

5 Cross Rd,
Chorlton-cum-Hardy,
Manchester
M21 9DH

CROSS ROAD

DESIGN AND ACCESS STATEMENT

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DESIGN STATEMENT

PROJECT OVERVIEW/ BRIEF:

This Design & Access statement accompanies a householder application for the refurbishment and part single and two story extension to the existing property plus a garden pavilion at 5 Cross Rd, Chorlton-cum-Hardy, Manchester, M21 9DH.

The proposal seeks to reconfigure and extend the existing ground and first floor of the property to provide an open plan, kitchen, dining, family space with strong visual and physical connections to the garden. The first floor extension looks to provide a new master bedroom with an en-suite with associated dressing space.

The garden pavilion aims to extend living space into the garden and provide a dedicated home office and storage for the property.

NOTE: This document is to be read in conjunction with the proposed drawings for final design. The report is intended to highlight the design process including early design work which was undertaken, leading up to the submitted design.

SITE LOCATION:

The property is a semi-detached house, which is located along Cross Road with two neighbouring houses to both sides. The garden is east facing, with direct sunlight accessing the rear of the property in the morning and early afternoon.

A neighbouring property; No.9 has undergone a three storey rear extension previously, to increase and living space to the ground floor and provide an extra bedroom to the first floor.



01 Aerial view of property

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EXISTING
PROPERTY

SITE LOCATION

EXISTING HOUSE

No. 5 Cross Road is a semi detached property situated in Chorton-cum-Hardy. The property has its main entrance located at the front and a rear entrance directly into the dining and living space of the existing extension.

The existing house has a palette of materials, primarily consisting of:

- Red brickwork
- Slate tiled roofs
- Painted white wooden framed windows painted white
- Canopy over the front main entrance door
- Painted white Concrete bands

The garden is accessed through a rear glazed door or around the side of the property through two gates. The rear facade is south east facing and so experiences plenty of natural light into the living an dining spaces through the large existing glazing. However, the positioning of the WC Blocks views and natural into the kitchen.

It is therefore our clients desire to improve natural light into the house and maintaining a visual connection with the garden.

