
Design & Access Statement

2207-LHA-XX-XX-RP-A-PL-100_P01

Prepared by Lechler Hayes Architects on behalf of Mr & Mrs Atkinson



INTRODUCTION

The project brief to LHA was to explore options to extend the property to achieve the following objectives:

- Expand the living and dining area and create a connection between these spaces and the children's play area.
- Increase the size of the hallway to provide additional storage and space for a bicycle.
- In terms of style and appearance the preference was for a contemporary aesthetic but retaining period features internally and externally.

As the property is at the end of the terrace there is potential to extend out to the side to create the additional space required to meet the brief.



SITE

Located close to the centre of West Didsbury village on the corner of the junction of Cavendish Road and Buxton Avenue.

The property is close to, but not within the Albert Park Conservation Area and is not listed.

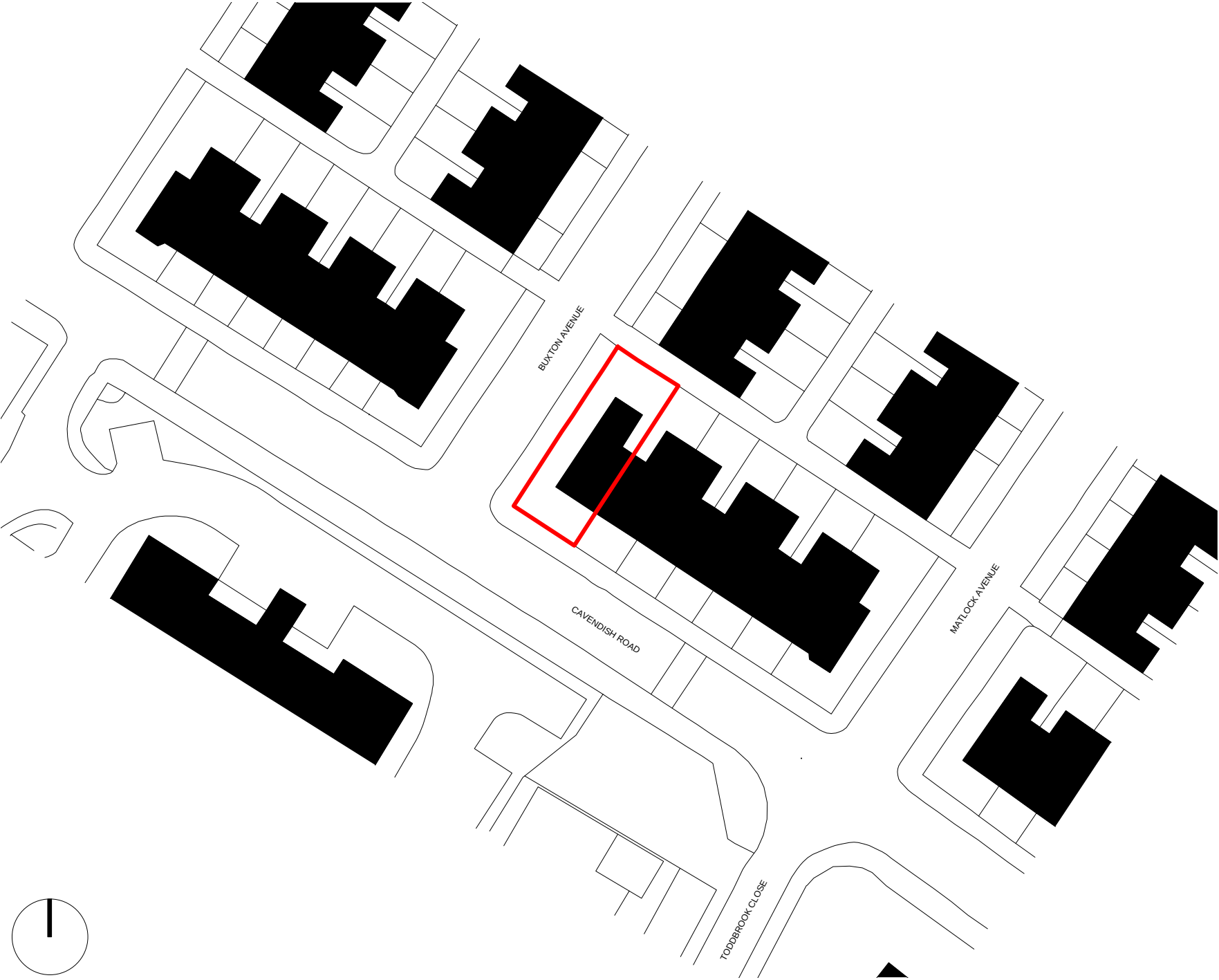
PROPERTY

The house is a brick built 4 Bedroom end of terrace house on a corner plot. A rear dormer loft extension has been constructed previously under permitted development.

