



FASCIATO ARCHITECTS

architecture & interiors

14a Regent Road
Altrincham WA14 1RP
architects@fasciato.co.uk
fasciato.co.uk
@fasciato_design
0161 233 0668

Design & Access Statement

1863 18 Ambrose Drive, Didsbury

12.06.2023

1 Introduction

This Design and Access Statement has been prepared by Fasciato Architects who have been appointed by the Applicant as their Architects and agent. This document should be read in conjunction with the following drawings submitted with the application:

Location Plan

1863.00 – Location Plan

Existing drawings:

1863.EX01 – Existing

Proposed drawings:

1863.PL01 – Proposed

The Applicant seeks planning permission for extensions to the side and rear, partial rendering to front, rear and side elevations, an open porch canopy to the front and a bin store.

2 The Site



3D Map View with red line around site, showing commercial property behind



Existing Front elevation showing existing side extension

No 18 Ambrose Drive is in a cul de sac located in Didsbury in an established residential area with an assortment of different architectural styles. This is a 1920s semi-detached house which is situated on a plot adjacent to similar sized mostly semi detached houses. There is a single vehicular access from the front boundary with a block paved driveway and a front garden with and planting to the front boundary. To the rear there is a garden backing onto a commercial building. There is a paved terraced area adjacent to the house.

The house is constructed from a red/ brown multi brick with render to the first floor with a brick quoin corner detail. The main entrance is to the side of the house although this has been relocated from its original position adjacent. A single storey kitchen extension was approved and built in 2014 constructed from a red multi brick which does not match the existing brickwork and a grey concrete tile roof. There is a passage way to the side to provide access to the garden.

The original windows to the main house have been replaced with uPVC frames, although the original small, circular window to the front elevation remains.



Rear elevation showing existing single storey side extension

3 The Proposals

The proposed works comprise:

- A side extension built over the existing single storey extension and extending slightly to the rear to create larger accommodation to the ground and first floor in a high quality facing brick. The roof will include some roof lights to allow for plenty of natural light. The roof of the new side extension will be lower than the original main roof.
- A two storey extension to the rear.
- An open porch canopy to the front of the house to emphasise the position of the front entrance.
- The addition of render to some areas. It is intended to improve the appearance of the house by obscuring the non matching brick of the previous extension by rendering parts of the existing and proposed masonry. This will create a cohesive connection between the existing and proposed parts of the house.

The render is also a sympathetic and traditional addition to the original architecture and fabric, in-keeping with the original house where the front elevation has been part rendered..

4 Form, Scale and Design

The proposed extensions are minor in nature and are not out of scale with the house or plot. They will improve both the external appearance and improve the internal layout and continue the life of this period family home with a layout more suitable to modern family living.

The additions remains subservient to the existing house and do not dominate the existing form, allowing the existing shape of the original dwelling to be appreciated. The use of traditional and sympathetic materials will tie together the existing elements of the house and create more balanced and considered elevations.

A second storey built over the existing single storey extension will have no impact on the neighbours as this house already has a two storey side extension. Additionally, although the proposal is to increase the height of the extension to the front of the house, the side extension reduces to a single storey height to the rear.

There are no issues with overlooking to the rear as the plot backs on to a single storey commercial property.

5 Accessibility Requirements

Although as an existing structure, the extended house cannot fully comply with the requirements of modern DDA legislation for new houses. The existing WC provision to the ground floor will be retained and improved.

6 Conclusion

The extensions and the partial rendering of the house have been carefully considered to suit the period and scale of the original existing house and will have a limited impact on the street scene and setting while taking cues from the design and detailing of the existing house.

The proposals enhance the appearance and internal layout of the house and ensure that it will continue to be used as a family home and valued for many years to come.