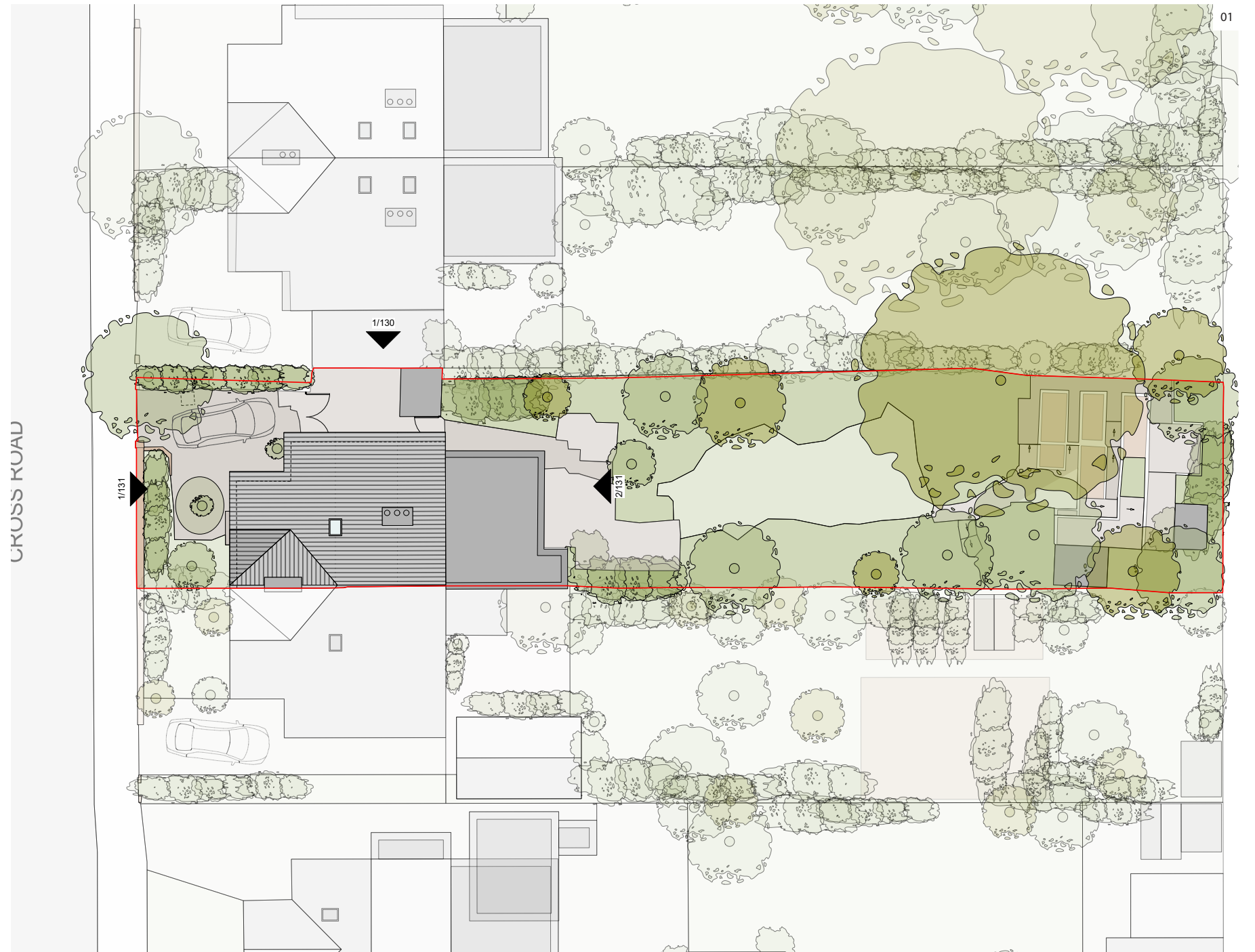


01 Front view of the house
02 Kitchen to Living Space
03 Rear view of existing extension
04 View of Garden

EXISTING LAYOUTS

SITE PLAN:

- The site plan shows how the neighbouring properties have extended sideways and into the garden to provide more living space.
- The garden is access around the side of the properties through a double swing gate and another single swing gate.
- The garden is large and features many wild flowers. There is potential to create outdoor dining space and pavilion in the heart of the garden.
- Visual and physical connections to the garden are to be enhanced with a new extension.
- No. 9 Cross Road have added a Garden Pavilion to their property, which is of similar scale and massing to the proposed within the application.

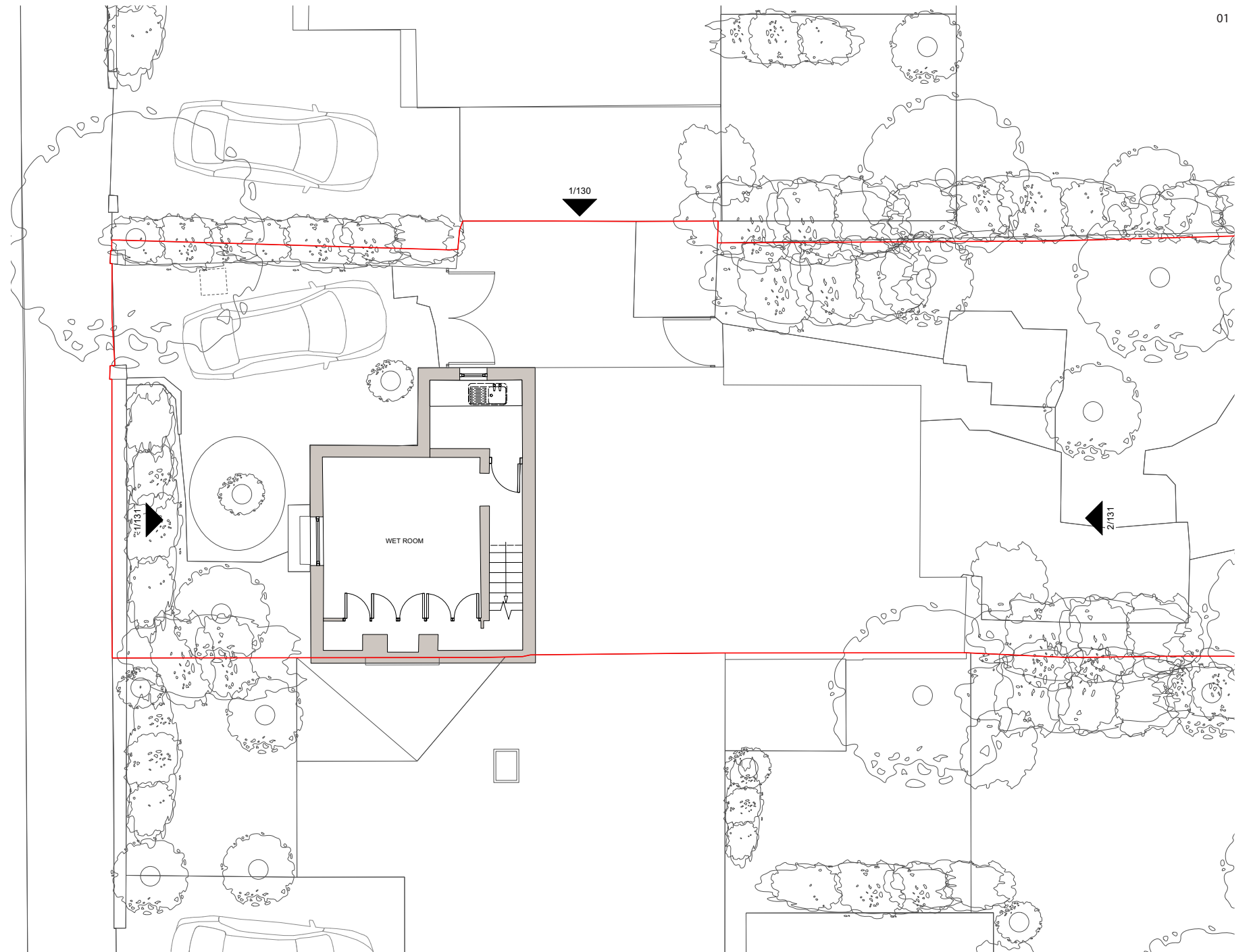


01 Existing Site Plan

EXISTING LAYOUTS

BASEMENT PLAN:

- The basement of the property is accessed via the kitchen.
- It is currently used as utility space and storage area, which feels disconnected from the rest of the house.
- It is encouraged in the design that the utility room is relocated to the ground floor to improve a connection to the kitchen and improve the functionality and practicality of the property's sequencing. Providing a ground floor utility space therefore forms part of the brief.



