Rear dormer and related works at 205 Burton Road

Design and Access Statement

The property is located in a terraced row, in an area of predominantly domestic use characterised by Victorian terraces in the West Didsbury conservation area.

The applicant has discussed the proposed changes with the neighbouring owners who have been supportive and raised no objections.

This application proposes the construction of a dormer to the rear roof together with an associated small terrace and the provision of roof windows to both the front and rear of the property.

Front Elevation: The existing dormer window will be modified to provide a single opening light while retaining the turned detailing on the existing frame.

Rear Elevation Dormer: The shape of the dormer will reflect that on the front elevation and will be set well back from the gutter. The doors in the dormer front will be of engineered oak and harmonise with the existing rear doors to the property. The guard rail to the terrace area will be toughened glass, which will minimise its visual impact. The walls will be finished with single lap concrete tiles that offer the appearance of small format, slate roof tiles. The proposed materials will be good quality, visually appropriate and sympathetic in terms of colour and texture.