

Design & Access Statement

62 Cavendish Road

Prepared by Lechler Hayes Architects on behalf of Oli & Tara Atkinson

30.01.23

Lechler Hayes Architects
The Coach House, 4a Grange Park Road, Cheadle, SK8 1HQ



INTRODUCTION

The project brief to LHA was to explore options to extend the property to achieve the following objectives:

- Expand the living and dining area and create a connection between these spaces and the children's play area.
- Provide an additional bedroom to suit the needs of their growing family.
- Increase the size of the hallway to provide additional storage and space for a bicycle.
- In terms of style and appearance the preference was for a contemporary aesthetic but retaining period features internally and externally.

As the property is at the end of the terrace there is potential to extend out to the side to create the additional space required to meet the brief.



SITE

Located close to the centre of West Didsbury village on the corner of the junction of Cavendish Road and Buxton Avenue.

The property is close to, but not within the Albert Park Conservation Area and is not listed.

PROPERTY

The house is a brick built 4 Bedroom end of terrace house on a corner plot. A rear dormer loft extension has been constructed previously under permitted development.

The property has a garden which wraps around the house linking the front and rear gardens. The front garden includes a driveway for one vehicle.

The roof is blue slate, existing windows are white upvc, and rainwater goods are black upvc mounted on black painted timber fascias.

There is a two-storey outrigger that accommodates the kitchen at ground floor and a bathroom and small bedroom at first floor.



EXISTING PLANS

GROUND FLOOR

The existing wall separating the Lounge and Dining Room has been opened up to link the two rooms.

The kitchen has been re-modelled to create a peninsula worktop arrangement.

The kitchen contains the washing machine, tumble dryer, and boiler. Bi-fold doors have been installed leading out to the rear garden.

FIRST FLOOR

A new stair has been installed above the existing stair to provide access to the loft extension on the second floor.

The first floor bay window roof is clay tile and extends across the full width of the front elevation to provide shelter to the front door.

SECOND FLOOR

A loft conversion with rear dormer provides an additional bedroom and shower room.

ROOF

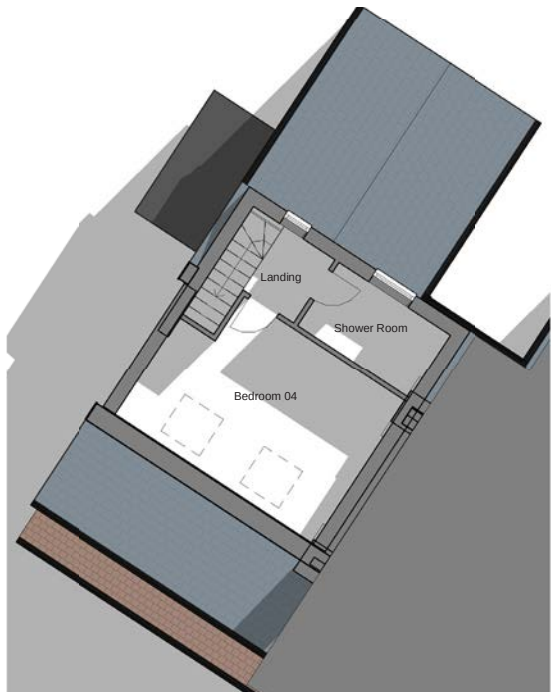
The roof is blue slate with 2 brick chimneys.



GROUND FLOOR PLAN - EXISTING



FIRST FLOOR PLAN - EXISTING



SECOND FLOOR PLAN - EXISTING

PROPOSED PLANS - GROUND FLOOR

The kitchen is increased in area by extending out east and west to provide space for a dining table located next to a new corner window and a pantry. A side return extension fills in the garden space to the NE of the property which would have a glazed roof and a new window overlooking the garden.

A new internal opening is proposed to connect the kitchen to the former dining room which would be re-purposed as a play room. The existing bi-fold doors opening onto the garden would be retained.

The hall is widened to create a boot room space with potential for cycle storage and coat cupboard. A new WC has been provided off the hall to replace the existing WC which was under the stairs. A new window is proposed to the WC which would have privacy glazing to the lower pane.

A dedicated Utility Room would house the washing machine and tumble dryer with access from the hall. A new window and external door are proposed to this room on the west elevation.

The hedge that grows along the western boundary would be pruned back to allow for access between the front and rear gardens.



GROUND FLOOR PLAN - PROPOSED



CGI SHOWING INTERIOR VIEW FROM PLAY ROOM/SNUG LOOKING TOWARDS THE KITCHEN/DINING AREA



CGI SHOWING INTERIOR VIEW FROM DINING TABLE LOOKING TOWARDS THE KITCHEN

PROPOSED PLANS - UPPER FLOORS

FIRST FLOOR

The bathroom is moved into the side extension and sits above the Utility Room. South-west facing skylights and a window on the West Elevation provide natural light and ventilation.