01 Existing Basement Plan

EXISTING LAYOUTS

GROUND FLOOR PLAN:

- The existing ground floor is divided into four main spaces, all connected via a narrow staircase.
- When arriving to the property, the entrance is accessed at the front, at the end of the driveway.
- The kitchen is located in a dark spot of the property, deep in the plan with no direct access to external glazing and natural light. The space feels disconnected from the garden.
- The main circulation through to the living and dining space is currently through the children's play space.
- The current WC is located in an awkward position and opens out directly into the dining/ living space.
- The current extension has high ceilings and unique step down into the space. It's orientation results in a large amount of natural light to the space.
- The Living/ Dining space faces south east and enjoys views out onto the garden through large glazing.

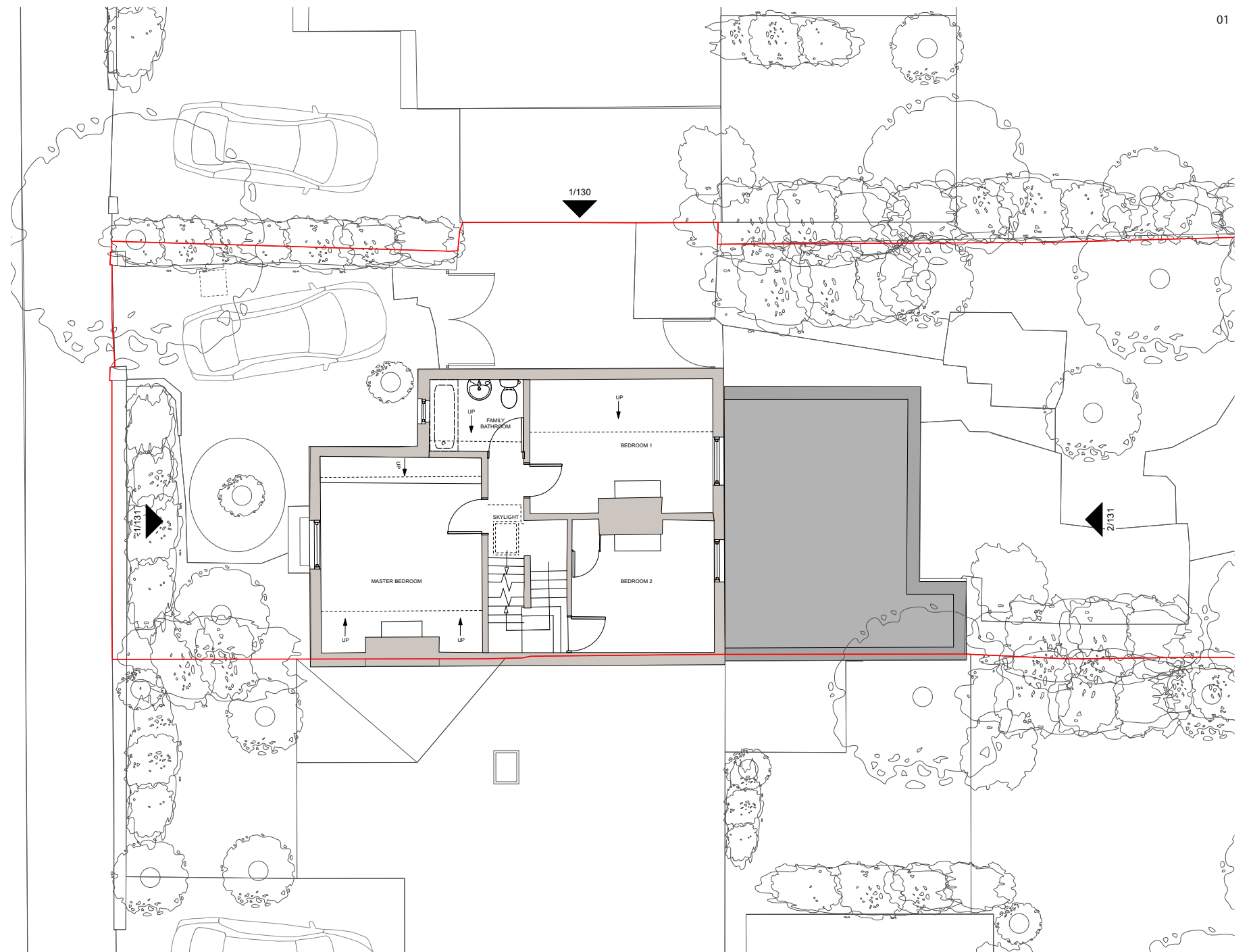


01 Existing Ground Floor Plan

EXISTING LAYOUTS

FIRST FLOOR PLAN:

- The first floor plan consists of three bedrooms, all accessible via the central staircase.
- All bedrooms are reliant on one main bathroom. Other properties in the area have extended too the rear and the side to tackle similar issues.
- Awkward sized and shaped landing between bedrooms.
- The master bedroom requires switching with bedroom 1 to access the south east facing views over the garden with an additional en suite; this follows suit of other properties in the area.