The property has a garden which wraps around the house linking the front and rear gardens. The front garden includes a driveway for one vehicle.

The roof is blue slate, existing windows are white upvc, and rainwater goods are black upvc mounted on black painted timber fascias.

There is a two-storey outrigger that accommodates the kitchen at ground floor and a bathroom and small bedroom at first floor.



GROUND FLOOR

The existing wall separating the Lounge and Dining Room has been opened up to link the two rooms.

The kitchen has been re-modelled to create a peninsula worktop arrangement.

The kitchen contains the washing machine, tumble dryer, and boiler. Bi-fold doors have been installed leading out to the rear garden.



GROUND FLOOR PLAN - EXISTING

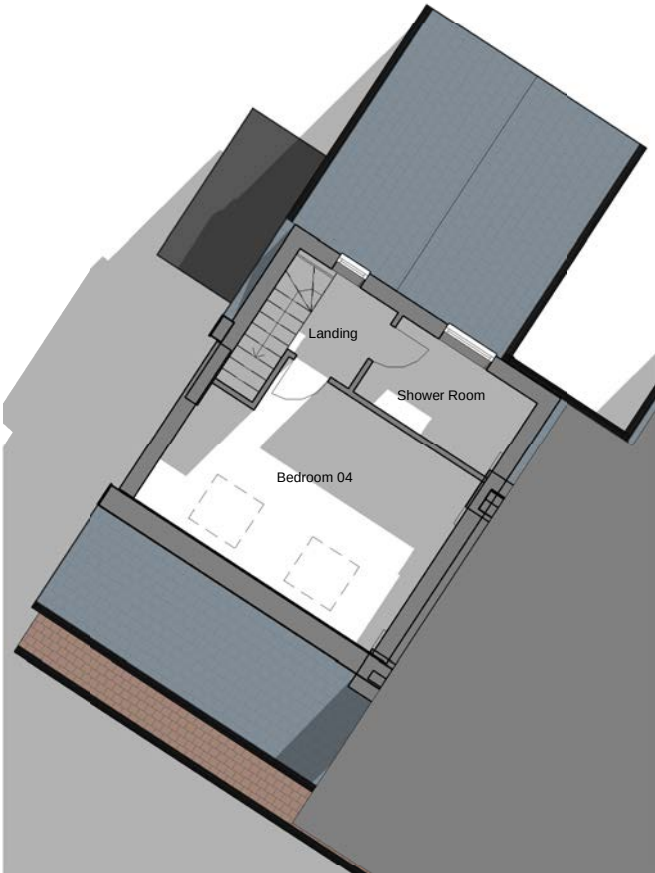


FIRST FLOOR PLAN - EXISTING

FIRST FLOOR

A new stair has been installed above the existing stair to provide access to the loft extension on the second floor.

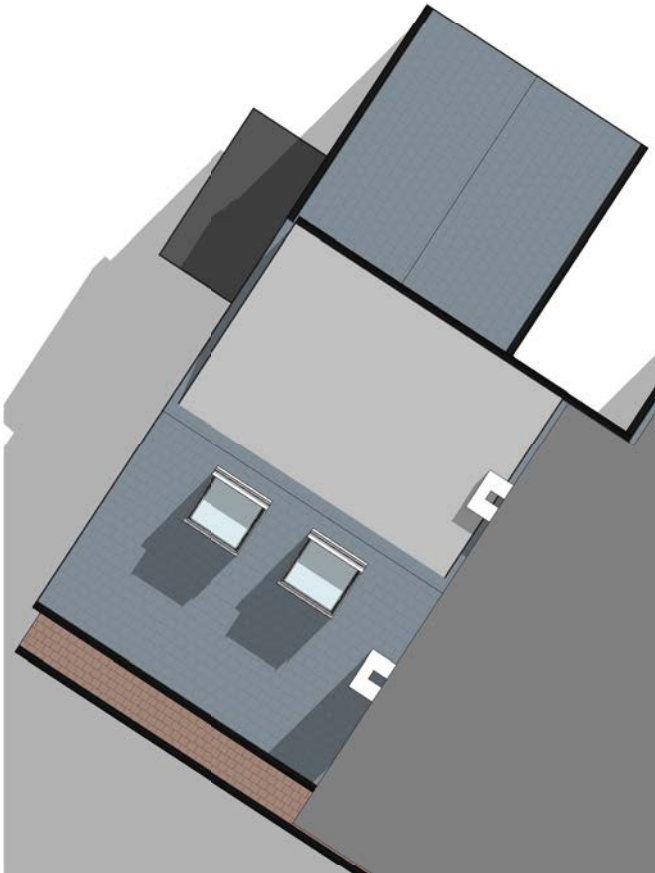
The first floor bay window roof is clay tile and extends across the full width of the front elevation to provide shelter to the front door.



