

Design & Access Document

Project Intro

01

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Introduction

This document has been produced alongside the Planning submission to extend an existing building to provide ground floor living accommodation for an elderly family member.

The existing property is located on a residential cul-de-sac in Chorlton, southwest Manchester. It is a large semi-detached townhouse, built behind the facade of a former masonic hall.

The proposals in this document concentrate on the ground floor, which is split into an entrance lobby, hallway, existing garage, downstairs WC and a lounge that provides access to the rear garden.

Although the old facade is not listed, it has been preserved as part of the work. It is constructed in smooth faced, red and buff brickwork with areas of decorative stonework around some windows.

New elements of the build have been built in a complimentary multistock red brick. All windows and doors have been replaced with anthracite coloured casements throughout.

No Tree Protection Orders have been found that directly relate to this address, although the property is located within the Wilbraham Road / Edge Lane Conservation Area.



The Brief

Following the initial site visit and discussions with the Homeowners, the aspiration for the project is to convert space on the groundfloor into a separate habitable apartment to house an elderly family member.

The lounge and WC will be extended and repurposed to contain a small kitchenette, bedroom space and sitting area. Part of the garage will also be converted into a utility space to provide all necessary amenities.

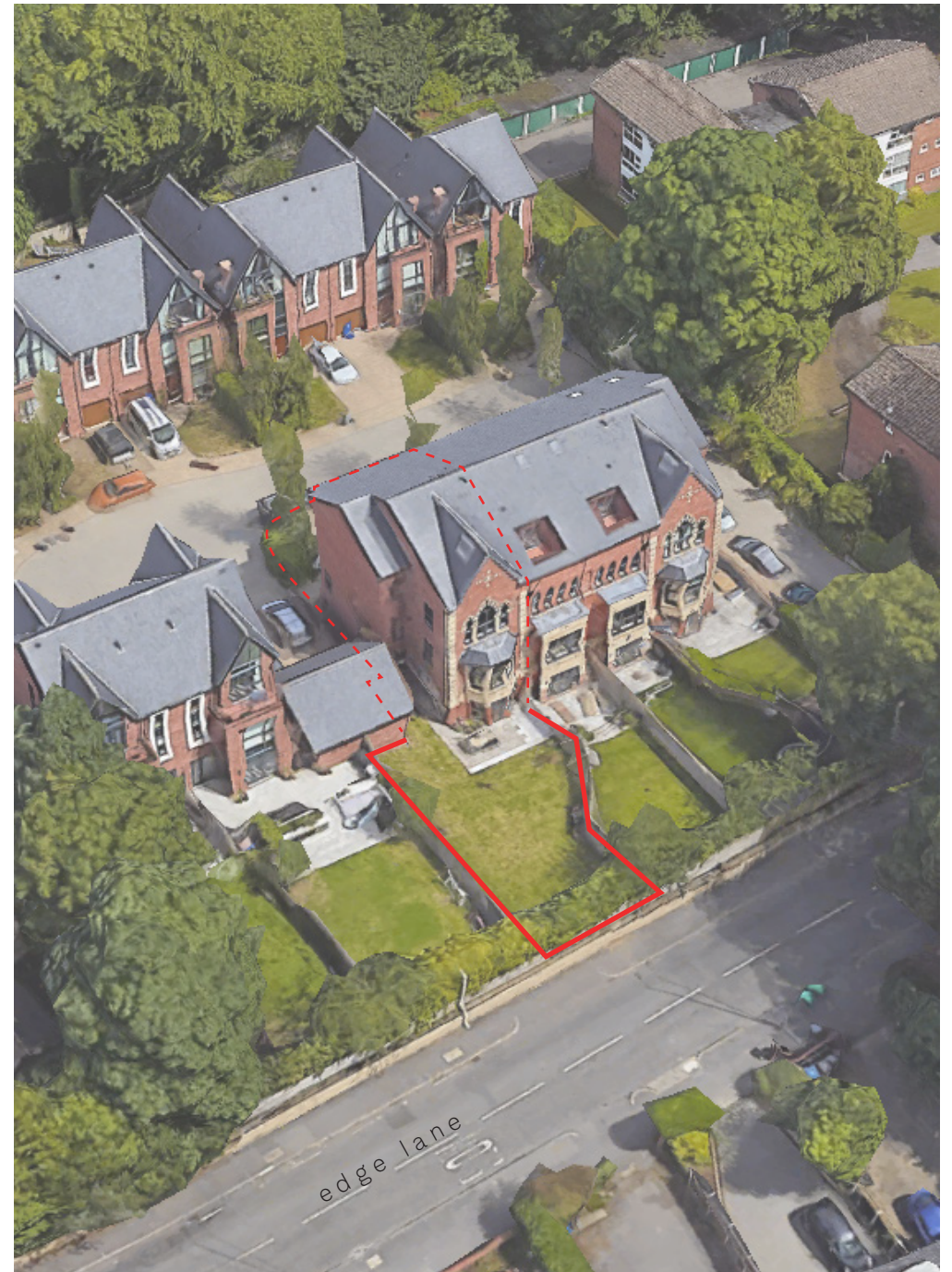
Key points;

