
Architecture Unknown?

7 Brayton Avenue, Didsbury, M20 5LP
Design and Access Statement

March 2026

Revision: A

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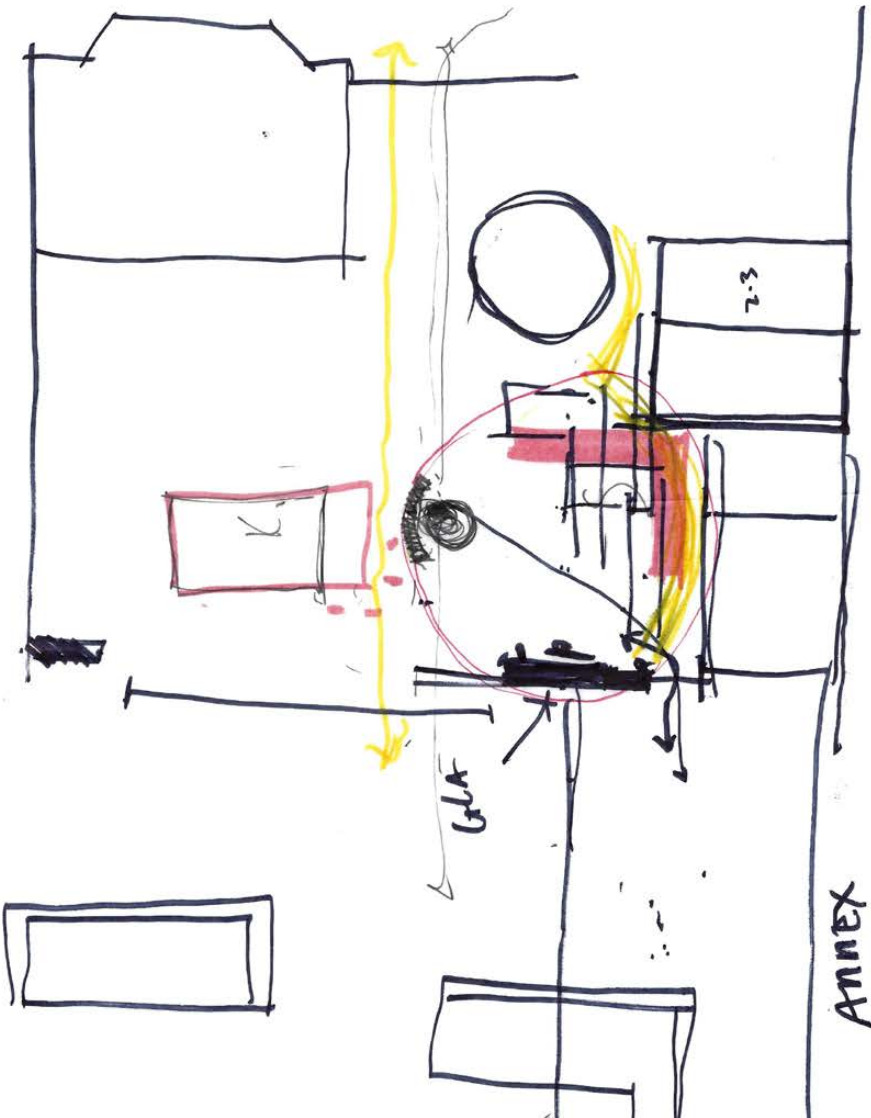
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Key Information

Client: Soraya Gill
Address: 7 Brayton Ave, Didsbury, Manchester M20 5LP



Concept Sketch



Introduction

Statement of Intent

This Design and Access Statement has been prepared by Architecture Unknown Ltd to support the Planning Application of the extension and renovation of **7 Brayton Avenue, Didsbury, M20 5LP** project on behalf of Soraya Gill

This report explains and justifies the overall design of the proposals and the relationship with the host dwelling and wider area. The report also provides justification that the proposals are in keeping with the wider local plan. The proposals have been developed drawing inspiration and design themes from the existing building, including features, materials, and design influences. Having considered all aspects of the proposals in depth, the report concludes that there are no grounds to reject the application and consequently it should be approved.

Proposal

The proposed works to 7 Brayton Avenue represent a sophisticated synthesis of heritage and modern living, centred on an in-depth understanding of the client’s lifestyle and aesthetic preferences. The design predominantly comprises a ground-floor side and rear extension, alongside internal reconfigurations to provide a fluid open-plan living, dining, and kitchen area. On the first floor, the layout is reimagined to create a generous master bedroom suite and family bathroom, ensuring the property is future-proofed as a ‘lifetime home.’

While the proposal introduces an exciting architectural addition that enhances the building’s functionality, it does so with a deep respect for the area’s historic residential character. By coupling these technical improvements with a profound personal narrative, we have curated a space where modern design honours its historical context. The result is a truly unique home, meticulously crafted for a unique client.



Location Map - 7 Brayton Avenue

Context Analysis

Site Extents

Site Location

The property is located on Brayton Avenue, a quiet residential street in the sought-after suburb of Didsbury, South Manchester. The area is well-established and characterised by tree-lined roads and a mix of detached and semi-detached housing typical of the early to mid-20th century. The property lies within easy reach of Didsbury Village and local amenities, schools, and transport links, including the nearby Wilmslow Road and the M60 motorway.

Boundary Identification

7 Brayton Avenue is a semi-detached property neighbouring numbers 5 & 9 Brayton Avenue. The home sits along a street of properties of similar character. The front boundary is defined by a low brick wall providing a clear but soft separation from the street. The side and rear boundaries consist of timber fencing and conifers, offering both definition and screening between neighbouring gardens. The driveway is large enough for one car to park within the site boundary.

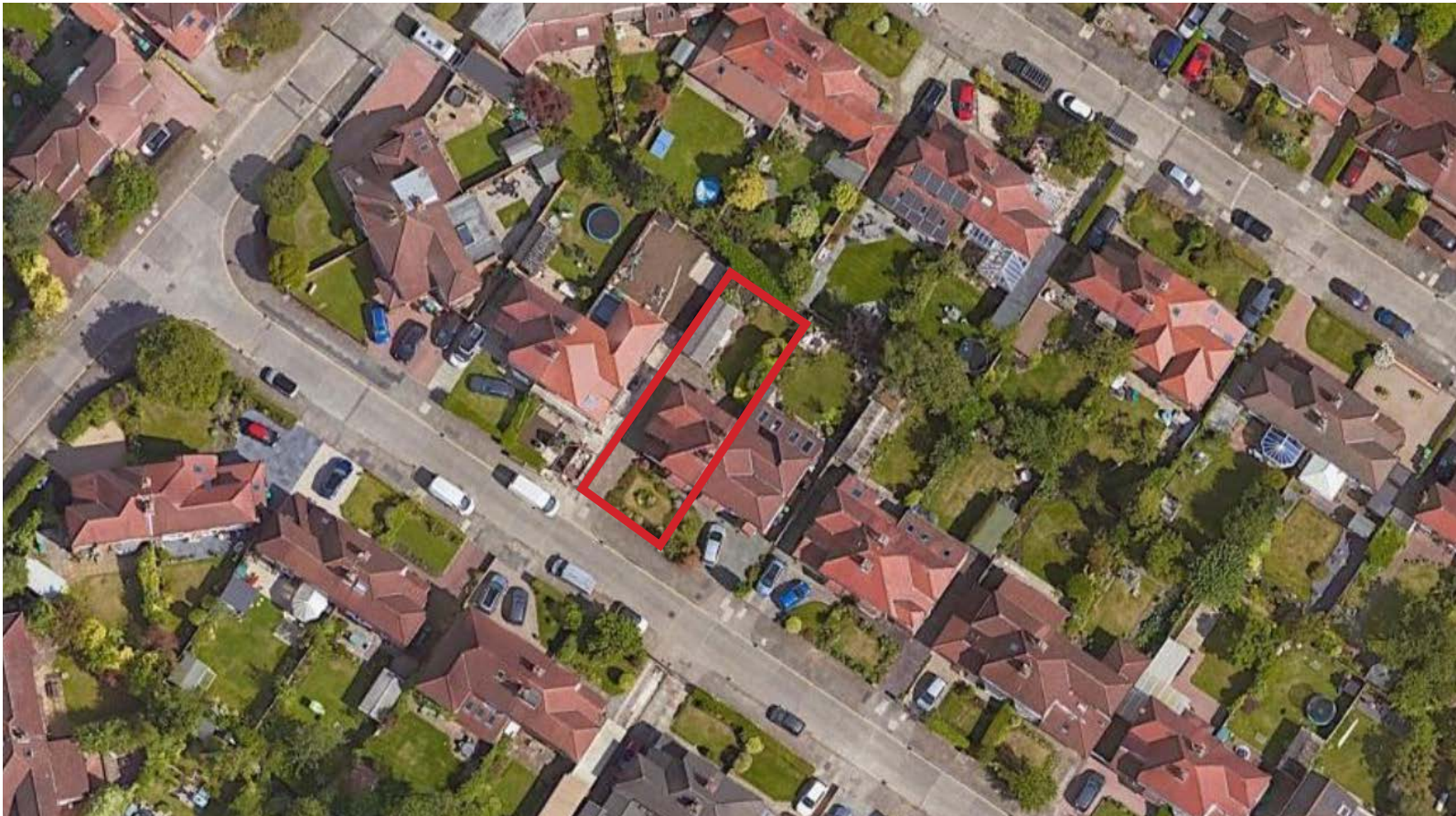
Site and Building Access Requirements

Vehicular access is straightforward from Brayton Avenue, which is a quiet residential road with on-plot parking for each property. The property benefits from a private driveway and garage, with side access leading to the rear garden. Street parking is generally unrestricted and lightly used.

External access to the rear of the property is around the side of the house, passing the garage to the left.

Dedicated bin storage is provided to the rear of the property, positioned for convenience and screened from view; these can be easily brought to the front for collection via the accessible route to the side of the extension.

The ground floor of the dwelling itself can be accessed via a porch to the front or to the rear, with an average of one step up to internal floor finish level. There is no level access entrance to this property.



Ariel View



Existing Elevations

Context Analysis

Environmental Constraints

Level Changes

There is very little external level change across the site, however the ground floor of the property sites approx. 1 step up from the external ground level. Access to the house is provided via a porch to the front and a stepped porch to the rear.

Trees

There were conifers on the rear boundary of the site (between 7 and 9 Brayton Avenue) but has been removed due to rotting.

There are no TPOs on site.

Flood Plains

The site lies within Flood Zone 1, indicating a low probability of flooding from rivers, seas, or surface water.

Adverse Ground

No obvious signs of active subsidence were noted during our site inspection.

Ecological Assessment

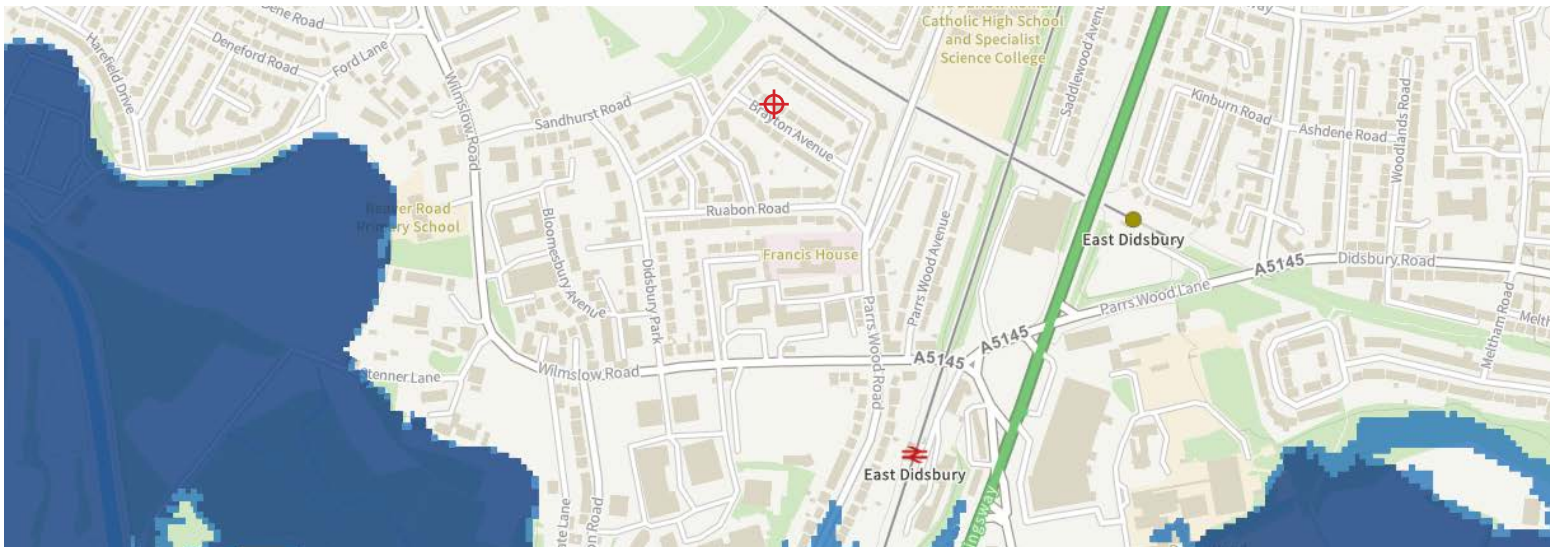
There is no need for an ecological assessment within the scope of these works.

