

The application site is a semi detached property located at No.34 Kingsfield Drive, Didsbury, Manchester M20 6HX.

Background:

The property was built in the early 1900's within Didsbury which is a suburban village in Manchester, Greater Manchester, England, on the north bank of the River Mersey, 5 miles south of Manchester city centre. In 2023 the house was purchased by the applicants who are a young professional couple looking to start a family. The current 3 bedroom semi-detached property is of a traditional layout internally, broken into various smaller rooms throughout and as such the layout does not fully lend itself to modern family living. Externally the property is predominantly built from red brickwork with white stipple render at first floor which is common throughout the area. The property has private front and rear gardens with a driveway off Kingsfield Drive and access down one side of the house into the rear gardens. There is currently a single storey outbuilding/garage to the rear/side which is not adequate to house a car and is used for storage only. The property is attached to no.36 which is an identical property and has been extended at the rear and side with a 2 storey and single storey extension. The house to the right hand side (looking from the front) is no.32. This property is part of a corner plot and as such the rear of the house faces onto and over the gardens of the application site at no.34.

Layout:

The applicant is now looking to substantially improve and upgrade the property in order to create a large open plan living space to the rear along with an improved entrance and an additional bedroom. The intention is to alter the ground floor layout by removing a number of non-load bearing and load bearing walls, extend out at the rear with a single storey extension creating good connections to the garden and extend out to the side with a new single storey / part 2 storey extension in order to help create a larger entrance hall which will allow the family to enter and exit the property more easily. The side extension will also help accommodate a new staircase leading to the 1st floor. In order to create the space for a 4th bedroom the proposal is to extend the rear of the house at first floor in a similar manner to the extension at no.36. Careful consideration has been made to how the house is extended which is explained further in the drawing submission. Our primary consideration is to ensure that the proposal does not have any negative impact on the adjacent properties in terms of over shadowing or impact on outlook. As such we have ensured that whilst the applicant property is improved the current interface distances are maintained.

To the front it is proposed that the existing stepped back section is to be brought forward and the roof extended similar to the extension at no.30. A new porch is also proposed similar to many other properties on the street. The existing grass and low level timber boundary fence is removed and a new low level red brick wall is built. A new timber side gate is to be added to provide security and access to the side of the new extension. The rear garden is to be re-landscaped with a new paved terrace and the existing garage is to be demolished.

Appearance + scale:

It is intended that the new extensions will sit comfortable against the existing property with new red brickwork to compliment the existing. The 2 storey extension will have a hip roof with rooftiles to match the existing and soldier course detailing will be included over doors and windows. The single storey extension to the rear is also proposed as red brick to compliment the existing with a flat sedum grass roof and large aluminium doors connecting to the garden. The rear ground floor extension is to be extended out to a similar line to that of the extension at no.36.

The 2 storey extension to the side is to be set back from the rear of the house to ensure that the interface from 1st floor bedroom of no 32 is maintained but still allows for a new staircase to access the 1st floor landing. The 1st floor rear extension is proposed to be red brick to compliment the existing and has a pitched roof with matching roof tiles and a contemporary frameless glass window to maximise light and contrast with the red brick.

The extensions will have no detrimental impact on the adjacent properties at no.32+36 due to the orientation of the properties and sun path. Whilst the upper level windows at no.32 look towards and over the applicant site, the intention has been to ensure that this interface is not reduced and infact it is the intention to clear out a number of large shrubs which currently sit along the boundary to help maximise light all round.

Windows are to be upgraded and replaced with new and the upper existing areas of render are to be re-rendered using white render to match its current appearance but in a more consistent manner. The section of UPVC cladding on the front bay will also be removed and re-rendered to match.

Use:

The applicants brief is to improve and renovate the property add some additional space by:

- Creating a large open plan kitchen and dining space
- Retain a separate closed off quiet space / lounge
- Improve the entrance which is currently very small and tight
- An improved garden area and terrace maximising light
- Additional 4th bedroom and ensuite
- Improved family bathroom
- Additional internal storage and utility space
- Contemporary crisp detailing

Summary:

The proposals have been considered in terms of its scale and appearance and we feel that offering a modern aesthetic in terms of detailing but still using a sympathetic palette of materials such as red brick to compliment the current feature red brickwork at the front is the correct approach. The adjacent properties will be unaffected by the proposals due to the orientation of the site and the sun path around the houses. The rear and side extensions will sit comfortably within the context of the plot and will massively improve the appearance and layout of the house. The side extension is key to unlocking the space within the main house and will provide stair access up to 1st floor freeing up space at ground floor for a WC and storage. Its size and position has been carefully considered to ensure there is no impact on the properties adjacent. No 36 provides a precedent of an extension to the rear at 1st floor and no.30 provides a precedent of a similar property which has been extended and brought forward at the front to provide more space to the small front bedroom.

We believe the ambitions of the applicant and the design will greatly enhance the quality of the house and provide some longevity to the property, improve the street scene and allow the couple to remain in the property for the foreseeable future.

- 01
- view showing no.36 and the side and rear extensions
- 02
- view towards applicant property at no.34 showing side access and land
- 03
- view showing no.30 with extended front portion of roof and porch
- 04
- aerial view showing applicant site and surrounding properties