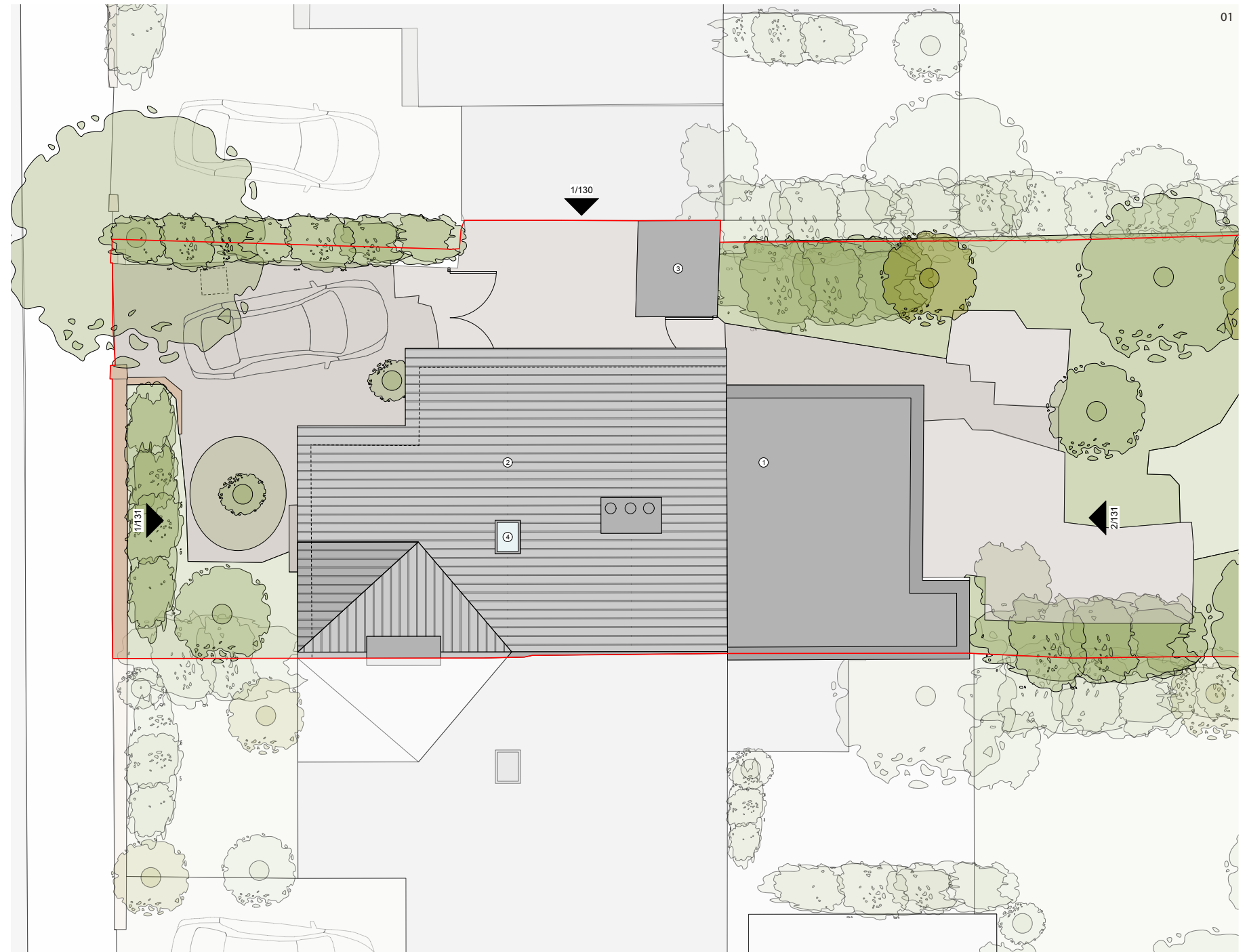


01 Existing First Floor Plan

EXISTING LAYOUTS

ROOF PLAN:

- The Existing Property features a mix of roof types; The original structure having a pitched roof and the extension having a flat roof.
- The roof plan shows the awkward location of the WC on the flat roof extension.



01 Existing Roof Plan

EXISTING NORTH ELEVATION



EXISTING EAST AND WEST ELEVATION



NEIGHBOURING PROPERTIES

The pictures capture the current street scape and surrounding properties on Cross Road, many of which have been extended or granted permission in the last 10 years.

Most surrounding properties have a symmetrical front facade of 3 storeys and a single or double storey rear extensions.

