

Design and Access Statement for 41 Manor Drive, Chorlton, Manchester, M21 7QG

The Design Team

McNulty Architects have been asked to prepare the design and resultant planning application for works to works at 41 Manor Drive, Chorlton, Manchester, M21 7QG.

McNulty Architects are a multi award winning practice recognised for their design of contemporary homes and extensions within an historical context.

Background and Location

The property is a detached, predominantly silicate render dwelling built as a replacement dwelling in 2019. It is set well back from the road with a large garden to the front and rear.

Access is also available to the two sides of the property.

The front elevation broadly aligns with the neighbouring properties along Manor Drive.

Design Principles

Amount

The development is for a single story rear extension.

Layout

The rear extension is to accommodate a leisure suite.

Scale

The ground floor extension is limited in height so the eaves height does not project beyond the first floor plate.

Landscaping

The landscaping will be largely unaffected by the works.

Appearance

The extensions are a simple, contemporary response to the existing building. Stone tiles and render are to be used in order to be sympathetic to the existing material treatment.

The glazed elements allow for a greater amount of natural daylight into the property.

The delicacy of the extension will come from the detailing which will complement the existing building.

Access

Access will be largely unaffected by the works.