Drainage Infrastructure

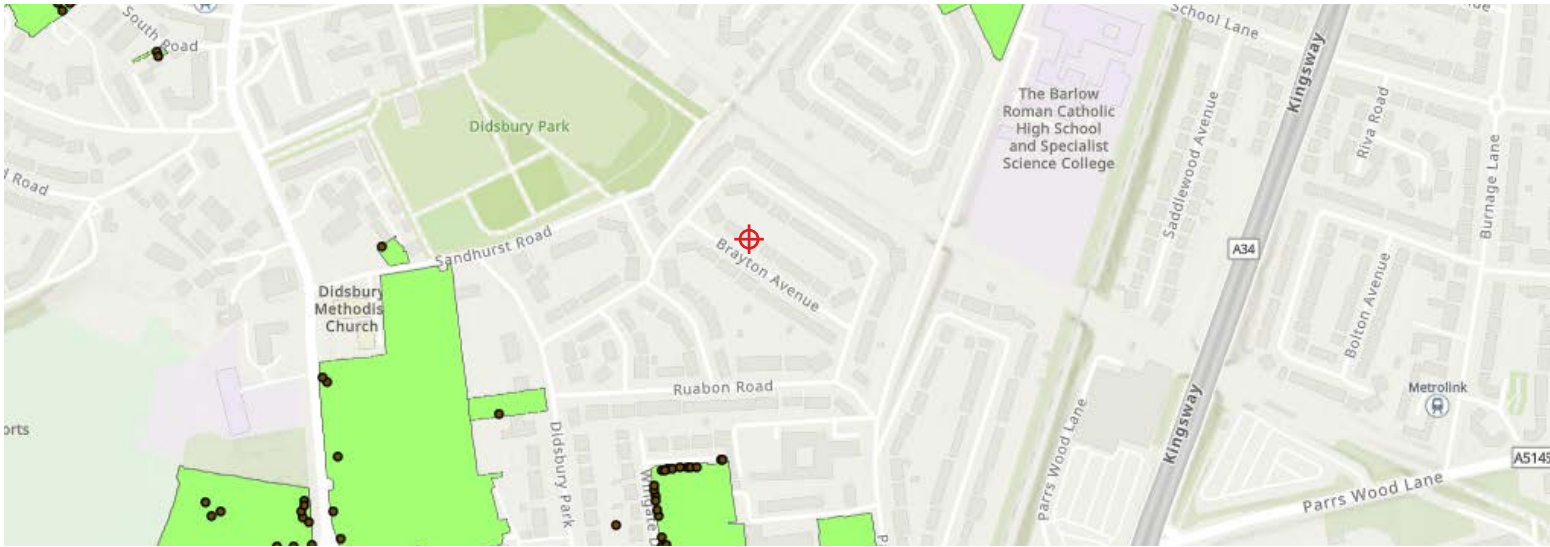
The proposals will connect into existing drainage channels and do not present an increase in demand for this site.

Built Infrastructure

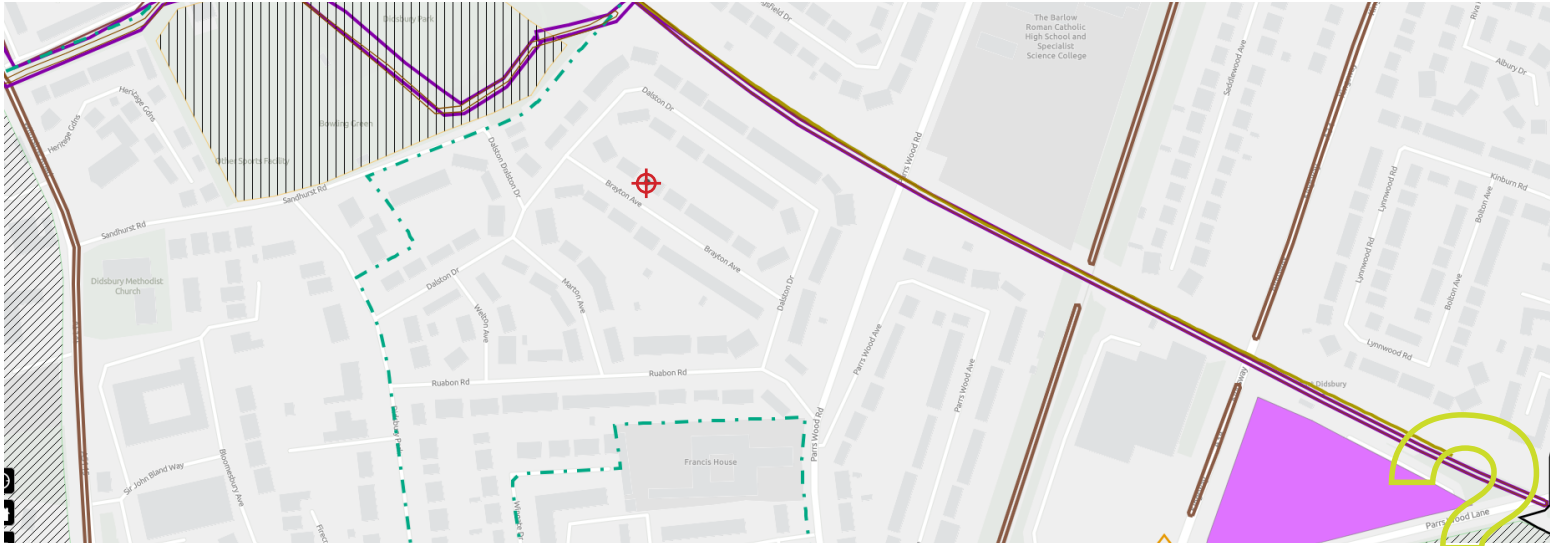
There was an existing garage on site that has been demolished due to asbestos.



Floor Risk Map - located within Flood Zone 1



Tree Preservation Order - 1no. TPO on site



Policy Map Manchester Council - No specific local policies relevant

Context Analysis

Planning Approval History

Reference	Address	Description
131448/FH/2021	4 Brayton Avenue	Erection of a part single /part two storey rear extension to form additional living accommodation
Approved October 2021		
130225/JO/2021	5 Brayton Avenue	Variation of condition number 2 (specified plans) from planning approval reference 127311/FH/2020 to allow amendments to the roof profile to form a hipped roof
Approved July 2021		
144170/FH/2025	21 Brayton Avenue	Erection of part single, part two storey side and part single, part two storey rear extension.
Awaiting Decision		
130253/FH/2021	25 Brayton Avenue	Erection of two storey front extension to provide additional living accommodation
Approved Jun 2021		
131925/FH/2021	24 Dalston Drive	Erection of a first floor front extension, part single/two storey side and rear extension following demolition of existing garage and single storey rear outrigger to form additional living accommodation
Approved Dec 2021		
140688/FH/2024	93 Dalston Drive	Erection of a part single/part two storey rear extension and a single storey front extension to form additional living accommodation
Approved Sep 2024		

Analysis

There has been a few planning applications submitted along Brayton Avenue and the surrounding area in the previous 5 years. These include the erection of single-storey front, rear and side extensions.

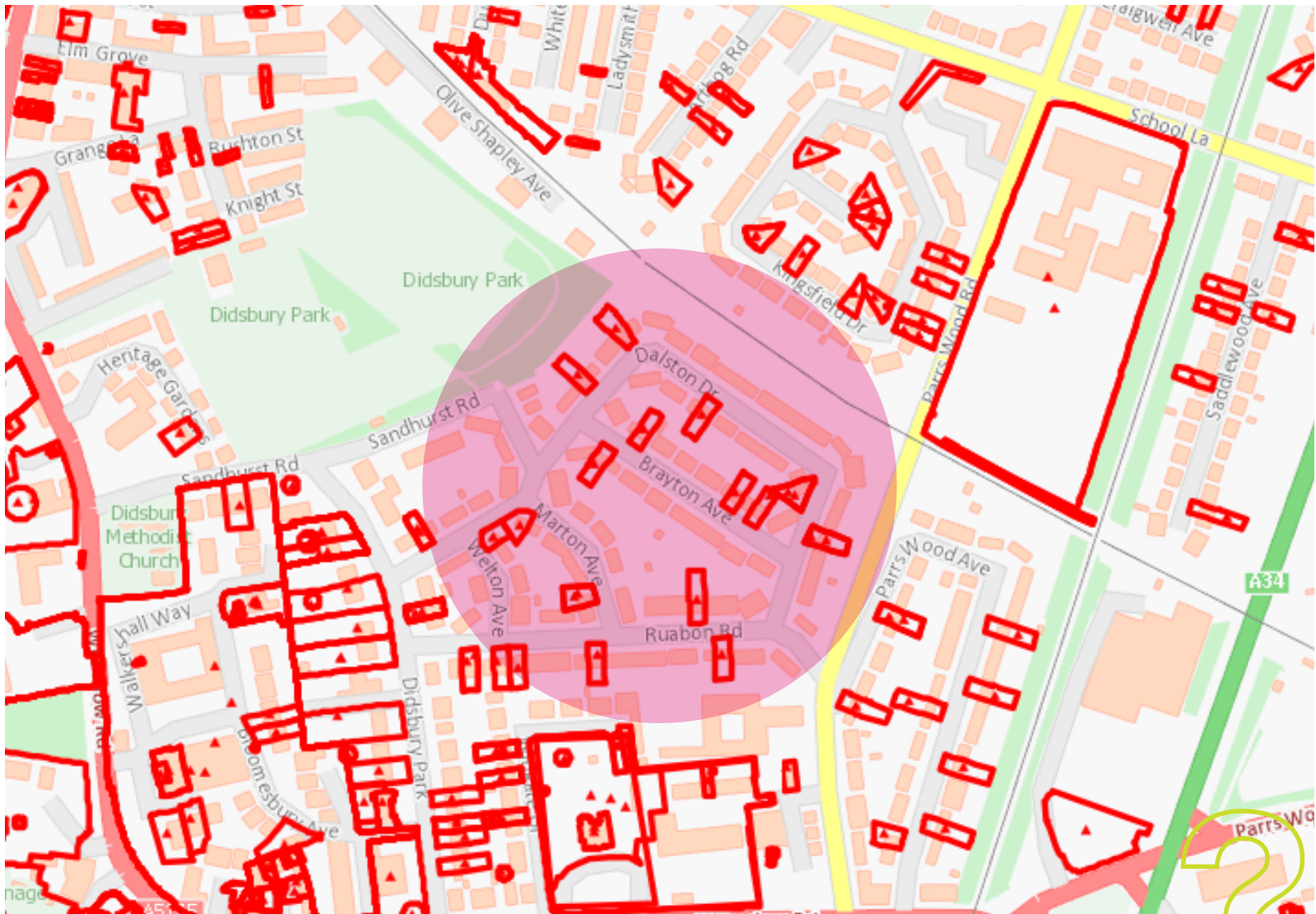
The 5 Brayton Avenue extension is similar in its ambitions for an extension which infills the first floor with a new first storey extension and extends to the side. This proposal is of a larger scale to that which is proposed in the application. (127311/FH/2020)

The 97 Dalston Drive extension is particularly instructive in the extent to which the proposal changes the appearance of the existing building. The contrast of a new pitched roof paired with large disproportionated dormers is quite stark as is the scale of the proposal demolishes the existing side garage and makes a significant visual statement to the street. (107383/FH/2014/S2)



Proposed front elevation of 5 Brayton Avenue

Proposed front elevation of 97 Dalston Drive



Planning applications, over the last 5 years, within 200m of Brayton Avenue

Context Analysis

Planning Approval History

Analysis

The immediate streetscene is characterized by an extraordinarily diverse range of designs, illustrating a history of incremental development that lacks a unified master plan. While the houses are broadly “traditional” in their material palette; predominantly red brick, white render, and clay roof tiles, they represent a wide and often incoherent array of styles, shapes, and silhouettes. Many of these past interventions lack distinct architectural quality, resulting in a fractured visual identity where few houses mirror their neighbors exactly.

Despite this overall lack of cohesion, several defining architectural themes emerge as significant heritage markers within the varied landscape:

- Geometric Motifs: The retention of the original round (porthole) window is a persistent and charming feature across several properties, serving as a focal point on the front elevations
- Roofline Dynamics: There is a clear precedent for retaining the sloped first-floor roofline, which prevents the massing from appearing too boxy and maintains a sense of “domestic” scale.
- Entrance Treatments: In many instances, the traditional forward-facing porch has been preserved or integrated into modern updates, anchoring the primary entrance.
- Volumetric Trends: A dominant trend in the area is the substantial side extension, typically used to maximize the footprint of these semi-detached and detached plots.

In summary, while the neighborhood is an architectural mosaic of varying quality, the proposed design seeks to harmonize with the streetscape by honoring these specific, recurring motifs, specifically the roof pitch and circular glazing, rather than replicating the more disjointed elements of previous developments.



5 Brayton Avenue



9 Brayton Avenue



35 Dalston Drive



55 Dalston Drive



10 Ruabon Road



97 Dalston Drive



13 Brayton Avenue



15 Brayton Avenue 61 Dalston Drive

63 Dalston Drive

Policy Context

Review of Legislation

The following review provides a detailed analysis of the relevant national, regional, and local planning policies that inform the decision-making process for the proposed extensions at 7 Brayton Avenue. This section demonstrates how the proposal aligns with each policy framework, reinforcing its suitability for approval and the high quality of its design response.

The Development Plan

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In the case of Manchester City Council, the adopted development plan consists of the Core Strategy (adopted 2012), saved policies of the Unitary Development Plan, and Places for Everyone (PfE). Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) and the National Design Guide (NDG) which represent significant material considerations. The provisions of these documents are discussed in detail below.

National Planning Policy Framework

Detailed guidance about the legislation and the Government’s planning policies is provided in the National Planning Policy Framework (NPPF), which was published on 27 March 2012, with the most recent update being in December 2024. The NPPF continues to be a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and is a material consideration in planning decisions.

The NPPF advises that development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 8

Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains

should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

Building a Strong, Competitive Economy- Chapter 6

Emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It recognises that a poor environment and a lack of housing can act as a potential barrier to investment.

Promoting Healthy Communities- Chapter 8

The planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Making Effective Use of Land- Chapter 11

The NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.

Achieving Well-Designed Places- Chapter 12

This chapter sets out at paragraph 135 that planning policies and decisions should aim to ensure that developments:

1. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
2. Are visually attractive as a result of good architecture, layout and appropriate and effective

- landscaping;
3. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 4. Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 5. Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 6. Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Conserving and Enhancing the Natural Environment- Chapter 15

Advises that, amongst other things, planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Decision Making

Guidance in paragraph 39 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work pro-actively with applicants. Decision - makers at all levels should seek to approve applications for sustainable development where possible.

National Design Guide

The National Design Guide was first published in 2019 and updated in January 2021. It sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

Manchester Core Strategy Development Plan

Manchester’s Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. Relevant policies are set out below:

Spatial Principles- Policy SP 1

Sets out the key strategic principles to guide the strategic development of Manchester to 2027. Amongst other things this confirms that the emphasis is on the creation of neighbourhoods of choice.

