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Design and Access Statement

Two storey rear and side extension and loft extension

*422 Mauldeth Road
West Chorlton cum Hardy,
M21 7RA*

*Architecture,
Design and Planning*



Introduction

Aerial photo



This planning application is for a rear, side and loft extension of an existing semi detached house on the site of 422 Mauldeth Road.

The existing plan of the house has a traditional layout with front and rear rooms and a small kitchen. Whilst the front room is well used the rear is seldom used due to its deep and narrow layout and north facing orientation. The kitchen is a galley type, which is small and narrow and has little relationship with the rest of the house, certainly with the dining room. The house also lacks any real storage or a downstairs WC.

Upstairs, the house has three bedrooms and a small bathroom, the third bedroom is a small box type room to the rear; currently this also doubles as a home office. The other two rooms are a standard double.

The existing roof tiles according to the survey carried out when the client was buying the property require replacing. Sooner rather than later, there may also be a need to replace some of the structure. There is also an existing garage to the rear mainly constructed using asbestos that the client wishes to demolish and remove.

These issues have formed the basis of our proposals. We also plan, where possible, re-use some of the existing bricks to the new facade. We also hope to upgrade the thermal qualities of the new extension and existing house.

Site photographs

External photos No 422



1.



2.



3.



4.



5.

No 424 External photos showing new extension



6.



7.



A.



B.



C.

Planning History

Aerial photo



Whilst the site has no planning history, there have been a number of similar application made along Mauldeth Road:

Ref No: 094666/FH/2010 – 438 Mauldeth Road

Ref. No: 105050/FH/2014 – 428 Mauldeth Road

Ref. No: 120202/FH/2018 – 424 Mauldeth Road

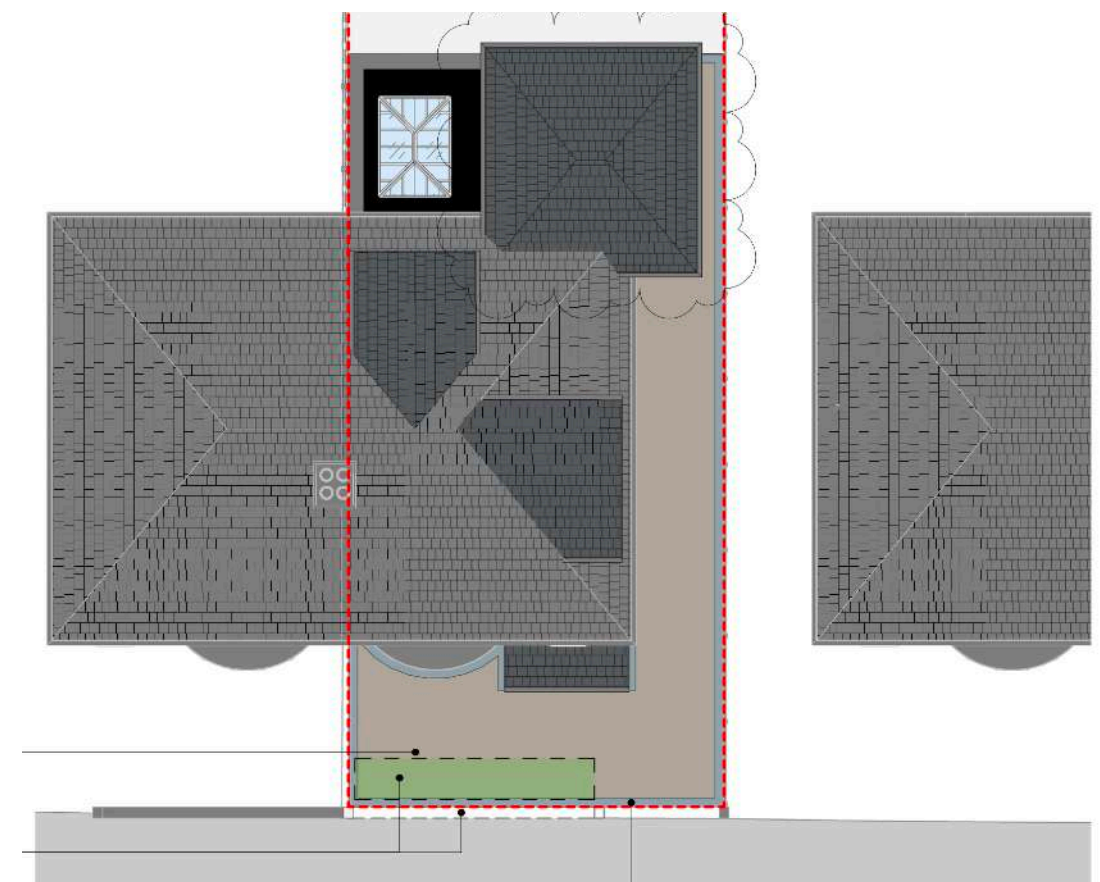
Ref. No: 132922/FH/2022 – 408 Mauldeth Road

The neighbour at No 424 (Next door) has in the past couple of years completed their own similar development.

