

Proposed two-storey side and rear extension
with a roof renovation
200 Wythenshawe Road
Manchester

KR825-E-01/CHK
5th January 2023

DESIGN & ACCESS STATEMENT

1.0 USE

The existing building is a two-storey, four-bedroom detached dwelling house located on Wythenshawe Road, a well-established residential street in Wythenshawe.

2.0 THE SITE

The site is a long rectangular plot with a south-facing front elevation that consists of a front driveway, grassed front garden, a detached four-bedroom dwelling house, and a long rear garden, mostly grassed with a group of trees at the northern boundary.

3.0 Existing & proposed accommodation

The existing dwelling is constructed with brickwork and rosemary clay roof tiles. Existing ground floor accommodation include a lounge, a study, an open-plan kitchen and dining with an existing garage (currently used as a home gym and storage) and WC. First floor has 1no. master bedroom with en-suite, 1no. double bedroom, a single bedroom, a bedroom/study and a family bathroom.

The property has been maintained in a good condition, but, with a growing young family, the proposal is looking to expand to provide adequate accommodation and support a working-from-home lifestyle.

The proposal will introduce a new study, utility room, gym, and WC on the ground floor, and an additional bedroom with walk-in wardrobe and en-suite on the first floor.

4.0 LAYOUT

The proposal looks to construct a new study, utility room, gym, and WC on the ground floor by infilling an unused area to the rear of the garage. The new study will extend 1.5m beyond the existing rear building line (the extension will be constructed over a section of existing patio). A first-floor extension above this will provide an additional bedroom with walk-in wardrobe and en-suite.

The proposed two-storey infill and rear extension will also include a partial roof renovation to make the proposal more coherent with the existing building structure.

Ground Floor

The existing ground floor layout will be mostly retained apart from converting the garage to a gym and the proposed infill which will provide a new study room, utility room and WC.

First Floor

The new ground-floor study will allow the bedroom/study on the first floor to revert to its intended purpose. This will help to maintain a separation between workspace and bedroom space. The addition of a new larger master bedroom will offer the growing family good bedroom space and provide guest rooms for family visits.

The full roof renovation will build over the existing flat roof and incorporate the extension into one single-pitched roof design.

5.0 DESIGN

The front elevation will be mostly retained. The existing garage opening will be replaced by brickwork and a new window. The first-floor extension and new roof will be hipped to the side boundary, providing a balanced outlook and symmetry to the property.

The rear of the property will benefit from a two-storey extension in matching brickwork. French doors will provide an enhanced connection between the rear garden and interior of the property.

A Juliet balcony to the new Bedroom 5 will provide an attractive feature to the rear elevation, as well as providing ample natural lighting to the new bedroom.

6.0 LANDSCAPE

The front garden and driveway will be retained.

The rear garden will be retained and landscaped to the new patio door to the study room.

7.0 ACCESS

Vehicular access to the property will remain unchanged, using the existing dropped kerbs on Wythenshawe Road.

Pedestrian access will remain unaltered.

8.0 REFUSE RECYCLING

An enclosed bin store will be provided to the front of the dwelling by the side boundary.

9.0 SUMMARY

This proposal upgrades the existing dwelling house and brings it in line with neighbouring properties in terms of style and massing.

The proposal will enable a growing family to enjoy their home for many years to come. The changes will meet their needs both in terms of additional bedroom and living space, and an increasing need for home-working space.