To achieve this aim will include creating well designed places that enhance or create character, and protecting and enhancing the built and natural environment amongst other things.

Design Principles and Strategic Character Area- Policy EN 1

Advises that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised.

Development Management- Policy DM 1

Sets out various issues that development should have regard to. Amongst other things, these include: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; and effects on amenity.

Manchester Unitary Development Plan (UDP) Saved Policies

The Manchester Unitary Development Plan is part of the adopted development plan for the area and is one of the key decision making documents regarding the site. The Plan was produced under a now-superseded system of development planning and adopted in 1995. Its extant policies are ‘saved’, which means they will continue to be used for development control purposes. Policy DC1 relates to ‘Residential Extensions’ and relevant provisions are noted below:

DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to: a. the general character of the property; b. the effect upon the amenity of neighbouring occupiers; c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs; d. the overall appearance of the proposal in the street-scene; e. the effect of the loss of any on-site carparking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria: a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings); b. they do not create an undue loss of sunlight, daylight or privacy; c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details; d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve: a. rearward extensions greater than 3.65m (12 ft) in length; b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway; c. 2-storey extensions to terraced properties which occupy the full width of the house; d. flat roofed extensions to bungalows; e. extensions which conflict with the Council’s guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned; b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole; c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Places for Everyone Joint Development Plan (2024)

The nine combined authorities of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan have prepared a Strategic Plan covering the nine areas. The PfE Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024. The following policies are considered to be of relevance to the proposal:

Sustainable Places- Policy JP-P1

This policy sets out 17 key attributes that all development should be consistent with. In respect of distinctiveness, development should have a clear identity that: A. Responds to conserving and enhancing the natural environment, landscape features, historic environment and local history and culture; B. Enables a clear understanding of how the place has developed; and C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

The Guide to Development in Manchester Supplementary Planning Document

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (SPD) was officially adopted on 11 April 2007. The Guide seeks to promote the importance of attractive, well designed and well maintained neighbourhoods, in supporting sustainable development and 'neighbourliness'.

Manchester Residential Quality Design Guidance

Published in 2017 the purpose of this document is to outline the considerations, qualities, and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. It is a material consideration in the determination of planning applications.

Policy Context

Legislation Responses

The applicant is an individual with a distinctly creative and unconventional character, whose lifestyle and aspirations strongly inform the design approach of the proposed extension. With a longstanding interest in sustainability and the arts, she has cultivated a wide range of hobbies and creative pursuits over the years. As she approaches retirement, she is seeking not only to adapt her home to meet practical needs, but to reimagine it as a space that supports a new chapter of personal reinvention. The proposal therefore reflects her desire for a flexible, inspiring, and environmentally conscious living environment, one that can accommodate artistic activities, sustainable living practices, and a more expressive way of life. The extension is conceived as an homage to these values, embedding creativity and sustainability into both its function and form.

In assessing an extension proposal, the key issues relate to design and amenity which are considered in turn below:

Design

National and local planning policy emphasises that achieving high quality buildings and places is fundamental to the purpose of planning. **Core Strategy Policy DM1** sets out specific aspects to which regard should be had in considering development proposals including appropriate siting, layout, scale, form, massing, materials and detail. In addition, regard must also be given to impact on the character and appearance of the surrounding area.

It is noted that other similar properties in the area have been granted planning permission for similar typology of extensions to the application proposal, as highlighted on the previous page(s).

In accordance with **Saved UDP Policy DC1.4**, the proposed single-storey side extension has been designed to prevent a “terracing effect” and maintain a meaningful separation between properties. By retaining a significant gap between 5 and 7 Brayton Avenue, the proposal ensures both visual permeability and practical side access for refuse collection. This separation, combined with the proximity to the spacious rear garden of 20 Dalston Drive, preserves the open character of the street scene when viewed from Brayton Avenue.

Furthermore, the first floor of the two-storey side extension is stepped back from the ground floor, ensuring it remains clearly subservient to the original dwelling. While there is a notable variety of first-floor extension forms and approaches within the surrounding area, the proposed first-floor element has been carefully designed to remain entirely consistent with the prevailing scale, proportions, and roof forms of neighbouring properties. This approach ensures the development integrates harmoniously within the established streetscape, while still responding sensitively to local variation. The hierarchy is further reinforced by the architectural gable detailing, ensuring full compliance with Policy DC1.4.

The proposed rear extension projects approximately 3.0m from the original elevation, aligning with **Saved UDP Policy DC1.3** to ensure the scale remains proportionate to the existing dwelling. While the single-story wrap-around extension introduces a more contemporary aesthetic, its height is kept consistent with the existing porch ridge and adopts the lowest ridge line achievable whilst still allowing the space to remain fully habitable, functional, and compliant with internal height standards. This careful approach minimises visual impact, ensures the extension remains subordinate to the host dwelling, and reduces any potential sense of overdevelopment when viewed from neighbouring properties and the wider streetscape. Consequently, the design complies with Saved UDP Policies DC1.2 and DC1.3, supported by the fact that similar extensions have been approved for neighbouring properties of this size.

The extension has been thoughtfully designed to respect the character of the existing property through its siting, layout, scale, and massing. The material palette, featuring red metal, off-white render, and Rosemary roof tiles, complements the colour tones of the streetscape, with the render specifically selected to closely match the prevailing tones of neighbouring properties. Traditional detailing, such as brick quoins and decorative brickwork on the front gables, ensures the design remains grounded in the local vernacular.

While the single-storey element adopts a more contemporary aesthetic through its window proportions and metal cladding, its modest scale ensures it remains a subordinate and acceptable addition. Although certain elements of the proposal may, at first glance, appear to contrast with the immediate surroundings, they have in fact been carefully informed by the existing dwelling and the varied architectural language present within the area. The design draws on these local cues in a considered and cohesive manner, reinterpreting them in a subtle and contemporary way.

This approach is further enriched by the incorporation of the client’s creative and personal aspirations, resulting in a scheme that balances contextual sensitivity with individuality, an approach that is characteristic of high-quality and positive architecture. Overall, the proposal represents a well-resolved and carefully considered design that will make a positive contribution to the character of the surrounding area.

Amenity

In relation to amenity **Core Strategy Policy DM 1** identifies a range of factors to be considered including effects on privacy, light, noise, vibration, air quality, odour etc. The policy also confirms the importance of achieving adequacy of internal accommodation and external amenity space. In terms of assessing amenity there are two main issues to consider: amenity impact on adjacent/neighbouring properties; and, the amenity of occupants of the subject property. These are considered in turn.

Policy Context

Legislation Responses

In terms of neighbouring amenity, it is considered that any assessment should only relate to the adjoining properties (No. 5 and 7 Brayton Avenue), and the adjoining properties on Dalston Drive (No. 20 and 22).

The side extension is located away from No. 5 Brayton Avenue. The rear extension will only be single storey adjacent to the site boundary with this property. It will have a flat roof to minimise its height and will only project c3.01m into the rear garden. This modest scale will ensure that there is no adverse impact in terms of overbearing or loss of light to No. 5 and 7 Brayton Avenue.

With regards to the subject property, the proposed extension will improve the amenity of residents by enhancing the living accommodation and making more efficient and effective use of the property. Internal accommodation will continue to receive sufficient levels of natural light and outlook, whilst the impact on the garden space is minimal, with this remaining of a decent size and in proportion with the host dwelling.

In addition, the height of the side extension has been carefully stepped down over the utility and porch, resulting in a reduced internal head height of approximately 2.25m in these areas. This design approach has been deliberately adopted to minimise the overall massing and reduce any potential impact on neighbouring properties, particularly in terms of outlook and sense of enclosure.

It is noted that external access to the rear of the property is retained.

Based on the above assessment, it is established that the application proposal will not have an adverse impact on the amenity of neighbouring residents whilst residents of the subject property will be provided with a high level of amenity. Having regard to the above assessment the application proposal is deemed to be in accordance with Core Strategy policies SP1 and DM1; Saved UPD policy DC1, local guidance provided by the Guide to Development in Manchester SPD and the Manchester Residential Quality Guidance; and national policy guidance provided by the NPPF and NDG.

Existing Building Analysis

Existing Elevations

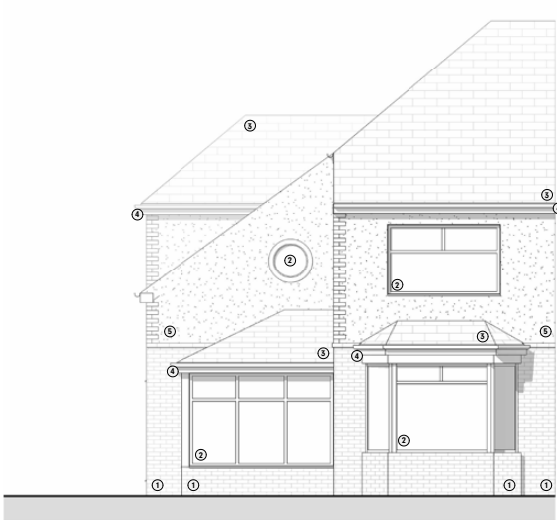
7 Brayton Avenue comprises a mix of Victorian, Edwardian and later 20th Century housing with architectural elements that reflect the Arts and Craft Movement.

Materials

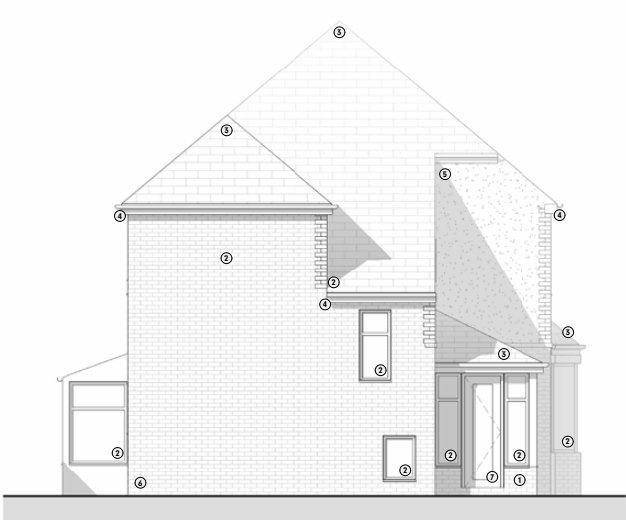
The property and grounds are in reasonable condition but in major need to refurbishment, with the house remaining largely unchanged since its construction. Set back from Brayton Avenue, behind a driveway and front garden, this property is typical and follows in the most part its neighbours form, unless there have been significant alterations to the original homes This includes height, prominence on the road, and intricate facade detailing (bricks quoins, round window and front porch).

The front elevation features brick quoins on both faces of the flat upper facade. The large UPVC front porch has one step up to the front door. Maryland clay tiles are used for the main pitched roof, porch, and bay windows. Painted black rainwater goods and fascia boards, can be found on all elevations. All windows are white UPVC like the front and rear porches.

The side and rear elevation feature any poorer quality brickwork and are more reserved in terms of period architectural features but provides a small dilapidated one-storey porch forming the back entryway into the house. The garage is of simple note, with corrugated cement panels on the roof and concrete panels painted white to the external walls. The garage has recently been demolished due to presence of asbestos.



