

Design & Access Statement

Homeowner Planning Application

Rear Dormer Extension and Associated Works at:

82 Atwood Road, Didsbury M20 6JN
Design and Access Statement



May 2024

Prepared by:

Susan McBain

1.0 Introduction

1.1 This is a supporting design and access statement for the demolition of an existing dormer to a first floor rear extension, and associated outrigger roof. Followed by the construction of a first floor rear extension to enable a full height room to be created; the construction of an loft conversion through the installation of a dormer window to the rear elevation; provision of a balcony over the first floor extension; and the installation of a rooflight to the front elevation, together with associated internal works at 82 Atwood Road, Didsbury, M20 6JN.

1.2 The application is made on behalf of Mr & Mrs N Allen, homeowners and applicants, and seeks full planning approval for the changes outlined above.

1.3 This report is to be read in conjunction with the submitted drawings.

2.0 Background and History

2.1 The property that is the subject of this application has been in the ownership of the current owners for about 10 years.

2.2 The house, which is semi-detached was constructed around 1900 as part of a wider development along Atwood Road. Many of the properties look similar, but on closer inspection there are slight differences.

2.3 No 82, and its adjacent semi, No 80, have been constructed so that they have very similar elevations to both neighbouring dwellings to either side, but No 82 and No 80 are slightly shorter than both neighbouring dwellings to either side, and therefore have a lower ridge height. The need to address the lower ridge height has been one of the drivers for the design.

2.4 An additional document of current photographs of the area has been provided and submitted as part of this application.

3.0 Previous Planning Applications for the site

3.1 Previous applications for the site:

- Planning ref 094120/FH/2010/S2

Erection of two storey rear extension to form additional living accommodation.

Date Registered 24/08/2010

Date Decided 19/10/2010 Approved with Conditions

- Planning ref 094871/FH/2010/S2

Erection of two storey rear extension with rear dormer to create additional living accommodation.

Date Registered 23/11/2010

Date Decided 23/12/2010 Approved with Conditions

4.0 Existing drawings

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01 First Floor Existing
1 : 100



00 Ground Floor Existing
1 : 100



P2 07.05.2024 Planning Application
P1 29.02.2024 Issue to Client



Figura Architecture Ltd.
4 Lanswood Park, Hartford Cheshire CW8 1NF
T: 07723 917 405
www.figura-architecture.co.uk

Client:
Susie and Neil Allen

Project:
Dormer Rear Extension
82 Atwood Road, Didsbury

Dwg Title:
Existing Plans

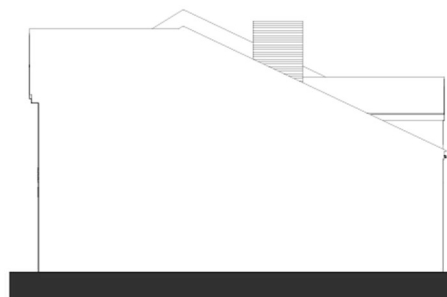
Drn by: SEM Date: 14.02.24
Scale: 1 : 100 @ A3

Dwg No: A103 P2
Job No: 23024 Rev.

Existing Plans



North Elevation Existing
1 : 100



West Elevation Existing
1 : 100

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South Elevation Existing
1 : 100



East Elevation Existing
1 : 100



P2 07.05.2024 Planning Application
P1 06.03.2024 Issue to Client



Figura Architecture Ltd.
4 Lanswood Park, Hartford Cheshire CW8 1NF
T: 07723 917 405
www.figura-architecture.co.uk

Client:
Susie and Neil Allen

Project:
Dormer Rear Extension
82 Atwood Road, Didsbury

Dwg Title:
Existing Elevations

Drn by: SEM Date: 14.02.24
Scale: 1 : 100 @ A3

Dwg No: A105 P2
Job No: 23024 Rev.

Existing Elevations

5.0 The proposal

5.1 The proposal relates to the following works: -

5.2 The demolition of the existing dormer and roof formed as part of the previous planning approval.

5.3 Construction of a full height room at first floor level, building on the existing footprint following the removal of the pitched roof and dormer to the third bedroom. As existing, this room is very long and narrow, and with the restrictions imposed by the raked ceiling and dormer it means that there is a lot of wasted space. The proposals address this by creating a full height ceiling throughout the length of the room.

5.4 The existing fourth bedroom is to be sacrificed to enable a new flight of stairs to be installed rising to the loft. The space at the foot of these stairs is to be retained as an open study off the landing, and additional light is to be provided by the installation of a rooflight above. Several other dwellings in the road have introduced a rooflight in this location.