No. 9 Cross Road has a part single storey and a full double storey rear extension, which was approved on Tuesday 15th September 2017 with the reference - 116933/FH/17.

No. 9 Cross Roads’ extension experiment with varied roof hight and materials.



01 No. 9 Approved rear elevation
02 No. 9 Approved Side elevation
03 No. 9 Street view
04 Site Ariel view

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THE PROPOSAL/
EXTENSION

INITIAL IDEAS - THE EXTENSION

EARLY IDEAS:

Early ideas explored the potential for different flat and/ or pitched roof forms. As we developed the design further, it was concluded that a pitched roof approach to the extension was more sympathetic to the original building, especially from the street view. The pitched option also fits more appropriately with the existing porch. Having a pitched roof on the ground floor extension also helps visually tie in the first floor extension, where the roof form matches the existing roof pitch.

We explored different material palettes for the extension consisting mainly of brick, ceramics, concrete and timber.

We felt that the use of a lighter brown brick would work better with the existing dark brown brick tones rather than a washed out buff brick option, as it is sympathetic to the surroundings yet distinguished from the existing property.

A timber facade option is less sympathetic to the surroundings as it would be unprecedented in the area and be less sympathetic to the existing property.

This design and material exploration resulted in a merging of a pitched roof option with a brick and ceramic tile material palette.

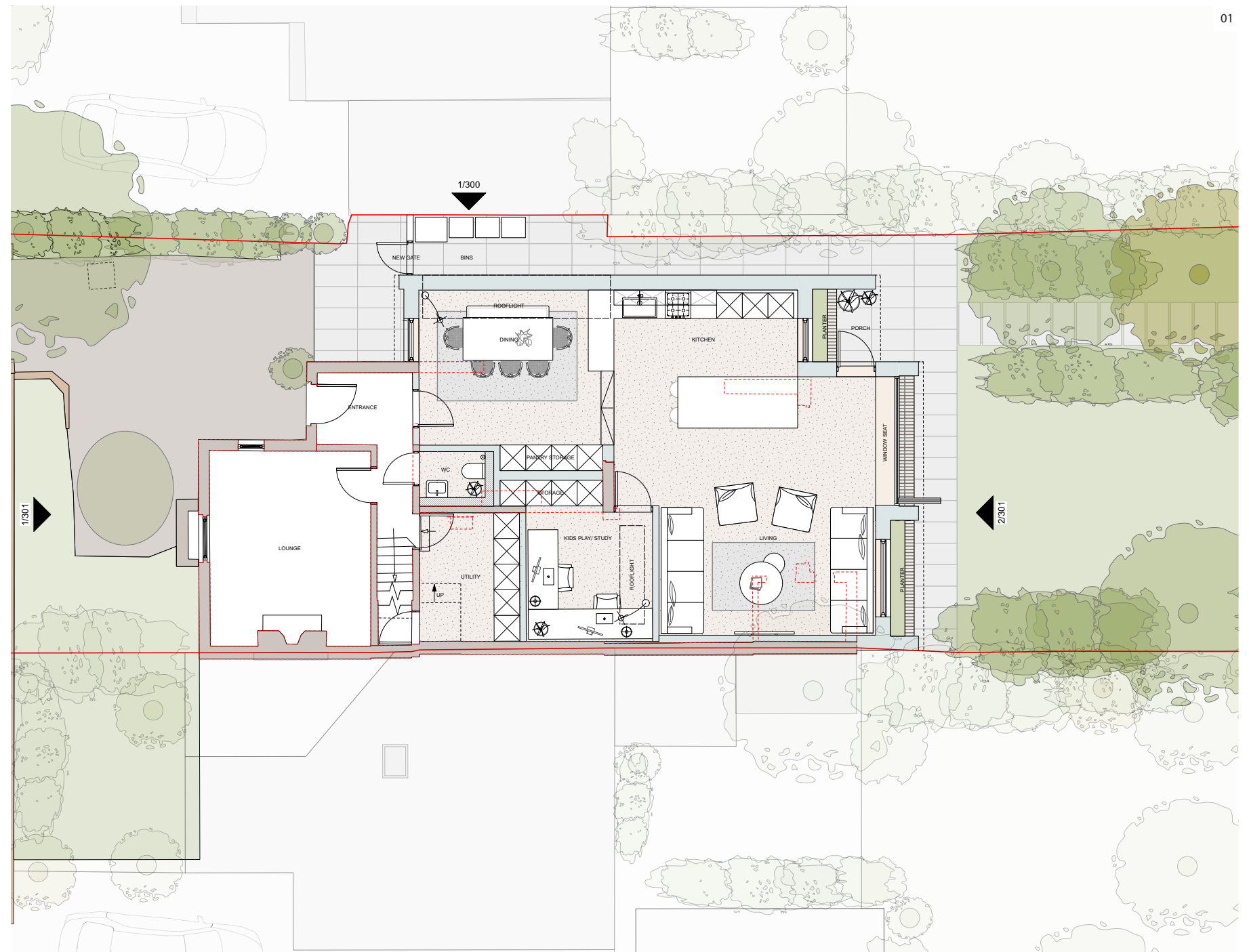


01 Flat Roof View From Street
02 Pitched Roof View From Street
03 Flat Roof Rear Elevation
04 Pitched Roof Rear Elevation