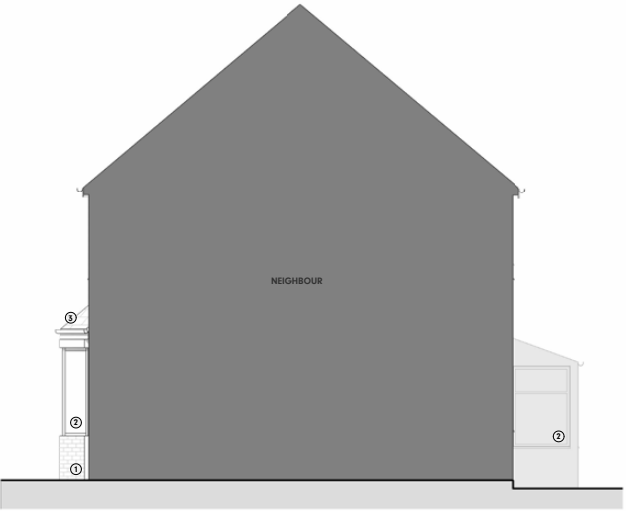
Existing Front Elevation



Existing Side Elevation 1



Existing Rear Elevation



Existing Side Elevation 2



Brownish pebbledash with brick quoins



Dark red/ brownish brickwork to front



Red multi-brick to side and rear



White UPVC front and rear porch



White UPVC windows



Concrete panels painted white



Rosemary clay tiles



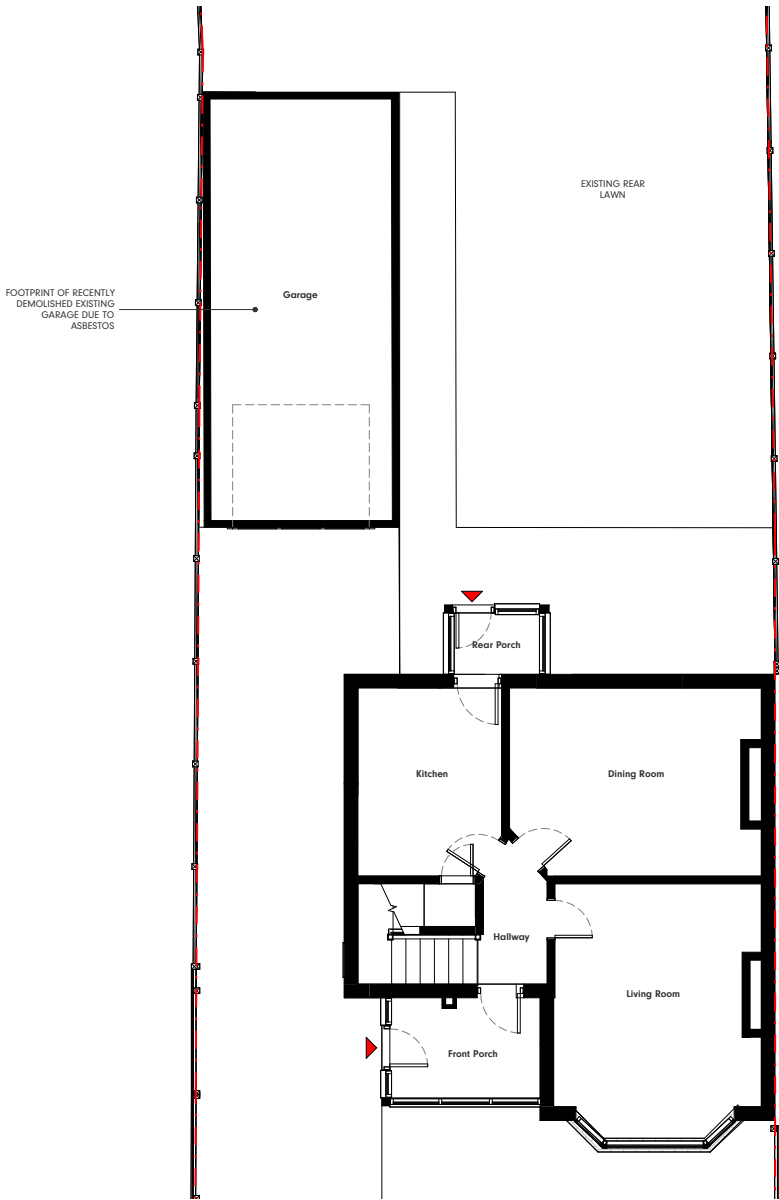
Existing Building Analysis

Existing Layouts

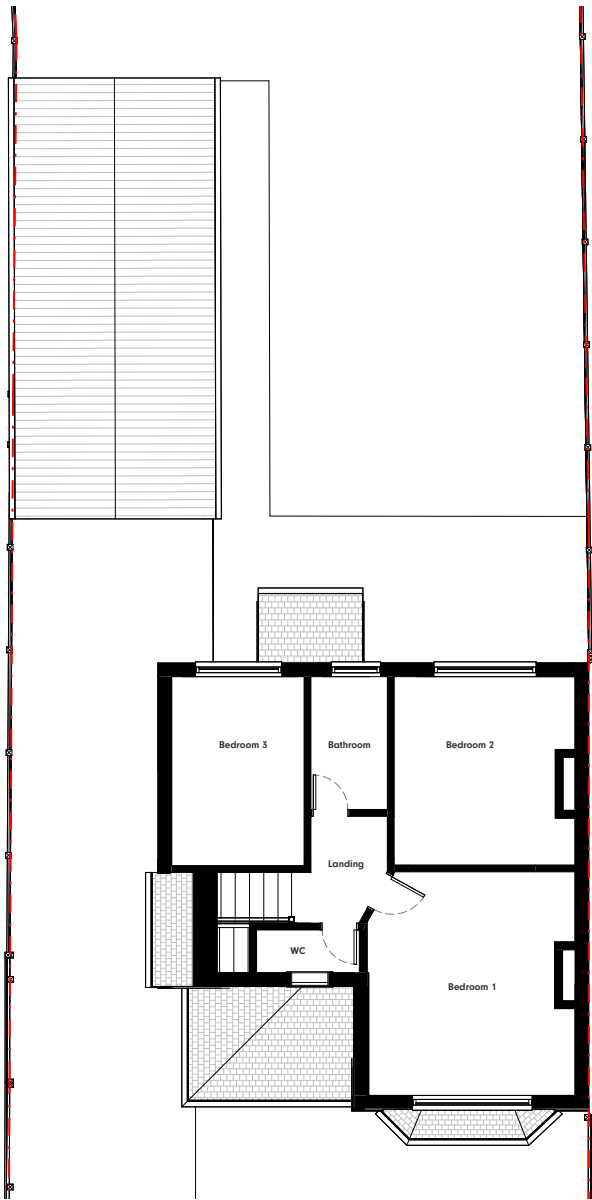
Analysis

The main entrance is located on the front elevation and leads to a centralised circulation zone that provides access to both the ground and first floors. Across the property there are no internal level changes, although there is a level change between the internal and external areas at both the front and rear. The primary kitchen, living room, and dining room are located on the ground floor, while the first floor includes three bedrooms, a shower room, and a WC.

The property, however, is in a state of significant deterioration and requires urgent intervention. The brickwork to the bay window is failing and poses a potential structural risk, while the roof is in poor condition and in need of complete re-roofing to prevent further damage. Internally, the house has not been modernised for many decades and suffers from outdated and unsafe electrical wiring, requiring a full rewire, and an entirely new heating system is essential to provide adequate comfort. The rear porch is dilapidated, highlighting the overall neglected state of the dwelling. Taken together, these issues make it clear that the property is no longer fit for modern living and necessitates substantial improvements and careful upgrading.



Existing Ground Floor Plan



Existing First Floor Plan

Proposed Design

Proposed Layouts

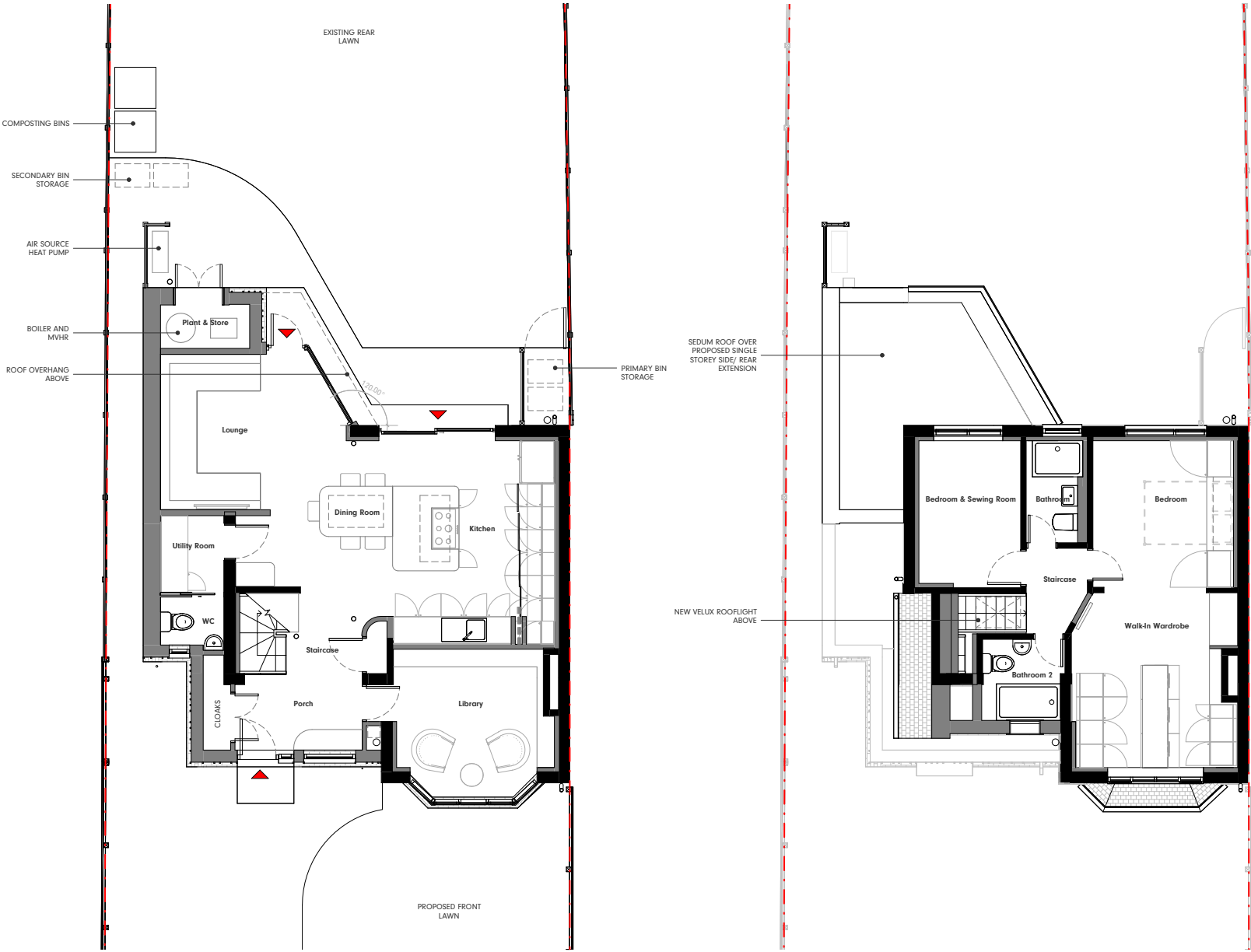
Most of the major work is proposed on the ground floor, with the demolition of the existing front and rear porches to provide a part single, part two storey front extension and single storey side/ rear extension accommodating a large open-plan kitchen / dining / living space. The proposal has been designed to suit the needs of modern living, with large communal gathering spaces and hidden storage areas. A stepping effect in plan creates a subservience to the proposed spaces front he existing which is then mirrored in the elevation designs.

Ground Floor:

- The open-plan kitchen / dining / living space is designed to occupy a significant portion of the ground floor, perfect for gathering as a family and hosting friends.
- A renovated kitchen with elongated island provides ample space for cooking, eating, and chatting whilst a TV area, with views onto the rear garden, allows for lounging and relaxing.
- An angle that faces directly into the garden via sliding doors and large picture windows.
- A utility, WC, and storage area, creates space to hide away the messy outdoor walking equipment.
- Windows of various sizes are located to the different zones open up the internal spaces through natural lighting. It is to note that no windows are located on the side elevation facing 5 Brayton Avenue.
- The existing porch is to be demolished and rebuilt on the same setback (the front of the existing porch and proposed porch are kept the same) to be in keeping with contemporary features.
- Demolition of the external garage to allow for continuous views across the garden and potential for future landscaping.

First Floor:

- Removal of the wall between Bedroom 1 and Bedroom 2 and conversion of this area into a dressing room and private seating area to create a large master bedroom suite with ensuite (as existing). The stud wall can easily be re-added in the future if the bedroom needed to be reinstated.
- Addition of a shower to the existing front facing WC to create two fully equipped bathrooms.



Proposed Ground Floor Plan

Proposed First Floor Plan



Proposed Design

Preparing for the Future

The proposed ground floor layout has been strategically designed to ensure longevity and inclusivity. By incorporating “Future Living” principles, the dwelling can be easily adapted to support single-story living without the need for significant structural alterations or extensions.

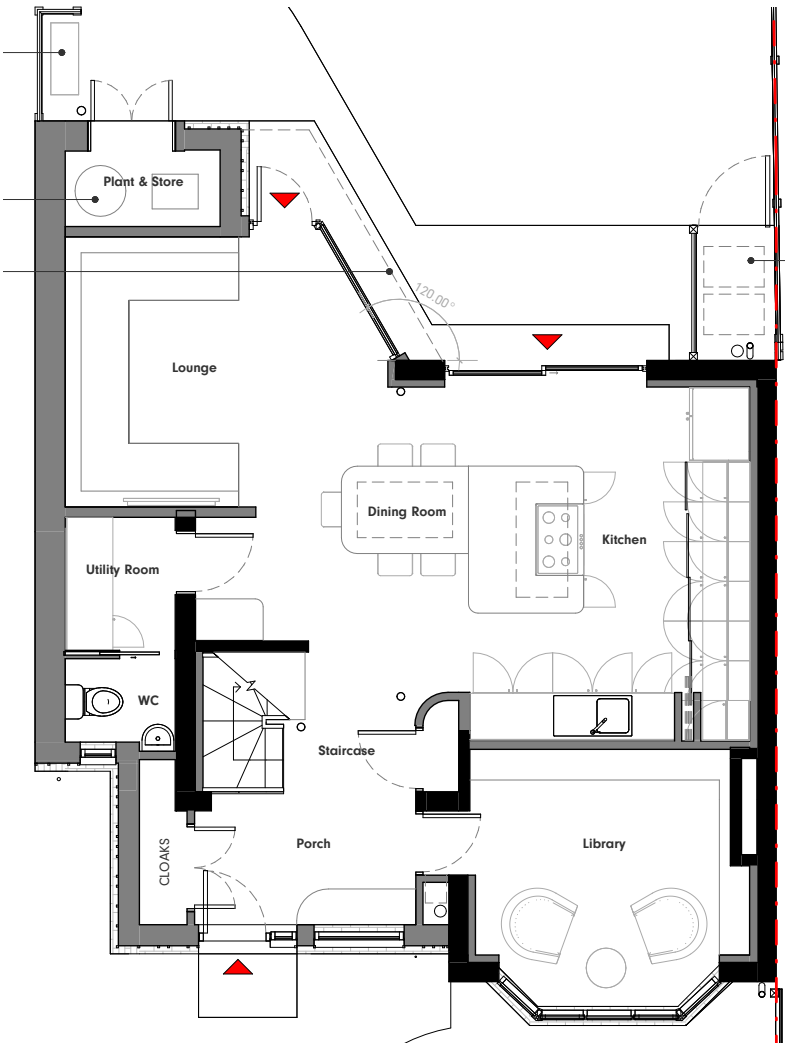
The transition from the Proposed Ground Floor Plan to the Future Living configuration demonstrates how the primary social spaces can be reconfigured to support an occupant with limited mobility:

Library to Ground Floor Bedroom: The current Library, located at the front of the property, is sized and positioned to serve as a generous bedroom. The large bay window ensures high levels of natural light and ventilation, maintaining a high quality of life for an inhabitant who may be confined to one level.