5.5 The extended staircase is to rise to the loft and the new Master Suite. This is to be formed from the converted loft space through the introduction of a rear box dormer. The dormer will also provide access onto a balcony above the first floor extension.

5.5 Due to the lower height of the ridge line compared to the surrounding dwellings, the top of the box dormer has to be set so that it is above the ridge line of the existing dwelling. However, it is below the ridgeline height of the adjacent dwelling.

5.6 To enable adequate head height and natural light above the new staircase it is envisioned that some element of glazing will be introduced – whether this is to be at ceiling level or as a vertical element will be explored through sketch designs.

5.5 The height of the proposed roof will be set lower than the ridge line of the taller adjacent dwelling, when viewed as a true elevation, however, the sketch design options consider how the scheme will be viewed by pedestrians when walking past on the pavement.

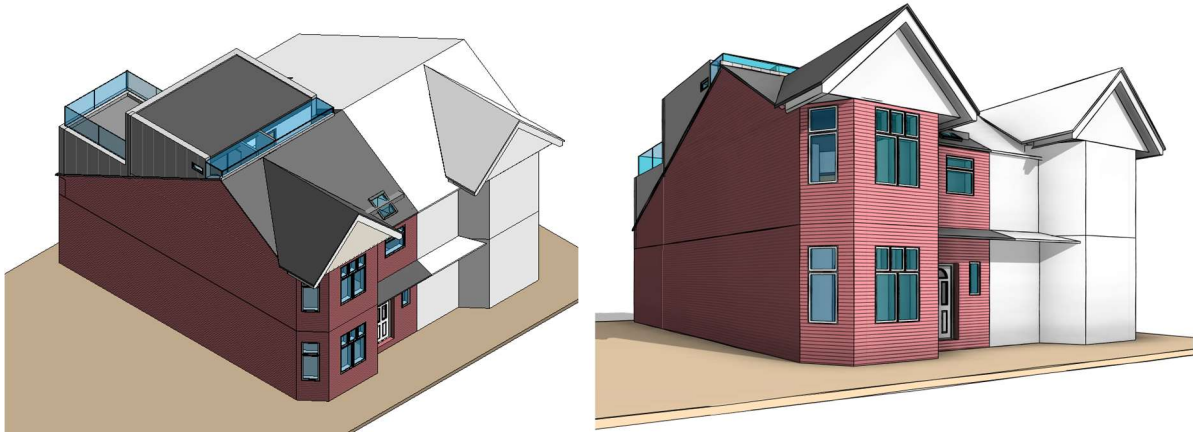
5.6 It is proposed to clad the extension and the dormer in zinc/ ppc aluminium cladding in dark grey to reduce the weight of the structure, and to provide a more contemporary design aesthetic for the extension. It also takes its lead from other dormers in the immediate area.

5.7 The design development options are shown in Section 6.

6.0 Design Development

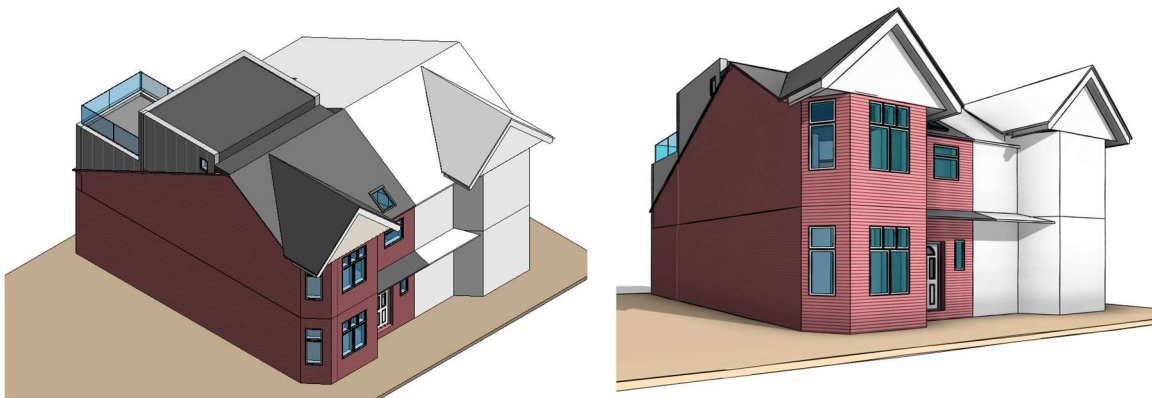
6.1 The scheme went through a number of iterations to try and minimise the impact of the dormer on the street elevation, whilst still maintain the head height required in the new bedroom.