No 426

No 424

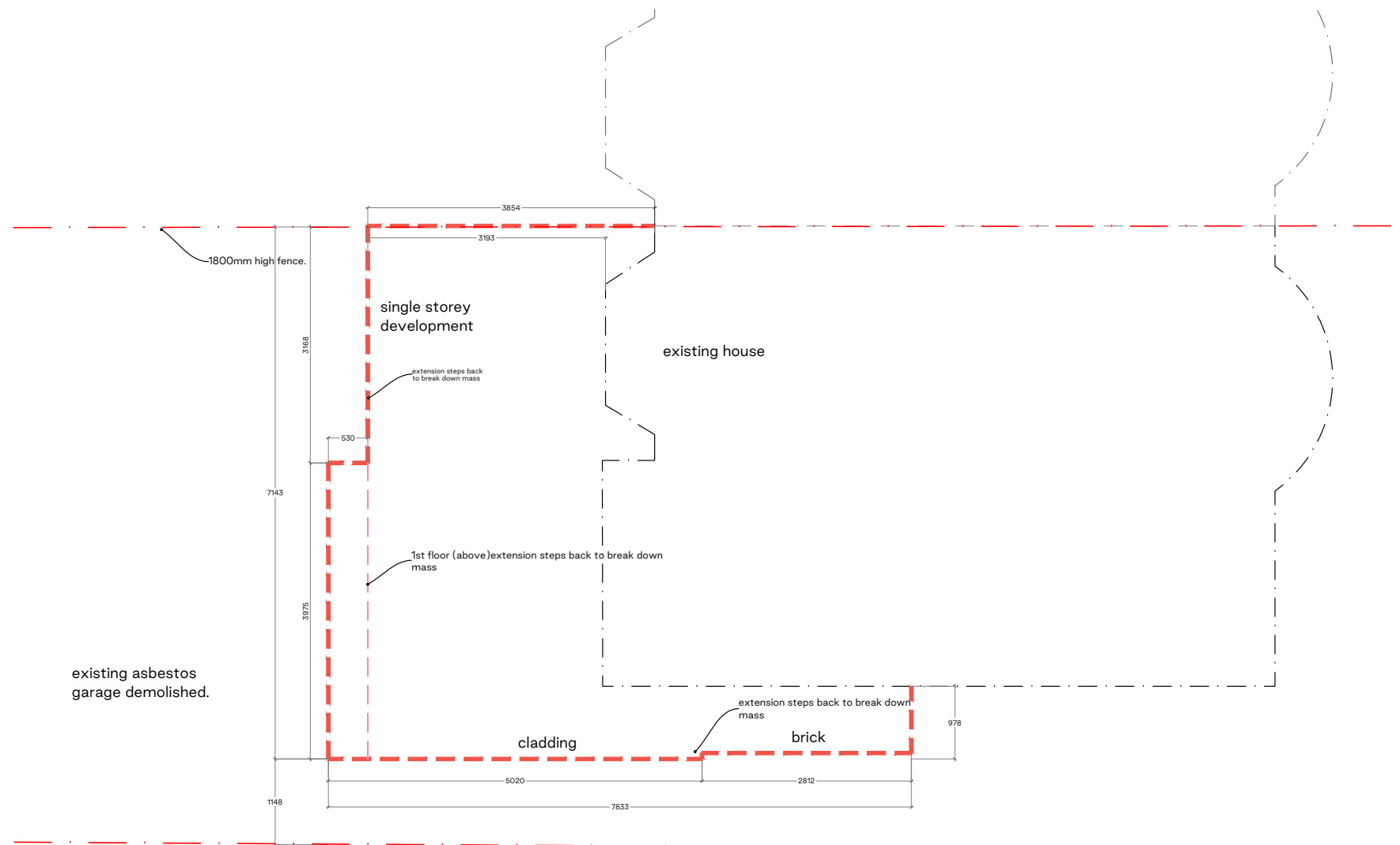
No 422



Site plan – Ref. No: 120202/FH/2018 – 424 Mauldeth Road

Site strategy + Proposals

Site diagram



The site strategy involves:

Demolition of the existing garage and ground floor bays.