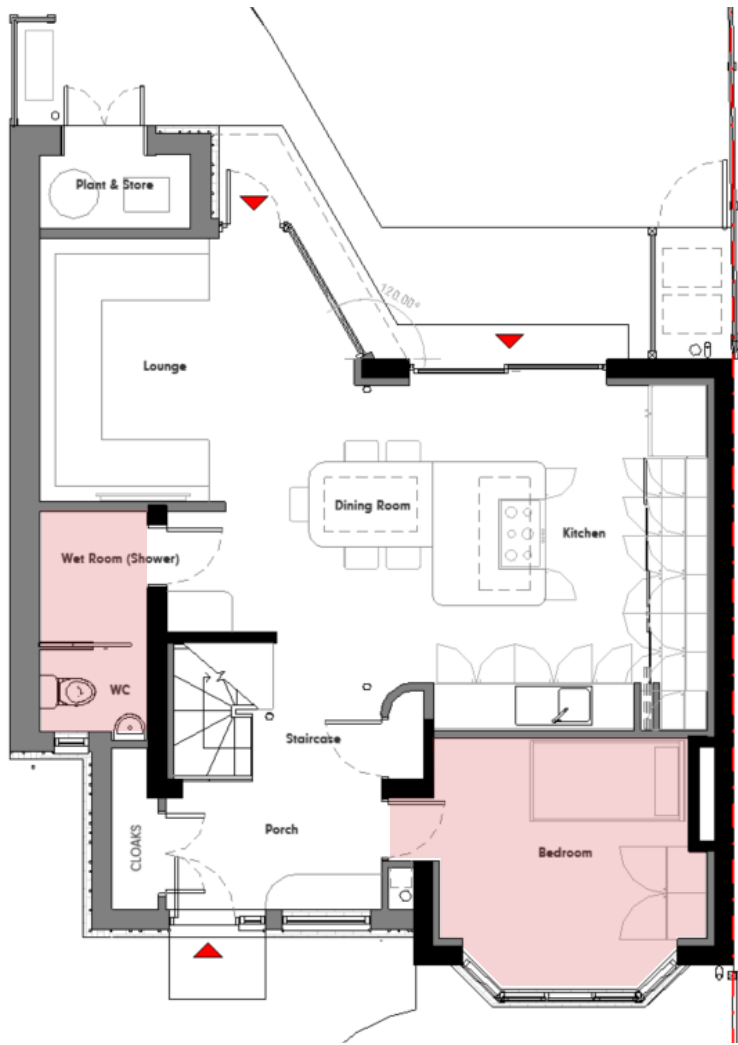
Utility & WC to Wet Room: The utility room and adjacent WC are designed with flexible plumbing and non-load-bearing partitions. This allows for the seamless conversion into a large, level-access Wet Room (Shower).

Circulation Space: The entrance porch and hallway provide ample width for wheelchair manoeuvrability, exceeding the minimum requirements for internal doorways and corridors.

By integrating these features at the design stage, the proposal reduces the “carbon cost” of future renovations. It avoids the waste associated with heavy demolition, instead relying on the simple repurposing of existing volumes. This ensures the building remains a “home for life,” supporting the social sustainability of the local community by allowing residents to age in place.



Proposed Ground Floor Plan



Future Living

Proposed Design

Proposed Elevations

Materiality

The proposed materiality of the extension has been carefully selected to integrate with the existing dwelling, while introducing contemporary elements that complement the original design and clients personality. Alongside this, work will be completed to refurbish the existing elevations including adding new off-white render on top of the patchy brickwork a total re-roofing with new Maryland clay tiles.

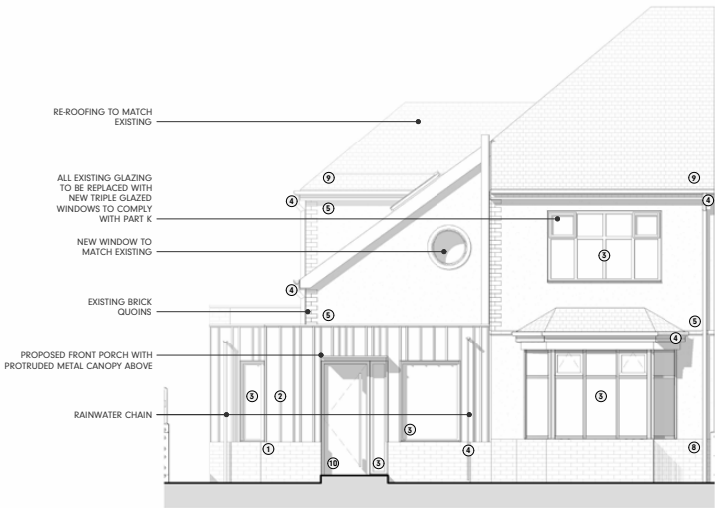
Ground Floor:

- Contemporary metal detailing of vertical bands that run across the front porch, side and rear extension facade, mirroring the traditional Fibonacci sequence (*further explanation and importance of Fibonacci sequence provided in later pages*)
- Subservience of the step back from the primary facade mirrored in the elevation with the side extension significantly stepped back from the front.
- Red windows and doors provide contemporary slim line frames connecting the internal spaces with the garden, visually and physically. The red is derived from the tone of the existing brickwork and roof finish.
- Picture windows to the rear and front elevations allow for an abundance of natural light within the internal spaces whilst frame views of the beautiful garden. (*further explanation and importance of ecology provided in later pages*)
- Canopies allow for rain-cover to the front and rear.
- Red metal roof lines blends in with the bay window elevations.

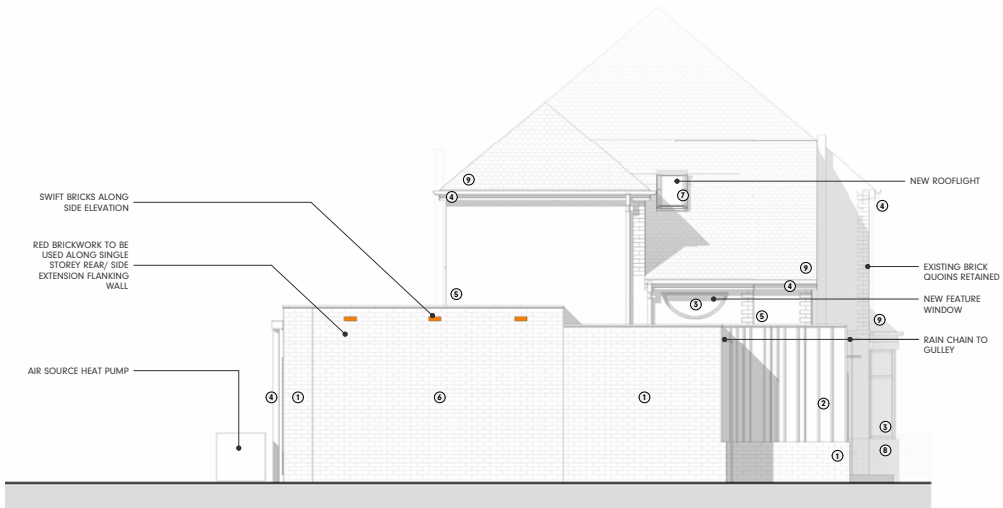
First Floor:

- First floor elevations to be made good following new off-white render t reflect 5 Brayton Avenue
- Large window mirrors the ground floor windows creating views onto the garden from the first floor.
- Half window within stairwell to add daylight in a playful manner- a different addition from a typical rectangular window.

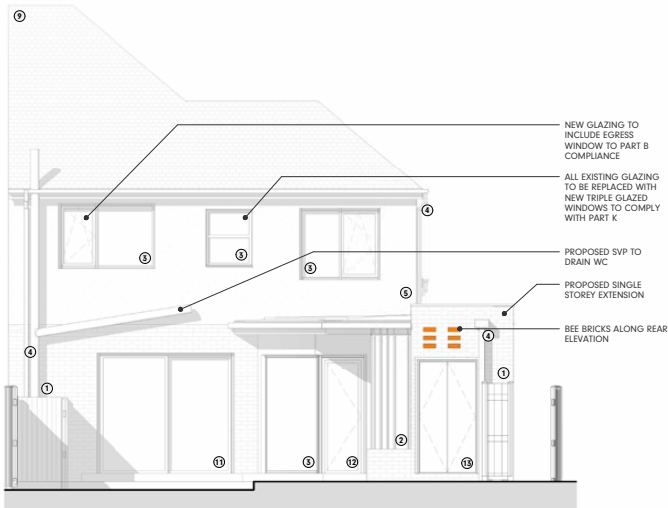
REF	DESCRIPTION	PRODUCT REF / COLOUR	9	PROPOSED ROOFING	REDLAND ROSEMARY CLAY TILE OR SIMILIAR
1	PROPOSED BRICKWORK	IBSTOCK BIRTLEY OLDE ENGLISH IN MED GREY	10	PROPOSED FRONT DOOR	COMPOSITE ALUMINIUM DOOR, RAL 8004 OR SIMILIAR
2	PROPOSED STANDING SEAM METAL CLADDING	RAL 8004 OR SIMILIAR	11	PROPOSED REAR DOOR	SLIDING ALUMINIUM DOOR, RAL 8004 OR SIMILIAR
3	PROPOSED ALUMINIUM GLAZING	TRIPLE GLAZED, RAL 8004 OR SIMILIAR	12	PROPOSED REAR DOOR	GLASS ALUMINIUM DOOR, RAL 8004 OR SIMILIAR
4	PROPOSED ALUMINIUM RW GOODS	RAL 8004 OR SIMILIAR	13	PROPOSED PLANT ROOM DOOR	TIMBER
5	PROPOSED RENDER	OFF-WHITE			
6	PROPOSED BRICKWORK FINISH	RED BRICKWORK TO MATCH EXISTING			
7	PROPOSED ROOFLIGHT	BLACK ALUMINIUM			
8	EXISTING BRICKWORK	DARK RED/ BROWN BRICKWORK			



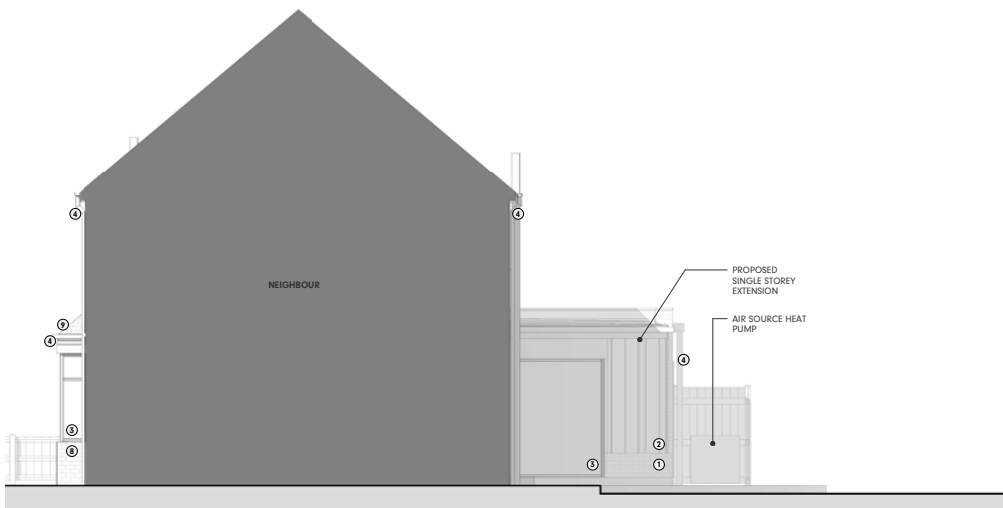
Proposed Front Elevation



Proposed Side Elevation 1



Proposed Rear Elevation



Proposed Side Elevation 2



Proposed Design

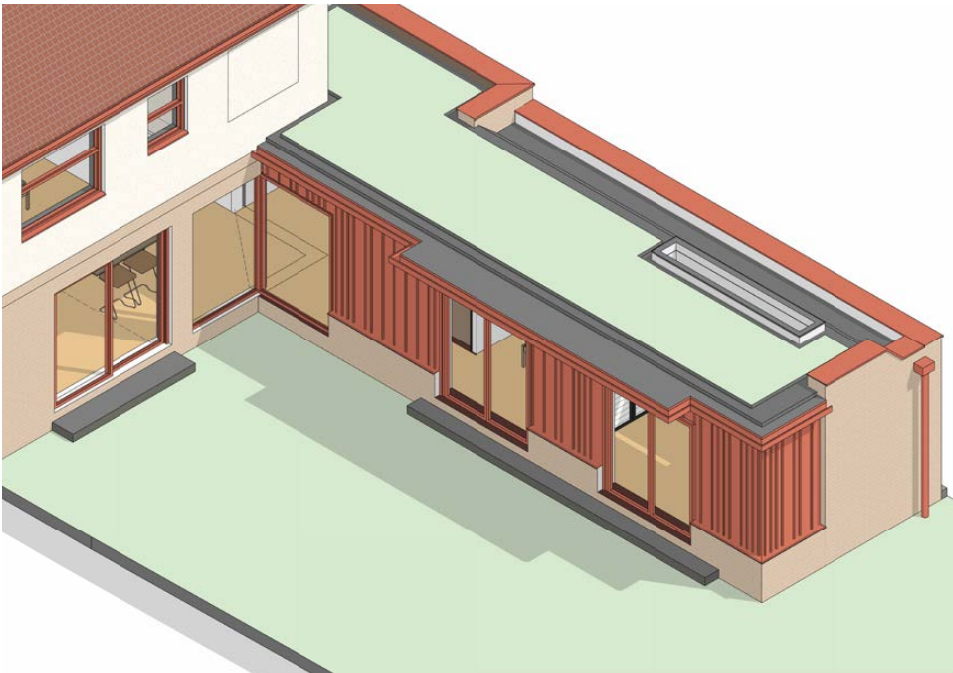
Process- The Evolution

A Change in Amount

The evolution of this rear extension demonstrates a clear shift toward a more balanced and site-sensitive design. In its initial iteration, the extension was quite ambitious, stretching across the entire width of the property and connecting directly with the front porch. While this maximized internal floor space, it created a long, continuous side wall along the boundary, a heavy, imposing mass that would have felt intrusive to neighbours.

As the design evolved, the structure was progressively shortened and stepped back from the boundary, reducing its “tunnelling” effect and softening its presence. This strategic adjustment creates a functional gap between the extension and the perimeter fence, improving light access, external circulation, and maintenance, while presenting a much gentler visual profile.

The final product exchanges raw square footage for a more “breathable” layout, featuring a chamfered corner and a curated patio area that integrates naturally with the outdoor landscape, demonstrating a considered balance between internal space, site conditions, and neighbourly context.