Separate living space on GF

Bedroom, kitchenette, sitting area and shower room

Create new utility and storage space in garage

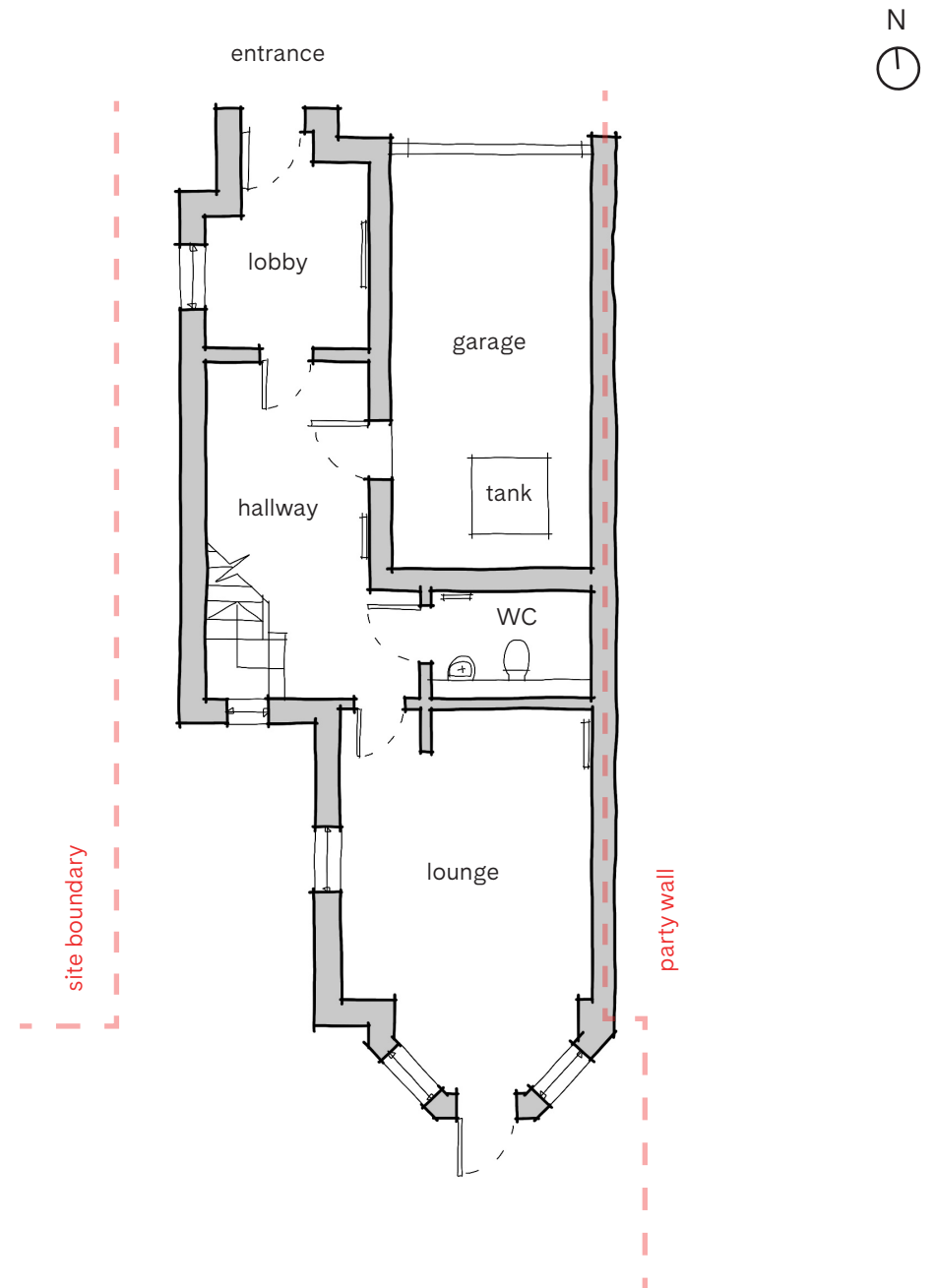
Design to compliment existing architecture



Existing Ground Floorplan

The ground floor layout comprises a generous entrance lobby with cloakroom storage, a hallway containing the stairs to the first floor and a door into the garage, a large WC and a lounge facing the rear garden.

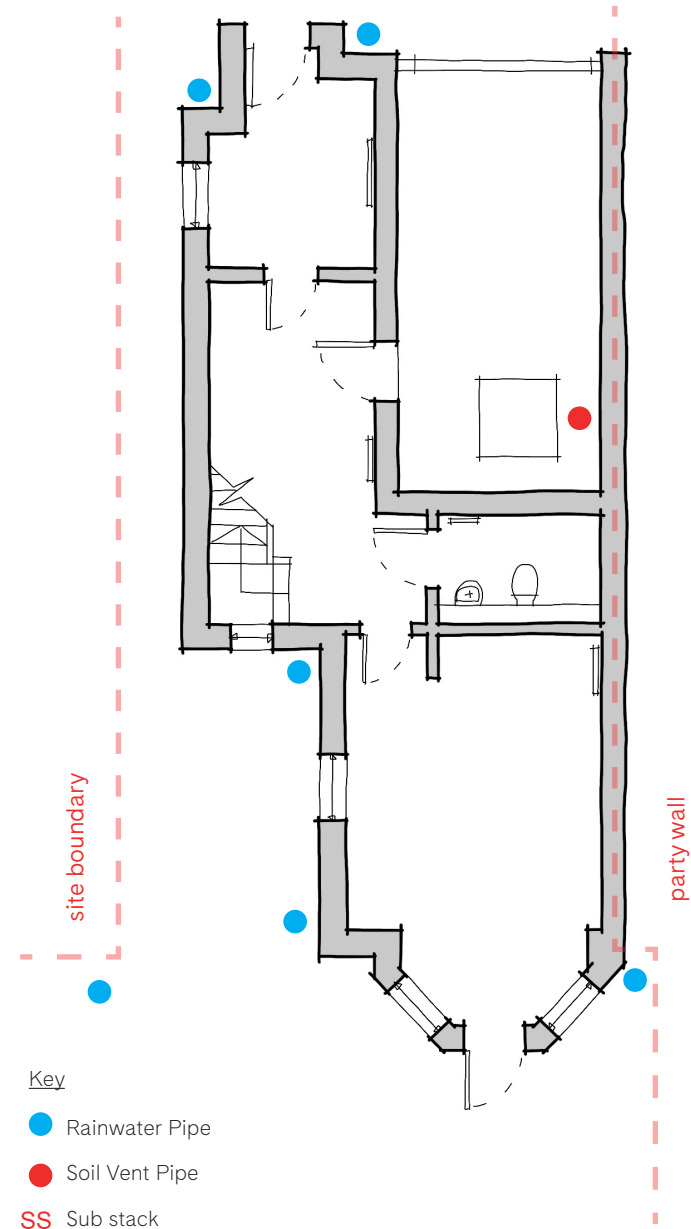
In addition to a path running along the side of the property, the lounge provides the main route to access the garden.



