

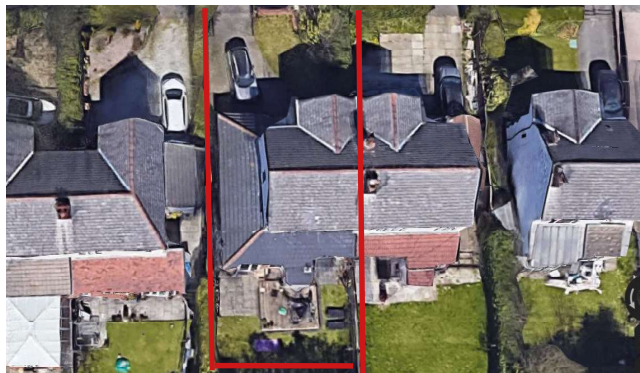
38 Scholes Lane

Prestwich M25 0AY

Design and Access Statement
30th May 2022

Existing Property

The current house is a circa 1920's red brick and render semi detached.

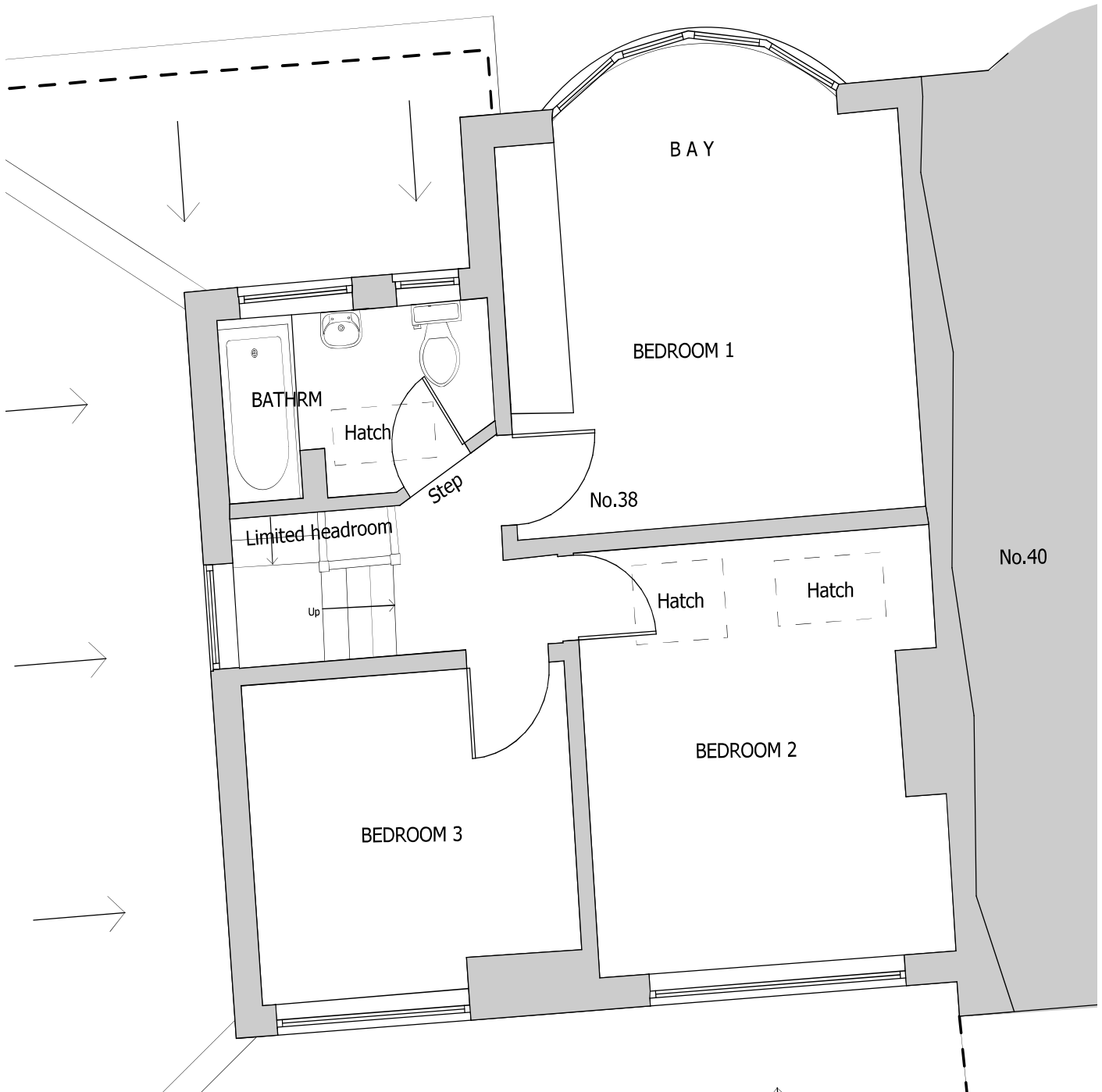


Existing Plans and brief

The current house has 3 bedrooms and an very small bathroom (particularly considering the size of the house). The head height above the stairs is also heavily compromised, which would indicate that due to the age of the house (1920's), the toilet was originally external (probably houses within the rear lean-to) and the internal bathroom was added at a slightly later date. This would explain why the bathroom is very small for the size of house, the room has stepped access and the room makes the staircase difficult to descend particularly for tall occupants.

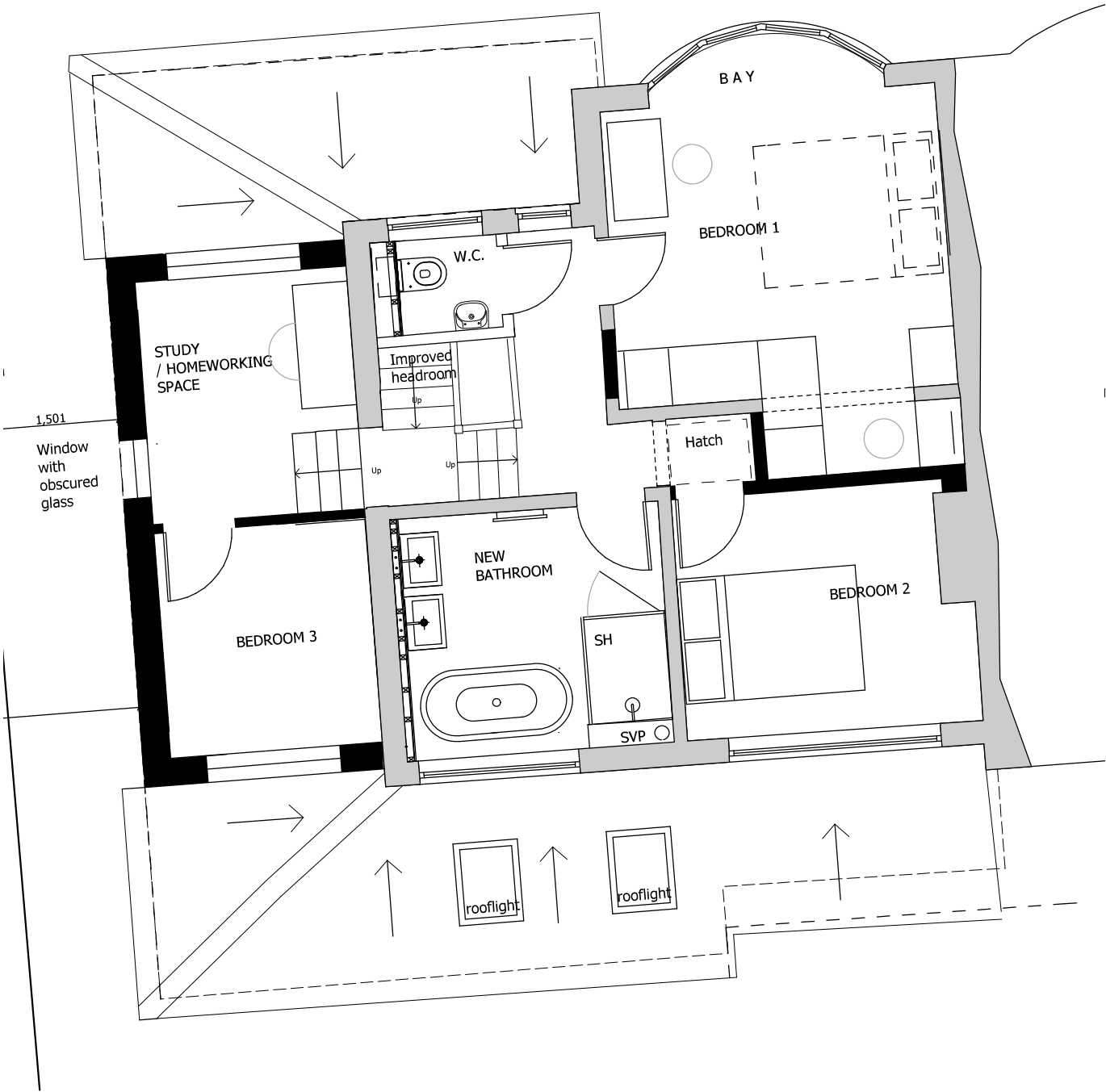
The clients brief was therefor to create a larger family bathroom, making the stairs more accessible, and provide a homework space without loosing the existing 3 bedrooms (and therefore reducing the value of the building)