Iteration 01



Iteration 02



Iteration 03

Proposed Design

Process- Taking Design Cues from the Existing

Design Process

As part of our design process, we have drawn inspiration from the plethora of key influences gathered from design meetings with the client:

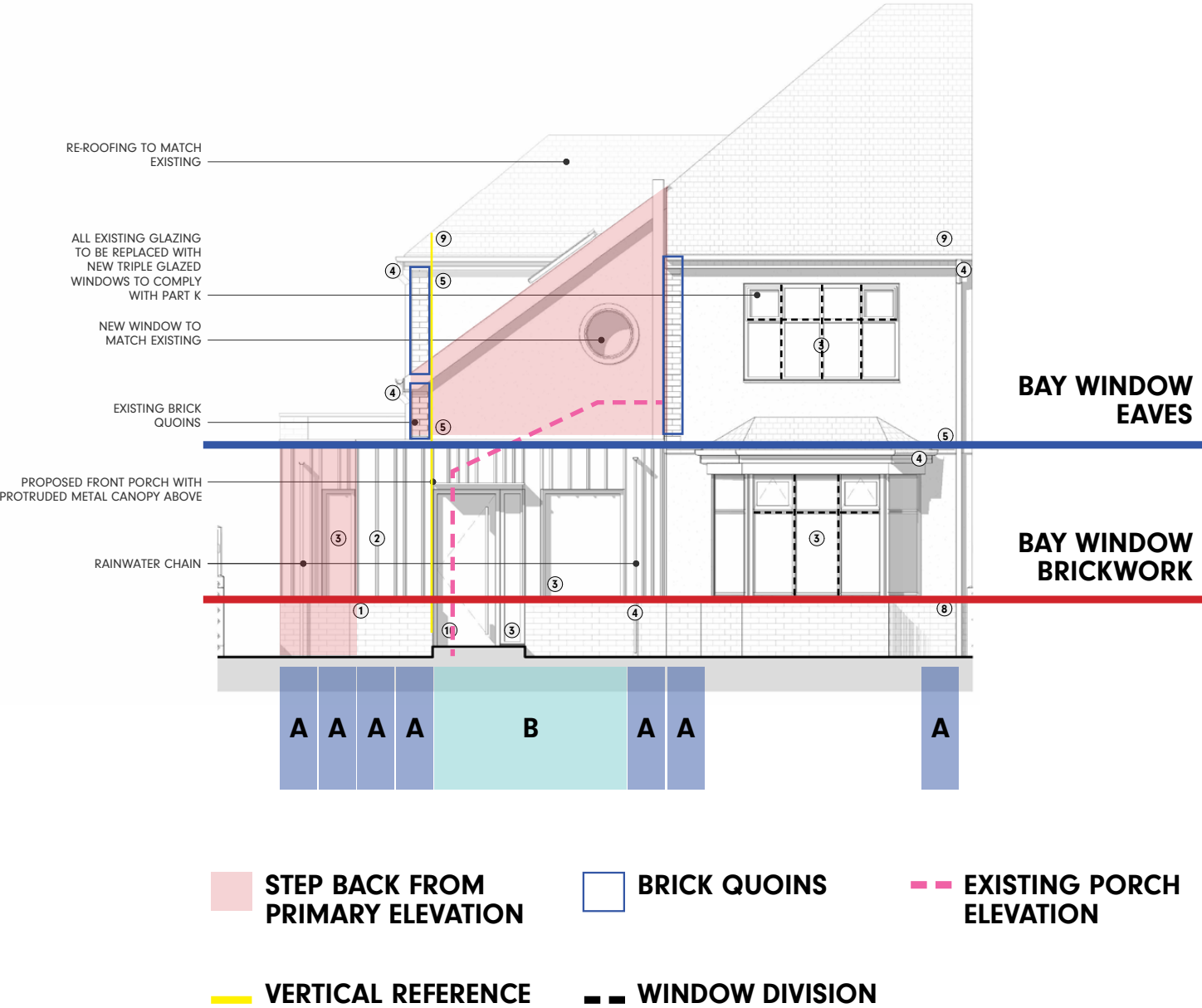
Step Back - the proposed front porch is intentionally recessed from the original front facade. This “step back” ensures the new addition remains subservient to the main house and preserves the visual prominence of the existing architectural massing.

Horizontal Reference - The heights of the proposed metal canopy and porch structure are dictated by the existing building’s horizontal datum lines. The canopy aligns precisely with the Bay Window Eaves (blue line), while the base elements reference the Bay Window Brickwork (red line), creating a continuous visual wrap around the ground floor.

Rhythms - The placement of the new structural elements and glazing follows the established Vertical Reference of the original house. This is expressed through the A-B-A-A rhythmic spacing shown in the ground-level analysis, ensuring the new porch reflects the proportions of the existing brick piers and window openings.

Brick Quoins - The positioning of the new main entrance is directly informed by the building’s vertical structural language. By ensuring the entrance is in line with the Existing Brick Quoins, the design maintains a clear architectural logic that respects the original masonry boundaries and reinforces the established symmetry of the front elevation.

Reduced Scale - The proposed design significantly improves the building’s profile by reducing the overall massing compared to the previous structure. While the Existing Porch Elevation (indicated by the pink dashed line) featured a much higher ridge height that obscured a larger portion of the primary facade, the new proposal adopts a lower, more streamlined silhouette. This ensures the extension remains subservient to the main dwelling and allows the original architectural features such as the bay window to remain prominent.



Proposed Design

Process- Taking Design Cues from Nature

Fibonacci Sequence

The Fibonacci sequence and the resulting Golden Ratio act as a universal bridge between the organic growth of the natural world and the structured design of the built environment. For the client, this principle holds particular personal significance. From a young age, she has been fascinated by patterns in nature, spending hours sketching spirals in seashells, arranging flowers, and studying the geometry of leaves and branches.

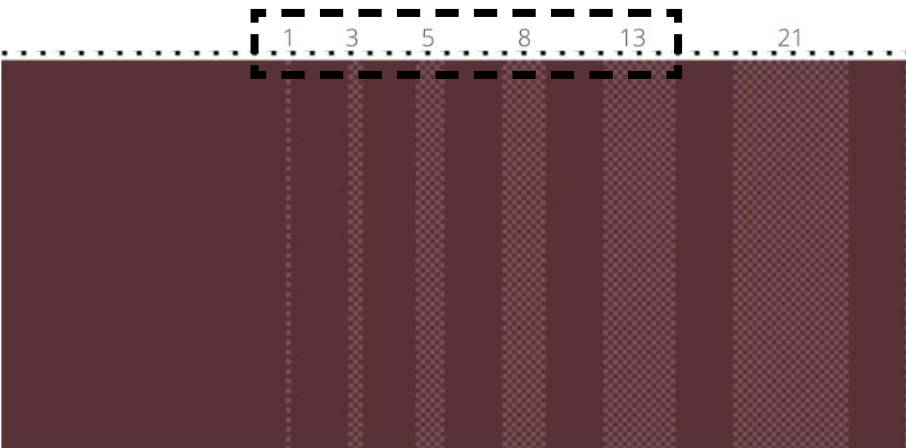
Nature - In nature, the sequence isn't just an aesthetic choice; it is a mathematical solution for optimal space efficiency. For example, This is the arrangement of leaves on a plant stem. By following Fibonacci angles, plants ensure that each leaf receives maximum sunlight and rain without being completely shaded by the leaf directly above it.

Architecture - Architects have historically used these proportions to create structures that feel "correct" or "balanced" to the human eye, often mimicking the harmony found in the natural world. Contemporary architecture uses Fibonacci-based algorithms to create parametric designs. For example, the Eden Project uses phyllotactic patterns in its "The Core" building to determine the structural grid of the roof, mimicking the efficiency of a sunflower.

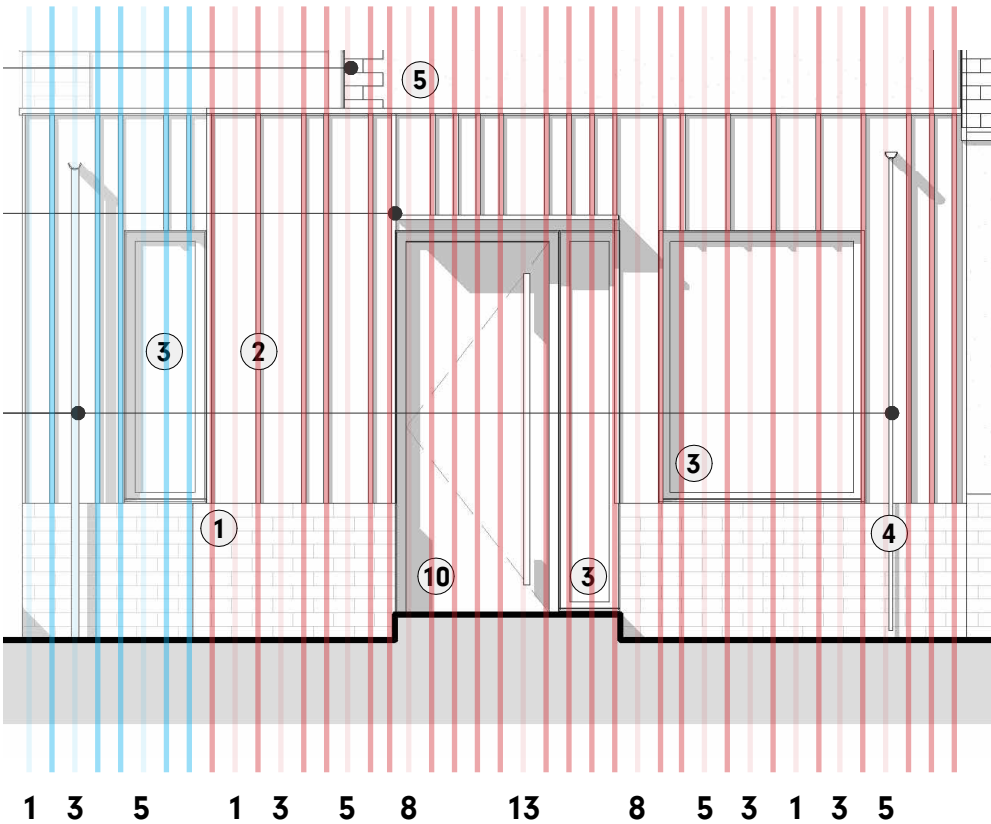
Biophilia - The reason we find Fibonacci-based architecture so appealing is rooted in Biophilia, the hypothesis that humans possess an innate tendency to seek connections with nature. When a building utilises the same mathematical ratios found in a forest or a shell, our brains process the environment as more "natural" and less "artificial," often leading to reduced stress and increased cognitive comfort. This principle is particularly important to the client and central to her way of living, as she values spaces that foster a sense of harmony, well-being, and connection with the natural world. The proposed design draws on these ideas to create an environment that supports her lifestyle, creative pursuits, and desire for a home that nurtures both mind and body.

Design- The facade design at 7 Brayton Avenue utilises the Fibonacci sequence (1, 3, 5, 8, 13, 21) to establish a rhythmic, organic logic for the building's envelope. By applying these mathematical intervals to the vertical cladding and structural divisions, the design pays homage to the inherent efficiency and beauty found in nature's growth patterns. The sequence is specifically applied to create a dynamic interplay between solid and void. As shown in the "Fibonacci Sequence applied to Facade" diagram, the numerical values dictate where the number becomes negative space, allowing for interplay of size of standing seam divisions that avoids static repetition.

The use of these natural proportions ensures that the porch and facade feel balanced and grounded. By mirroring the mathematical spacing of seeds in a sunflower or the branching of a tree, the extension achieves a sense of "visual comfort" that bridges the gap between the rigid, built environment and the organic surroundings.



