John and Mary Janulewski

77DD - Design Statement

Proposed extension to 77 Dalston Drive, Didsbury

Site Description and Location

Proposed erection of a two storey rear and side extension to No. 77 Dalston Drive Didsbury.

Dalston Drive is located on a large residential estate in Didsbury. The same house type is repeated across the estate and various adaptations have been made to existing residences on Dalston Drive and other streets to suit the residents' changing needs. Several adaptations have been made to the adjoining property also, to which the proposal is designed to compliment.

The property is in a central location, close to local amenities and enabling good access to Parrswood leisure and entertainment complex, Didsbury village and Tesco superstore.

Use

Current use is a dwelling house. This is owned by John and Mary Janulewski, who recently bought the house due to its central location and closeness to local amenities. When the house was chosen John and Mary saw the potential to develop this property into a home that would provide them with everything they need to sustain a full and happy life.

Layout

The proposed layout will enable the extension of the existing dining room and kitchen on the ground floor and 3rd bedroom (to become the master bedroom) and WC (to become a bathroom) on the first floor. The proposals will also include a WC on the ground floor bringing the layout up-to-date with current building regulations. A utility room and garage will also be provided on the ground floor and an en-suite and study on the first floor.

Scale

The proposed extension is two storeys in keeping with the form of the neighbouring properties and adjacent streets. The second storey is set back at critical locations. The set back to the front elevation is to avoid terracing and to ensure the extension respects the rights of light for the corner neighbour. The set back to the rear elevation respects the next door neighbour's rights of light and ensures the extension does not impose on the 45 degree line from the adjacent windows.

Appearance

The brickwork, clay tiles and render/chippings are to be similar to the existing materials to maintain continuity of appearance. Traditional 1930's style is to be maintained utilising the existing circular window style in the extension of the bathroom wall. A rooflight is to be used to ensure enough light enters the bathroom as the circular window is very small. A rooflight is also to be used over the stairs due to the omission of the stair window. These will maximise light and minimise energy use.

Access

The property has parking on its driveway and adjacent on street parking. A garage has been included in the extension which will mainly be used for storage but has the capacity to fit a small car. Access for removing refuse bins is via the utility room and garage.

Conclusion

The accommodation of the extension will fulfil the needs of the two residents and enhance their lives. It has respected the rights and needs of existing neighbours through early discussions over proposed plans. Their requests have been respected in the design proposed.