An additional bedroom is proposed by reconfiguring the plan at the north end of the property. This bedroom would benefit from two new windows facing north and west with opportunities for a window seat.

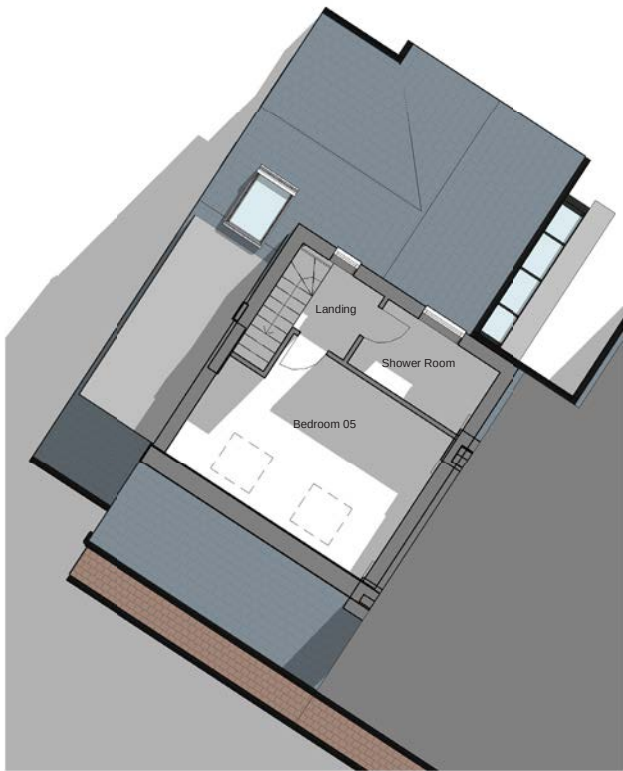
A new en-suite shower room is proposed off the master bedroom (Bedroom 01) which would be housed within a new dormer. A new window is proposed to the en-suite which would have privacy glazing to the lower pane.

SECOND FLOOR

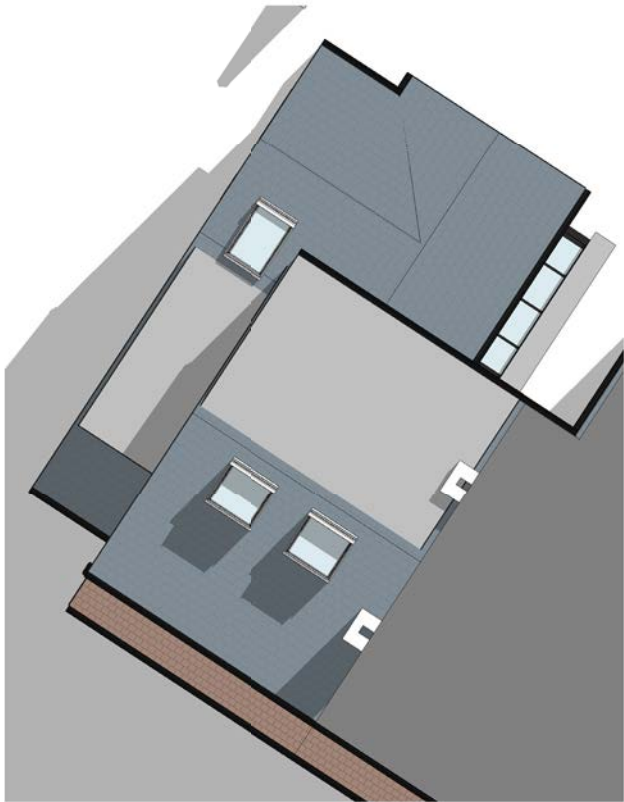
No change is proposed to the second floor or roof.



FIRST FLOOR PLAN - PROPOSED



SECOND FLOOR PLAN - PROPOSED



ROOF PLAN - PROPOSED

SOUTH ELEVATION (FRONT)

The height of the side extension has been set below the ridge line of the existing terrace to reduce the sense of scale.

New windows to the Ground Floor WC and First Floor En-Suite have been sized to relate to the proportions of the existing windows.