Maintain side access for refuse.

New fence at 1800mm high from FFL

Extending existing hardstanding to allow access to the garden.

Proposals + massing

Massing strategy:

The proposed massing involves a 2 storey flat roof component with loft extension. A roof is flat is used rather than pitched because it reduces the visual impact. During concept stage it was viewed that the neighbouring extension at No 424 created an overly complicated mass to the roof. The flat roof also allows first floor windows on the north elevation of the extension improving daylight for clients.

Erection of a new single storey ground floor component (matching the neighbouring extension at No 424) stepping back part of this projection nearest to No 420 to reduce the overall massing of the ground floor component.

Extend the side ground floor component to allow a utility and shower room. This is to allow elderly parents to stay over when visiting.

The first floor component matches the footprint at ground floor, but steps away from No 420 by 3.1m and steps back from the rear 5.m, again to reduce the overall mass of the first floor component. This configuration allows for a family bathroom and a slightly bigger bedroom to the rear. Currently the bathroom is spilt between a separate WC and bathroom.

At roof level the existing hipped gable is extended to allow access in the loft area, this also creates a cleaner roof line rather than adding a small dormer configuration which would look out of place. The loft extension is a simple projection allowing a new bedroom and WC.

The materials employed are a matching brick (re-used) these are in a stretcher stack bond and bookend the cladding at ground floor. Ecopscape Silver Birch Composite Slatted Cladding (at ground floor + first floor) and Midnight Composite Slatted Cladding for the gable end and loft extension, both laid vertically. It was felt that a two story brick extension would be too dominant given No 424 has recently built their extension out of brick.