PROPOSED LAYOUTS - THE EXTENSION

GROUND LEVEL USE:

- The extension at the side of the property is stepped back from the existing entrance, just as the existing entrance is stepped back from the existing front facade. This could be seen as being sympathetic to the original property and the street view.
- The proposed layout creates an open plan dining, kitchen and living space, all making use of natural light from the south east façade. Views through to the garden can be experienced in all areas of this open plan space.
- The WC is more appropriately relocated next to the entrance and opens out into the existing corridor to the stair case not to open out into the dining space.
- The utility, WC, and children's study spaces have been relocated to the deep plan areas of the house, where natural light is limited. The location of the kids study/ play space is in both the existing and new extension results in a roof light being incorporated to supply the deep plan space with natural sunlight.
- The location of the new utility space has access to the existing basement, which is currently being used as a storage/ wet room space.
- The main feature of the proposed ground floor plan is the central picture window seat that references the original picture window of the existing extension. The window seat can seat people internally and externally and responds to the client brief of bringing the garden into the house visually and physically.
- Planters have been introduced underneath the rear glazing as a way to 'bring the garden inside'.
- The back entrance to the garden features a porch, which neatly tucks away the door. This porch is a reference to the existing porch at the front entrance of the house.

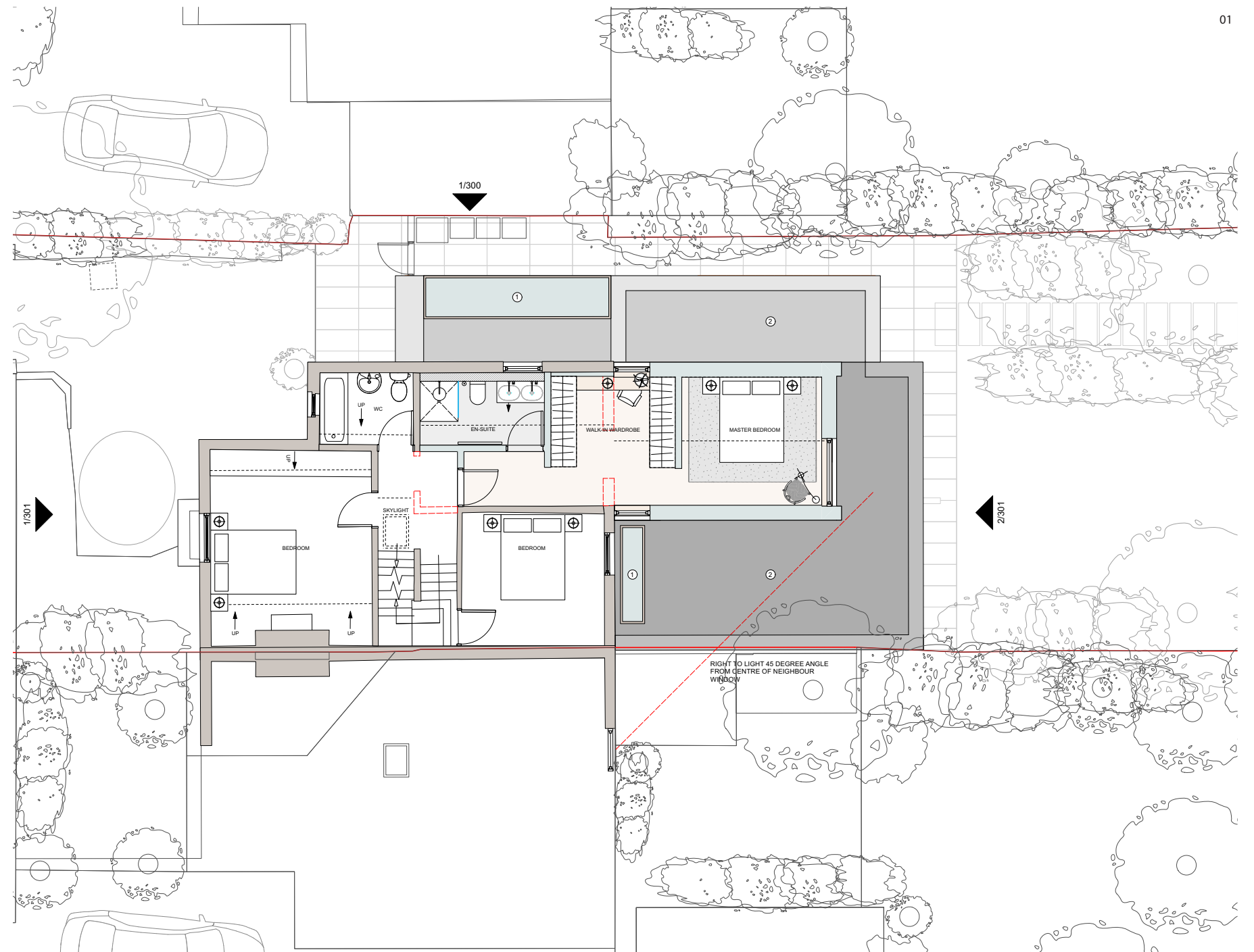


01 Proposed Ground Floor Plan

PROPOSED LAYOUTS - THE EXTENSION

FIRST LEVEL USE:

