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Design and Access Statement for Works to 33 Sandileigh Avenue - Didsbury

The Design Team
McNulty Architects have been asked to prepare the design and resultant planning application for works to 33 Sandiliegh Avenue - Didsbury

Mcnulty Architects are an award winning practice recognised for their design of contemporary homes and extensions within an historical context.

Background and Location

The property is a semi detached, predominantly brick dwelling built in the early 20th century within a series of houses on Sandilleigh Avenie of a similar size and aesthetic. The houses are generally set back from the road with gardens to the front, rear with side access and hardstanding.

The property falls within the Ballbrook Conservation Area. A separate heritage statement accompanies this application.

Design Principles
Amount
The development is a single story rear extension, a rear dormer extension and associated internal renovations.

Layout
The rear extension is to house a reconfigured kitchen and dining area on the ground floor while the rear dormer to is to accommodate a renovated second floor.

Scale
The rear extension is limited in height to a single story and does not project above the existing first floor plate. The rear dormer is set inboard of the hip, ridge and eaves line.

Landscaping
The landscaping will be largely unaffected by the works.

Appearance
The extension is a simple, contextual, yet contemporary response to the existing building. The delicacy of the extension will come from the detailing which will complement the existing building. A palette of reclaimed brick and glass will be used.

Access
Access and parking provision will not be affected by the development.

McNulty Architects