The client also wanted to look at rationalising the ground floor space, removing the lean-to outhouse and creating a more enjoyable kitchen / dining experience which interacts better with the south facing garden.



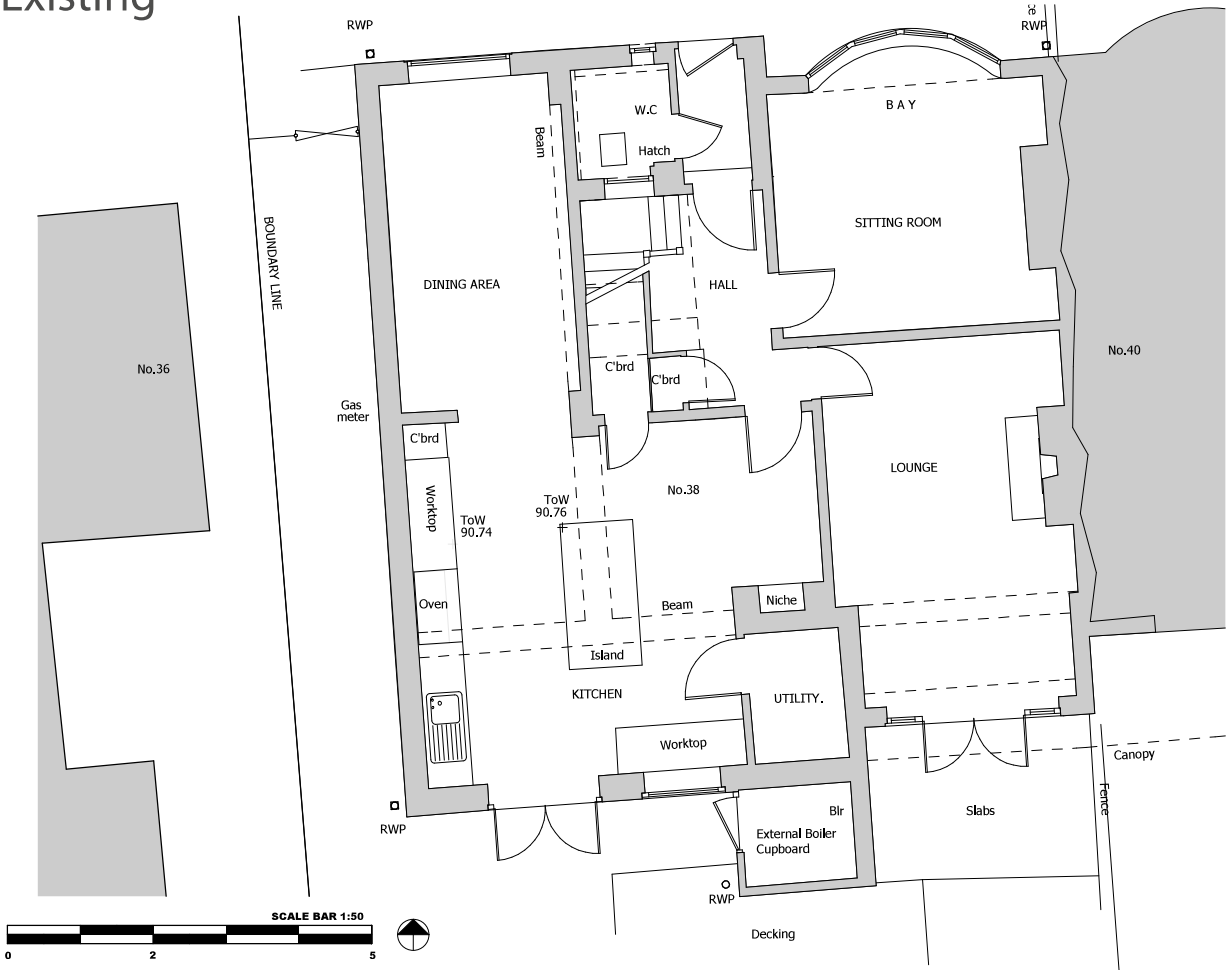