Existing Ground Floorplan

Shown on the ground floor layout, right, reusing or redirecting the existing services will be a key consideration when proposing any changes to the internal arrangement of the ground floor.

The work will also need input from a Structural Engineer to confirm removal of parts of the gable wall, although the design proposals should highlight any areas where this might be required.

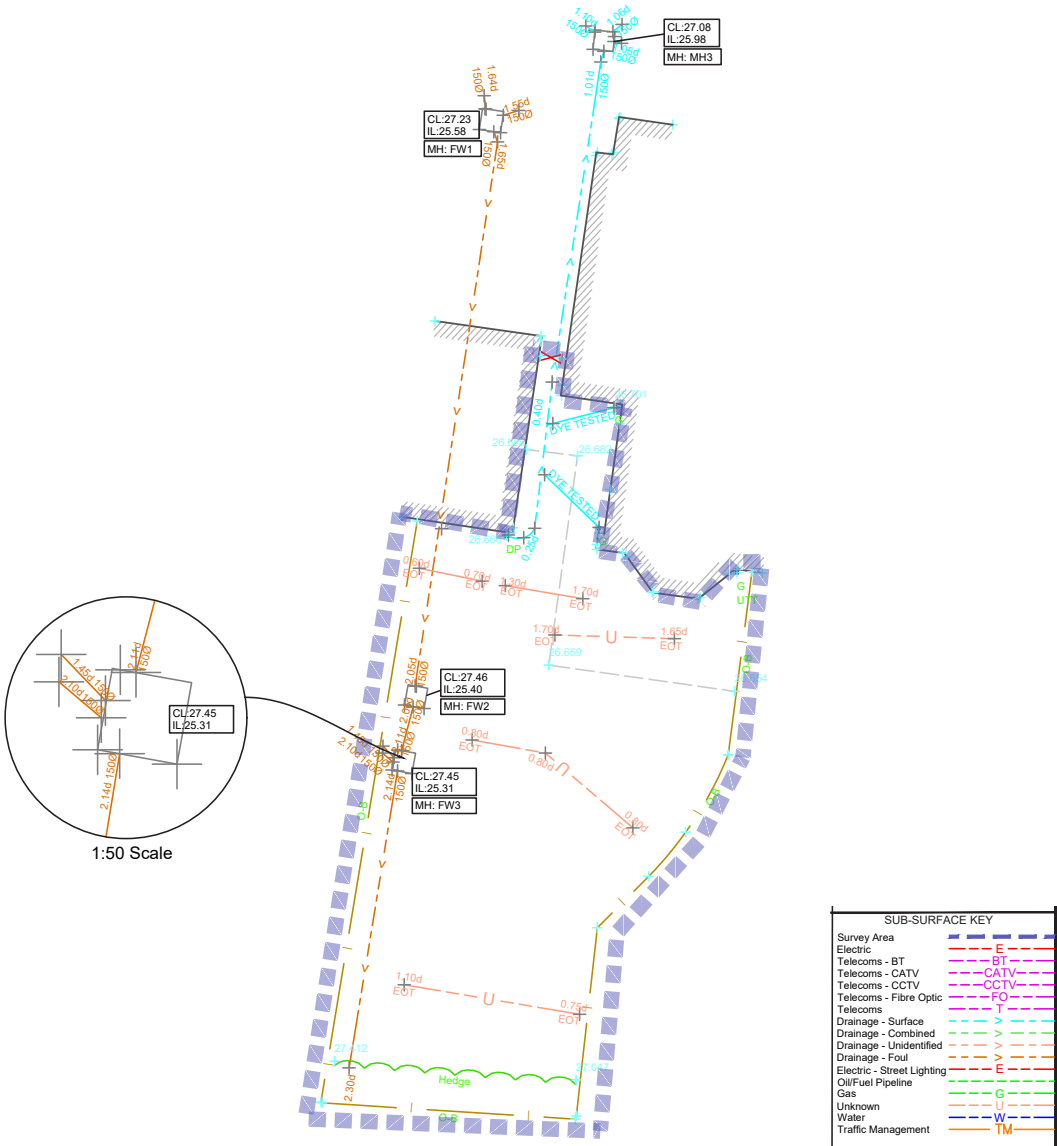


Existing Drainage Locations

In November 2023, Seddon Surveys were appointed to carry out measurements and conditions checks on existing drainage across the site.

