

Design Statement

Abberton Road, Didsbury



The existing semi-detached property is located along Abberton Road in Didsbury. The house is of red brick construction with clay tiled roof and white UPVC windows. To the rear is a single storey brick outrigger inside which is a utility room, this restricts access to the garden from inside the house and is the penultimate room in a series of disjointed spaces. Externally to the front is a driveway with a small garden and to the rear a part paved part lawned garden area set down at a lower level with a garden room / shed to the right-hand side.

The primary objective of the proposal is to form an open, light kitchen lounge area to the rear of the property forming greater connectivity to the garden and increase bedroom accommodation at first floor.

Elevation Alterations

As noted, the existing house is currently disjointed in its layout, with only half of the ground floor currently feeling like a living space. It is proposed to replace the existing outrigger with a wraparound single storey extension providing space for an open plan kitchen lounge area with direct access to the garden at the rear, with space for a utility and WC to the side. At first floor it is proposed to extend towards to the rear garden to help rationalise the first floor and provide an additional bedroom.

The proposed extension will be of masonry construction, at ground floor it will have an external finish of render topped with a concrete effect coping, at first floor it will be finished in red brick with a tiled roof to match the existing.

The existing front door is to be replaced with an opaque glazed entrance screen and door to bringing light into the entrance hall. The front elevation of the extension will receive an aluminium framed window with obscure glazing.

A series of aluminium framed windows are proposed to the side elevation which provide light into the utility and kitchen.

The rear elevation facing the garden will have an aluminium framed glass sliding door system opening onto a raised patio, alongside an aluminium framed window which provides a window seat with a log store below. The existing chimney is to be relocated and replaced with an expressed stand-alone flue from a new log burner.

Three skylights are proposed, one above the kitchen, one above the lounge and one above the utility allowing increased natural light into the space.

Massing

The proposed ground floor extension has been given a flat roof to ensure the massing is kept at a low level, with the height of the flat roof sitting below the ridge of the existing outrigger. The proposed first floor extension maintains existing eaves heights with a subservient ridge height in keeping with surrounding buildings.