

Design Statement

Rear side return extension to private residence at 30 St Annes Road



Introduction

The following Design Statement has been prepared to supplement the planning application for the rear side return extension to the above private residence. This Statement is to be read in conjunction with the planning application drawings and application forms.

Design

The existing property is a period terraced house located on St Annes Road in Chorlton. The existing ground floor comprises a living room, dining room, kitchen area, and a small storage space located underneath the stairs. The back garden can be accessed via the kitchen at the rear of the property. The external level of the garden is lower than the floor level within the property. This level change is addressed with a single step internally down to the kitchen area, and two further external steps from the kitchen to the garden itself. The first floor comprises two bedrooms, a study, and a bathroom.

The primary intention of this proposal is to create a more open kitchen & dining area to the rear of the property with a better connection through to the back garden. The existing dining room currently feels disconnected from the kitchen and has become underutilised in recent years. By extending & combining these two spaces this allows for a more seamless connection to be made between kitchen, dining room, and back garden.

The proposals also add a ground floor WC (bringing the house in line with modern building regulations) and maximise the amount of storage available with the addition of a utility room as well as a cloaks & pantry space beneath the stairs.

Left: existing south elevation of the kitchen with steps down to garden level.

Right: Existing narrow rear side return between boundary wall and external wall of kitchen.



Scale

The proposed side return extension to the rear of the property is a single storey high, extending from the external wall of the existing kitchen to the boundary wall. By extending across the side return of the back garden the rear of the property will extend in width by 1.685m. The line of the existing southern external wall will not extend beyond its current position in plan; however, the pitched roof currently in place will be replaced by a flat roof construction with surrounding brick parapet. The level of the parapet in this location will increase to meet the proposed height of the new side return extension.

As illustrated on the submitted drawings the proposed parapet height to the new external wall line is set at 3.66m above the external ground level. Due to the level changes across the site the internal ground level is set at 0.335m above the external level. Taking in to account the level changes, these proposals are as close as possible to the permitted development parameters without compromising the design and usability of new kitchen & dining areas.

Appearance

The property and the surrounding context of terraced houses are of predominantly red brick construction. The appearance of the extension will mirror the masonry language of its context, instead using a buff brick to differentiate the old from new, giving a slight contrast between the contemporary extension and the traditional red brick house. The brick detailing of the extension has been considered to compliment its surroundings, with brick soldier course window lintels, a soldier course parapet, and deep window reveals. Window frames will be a contemporary dark grey colour to compliment the buff brick and to provide a further contrast to the window framing of the surrounding terraced houses.

Access

As no work will be carried out to the front façade, the primary access into the house will remain unchanged. Access to the property via the back garden will be of the same nature as existing with two steps up from the external ground level to the finished floor level of the dining area.

