Design Statement Note

203 Oswald Road, Chorlton.

Introduction

The following design statement has been prepared to support the planning application for a loft conversion including rear dormers.

The Site and Setting

The application property is a traditional two storey semi detached property, constructed of red brick and render under a pitched slate roof. There are two canted bay windows at both ground and first floor, one topped with a flat roof, the second a pitch that joins into the main roof form. The windows are primarily painted timber, with some aluminium-framed windows in the existing rear extension.

The curtilage to the front of the property is occupied by stone pavers and decorative planting. The front boundary is formed by a low stone wall, with planting behind. To the rear is the garden bounded by brick walls and timber fencing.

The application property is not listed or within a conservation area.

Previous Development

The property has undergone previous development with an existing rear extension at ground floor (Application no: 115329/FH/2017). This extension is finished in grey/black zinc and features large expanses of glazing.

This planning permission included approval for a dormer and first floor extension which were not built. For this application, we have drawn on similar design principles in addition to introducing a second dormer to create more usable space.

Scale /Appearance

The primary dormer, set back from the eaves, will accommodate bedrooms and a shower room. The second dormer, which is built off the existing walls of the property, accommodates a new staircase, following the design approach of the previously approved application.

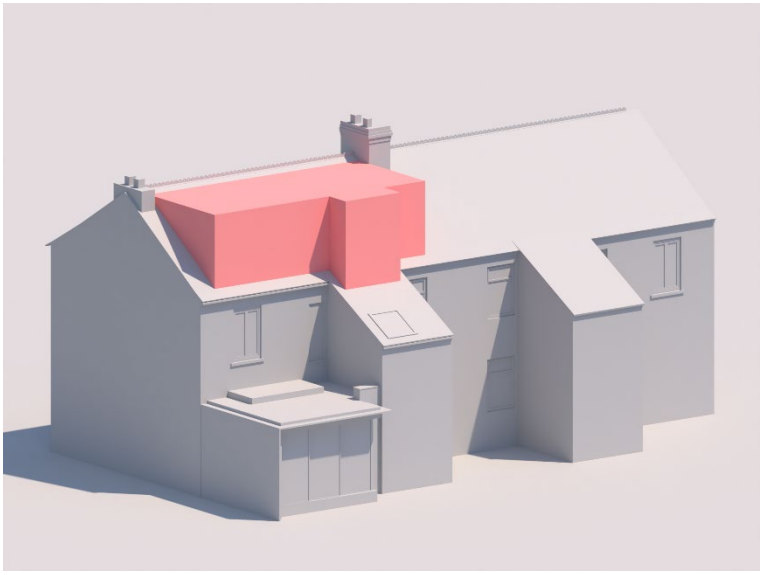
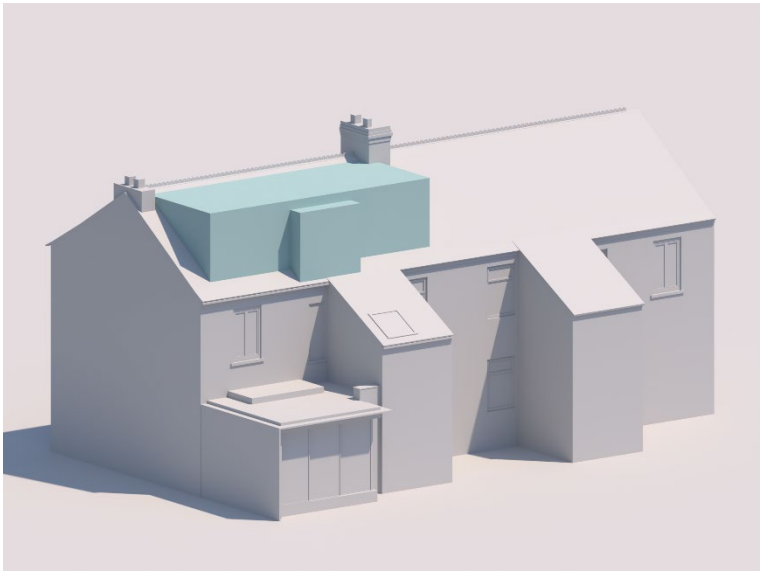
Both dormers will be clad in dark grey/black zinc, maintaining continuity with the existing extension in materiality and form. The dormers feature a stepped design that aligns with the natural rhythm of the building.

The windows to the primary dormer follow proportions of the existing windows to the first floor. The lower dormer incorporates a large picture window, designed to flood the internal circulation space with natural light. Whilst contemporary in nature, it effectively bridges the original house and the modern addition.

Together, the dormers form a contemporary intervention that sits comfortably alongside both the original dwelling and the existing rear extension.

Permitted Development vs Proposed

Under Permitted Development Rights, the additional roof space created through a dormer for a terraced house is limited to 40 cubic meters. The below massing model demonstrates a dormer that complies with this.



Below we have shown the proposed dormers massing. Together, the proposed dormers come to a total of 33.5 cubic meters.