First Floor

New Proposals- 1st floor



New Proposals - Ground Floor Plans

Existing



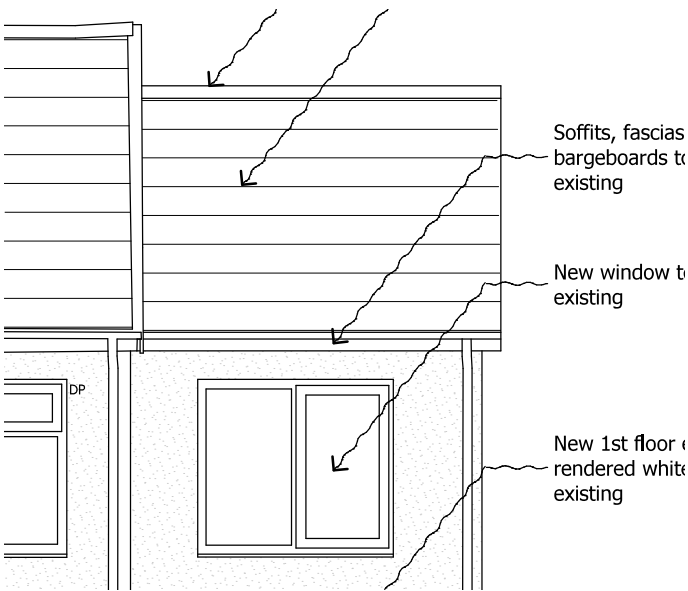
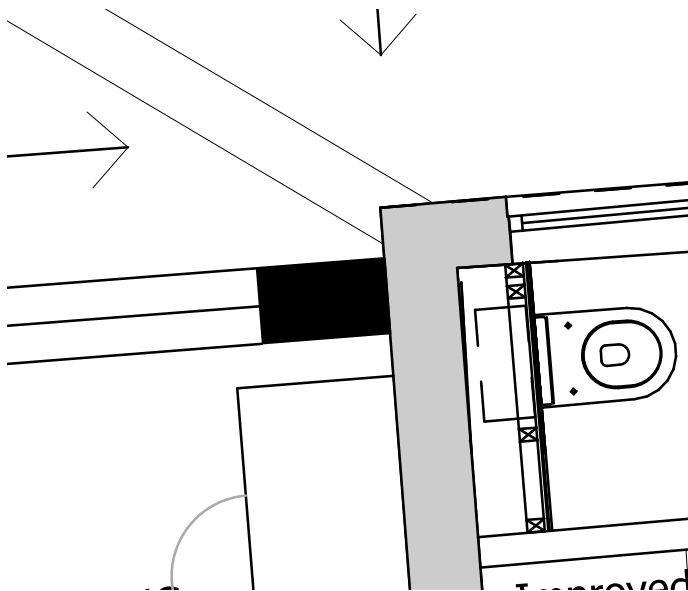
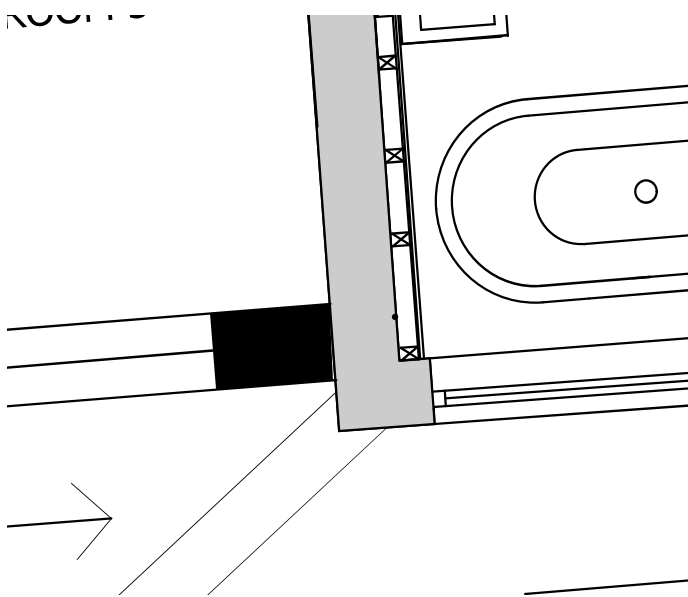
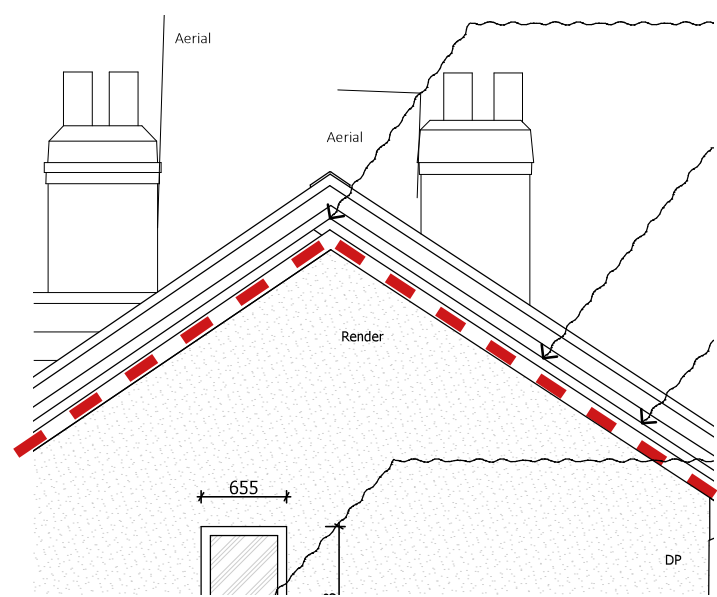
Proposed