The layout, right, illustrates where these services are located. As the plan suggests, where the extension is proposed there are a number of surface water drainage outlets and rainwater pipes connecting into mains outlets to the front of the house.

These will require designing into the proposals and likely need altering slightly during the ground works stage on site.



Existing Photographs

(clockwise from top left)

Overview of rear facade

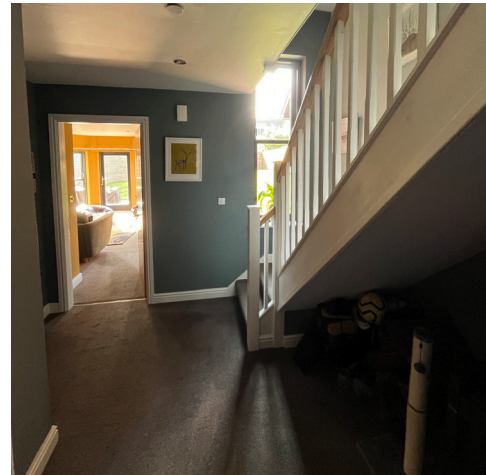
Hallway leading to lounge

Inside the lounge

View of the staircase window

Overview of the side space

Inside the lounge



Initial
Concepts

02



Concept Floorplan - GF

The proposed layout comprises a new door within the hallway which leads into a small entrance lobby for the apartment.

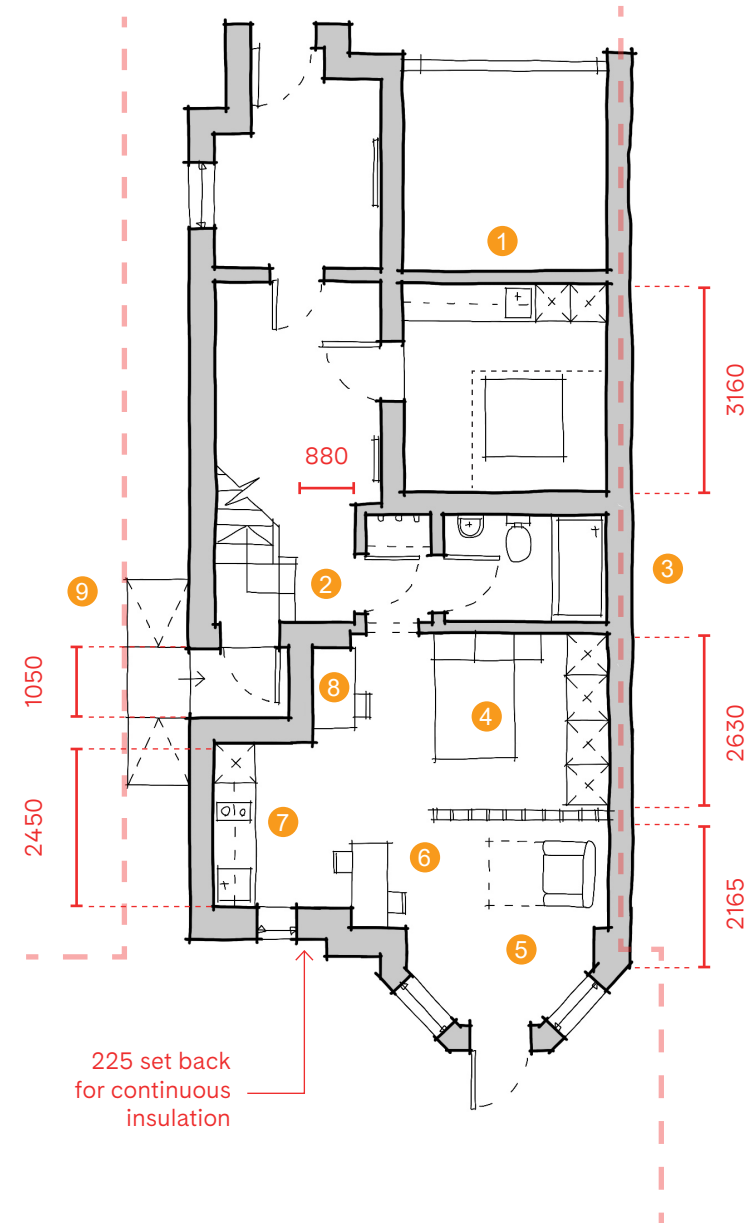
Inside, there is an area of cloakroom storage behind the door, the WC has been converted into a shower room and the lounge is now a bedroom-cum-sitting area with access to the new extension and small kitchenette.

To bolster the amenities that the apartment has access to, there is space within the new utility in the garage for washing/drying and longer term food storage.

All dimensions shown (in red) are measured in millimetres.

