mcnulty architects ltd
Designworks
The Colony Wilmslow
Altrincham Road
SK9 4LY

Design and Access Statement for Works to 2 Clifton Road, Chorlton

Background and Location and Site

2 Clifton Road is a semi detached house that is situated on a corner plot in Chorlton. Clifton Road is made up of similar large late victorian houses of a similar aesthetic.

The area is characterised by these larger Victorian houses set over ground, 1st and second floor with basement cellars.

Planning History

A previous approval ref: 143216/FH/2025 is currently being implemented.

Design background

The proposal

The proposal is for a single story rear extension with the creation of a lightwell, side dormer extension, cellar conversion and associated internal and external renovations.
The amendments to the previous approval are:
-The addition of window to dormer extension
-The addition of a fixed glazed panel to the single story extension
-The addition of PV solar panels to the roof.
-The addition of velux roof lights to the top floor, top floor landing, and master bedroom.
-The slight increase in height to the single story extension.

Massing

The massing off the single story extension sits broadly in line with the first floor. The dormer ridge sits below the existing ridge line and is set slightly in board of the eaves line.

Design Approach

The single story extension is designed to be a contemporary addition to the existing house. Aluminium glazing and timber cladding are a sympathetic addition to the existing material palette.

Landscape

The proposed landscaping is largely unaffected by the works other than the addition of a small terrace to the rear and relocated steps to access the basement.

Access and Parking

Access and parking are not affected by the works.