

Design Statement

Rathen Road, Didsbury



The existing semi-detached property is located along Rathen Road in Didsbury. The house is of red brick construction with a slate tiled roof and white painted timber windows. To the side is an existing red brick extension with a flat conservatory style roof and windows, the existing side extension forms an odd addition disconnected from the rest of the house. Externally to the front is a driveway for two cars and to the rear a part paved part lawned garden area is set down at a lower level with steps down to an existing basement.

The primary objective of the proposal is to form an open, light kitchen lounge area to the rear of the property with greater connectivity to the garden, whilst bringing more light into the rear of the existing property and providing open circulation to a refurbished basement.

Elevation Alterations

As noted the existing extension is not well connected to the existing house. It is proposed to replace the existing extension and use this as a gym space, it will be increased in size towards to the rear of the property to act as a lounge space and at this point stepped down to rear garden level. Increasing the size of the extension will allow better connectivity as the lower lounge space will link to the gym, kitchen/dining space and open onto the garden.

The proposed extension will be of masonry construction with red facing brick to match the existing. To the head of the external walls will be a band of dark grey render echoing the dark timber boarding to the gable. The roof form is angled upwards where it meets the existing building in response to the steep gable to the front elevation, this helps maximise internal space.

The rear elevation facing the garden will be an aluminium framed glass sliding door system opening onto a raised patio.

A number of skylights are proposed along the stepped section of roof allowing increased natural light into the space.

Massing

The proposed extension is designed to slide under the eaves of the neighbouring building. The massing of the proposed extension is therefore kept at low level. The roof line does angle upward towards the junction to the existing house in a move that responds to the scale of the existing property.