- The proposal extends the existing bedroom to create space for a master bedroom with an en-suite and walk-in wardrobe. This follows suit of No.9.
- A view through to the garden can be experience from the entrance of the master bedroom.
- The existing wall at the landing has been removed to create more open space.
- Glazing in the walk-in wardrobe space provide morning and evening sun to a deep plan part of the master bedroom.
- The 45 degree angle from the neighbouring property has been considered and dictates the size of the first floor extension (as shown on the image opposite).
- A new en-suite is located next to the existing bathroom to tie into the existing drainage.

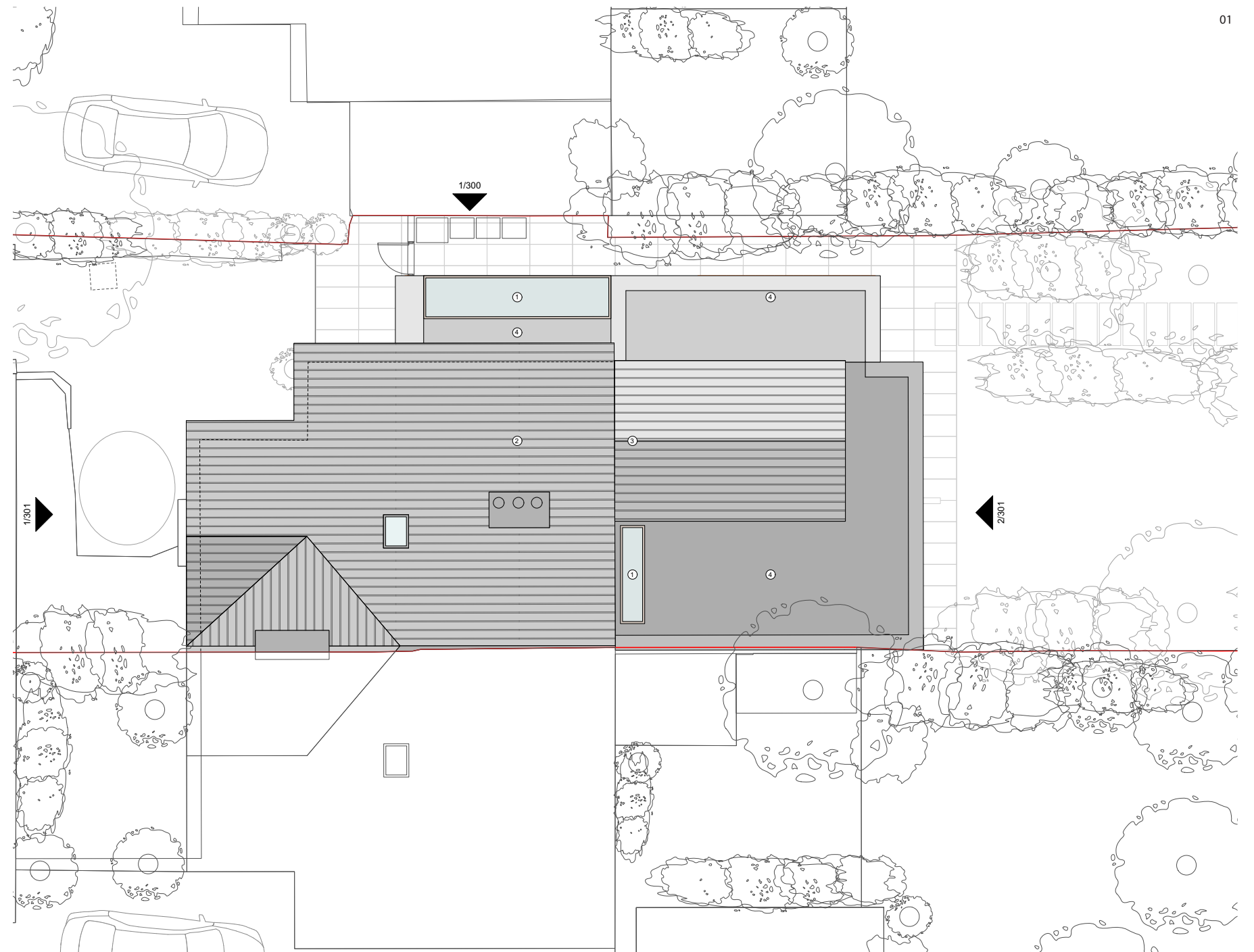


01 Proposed First Floor Plan

PROPOSED LAYOUTS - THE EXTENSION

ROOF PLAN USE:

- The extension uses carefully considered, sympathetic pitched roofs on both the ground and first floor extension.
- The first floor roof follows the pitch of the existing roof. The roof of the side extension matches the height and pitch of the existing porch at the front entrance. This reduces visual impact of the extension from the street and is sympathetic to the existing property.
- At the rear of the proposed extension the roof overhangs to create a sheltered porch area at the back entrance. This overhang also provides solar shading over the glazing on the rear facade in the summer months.



