

14 Abberton Road, Manchester, M20 1HU

Design and Access Statement

Description

The existing house is a two-storey semi-detached property on Abberton Road, West Didsbury. The original house dates from the 1940s and has subsequently been converted into a house of multiple occupancy (HMO) providing six bedrooms. A two-storey extension with a single storey section has been added to the rear of the property over time. The external façade of the existing building has been constructed using a mixture of smooth engineering brickwork, stock brick and render with a roof consisting of modern concrete tiles. There is also a garage to the rear of the property constructed from brick and a tiled roof which is visible from the street. The property has one car parking space and no dedicated bin store area.

The house is in an area consisting of a high proportion of apartments and houses of multiple occupation due to its proximity to the centre of the popular West Didsbury area.

Existing Use

The existing house of multiple occupancy has a lounge, kitchen diner, bathroom and two bedrooms to the ground floor with one of the bedrooms accessed directly from the kitchen. The first floor has four bedrooms, a WC and a bathroom. There is a small lawn and driveway to the front for one car, an underused concrete area to the side and a lawn to the rear of the property.

Proposed Scheme

The proposed scheme is to improve the house of multiple occupancy by moving the undesirable bedroom accessed from the kitchen to the loft and to create a new two bed three-person apartment to the rear of the property. This is achieved by demolishing the garage and extending the house into the under utilised areas of external space; the concreted area to the side of the property towards the rear and into the overshadowed area of garden to the west of the site.

Layout

By making the changes described in the section above a single storey extension accommodates an apartment meeting the requirements of the Nationally Described Space Standards for a two bed apartment. Within the HMO a staircase is proposed from the first floor to access an ensuite bedroom within the loft dormer extension. By providing the dormer extension the house of multiple occupancy remains as a six person HMO.

Landscape

The site is to be landscaped to provide a communal garden at the rear of the property, a garden to the side for the apartment and three off street parking spaces at the front. Two parking spaces are provided for the HMO and one parking space for the apartment. The dropped kerb is to be extended to facilitate the off street parking. The garden to the rear is improved by demolishing the garage which is currently situated in the most desirable part of the garden to the east of the site. The

removal of the garage opens up the full width of the garden to the rear creating a more useable outdoor space and also opening up the garden to more light coming from East. Two dedicated bin stores are also provided within the site to house the waste requirements as outlined in the GD04 Waste Storage Guidance.

Appearance

The extension has been designed with the original garage and house design in mind. Bricks and roof tiles are proposed for the extension to match with the existing house and the massing of the extension has been designed to provide a similar street appearance to the original garage.

The highest point of the proposed extension roof is also lower than the ridge of the existing single storey element to the rear.

The proposed rear roof dormer is located behind the highest point of the roof and is therefore not visible on the front elevation of the house. The dormer is to be clad in tiles which match the existing roof to also remain in keeping with the existing roof. A small rooflight is proposed on the roof which is visible on the side elevation.

The existing elevations will be upgraded with new windows and doors, new through coloured render and repointed where required.