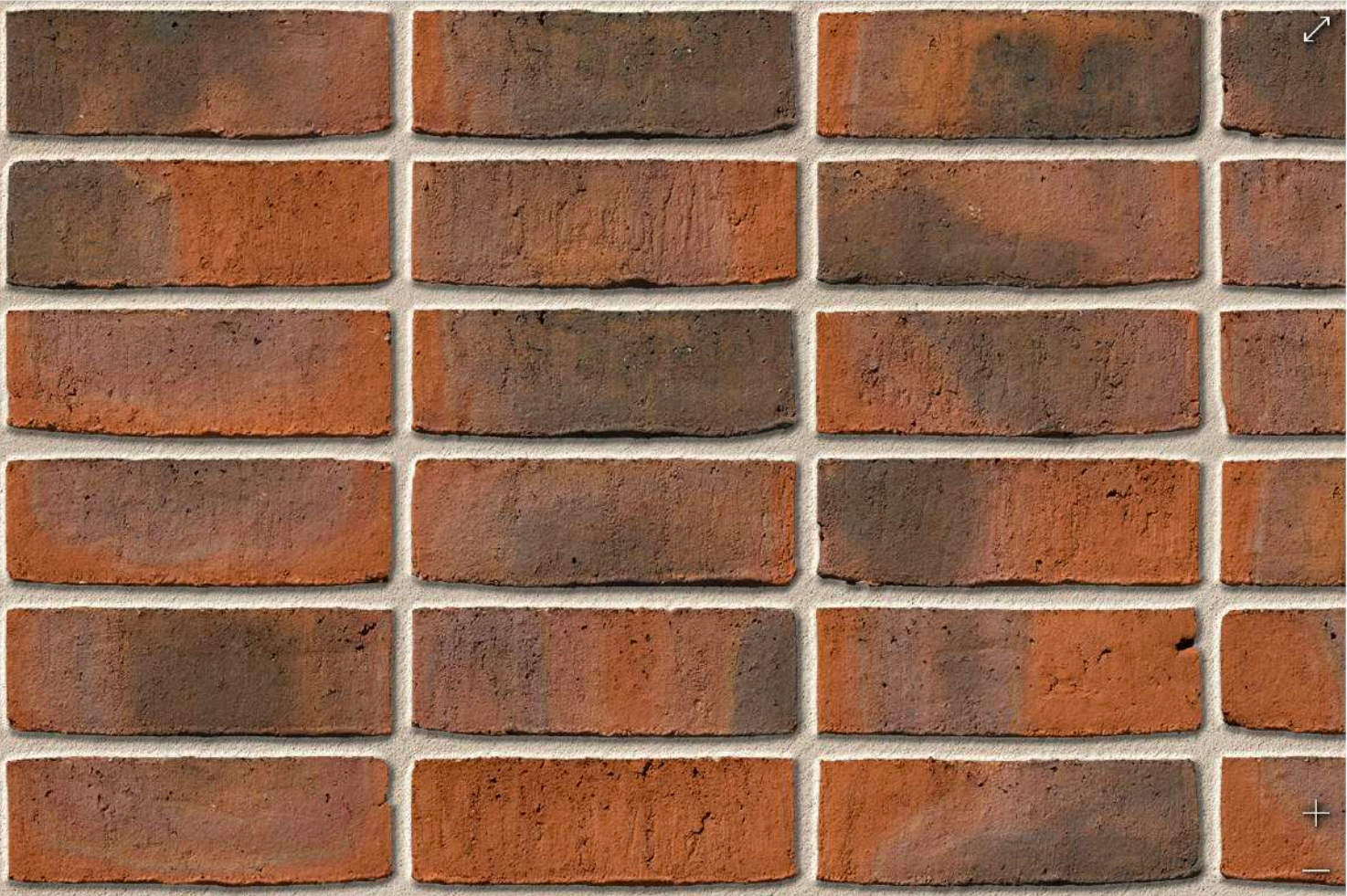
Rear elevation



Proposed materials

Ibstock brick –

The existing brick that is demolished will be re-used where possible.



Back to Search

Birtley Olde English 73mm

C2602A

Layout

Stretcher

Stack

Flemish

English

Stretcher

Header

0°

90°

Mortar

Black

Dark Grey

Med Grey

Light Grey

White

Light Buff

Med Buff

Dark Buff

6mm

8mm

10mm

12mm

TECHNICAL DATA

SPEC CLAUSES

IBSTOCK CE MARKING

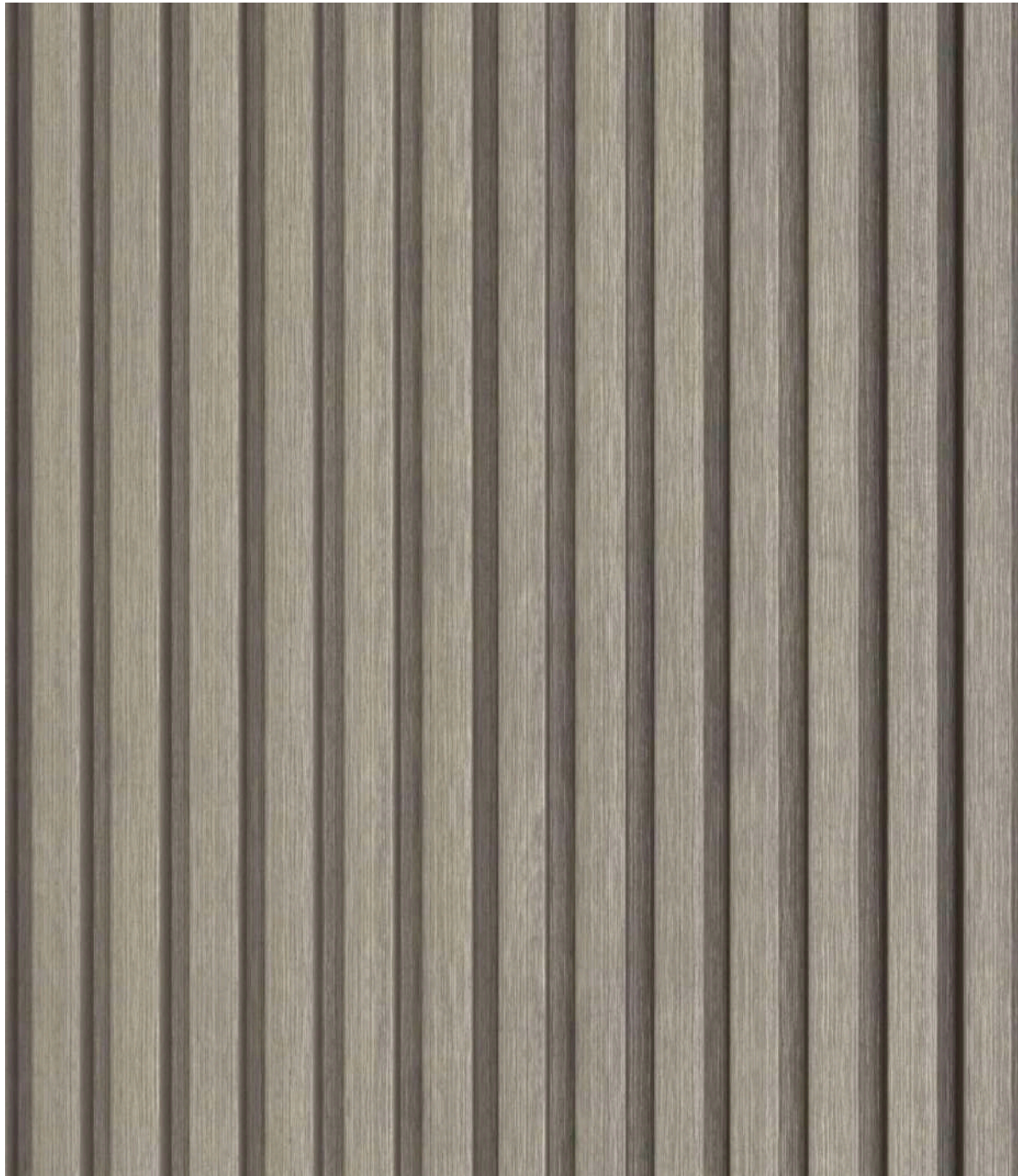
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Brick Code: C2602A Brick Name: Birtley Olde English 73mm