Fibonacci Sequence



Fibonacci Sequence applied to Facade-
where the number becomes negative space

Proposed Design

Scale

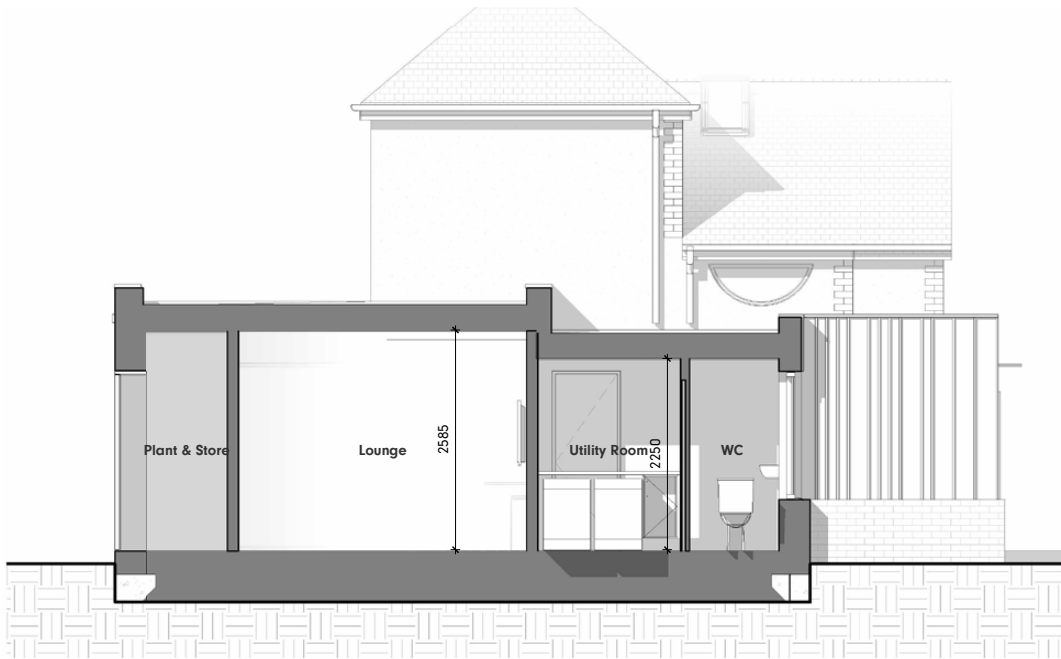
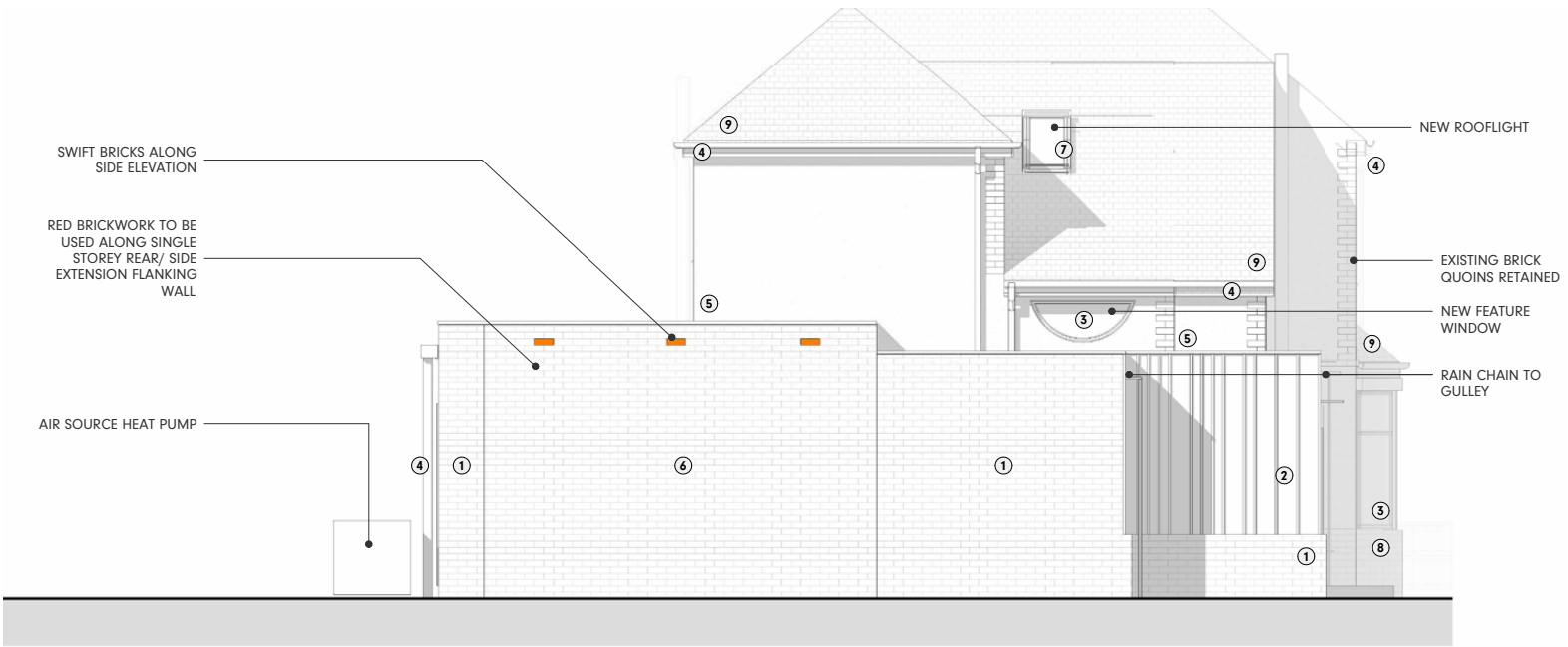
Minimising Impact on 5 Brayton Avenue

The proposed extension demonstrates a thoughtful design relationship between its external massing and internal spatial configuration, ensuring a subservient appearance while maintaining high-quality living spaces.

To minimize the impact on the neighbouring boundary and reduce the overall building height, the internal ceiling heights within the Utility Room and WC have been intentionally minimized to 2250mm. In contrast, the Lounge area utilises an internal volume of 2585mm to match the existing kitchen height, with the external roofline carefully stepped to reflect these varying internal requirements.

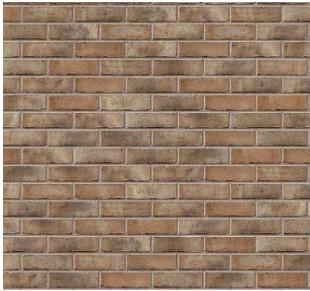
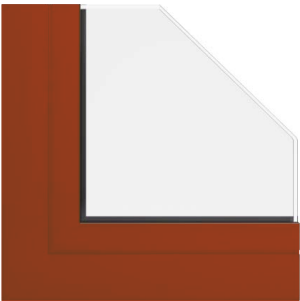
Furthermore, the material palette has been selected to ensure visual integration with the existing streetscape. As a sympathetic compromise and a nod to the local vernacular, red brickwork has been specified for part of the flanking wall. This specific tone has been chosen to harmonise with the brickwork at 5 Brayton Avenue, creating a cohesive transition between the new development and the established character of the neighbouring properties.

REF	DESCRIPTION	PRODUCT REF / COLOUR		
1	PROPOSED BRICKWORK	IBSTOCK BIRTLEY OLDE ENGLISH IN MED GREY	9	PROPOSED ROOFING
2	PROPOSED STANDING SEAM METAL CLADDING	RAL 8004 OR SIMILIAR	10	PROPOSED FRONT DOOR
3	PROPOSED ALUMINIUM GLAZING	TRIPLE GLAZED, RAL 8004 OR SIMILIAR	11	PROPOSED REAR DOOR
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				SLIDING ALUMINIUM DOOR, RAL 8004 OR SIMILIAR
				GLASS ALUMINIUM DOOR, RAL 8004 OR SIMILIAR
				TIMBER



Proposed Design

Materiality and Appearance

Position	Material	Colour	Example Images
Wall	Brickwork (to compliment existing front elevation)	Birtley Olde English Medium Grey	 
External driveway/ path	Permeable paving	Hydropave Shannon in colour Heather or similar	
Proposed metal cladding	SSAB aluminium standing seam cladding- GreenCoat	Brick Red (RAL 8004)	 
Windows and External Doors	Triple glazed aluminium system	Brick Red (RAL 8004)	 

Position	Material	Colour	Example Images
Rainwater goods (Downpipe and hopper)	Aluminium	Brick Red (RAL 8004)	
External Render	K-Rend or similar	Buttermilk or a similar colour to render used on 5 Brayton Avenue	
Roof Material	Rosemary Clay Tile	Redland	

Choices

Taking inspiration for Brighton & Hove City Council’s biodiversity triggers, the project integrates dedicated habitats for “at risk” urban species. The side elevation features integrated Swift Bricks to provide vital nesting sites for these migratory birds, whose traditional nesting spots in older soffits are often lost during modern renovations. Similarly, the rear elevation incorporates Bee Bricks to support solitary bees, which are non-aggressive and essential pollinators.

Unlike external boxes, these integrated bricks are a permanent architectural feature that require no maintenance. These measures, combined with the Sedum Green Roof for natural insulation and local cooling, ensure the development provides a tangible Biodiversity Net Gain while maintaining a high-performance, future-proofed thermal envelope.



Proposed Design

Sustainability

Retrofit

The proposal adopts a sophisticated “fabric-first” approach to environmental responsibility, prioritising a deep retrofit strategy that significantly exceeds standard building regulations. Central to the design is the commitment to the latest and most stringent U-value standards, ensuring the extension achieves superior thermal efficiency. To guarantee a healthy and durable internal environment, the design specifies natural, vapour-open materials including woodfibre insulation and lime plaster. This high-performance envelope is supported by a Mechanical Ventilation with Heat Recovery (MVHR) unit, which ensures a constant supply of fresh, filtered air while recovering up to 90% of heat from extracted air, and an Air Source Heat Pump (ASHP) to eliminate fossil fuel dependency.

Carbon Calculations

The Life Cycle Assessment (LCA) completed for 7 Brayton Avenue demonstrates an exceptionally low carbon footprint, validating our refurbishment strategy. The analysis calculates a total embodied carbon figure of **15 tons CO2e/m2**, resulting in a carbon intensity of **134.07 kg CO2e/m2**. To put this into perspective, this performance is significantly ahead of industry targets; it sits well below the RIBA 2030 Climate Challenge target of <625 kg CO2e/m2 for domestic properties. By retaining the existing structure rather than building new, we are effectively avoiding the heavy carbon ‘upfront’ costs associated with new foundations and structural frames, achieving a sustainability standard that is difficult to match with new construction.

Standard “Business as Usual” New Build: **1,200 kg CO2e/m2**

RIBA 2025 Climate Challenge Target Metrics for domestic/ residential: **<800 kg CO2e/m2**

RIBA 2030 Climate Challenge Target Metrics for domestic/ residential (The “Gold Standard”): **<625 kg CO2e/m2**

To note: benchmarks written above apply to new builds. Some organisations such as the London Authority have taken <600 kg CO2e/m2 as the benchmark for retrofits.



ASHP



MVHR



Woodfibre Insulation



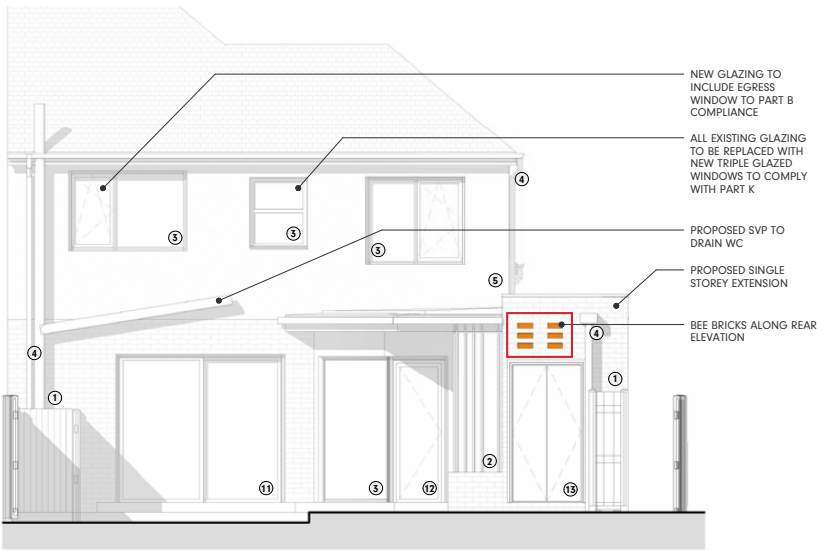
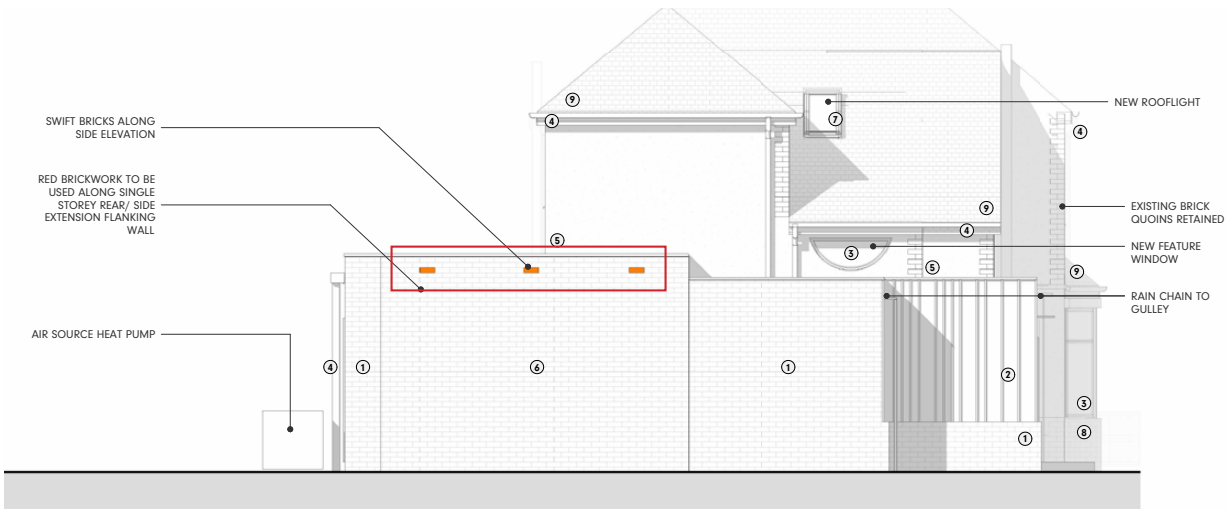
Proposed Design