Design Considerations

Building hierarchy

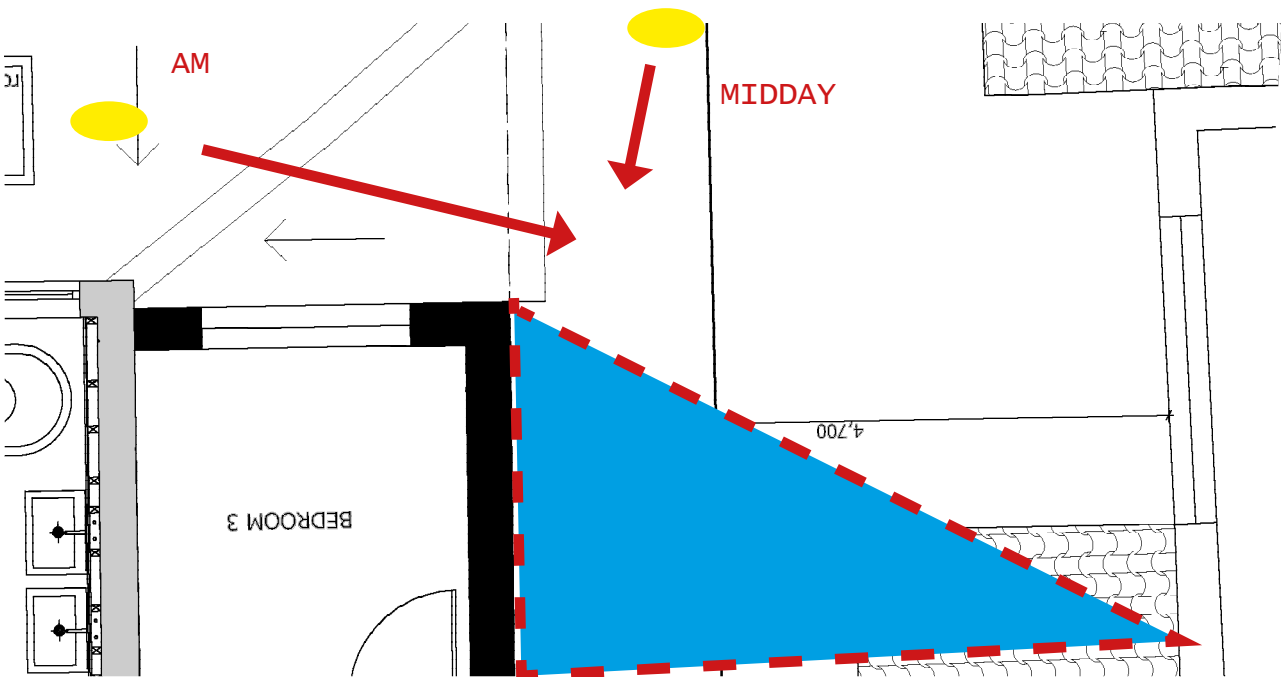
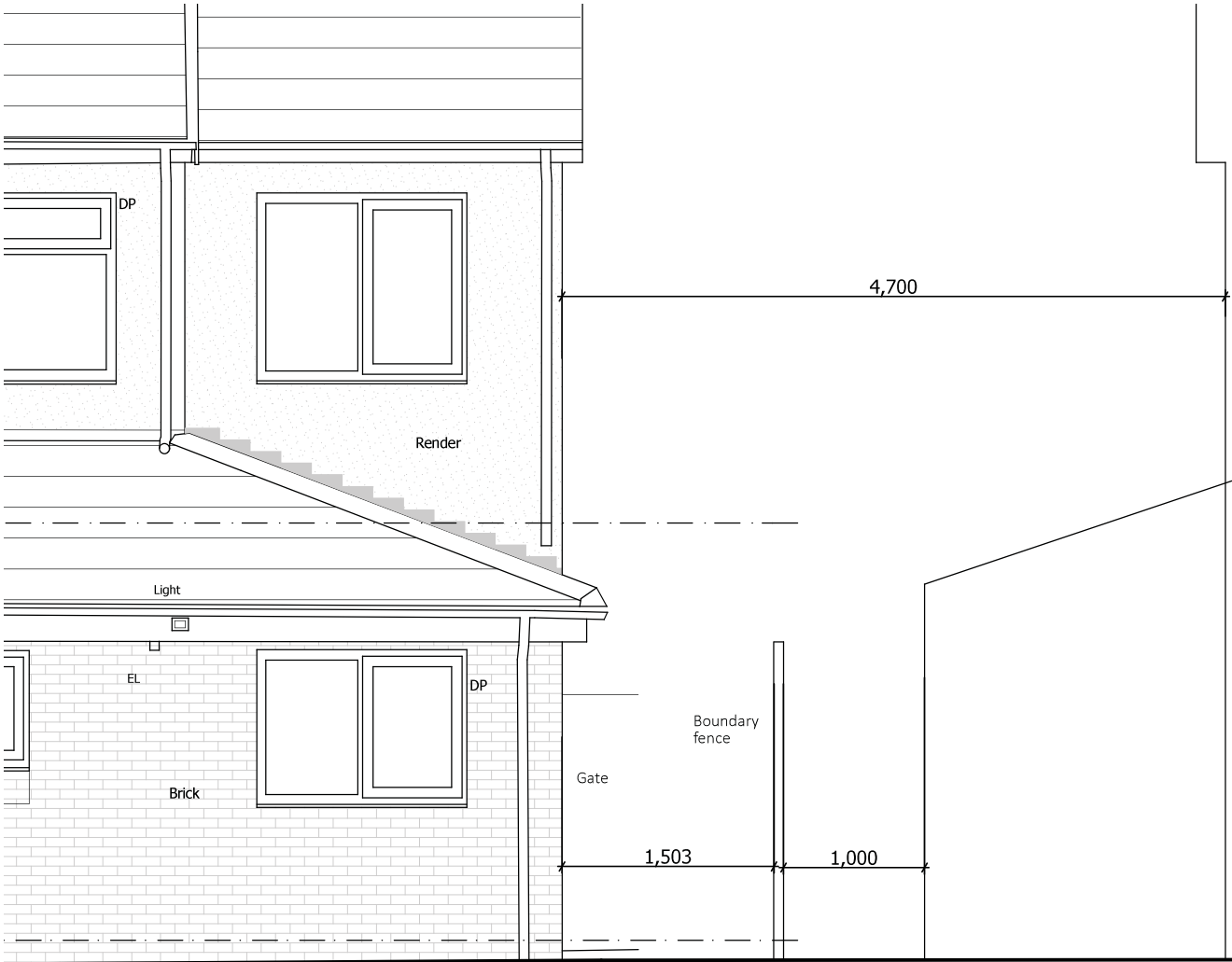
We have set the roof of the new extension lower
stepped the extension in and therefore maintained the same eaves height