Key:

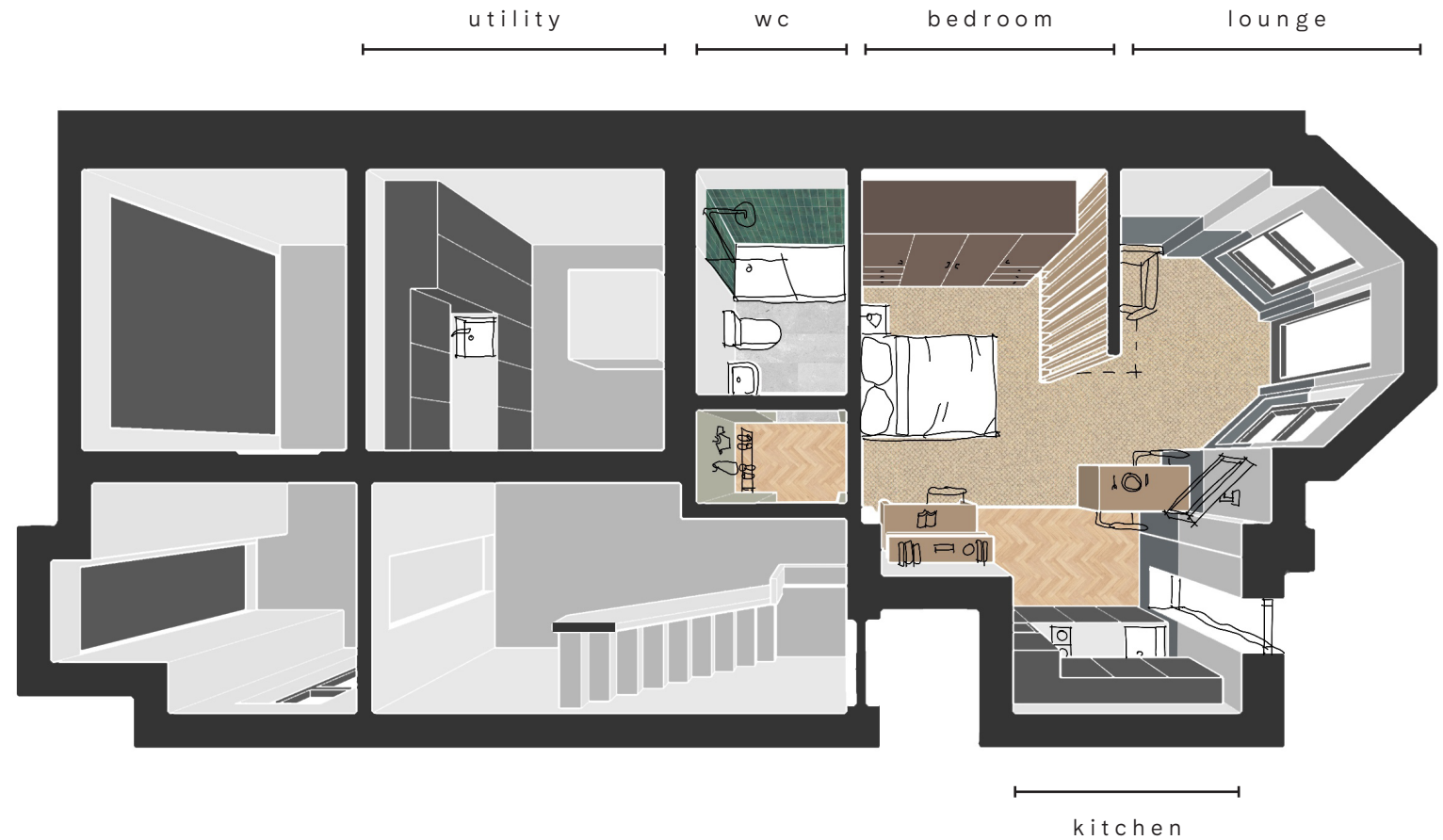
1. Utility in garage
2. New entrance door
3. Shower room
4. Small double bed with 4no. 600mm wardrobes
5. Lounge (space for existing recliner chair)
6. Compact dining table with 2no. chairs - TV above
7. 4no. unit kitchenette (w/ 2 ring induction hob)
8. 1200mm desk with shelving above
9. Ramp to maintain side access



Proposed 3D Floorplan

To better convey the ideas of the previous page, the image below shows a 3D version of the final concept design plan.

The materials shown and interior design are indicative only.



Proposed Internal View

Taken from within the bedroom space, this view looks towards the desk, dining area and new kitchenette.