Sustainability

Ecology and Landscape

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Sedum Green Roof



Swift Bricks- Side Elevation



Bee Bricks- Rear Elevation

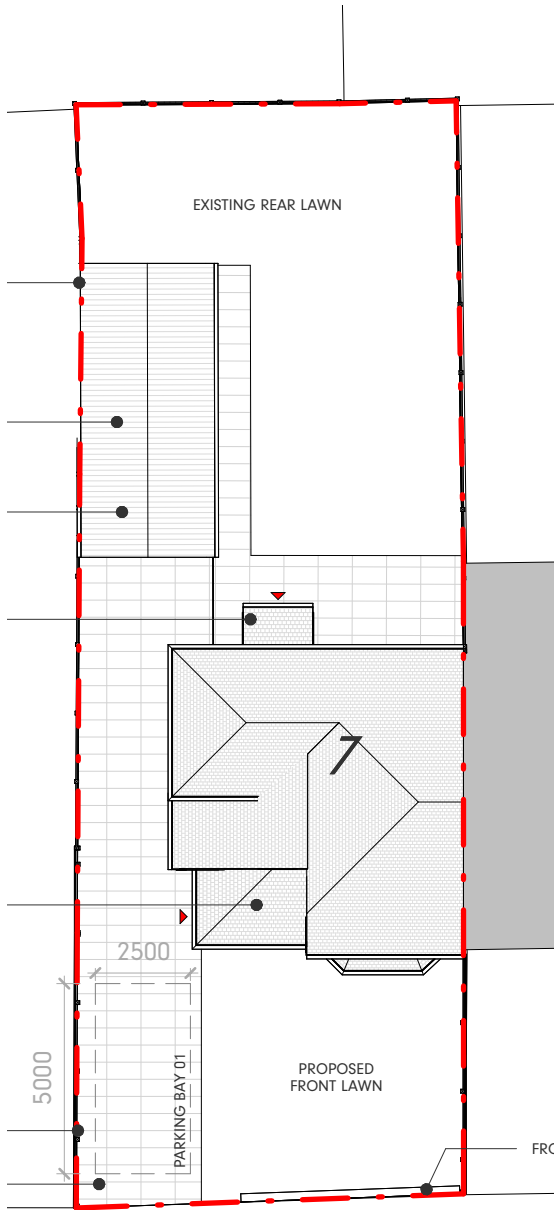
Proposed Design

Landscaping

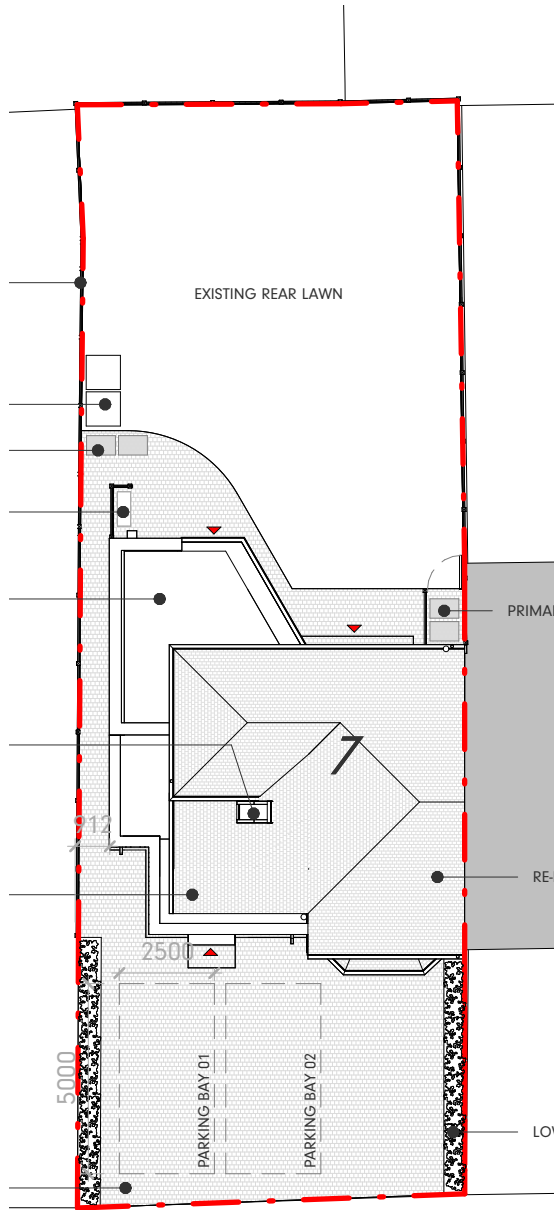
No Loss of Green Space

The proposed development has been carefully designed to prioritise the retention and enhancement of external amenity space, resulting in no loss of green landscaping across the site. Currently, the site provides approximately 130sqm of green amenity. Through the strategic demolition of the existing detached garage and a comprehensive reconfiguration of the garden layout, the proposed scheme keeps this provision of high-quality green space.

It is important to note that this figure represents a tangible increase in permeable ground-level landscaping and includes the additional ecological value provided by the new Sedum Green Roof. By replacing redundant hardstanding and built structures with soft landscaping, the proposal improves the site’s natural drainage capacity and aesthetic quality. This sensitive approach to site planning ensures that the intensified residential use does not come at the expense of garden amenity, but rather enhances the open character mimicking some of the neighbours on Bryaton Avenue.



Existing Site Plan



Proposed Site Plan

Proposed Design

Landscaping

The planting strategy across the site proposes a mix of native plants and trees, including (but not limited to) the following species:



Wild Cherry - *Prunus avium*



Crab Apple - *Malus sylvestrius*



Guelder Rose - *Viburnum opulus*



Blackthorn - *Prunus spinosa*



Holly - *Ilex aquifolium*



Common Dogwood - *Cornus sanguinea*



Lesser Celandine - *Ficaria verna*



Red Campion - *Silene dioica*



Tufted Vetch - *Vicia cracca*



Yellow Rattle - *Rhinanthus minor*



Wood Anemone - *Anemona nemorosa*



Masterwort - *Astrantia major*

Proposed Design

Visuals



Proposed Front View



Proposed Rear View



Proposed Design

Access and Use

Reconfiguration and Extension

The internal reconfiguration has been designed to respond to the occupants’ family living and need for communal gathering spaces to spend time with each other. The revised ground floor layout provides a large open-plan kitchen / dining / living space with connections to the rear garden. The proposal creates a generous, family-orientated home that prioritises shared spaces - particularly those where the family naturally gathers.

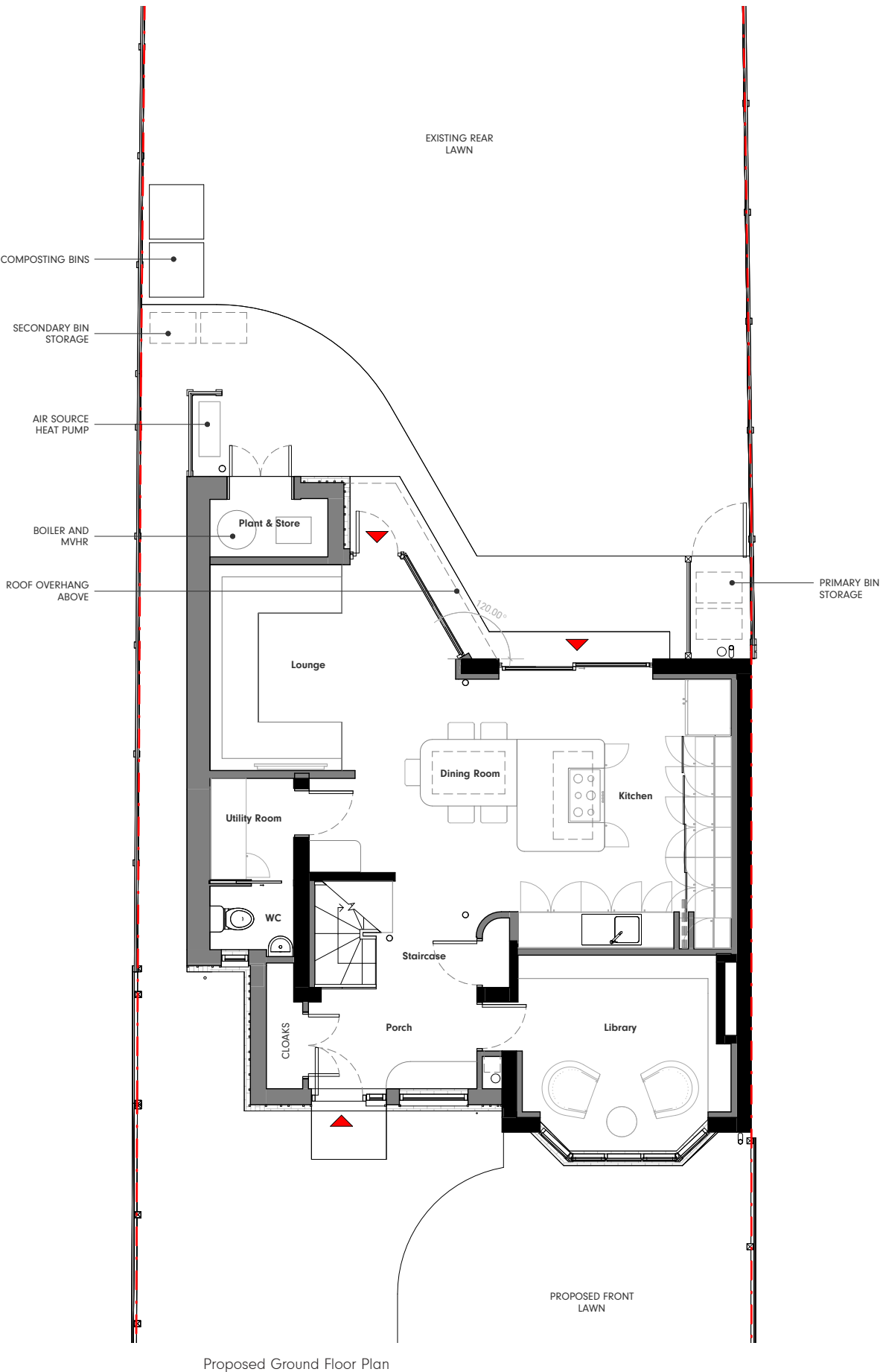
The utility, complete with bespoke built-in storage, provides a practical space to conceal the clutter of everyday life and maintain a calm and organised interior. Rear access to the garden has been enhanced with large picture windows and sliding doors, maximising light and connectivity between indoors and out.

The proposed extension has been specifically designed to sit inset from the side boundary, ensuring that unobstructed external access to the rear of the property is maintained. This side-access route is wide enough to facilitate the easy movement of refuse bins, bicycles, and garden maintenance equipment without needing to pass through the primary living areas of the house. By preserving this external link, the proposal ensures that the practical, day-to-day management of the site remains efficient and does not impact the visual amenity of the street scene with bin storage at the front.

A Lifetime Home

The proposed extension has been designed with longevity and adaptability at its core, ensuring the home continues to support its occupants’ needs throughout different life stages. The additional floor space, combined with an improved internal layout and generous storage provisions, enables more sustainable long-term living and reduces the need to relocate as needs change.

Crucially, the proposal has been developed with future accessibility in mind. The configuration of the extension and interior re-arrangements allow for future adaptation into ground-floor living if required, supporting inclusive and flexible occupation for many years to come.



Conclusion

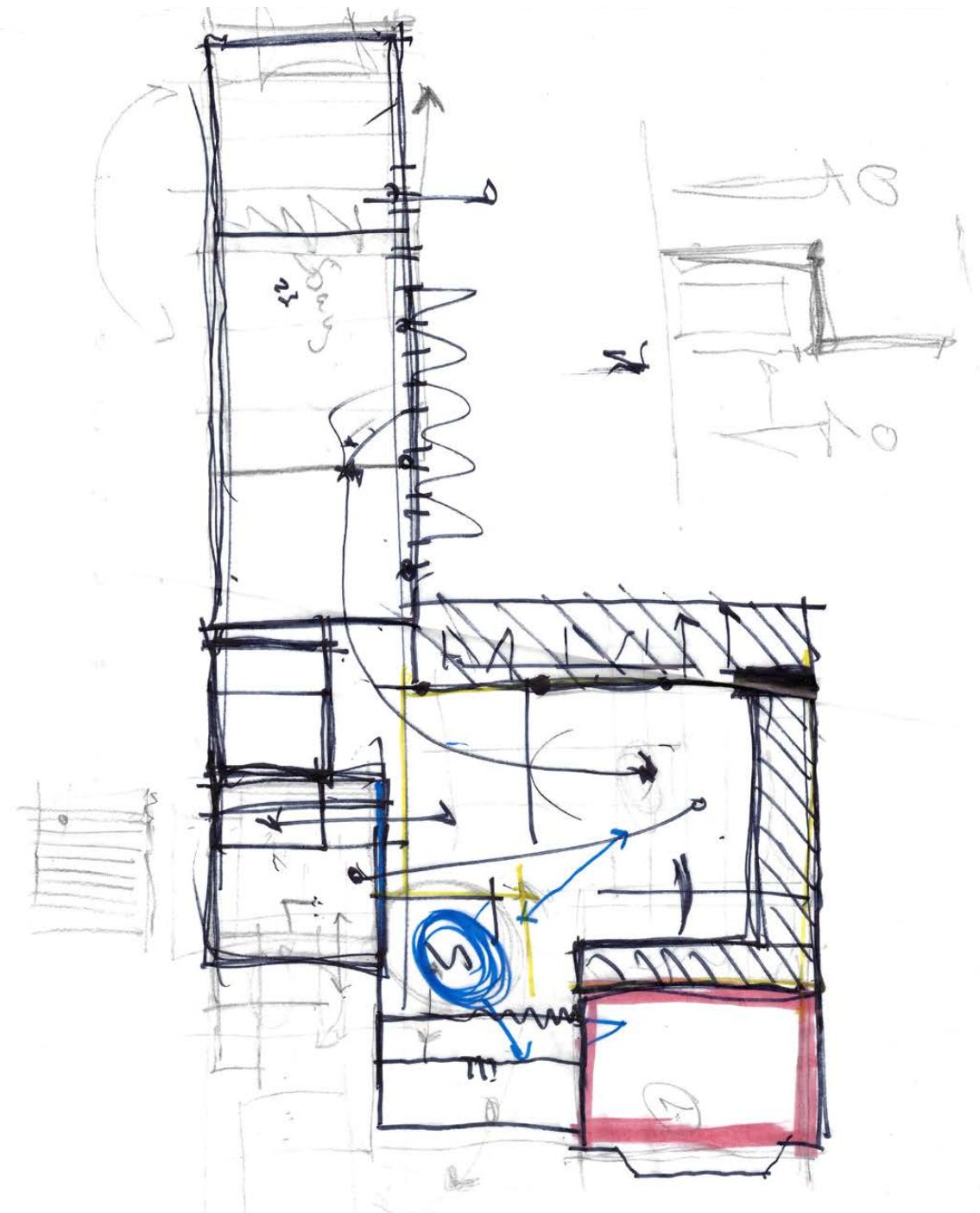
We consider that the proposed part single, part two storey front extension and single storey side/ rear extension at 7 Brayton Avenue will not cause harm to the character or appearance of the neighbourhood but will instead enhance the existing building and its surroundings by introducing a carefully considered rear extension that complements and elevates the architectural character of the original house.

This document sets out that:

- The quality of the design and specification is high, and the proposal should be welcomed as a thoughtful addition to the home.
- There are no planning policy grounds for refusal.
- Planning precedent supports the case for approval, with similar interventions approved within the vicinity.

The design fulfils the ambition of creating a property that is fit for 21st-Century living - supporting long-term adaptability, improved energy efficiency, and a high-quality internal layout. The proposal has been shaped around the needs of the current occupants while ensuring the building can continue to function as a flexible, accessible family home in the future.

Careful attention has also been paid to minimising any impact on neighbouring properties, with massing and placement designed to avoid overshadowing, overbearing presence, or overlooking. We believe that the proposed extension represents a sensitive and high-quality development that will ensure the longevity, flexibility, and enjoyment of this home for many years to come.



Concept Sketch - Design in a Day



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