

Planning Statement

2 storey side extension attached to existing 2 storey house

By GreenfieldProject

On behalf of

Mrs and Mr Wagon.

Nov 2020

Introduction

This planning application is for the two storey extension of a currently occupied 3 bedroom dwelling, into a 4 bedroom dwelling with an open living arrangement at ground level.

The client has recently approached us to explore a side extension to gain more use from the existing family house, demolishing a lightweight garage and utilising on the space between this and the existing house itself, creating an interesting, elevation, with high quality materiality to match the existing building, and also to create a light space with corner windows to distinguish between new and old.

Context & Appearance

The existing property is modest in design and detail, a nice mid-century buff brick end terrace. Set within a cul-de-sac within the suburb of Chorlton-cum-hardy. The site is placed on an end / corner terrace with land beside. Alterations to the building itself are minimal, but the extension proposed will unify the space and create extra rooms and living area for the clients large family.

The materials used in the extension aim to complement the existing palette, with distinguished elements and brick detailing between old and new to distinguish a visual contrast between the existing where relevant and mimic the simple brick detail of the existing building where appropriate. The external walls are to be buff brick to match the existing, with a simple stacked bond above the proposed entrance and back exit, to differ from the existing. The proposed doors and windows will match the existing.

Roof lights on the back elevation have been further considered as a way of increasing the level of natural light in the roof storage.

The proposed development would make a positive contribution to the amenity of the site, adding a value of architecture with high quality materials, to form a light and connected home for our client

Building Layout, Amount & Scale

The existing main building footprint is to be maintained and retained. An additional family room is proposed on the ground floor. An extra bedroom and en-suite is formed on the first floor.

As seen in the elevations, the mass of the extension is smaller than the existing, from the front elevation.

The extension will not challenge scale of the current building. Its size is designed only to suit a space which could further inspire its purpose as an open living house.

Landscaping & Access

It is not envisaged that these proposals will create any additional traffic to and from the site as they supplement the existing residential development and it is proposed to tidy up the landscaping in the vicinity of the building, allowing two cars to be parked off road

Conclusions

The proposed development creates an interesting typology extension within a small cul-de-sac, providing a non-obtrusive extension to transform an end terraced house, into an open modern home. We believe the proposed preserves the character of the site and augments the quality of the local architecture, making a positive contribution to the landscape and amenity of the site without compromising its character.



Slot window will allow light but offer 2 way privacy.



Brick tone and window detail example. Interesting mix between new and old