6.2 Option 1 allowed for a vertical and horizontally glazed box to be installed above the new flight of stairs to the loft space. The vertical element of glazing was to be installed rising directly from the ridge line. As illustrated below this resulted in a very obvious intervention at ridge level, which was clearly visible from both sides of the pavement.



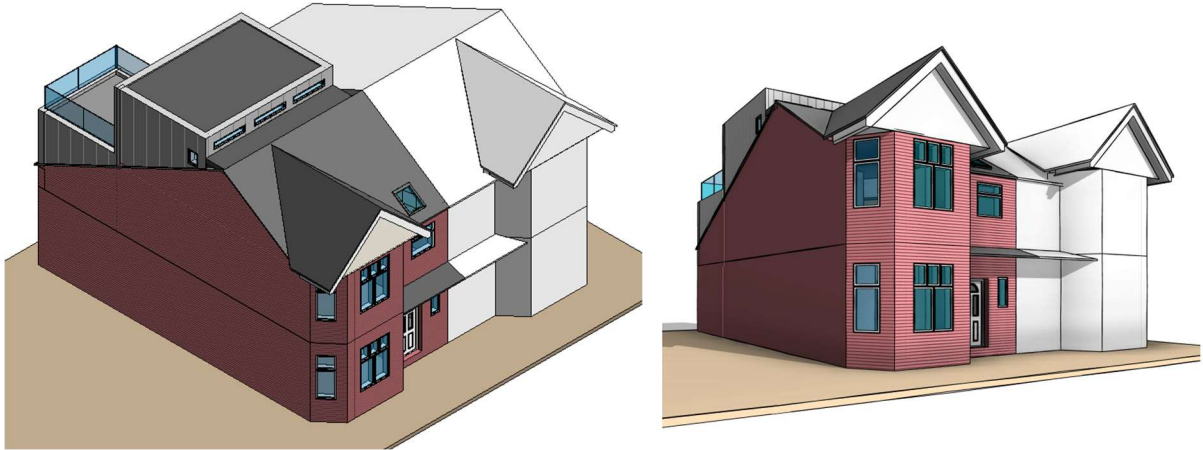


6.3 Option 2 allowed for a flat roof to be installed behind the ridgeline, and then a vertical junction with the higher roof – now set back – above the bedroom. This significantly reduced the amount of light being provided to the core of the extension which was something the client wanted to retain. This option is less visible from street level.





6.4 Option 3 allowed for an additional length of clad wall with punched windows to the 'front' elevation to reintroduce natural light into the bedroom. This option was rejected as being visually heavy, compared to the aspiration of a glazed box. Also, the detailing of the cladding would have resulted in more visibility from the street than in Option 2.





7.0 Proposed design

7.1 Working through the three options above allowed the design to be developed into the submitted design. It was agreed that an element of glazing should be introduced to let light into the bedroom. The glazing is set at 15 degrees as this was the optimum compromise between pitch and the horizontal aperture. An individual rooflight has also been introduced above the stairs.

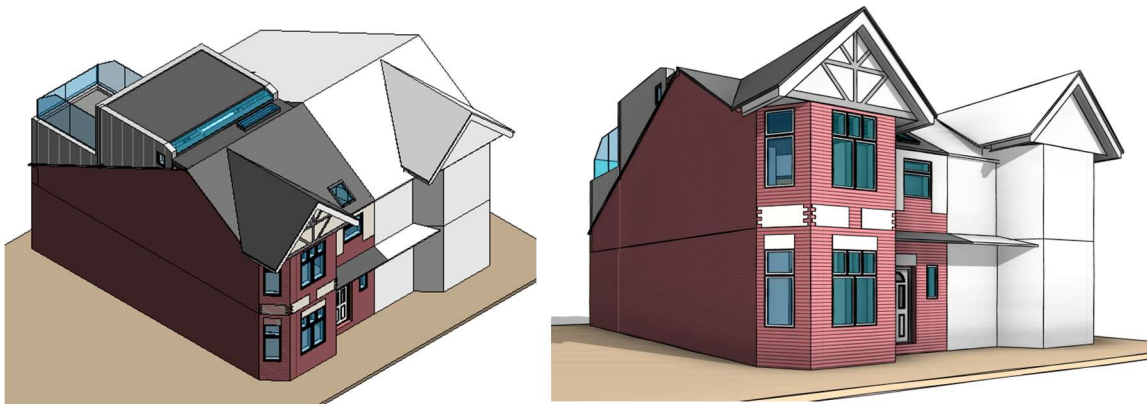
7.2 The cheeks of the clad wall have been cut back to follow the rake of the glazing, which helps to minimise their appearance above the ridge line.

