windows



Original tile creasing over the arch and timber mouldings over bay window

The existing low pitched roof of the rear extension will be removed and replaced with a flat roof and parapet coping stone. Due to the extension of the wall to create a flat roof, this section of the existing house will be timber clad using a multidirectional cladding.

To the second floor a dormer extension to the existing loft space will be timber clad, matching the modified existing extension below.

Externally, a new paved terrace area will provide space for outside dining. A new fence and gate will provide better security and there will be a concealed arrangement for bins. A new permeable driveway surface will replace the existing dilapidated finish.

4 Form, Scale and Design

The small extension will not significantly impact on the site and will balance the need for additional space whilst improving the internal layout, continuing the life of this attractive home with a layout more suitable to modern family living. The addition remains subservient with a lower height and a set back positioning to the existing house. The proposals do not dominate the existing form and allow the existing shape of the original dwelling to be appreciated. The use of traditional and sympathetic materials used in a more contemporary way will tie together the existing elements of the house and create more balanced and considered elevations especially when compared with the appearance of the existing lean to extension which will be modified and improved as part of the works.

5 Accessibility Requirements

Although as an existing structure, the extended house cannot fully comply with the requirements of modern DDA legislation for new houses. However, the proposals provide a WC provision to the ground floor.

6 Conclusion

The side extension has been carefully considered to suit the period and scale of the original house, taking cues from the design and detailing whilst also considering the applicant's aspirations for the architectural style and appearance of the new element of their home.

The scale is in keeping and is appropriate to the proportions of the existing house and garden and consideration has been made to creating areas of garden and east facing breakfast courtyard, separated by the new extension.

The proposals will have a minimal impact on neighbouring houses and will be concealed from view from the road as proposed works are set back from the face of the original house and within a corner plot. This also ensures that the drive is retained and vehicles can be parked off the road.

The proposals enhance the appearance and internal layout of the house and ensure that it will continue to be used as a family home and valued for many years to come.