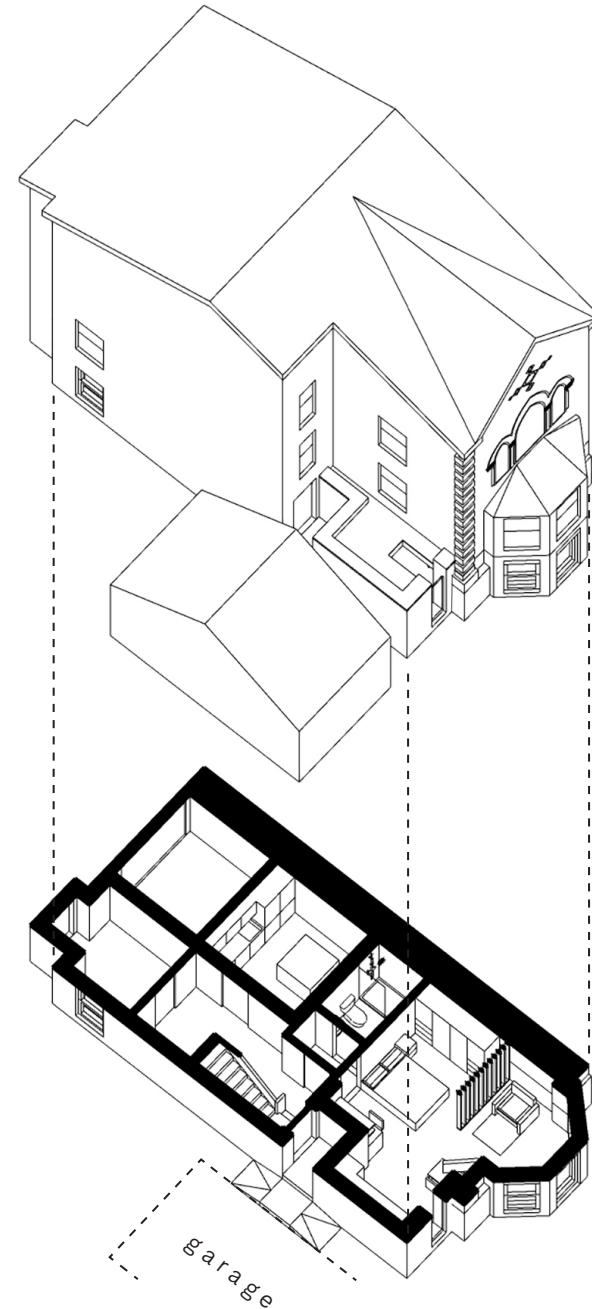
The full height timber separator screens this space from the lounge but still maintains a feeling of openness. Again, the proposed materials are indicative only.



Proposed 3D Overview

To illustrate the relationship of the proposed extension against the existing facade, the 3D overview contains the building as a whole along with the adjoining neighbours garage.

The step, then ramp, to outside which addresses the 450mm level change can also be seen in situ (bottom).



Proposed External View

Looking back at the extension from the garden, the new addition is conceived as a modern interpretation of the existing facade.

Stepped brickwork echoes the quioning found on the corners whilst a darker brickwork (to match the window frames) has been chosen to visually separate the extension, yet still tie in with the existing colour palette.



Precedent Images

Compact Kitchenette Cartelle Design - Bolshevik

Despite it's small size, the kitchen is large enough to house four full sized cupboard units.

As in the example below, this is ample space to provide a host of cooking amenities for the space.



Timber Room Divider Decoholic - Room Divider

In order to provide some privacy to the bedroom area, the proposal includes a slatted timber room divider.

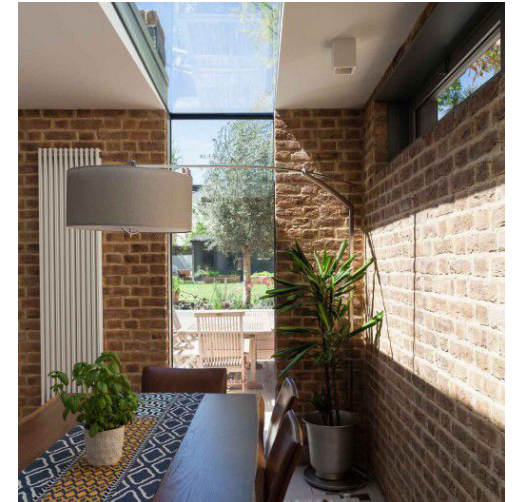
This could also include curtains to close the space off entirely or be left open depending on preference.



Eaves Skylight HUT Architecture - Clapham Townhouse

By providing a full height window, which transitions into a skylight, the interior will benefit from more natural light and better views into the garden.

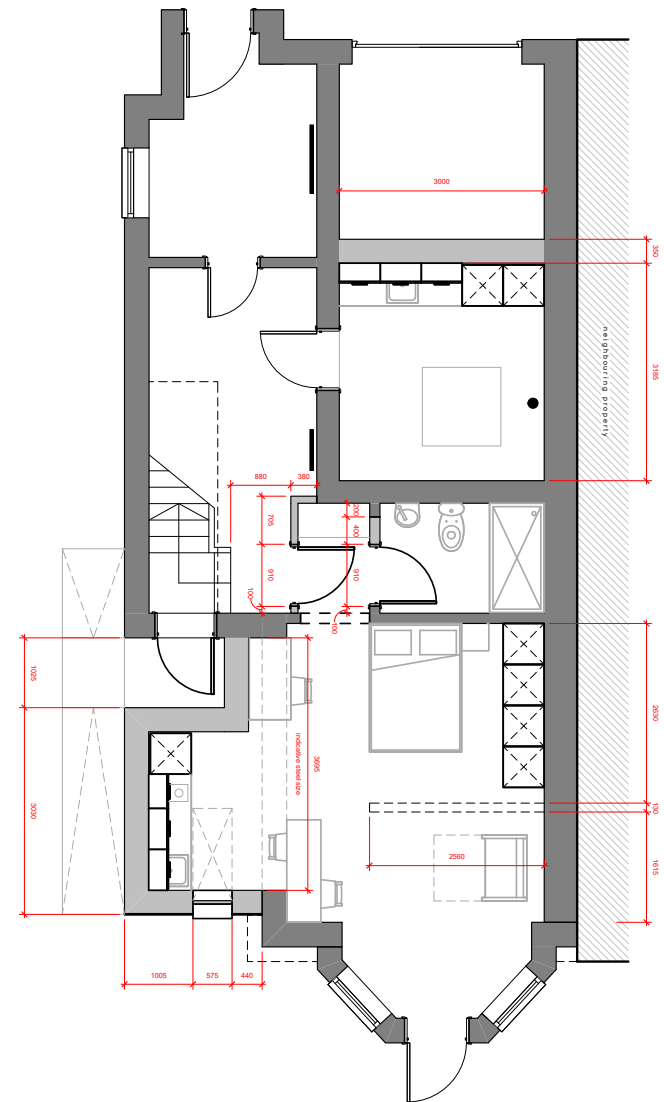
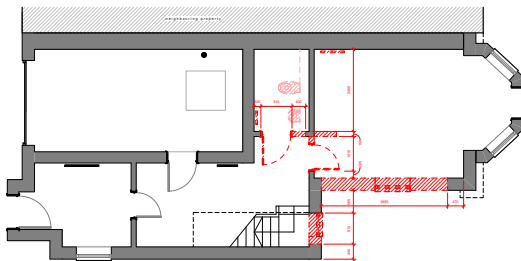
Despite the added complexity, the space will feel lighter and more open.