Design Considerations

Adjacency and sun path

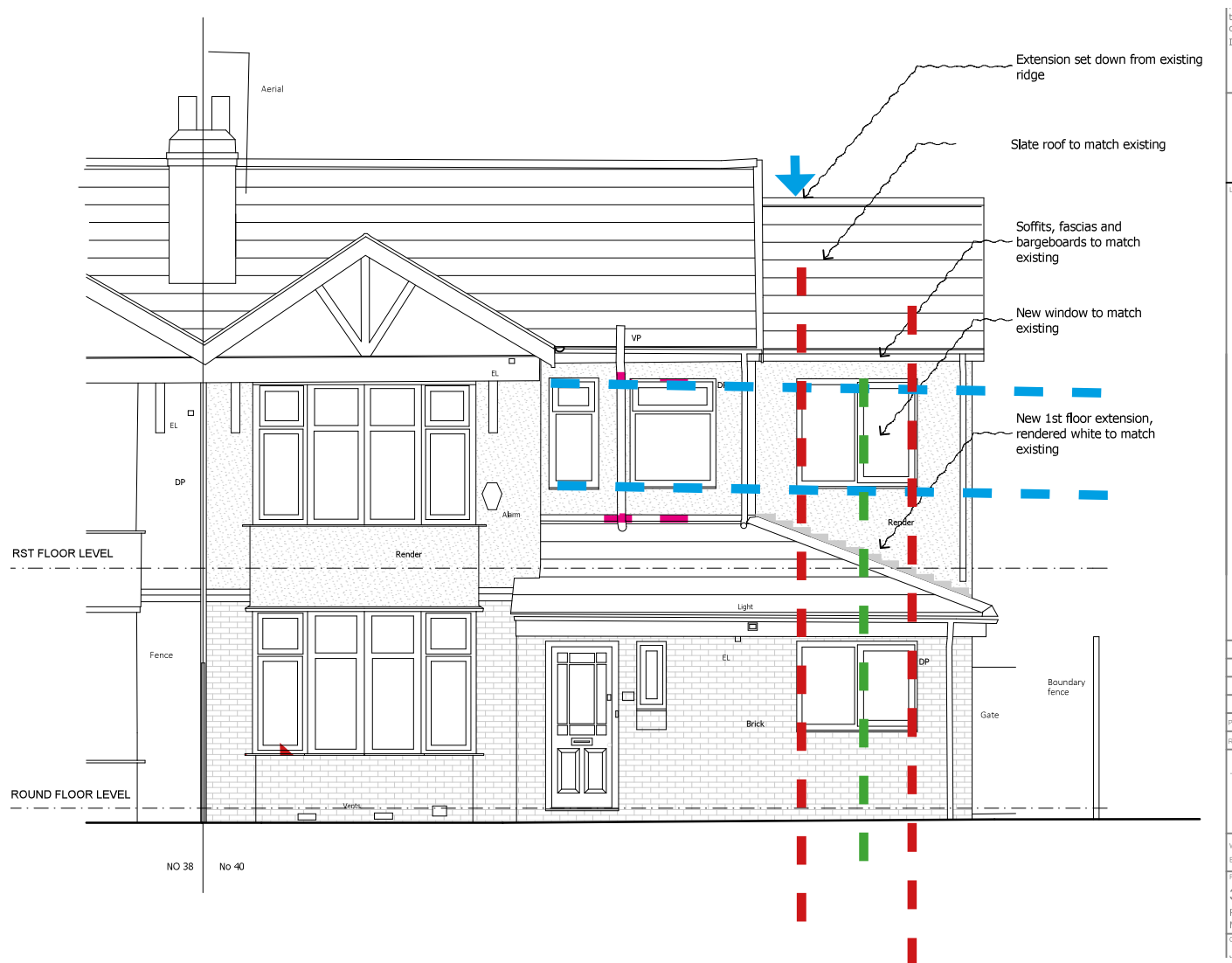
The new extension will be 4.7m away from the adjacent properties external wall at 1st floor level containing a large bedroom window. We have purposely cut the extension back from the rear wall of the house to ensure overshadowing does not occur.



Design Considerations

Proportion

The window to the front and rear elevations is designed to respond to the proportions of the exiting windows. We chose to match the format of the ground floor extension window so that a clear distinction between new and old is maintained. We have projected a matching window height and position to provide symmetry.