SECOND FLOOR PLAN - EXISTING

SECOND FLOOR

A loft conversion with rear dormer provides an additional bedroom and shower room.



ROOF PLAN - EXISTING

ROOF

The roof is blue slate with 2 brick chimneys.

PROPOSED PLANS - GROUND FLOOR

The kitchen is increased in area by extending out east into the side return area, and west off the gable wall, to provide space for a dining table and a pantry. The side return extension fills in the garden space to the NE of the property which would have a glazed roof and a new window overlooking the garden.

A new internal opening is proposed to connect the kitchen to the former dining room which would be re-purposed as a play room. The existing bi-fold doors opening onto the garden would be retained.

The hall is widened to create a boot room space with potential for cycle storage. A new WC has been provided off the hall to replace the existing WC which was under the stairs. A new window is proposed to the WC which would have privacy glazing to the lower pane.

A dedicated Utility Room would house a washing machine and tumble dryer with access from the hall. A new window on the west elevation provides natural light and ventilation to this room.

The intention would be to retain the existing hedge that grows along the western boundary. The hedge would be pruned back to allow for access between the front and rear gardens.



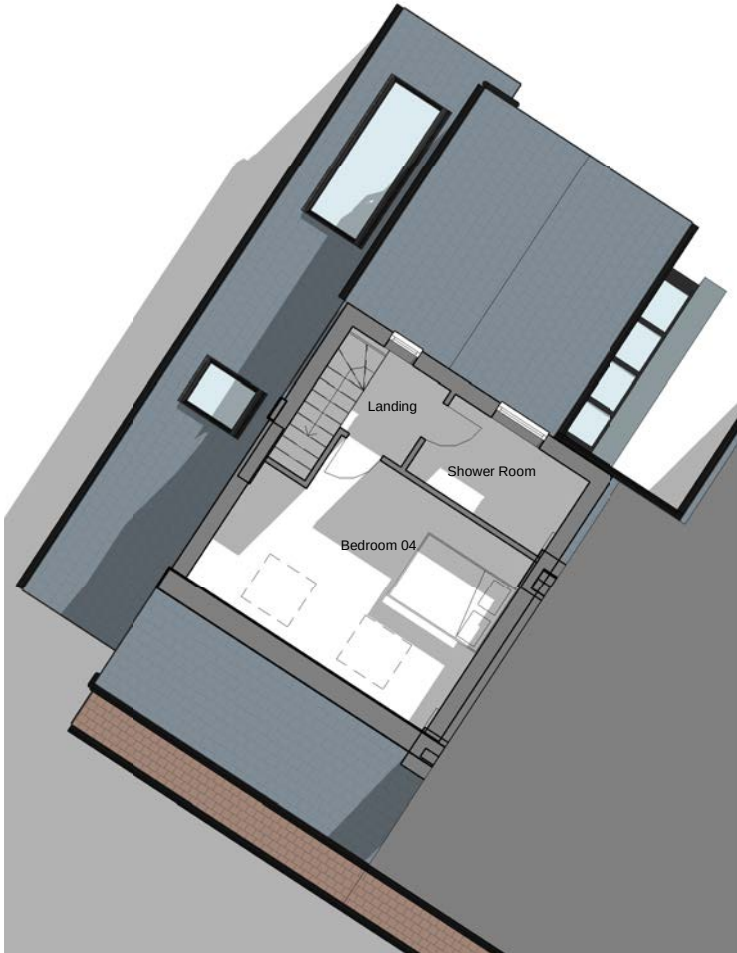
GROUND FLOOR PLAN - PROPOSED

PROPOSED PLANS - UPPER FLOORS

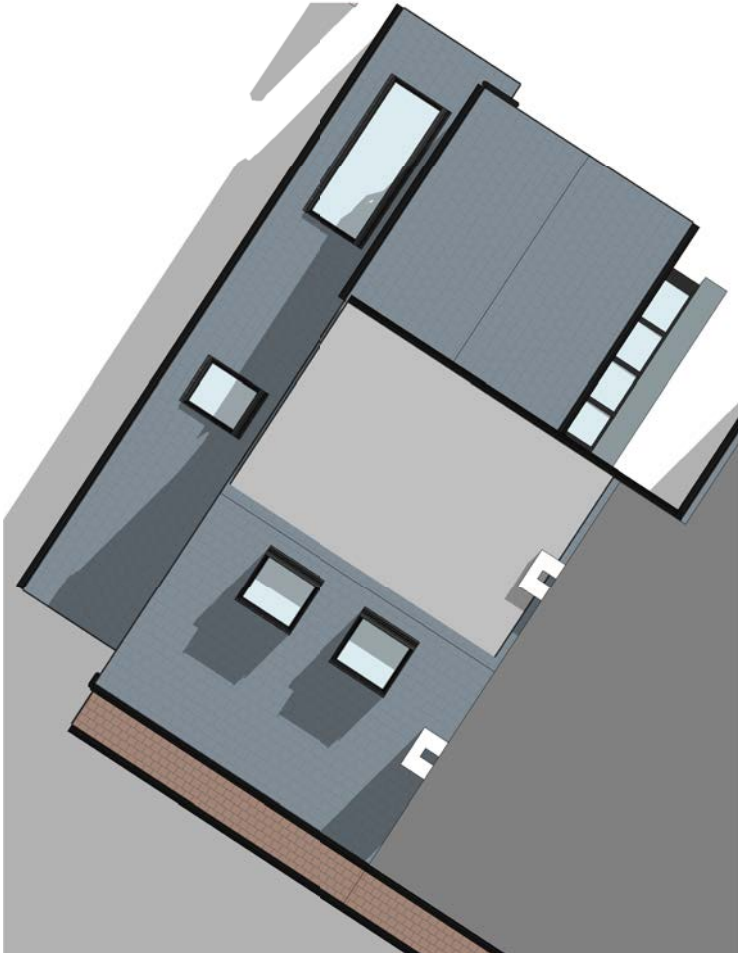
No changes are proposed to the upper floors.



FIRST FLOOR PLAN - PROPOSED



SECOND FLOOR PLAN - PROPOSED



ROOF PLAN - PROPOSED

SOUTH ELEVATION (FRONT)

Following extensive dialogue with Planning Officers the height of the side extension has been limited to single storey.

The proposed new window to the Ground Floor WC has been sized to relate to the proportions of the existing windows.



SOUTH ELEVATION - EXISTING



LOWER PANE OF NEW GROUND FLOOR WC
WINDOW TO BE PRIVACY GLASS

SOUTH ELEVATION - PROPOSED

NORTH ELEVATION (REAR)

A single storey side extension is proposed along the western gable wall which would reflect the extension carried out to the end of terrace property opposite.

The side return has been infilled with a single storey extension to create additional space at ground floor. The proposed form of the side return extension along the shared boundary has designed to minimise impact on the neighbouring property.