03

The
Proposals

The existing floor plan below shows the extent of the proposed changes.

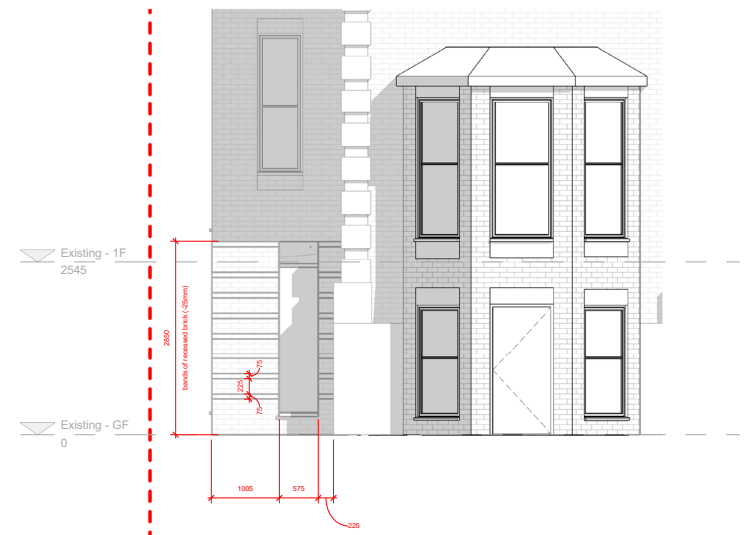
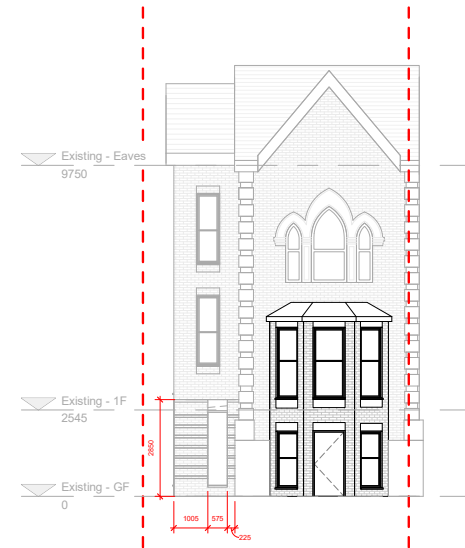


Proposed Elevations 03

Because of the extensions small size, it is not visible on Elevation 01 (front) or 02 (Party Wall). Elevation 03, from the rear, shows the extension in context.

The proposal features a darker brick to contrast against the existing masonry, identifying the extension as a new addition. In homage to the existing quioning found on each corner, the propopsal features bands of recessed brickwork to compliment the design of the masonic facade.

An eaves rooflight is proposed to replace the existing window and to ensure the space does not feel darker as a result of the changes. It will also reduce the reliance on artificial light by providing natural lighting throughout the day.

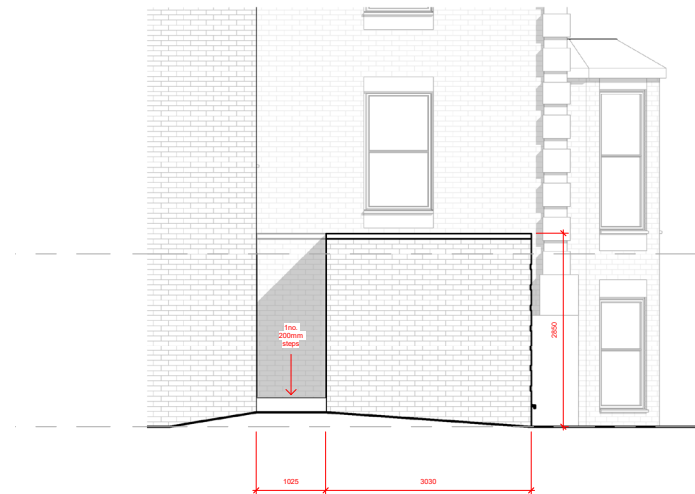
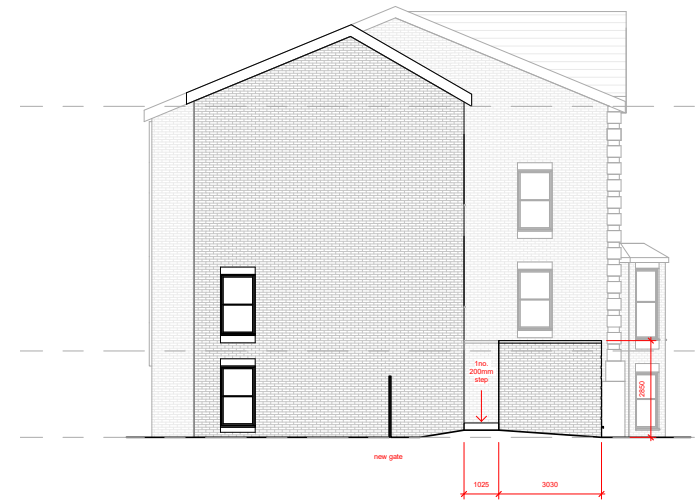


Proposed Elevations 04

Elevation 04 is proposed in the same dark brickwork. This will distinguish the extension as a later addition and as another layer in the buildings history.