7.3 The first floor bedroom has a long narrow plan, with a restricted head height. The proposals allow for a full height room to be created on the existing footprint. At roof level it is proposed to include a balcony which will be accessed from the Master Suite.

7.4 The smallest 4th bedroom/ study is sacrificed to allow for a new staircase to be installed to access the loft. It will remain as a layby off the landing, and can still be used as an open plan study area. It is proposed to install a rooflight above this space.

7.4 It is proposed to clad the extension and the dormer in zinc/ ppc aluminium cladding in dark grey to reduce the weight of the structure, and to provide a more contemporary design aesthetic for the extension. It also takes its lead from other dormers in the immediate area, in terms of style and colour.

7.5 Although the height of the proposed roof will be higher than the ridge line of the existing dwelling, when viewed as a true elevation it will be set lower than the ridge line of the taller adjacent dwelling. Therefore, this will maintain the dwellings subservient nature withing the streetscape.



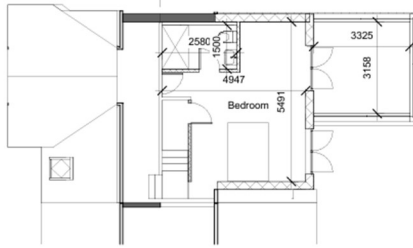


The rooflight is just visible above the ridge line. This is allowing for a 150mm upstand to the flat roof. It is anticipated that further design development can take place to reduce this impact.

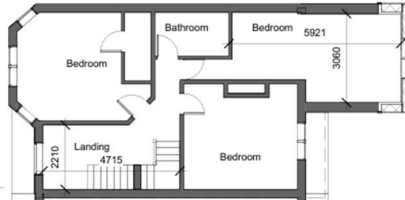


From this sketch view from the pavement outside the house, indicates that the proposed rear dormer is not visible.

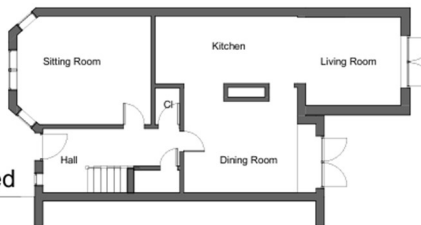
3 02 SF Proposed
1 : 100



2 01 First Floor Proposed
1 : 100



1 00 Ground Floor Proposed
1 : 100



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All measurements for windows and doors are guidelines, and the actual structural opening checked on site before manufacture.

P5 07.05.2024 Planning Application
P4 18.04.2024 Issue to Client Option 4
P3 26.03.2024 Issue to Client Option 2 + 3
P2 08.03.2024 Issue to Client - dimensions added
P1 29.02.2024 Issue to Client



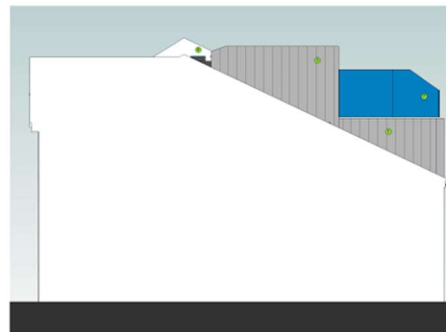
Client: Susie and Neil Allen			
Project: Dormer Rear Extension 82 Atwood Road, Didsbury			
Dwg Title: Proposed Plans			
Drn by:	SEM	Date:	14.02.24
Scale:	1 : 100	@ A3	
Dwg No:	A104	P5	
Job No:	23024	Rev:	

Proposed Plans

1 North Elevation Proposed
1 : 100



2 West Elevation Proposed
1 : 100



3 South Elevation Proposed
1 : 100



4 East Elevation Proposed
1 : 100



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Elevation Materials Legend	
1	Cladding Zinc / pol Aluminium standing seam cladding
2	Windows - 000 Material: uPVC / pol aluminium, 4g units Finish colour: white
3	Doors - 000 Material: uPVC / pol aluminium, 4g units Finish colour: white
4	Roofs Manufacturer: Vitruv or similar approved Double glazed units, electronically operated Finish colour: standard
5	Rooflights Manufacturer: Vitruv or similar approved Double glazed units Finish colour: standard
6	Rooflights Manufacturer: Vitruv or similar approved Double glazed units Finish colour: standard
7	Rooflights Manufacturer: Vitruv or similar approved Double glazed units Finish colour: standard
8	Rooflights Manufacturer: Vitruv or similar approved Double glazed units Finish colour: standard
9	Rooflights Manufacturer: Vitruv or similar approved Double glazed units Finish colour: standard
10	Rooflights Manufacturer: Vitruv or similar approved Double glazed units Finish colour: standard

