



Design Statement for Private residence 22-01 at 17 Zetland Road, Chorlton-cum-Hardy, Manchester, M21 8TJ

Basement conversion with a sunken garden to the rear elevation and alterations to the existing light well to the front elevation.

September 2022

Introduction

The following Design Statement has been prepared to supplement the planning application for the basement conversion and ground floor extension to the above private residence.

This Statement is to be read in conjunction with the planning application drawings, application forms and certificates of ownership.

The following sections will explain how the design concept for the proposal has developed, and how it promotes the application of high-quality design.

Process

The existing property is a two-storey semi-detached house with a garden to the rear and a driveway to the front. The house is located in Chorlton-cum-Hardy, Greater Manchester. The ground floor accommodation comprises of a hallway, lounge, dining area, and kitchen with access to the rear garden. Three bedrooms and a bathroom are situated on the first floor, with a cellar in the basement.

The aim of the proposed works is to provide additional living space for this growing family. The proposal includes:

- The conversion of the basement to a habitable space providing extra living space, storage, utility, and a shower to the newly located WC.
- A sunken patio area to give stepped access to the rear garden from the basement.
- Relocating the staircase to the basement in the outrigger, to create a direct connection between the main kitchen / dining and the newly converted living space at basement level.

Scale & Appearance

The original scale of the property is maintained as no extensions are being proposed. The placement and scale of the doors and windows of the basement conversion are informed by those of the existing house. Patio doors provide direct access to the proposed sunken patio area from the new family space. The existing side window to the outrigger will be extended full height to bring in more natural light into the staircase and increase visual connectivity to the sunken garden.

Using high quality materials detailed to a high specification, the proposal is complimentary to the material palette and original architecture. The design has been developed through rigorous explorations in both layout and form to achieve the best possible living space for the family, within the constraints of the existing house.



Elevations as Proposed

Materials

The materials proposed are intentionally responsive and complementary to the existing house. For the external planters, we propose to use a brick that matches the existing.

Landscaping

A sunken patio is proposed as an intermediate area between the internal family space situated in the basement conversion and the higher external garden. The current boundary, planting and walling is to be retained as part of the works.

Access/Security

Access to and around the site will remain unchanged.