Because of it's location adjacent the neighbours garage, the recessed banding does not continue to this facade, although the material used as parapet capping will.

To address the change in level from inside to outside, the garden path will be landscaped to include one step down toward a ramp which leads to the garden and also the front of the house. Levels for this will be confirmed on site.



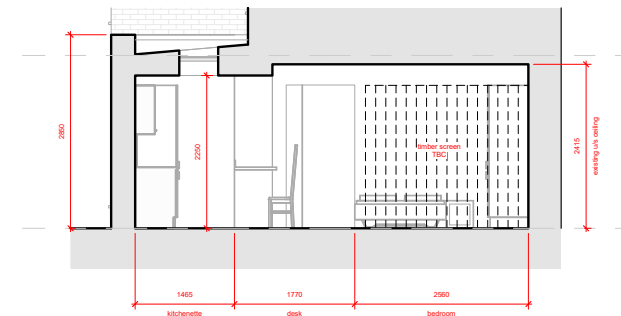
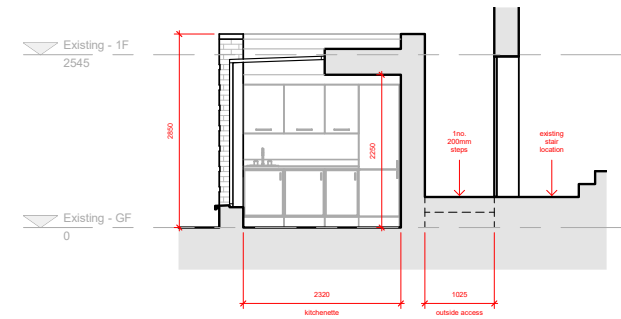
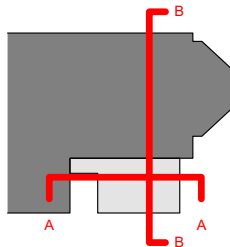
Proposed Sections

Section A - A illustrates the layout of the small kitchenette and the new extensions relationship to the existing staircase. From the bottom winder, there is level access to outside which leads onto the step/ramp mentioned on the previous page.

The eaves rooflight is also visible in this view (top).

Section B - B shows an overview of the new space and how the extension sits against the converted lounge area. The ceiling height is lower to allow for the structural changes and roof build up without comprising the existing window on the first floor.

Designs for the timber separating screen are to be confirmed.



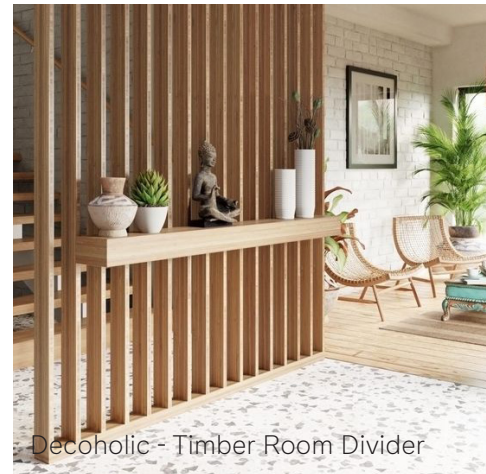
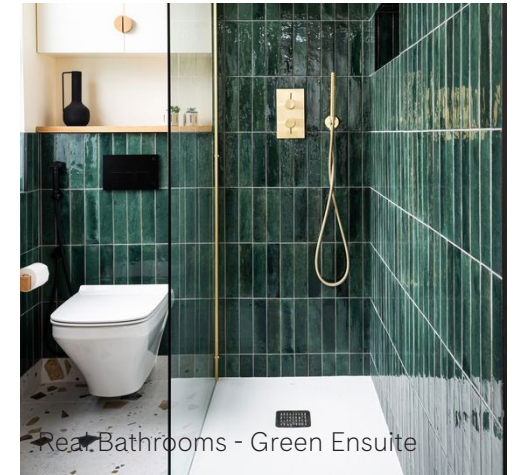
Conclusion

The application is to add a small extension to an existing building in order to provide living accommodation for an elderly family member.

Our proposals take cues from the existing architectural language, although they are executed in a distinctly different brick to highlight the extension as a new layer being added to the building.

The images, right, illustrate examples of the thinking behind the designs.

We look forward to receiving your comments and would welcome any feedback you may have.



Thank You!

Nicholson Studio would like to thank you in advance for reading this supporting document and for any assistance you may be able to give throughout the duration of the application.

We very much look forward to working with you.

For project inquiries, please contact;

Jamie Nicholson
BA (Hons) MArch ARB RIBA

E: jamie@nicholson.studio
T: +44 (0) 77 9524 8637
W: www.nicholson.studio