P5 07.05.2024 Planning Application
P4 18.04.2024 Issue to Client Option 4
P3 26.03.2024 Issue to Client Option 2 + 3
P2 08.03.2024 Issue to Client - dimensions added
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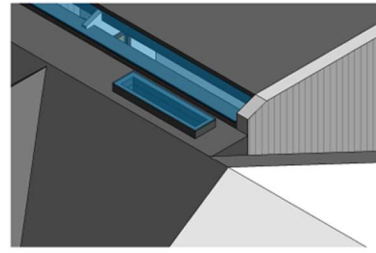


Client: Susie and Neil Allen			
Project: Dormer Rear Extension 82 Atwood Road, Didsbury			
Dwg Title: Proposed Elevations			
Drn by:	SEM	Date:	14.02.24
Scale:	As indicated	@ A3	
Dwg No:	A106	P5	
Job No:	23024	Rev:	

Proposed Elevations



1 3D View 1



4 Detail 1 to 50

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3 3D View 3



2 3D View 2



PT 07.05.2024 Planning Application
 P6 18.04.2024 Issue to Client Option 4
 P9 26.03.2024 Issue to Client Option 3
 P2 20.03.2024 Issue to Client Option 2
 P1 29.02.2024 Issue to Client



Client:	
Susie and Neil Allen	
Project:	
Dormer Rear Extension 82 Atwood Road, Didsbury	
Dwg Title:	
Visualisations	
Drn by:	SEM
Date:	14.02.24
Scale:	@ A3
Dwg No:	A107
Job No:	23024
Rev:	P7

Proposed Visualisations

8.0 Design and Access Statement

8.1 Design Principles and Concepts – The brief was to provide a Master suite through the introduction of a dormer loft conversion and to provide a better third bedroom which had a compromised head height due to the pitched roof and dormer constructed in the previous extension project.

5.2 Location – The dwelling is located within the established Atwood Road area of Didsbury which dates to the turn of the 20th Century. In the area, the houses are generally brick and render gable fronted semi-detached properties with slate roofs. It is a well-established affluent area, close to local shops and schools, and with good public transport links into central Manchester.

Dwelling houses are to either side, and to the rear is St Catherine's RC Primary School.

5.3 Scale – The scale of the rear extension has been determined by the size of the existing dwelling, and the relationship with the neighbouring properties. The adjoining properties of No 82 and 80 look very similar to their neighbours, but have a lower ridgeline. This significantly affected the design and how the rear dormer was to be accommodated so that it wasn't visible from street level. When viewed as a true elevation the dormer will be visible above the ridgeline, however, it will still be set lower than the adjacent property. The overall scale is of a domestic, as befitting of the property, and not out of keeping with the wider Atwood Road neighbourhood.

5.4 Appearance – It is proposed to clad the dormer and extension in a zinc/ ppc aluminium cladding. This will give the extension a contemporary appearance. Although this is different to the brick, render and slate used on the existing building, similar contemporary cladding materials have been proposed and approved used on other dormers in the area.

5.5 Appearance – The extension will not be readily visible from the road/ front of the property, from pavement level. It will be seen from the front windows of the houses opposite. However the design has allowed the dormer to be set back, so it will not break the ridgeline, and therefore will maintain this continuity of line.

5.6 Appearance - The dormer and rear extension will be visible from the side of the dwelling, if viewed along the alleyway access gap to the garden. However, through research in the area, if one stands in the correct place, all the other dormers which have been constructed can be viewed through these similar alleyways between the houses, and they would not be considered detrimental to the street scene or the amenity of the neighbours.

5.7 Appearance – There is a proposed baloney accessed from the dormer above the first floor extension. To acknowledge overlooking, it is proposed to have high privacy glass screens to both sides of the balustrade.

5.7 Access – The existing vehicular access and parking spaces will be retained in front of the garage. The current downstairs wc is retained as existing.

5.8 Sustainability – The development represents sustainable design through developing an existing dwelling. There is no requirement for new services to be brought to the site. The new extension will be constructed to current Building Regulations in terms of thermal performance.

6.0 Conclusion

6.1 The proposals set out above will enable the property to be modernised and developed so that it can be continued to be enjoyed as a much-loved family home.

6.2 We believe that the development represents sustainable development within the urban setting, and will not have any detrimental effect on the character of the area in terms of visual amenity.

6.3 We acknowledge that the proposals do depart from the Council's SPD guidance, but present a carefully considered scheme set within the urban landscape, and would welcome the scheme to be considered for the grant of planning permission.

Prepared by

A handwritten signature in dark ink, reading 'S. McBain'.

Susan McBain MA (Hons) MArch RIBA
Director + Architect