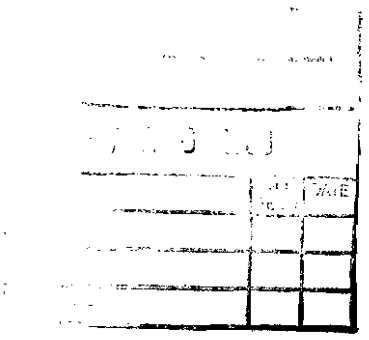

DESIGN AND ACCESS STATEMENT

1 HESKETH AVE
Didsbury
Manchester
M20 2QN

August 2008

FKDA ARCHITECTURE / DESIGN

The Design and Access Statement for 1 Hesketh Ave is prepared by FKDA in support of a Full Planning Application.

This report is written in line with CABE's Guidance on Design and Access Statements and the proposals have been designed to comply with Manchester City Council's Design for Access 2 and aims to be an accessible building for all users.

DESIGN STATEMENT

Our design for 1 Hesketh Avenue is a two storey side extension housing additional living accommodation comprising: Kitchen, downstairs W.C., 2.no Bathrooms and a Study.

Use

The proposed extension to Hesketh Ave is a response to the clients need initially for 2 bathrooms to accommodate the growing family and in particular separate the parents from the teenagers. This need along with a desire to separate the kitchen from the existing dining room allowed for a bespoke and exciting solution.

The accommodation will comprise:

Ground Floor: Separate kitchen, downstairs w.c and rear terrace
First Floor: 2no. Bathrooms and 1 no. Study

The area occupied is currently a small garden to the side of the house.

Layout

This has been developed as a very simple plan, providing a corridor between old and new to access bathrooms and to provide circulation space within the kitchen.

Scale

The proportions are to be in keeping with the existing, providing level access to both floors. The proportions have been based on necessity providing suitable bathroom and kitchen dimensions for a 4 bedroom family home.

The overall dimensions are:

Depth (front to back)	7639mm
Width	3369mm
Height	7562mm
Glazed slot between House and proposed Extension	900mm

Appearance

As the project Architects we discussed with the client the stylistic options and it became clear from the initial meeting that both parties did not want to produce a mock Victorian extension to the existing house. Both ourselves and the client felt that this would be pastiche and miss an opportunity to add to the architectural diversity of the area.

The glazed slot which separates the Victorian house from the new volume was an early design decision due to the proposed layout of the first floor and it was soon apparent that this vertical element was key element allowing the two architectural styles to co-exist on the site.

Throughout the project the client has been keen to develop a design which is honest in its use of materials and construction methods and through the design process we have experimented with various alternatives from timber frame construction clad in larch boarding to steel frame with copper cladding. We have finally determined that due to the location of the site, in a shaded area sandwiched between the existing house and the 3 storey apartment block, we feel that a brick cube will prove the most robust solution, ensuring that the building does not loose its aesthetic qualities over time. This was a particular concern with timber cladding as we felt it may weather badly due to its location and the proximity to existing trees.

For choice of brick we were again keen to maintain a contemporary aesthetic and so looking for precedents within the area we were particularly impressed by the M&S building in Didsbury Centre, the blue/ black bricks provide visual contrast to the vernacular style while offering something modern and exciting. Looking at the front of Hesketh Ave we believe that blue/ black brick will offer suitable separation from the Victorian Frontage while remaining in keeping with the blue/ black banding throughout the front facade.

The metal window frames are to be powder coated (grey tone) with a thin profile to allow the glass to dominate and the slot window within the cube is intended to be framed out in hardwood to offer a contrast the glazed slot and enhance the detailing.

To enhance the idea of separation from the existing it is intended that the glazed slot will be housed within a bridge detail, allowing the viewer the opportunity to see underneath into the back garden reducing the extensions footprint and therefore reducing the mass against the original building.

One of the key features to emerge is that all of the services (requiring water) are located within the extension, we can therefore access all of the pipe work easily and it allows efficient use of the proposed rainwater harvesting system (reducing the pumping distance.) This has also allowed us to locate all of the proposed rainwater down pipes internally simplifying the exterior appearance.

In summary we intend to provide a simple, attractive, well detailed & modern extension.

ACCESS STATEMENT

The following statement has been written in reference to Section 21 of DFA 2 which covers all aspects regarding accessible dwellings and where necessary referencing to further Sections where appropriate.

SECTION 21

Visitor Access

All footways, pathways are unchanged from currently provided

The external doors to the property will have a minimum clear opening of 850mm which will be free of all projections such as door furniture.

Level access will be provided from the kitchen/dining to the external decked area.

An accessible WC has been provided on the entrance level

All Door and Window furniture will comply with the guidance as cited in section 12: Door and Window Furniture.

Heights of all switches, sockets and service controls will be designed in accordance to Part M which states that all switches and sockets etc are installed at an appropriate height between 450mm and 1200mm from FFL.

Provisions for Adaptation

The following requirements regarding layout, fitting out of kitchens & bathrooms will be addressed and discussed with our client, the occupier.

We have also ensured that all of the openings between old and new are wide enough to allow ease of access and all the kitchen units are along one wall to provide wheelchair access should this ever be needed by future occupants.

We have also created an additional front entry point to allow easy access with shopping to the kitchen and access to the downstairs W.C. when in the garden.

The decked area to the rear is accessed through a wide doorway (1010mm) enabling anyone out onto the terrace which is also at level access from the kitchen.

The Bathroom dimensions are 1800mm x 2000mm min.

Within the additional space created at ground floor level we have introduced a downstairs W.C. with level access from all the ground floor rooms. The downstairs W.C is 1500x1800mm overall.

We have also ensured that the wall between kitchen and W.C. is non-load bearing to enable the dimensions to be adjusted and allow the occupier to increase the W.C accommodation and provide a lifetime home.

Walls, ceilings and floors in the bathrooms will all be constructed to take adaptations such as grab rails and track hoists should the provision in the future be required.

Circulation space of 2427mm x 3990mm will be available in the kitchens after fitting out.

There are no stepped level changes on any of the floors.

All internal doors will have a minimum clear opening of 800mm and the effective clear width will be clear of all projections.

All glazing will be specified with an appropriate safety glass.

The width of internal circulation at both levels is min. 900mm.

In summary; we have not proposed any level changes within the site, we have however endeavoured to improve the accessibility and provision of services located within the property which will enhance the occupiers and visitors enjoyment of the space.