Materiality

Existing materials



Red bricks to ground level
White render to 1st floor



White UPVC windows
Black UPVC rainwater-goods



Slate roof to existing house
slate look concrete tiles to extension

Proposed materials -

Retaining the character of the building using sympathetic materials



Slate roof



White Render

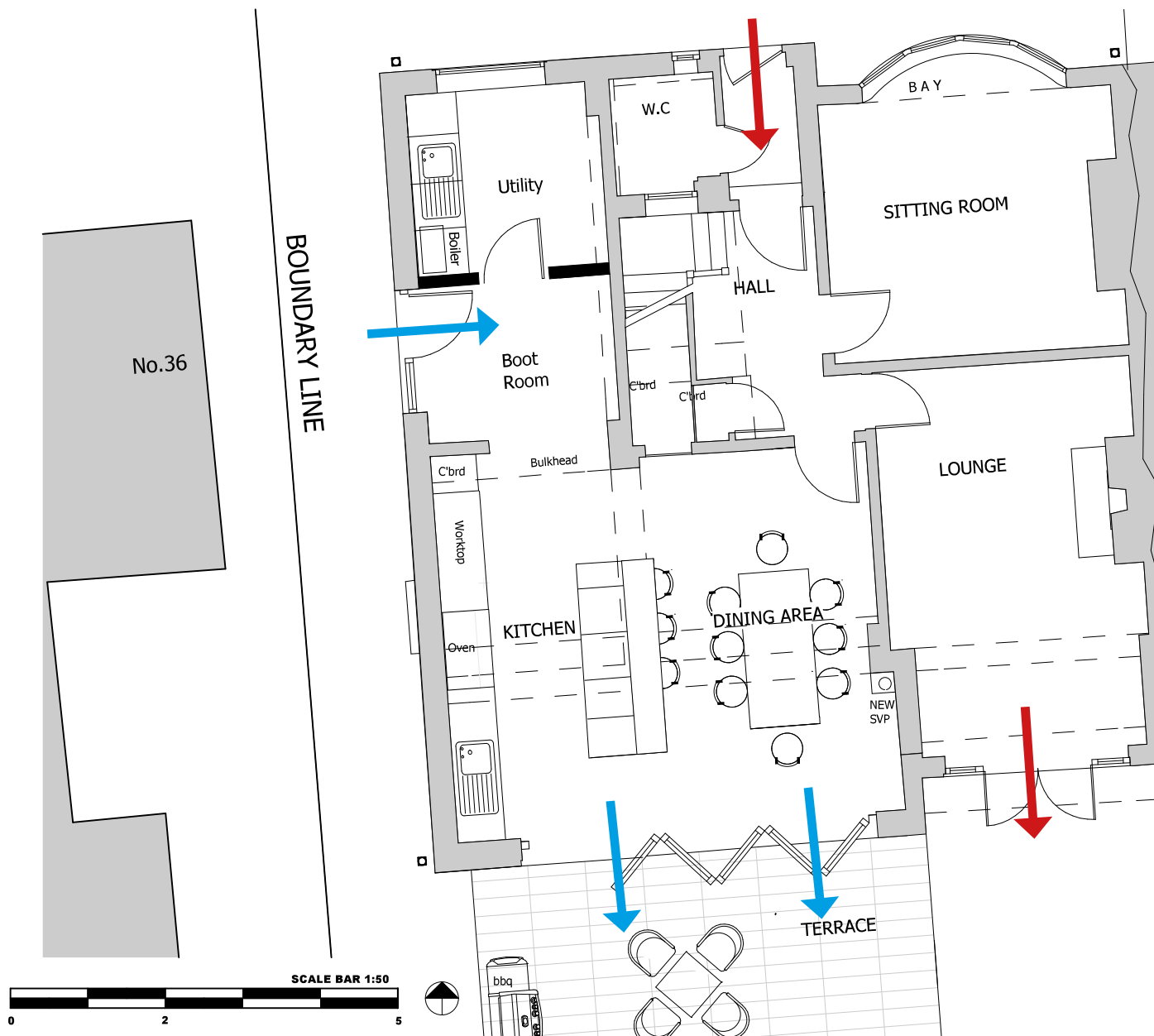


Grey Aluminium Patio Windows

Access

The main formal entry to the house remains the same. We have added a new side 'boot room' entrance which allows for muddy feet and dogs with direct access to the utility room.

The rear patio doors to the kitchen have been increased to provide better connection between internal and external space



New / Improved access routes



Existing access routes