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Design & Access Statement

1846 53 Atwood Road, Didsbury

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

1846.L01 Location Plan

Existing drawings:

1846.EX01 Existing Site Plan

1846.EX02 Existing Plans

1846.EX03 Existing Elevations

Proposed drawings:

1846.PL01 Proposed Site Plan

1846.PL02 Proposed Plans

1846.PL03 Proposed Elevations

The Applicant seeks planning permission for:

- single storey rear extensions and internal modifications to an existing end terrace house
- modifications to the front boundary wall to create a driveway



Existing house street frontage showing side alley

53 Atwood Road is located in Didsbury on an established residential street near to the centre of the town. The house is an end terrace with an alley to the side and to the rear serving it and the neighbouring properties.

There is currently a front garden which is in a poor condition with a small pedestrian gate which provides access within an unstable low red brick wall with red masonry coping and assumed original stone gate posts. The wall continues to the side and rear boundary although the style of coping changes from that at the front boundary.

The house is constructed with a smooth red brick to the front with decorative dentil/corbeling type coursing above the upper windows of the principle elevation. Over the ground floor windows there are buff coloured bricks arranged in a feature diamond shape. There are echoes of this shape in the roof slates to the porch and this slate finish is continued to the gable. There is also brick and stone detailing over the windows and doors.

At the side the brick changes to a more common type and this continues to the rear of the house and boundary wall.

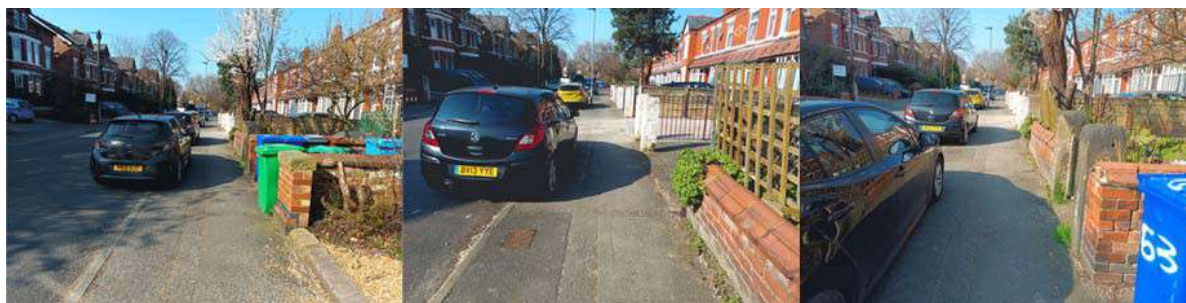


Existing house showing the side, existing outrigger, the existing gate access and boundary wall

The original windows to the main house have been replaced with uPVC frames.

To the rear there is an original two storey outrigger and a single storey brick storage shed.

Existing street parking



View to the west of Atwood Road showing parking condition

Currently the applicant parks on the road, contributing to a compact parking condition.

3 The Proposals

The proposed works comprise:

- Two single storey rear extensions are designed to increase the living accommodation to the ground floor and remove the existing unsightly single storey storage shed. The materials will be render and high quality facing brick with details which are inspired by the decorative detailing of the original house. The roof will include large roof lights to allow more natural light into the house.
- Alterations to the existing front wall of the house and removal of a low quality tree (ref T2) to create a new vehicular access which will take parking off the street. The existing gateposts will be retained and the existing hardstanding will be replaced with permeable driveway paving. To the side boundary, an existing gap will be in-filled with a section of wall to match the existing original wall and a new gated entry will be created.

4 Form, Scale and Design

The proposed extensions are minor in nature and are not out of scale with the house or plot. The proposals have been carefully considered and will improve both the external appearance and the internal layout, providing a better connection between the internal and external spaces and continuing the life of this period family home with a layout more suitable to modern family living.

As the extension is single storey and set back significantly from the principle elevation and is in keeping with the size of the plot. The additions remains subservient to the existing house and do not dominate the existing form, allowing the shape of the original dwelling as well as the original block of terraced houses to still be appreciated.

The use of traditional and sympathetic materials will enhance the existing house and the use of decorative detailing will tie the new additions to the original design, creating balanced and considered elevations.

5 Accessibility Requirements

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

6 Conclusion

The rear extensions have been carefully considered and designed to suit the period and be in keeping with the character and scale of the original existing house, taking cues from the design and detailing of the existing house as well as the other surrounding houses on the street will have a limited impact on the street scene and setting.

The proposals enhance the appearance and internal layout of the house and ensure that it will continue to be used as a family home indefinitely.

The materials and proposed architectural details have been carefully considered to be in keeping with the character of the existing house and the alterations to the parking provision seek to improve and add benefit to the existing streetscape.