SOUTH ELEVATION - EXISTING

PROPOSED EXTENSION HEIGHT SET BELOW THE
MAIN TERRACE RIDGE LINE

LOWER PANE OF NEW FIRST FLOOR EN-SUITE
WINDOW TO BE PRIVACY GLASS

LOWER PANE OF NEW GROUND FLOOR WC
WINDOW TO BE PRIVACY GLASS



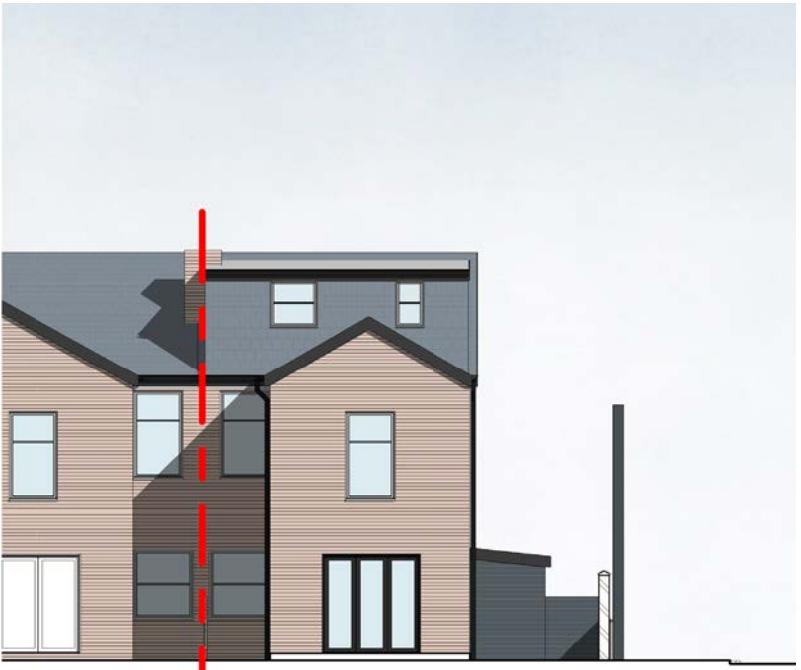
SOUTH ELEVATION - PROPOSED

NORTH ELEVATION (REAR)

The side extension responds to the lower height of the existing outrigger roof and creates a cross gable roof form with the new ridge running perpendicular to the existing ridge line.

The side return has been infilled with a single storey extension to reduce the impact on the neighbouring property and create additional space at ground floor.

A new corner window is proposed at ground floor to improve daylighting and views out. New windows to the First Floor bedroom have been sized to relate to the proportions of the existing windows.



NORTH ELEVATION - EXISTING

SIDE RETURN EXTENSION



NORTH ELEVATION - PROPOSED

WEST ELEVATION (SIDE)

A new window and a secondary entrance door is provided to the west elevation which opens into the Utility Room.

A new corner window is proposed at ground floor which faces north and west and will provide good levels of daylighting.

New windows to the First Floor bedroom and bathroom have been sized to relate to the proportions of the existing windows.

The asymmetrical roof form proposed on the new gable is reminiscent of gable walls found in existing houses in the conservation area.



WEST ELEVATION - EXISTING

PROPOSED NEW RIDGE LINE RESPONDS TO THE HEIGHT OF THE EXISTING OUTRIGGER ROOF

EXISTING OUTRIGGER ROOF

FEATURE BRICKWORK DETAIL BETWEEN WINDOWS WITH ALTERNATING RECESSED COURSES TO CREATE HORIZONTAL 'BANDS'

CORNER WINDOW



WEST ELEVATION - PROPOSED

BRICK DETAILING INSPIRATION

The proposed brick detail proposed on the West Elevation is intended as a contemporary interpretation of the brick banding that is a common theme on houses in the nearby Albert Conservation Area, particularly on gable walls.



SKETCH CGI 01

View of SW corner showing proposed side extension.



SKETCH CGI 02

View of Side (West) Elevation showing proposed side extension with feature brick detailing.



IMPACT ON NEIGHBOURING PROPERTIES

Proposed glazed openings are indicated to the side, front and rear elevations.

The new windows to the South (Front) Elevation are both non-habitable rooms and face onto Cavendish Road which has a separation of over 30m to the building opposite.

The new windows to the North (Rear) Elevation face onto the garden at Ground Floor and look up Buxton Avenue at First floor or face onto the blank gable wall of No.2 Buxton Avenue at an oblique angle.

The new windows to the West (Side) Elevation face onto Buxton Avenue. At ground floor the brick wall and hedge along the boundary provide a degree of privacy. At first floor there is a separation distance of over 18m to the windows in the dormer of No. 64 Cavendish Road opposite.

Based on the above we consider the impact on neighbouring properties to be minimal.

ACCESS & PARKING

No change is proposed to the existing driveway or vehicle access point.

FLOOD RISK

The site is located within Flood Zone 1. A flood risk assessment is therefore not required.

ENVIRONMENTAL IMPACT

The proposed extension will be built to meet current Building Regulation standards.

DRAINAGE

New underground drainage will be connected into the existing system. The existing above ground services will be modified and new rainwater goods and foul drainage installed as required.



PROPOSED SITE PLAN SHOWING SEPARATION DISTANCES

CONCLUSION

The proposed extension would turn the existing property from a 4-bed/2-bathroom home into a 5-bedroom/3-bathroom family home with good quality living space. The proposed extension has been designed to create new visual connections with the garden spaces and improve the levels of daylighting.

Although situated outside the boundary, the ambition of the proposed extension design is rooted in the Conservation Area. The design takes cues from the materials, form and detailing of nearby houses in the surrounding area but remains contemporary through the application and detailing.

In summary it is considered that the principle of part single/part two storey extension should be considered as acceptable.