01 Proposed Roof Plan

INTERIOR VISUALS - THE EXTENSION



01 3D visualisation: View from the dining space into kitchen and living space

This visual shows how the proposal is visually connected to the garden throughout the extension.

INTERIOR VISUALS - THE EXTENSION



01 3D visualisation: View of the kitchen and living space

EXTERIOR VISUALS - THE EXTENSION



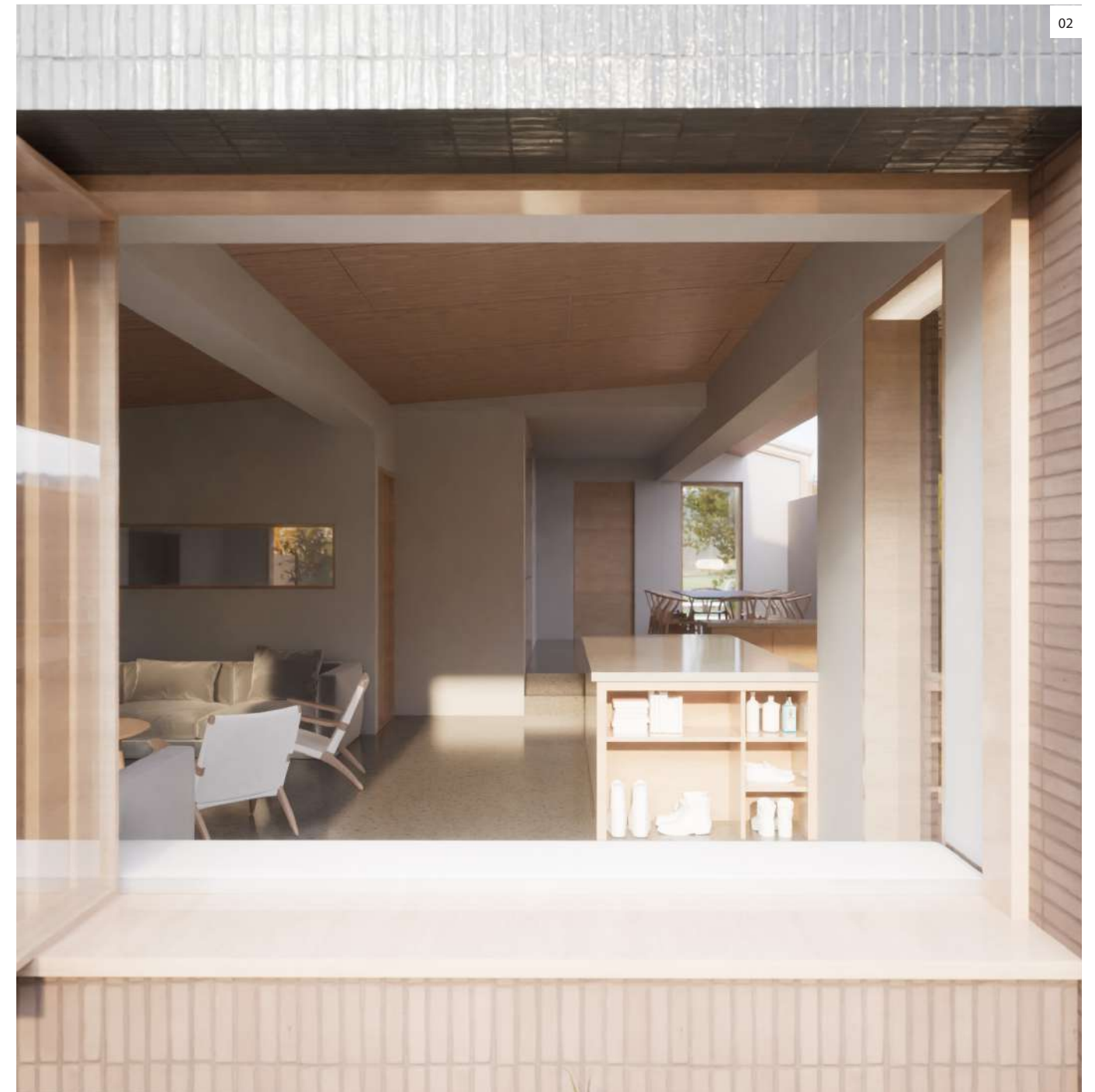
01 3D visualisation: Rear facade

From the 'rear' garden, ceramic tiles separate the ground and first floor extensions. A bi-fold window seat creates a tranquil place to sit either internally or externally, connecting the garden both visually and physically. The roof overhang creates a sheltered porch.

EXTERIOR VISUALS - THE EXTENSION



01 3D Visualisation: View of front facade
02 3D visualisation: View looking into open window seat



Visual 01 shows how the proposed extension to the side neatly matches the existing porch. This creates a design that is sympathetic to the existing in its form but distinguished from the existing in its materiality.