Proposed materials



Ecoscape cladding –

Silver Birch Composite Slatted Cladding Board



Proposed materials



Ecoscape cladding –

Silver Birch Composite Slatted Cladding Board



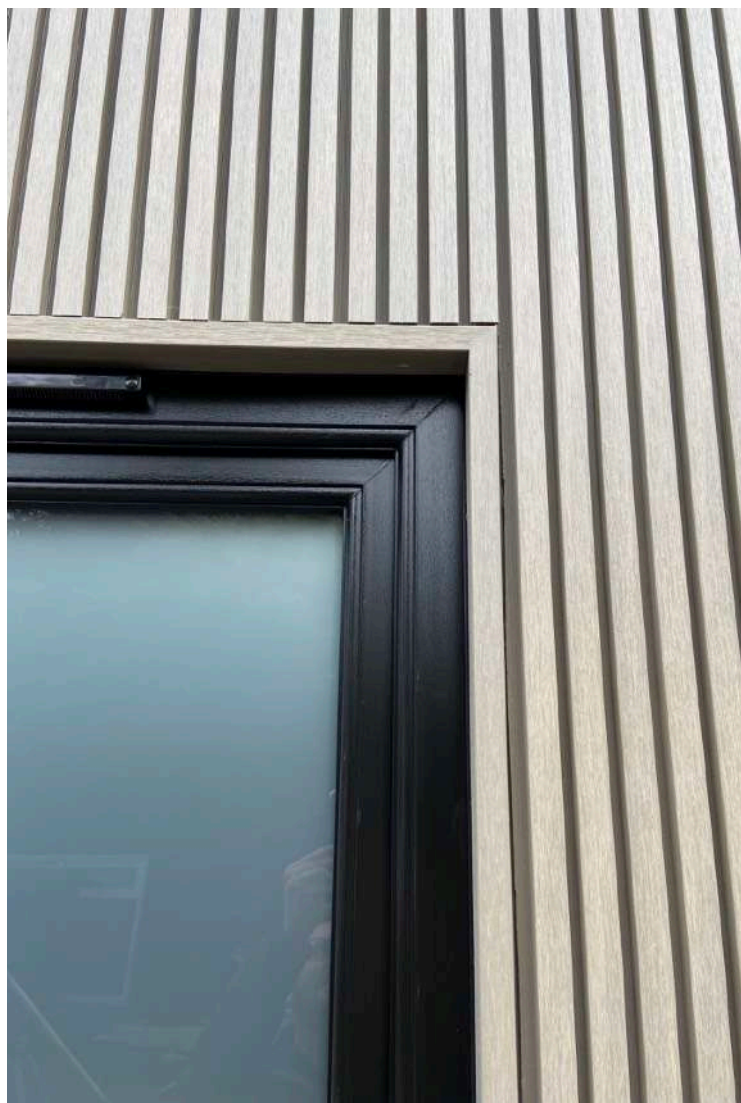
Proposed materials



Aluminium windows and doors –
RAL 6002 Leaf green



Precedent materials



Proposed 3d views



Proposed 3d views



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422 Mauldeth Road West

Proposed 3d views



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422 Mauldeth Road West

Summary

Concept 3D View of the rear extension



This planning application is for the extension of an exiting semi detached house.

As noted in the introduction, the existing house is outdated, visually poor and lacks any real relationship for the users.

The proposal matches other applications along the street in size and massing but in a more sympathetic way to the existing house through the choice of materials.

The design also provides an opportunity to provide a building which has a better relationship with the clients and how they use their home, creating a better balance of work and life.