A new picture window is proposed at ground floor to improve daylighting and views out.



NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED

WEST ELEVATION (SIDE)

A new window is provided to the west elevation which provides natural light and ventilation to the Utility Room.

A new linear slot window is proposed to the kitchen area which will provide controlled views out.



WEST ELEVATION - EXISTING

PROPOSED ROOFLIGHTS

PROPOSED WINDOWS



WEST ELEVATION - PROPOSED

SKETCH CGI 01

View of SW corner showing proposed side extension.



SKETCH CGI 02

View of Side (West) Elevation showing proposed side extension.



IMPACT ON NEIGHBOURING PROPERTIES

Proposed glazed openings are indicated to the side, front and rear elevations.

The new window to the South (Front) Elevation serves a non-habitable room and faces onto Cavendish Road which has a separation of over 30m to the building opposite.

The new windows to the North (Rear) Elevation face onto the garden at Ground Floor and face onto the blank gable wall of No.2 Buxton Avenue at an oblique angle.

The new windows to the West (Side) Elevation face onto Buxton Avenue. At ground floor the brick wall and hedge along the boundary provide a degree of privacy.

Based on the above we consider the impact on neighbouring properties to be minimal.

ACCESS & PARKING

No change is proposed to the existing driveway or vehicle access point.

FLOOD RISK

The site is located within Flood Zone 1. A flood risk assessment is therefore not required.

ENVIRONMENTAL IMPACT

The proposed extension will be built to meet current Building Regulation standards.

DRAINAGE

New underground drainage will be connected into the existing system. The existing above ground services will be modified and new rainwater goods and foul drainage installed as required.



PROPOSED SITE PLAN SHOWING SEPARATION DISTANCES

CONCLUSION

The proposed extension would expand the living and dining areas to create high quality living space and additional storage and ancillary spaces.

The proposed extension has been designed to create new visual connections with the garden spaces and improve the levels of internal daylighting.

Although situated outside the boundary, the ambition of the proposed extension design is rooted in the Conservation Area. The design takes cues from the materials, form and detailing of nearby houses in the surrounding area but remains contemporary through the application and detailing.

