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Kathleen Grove
Manchester
M14 5GY

November 2021

Double storey rear extension and reconfiguring of internal layout

architecture:m

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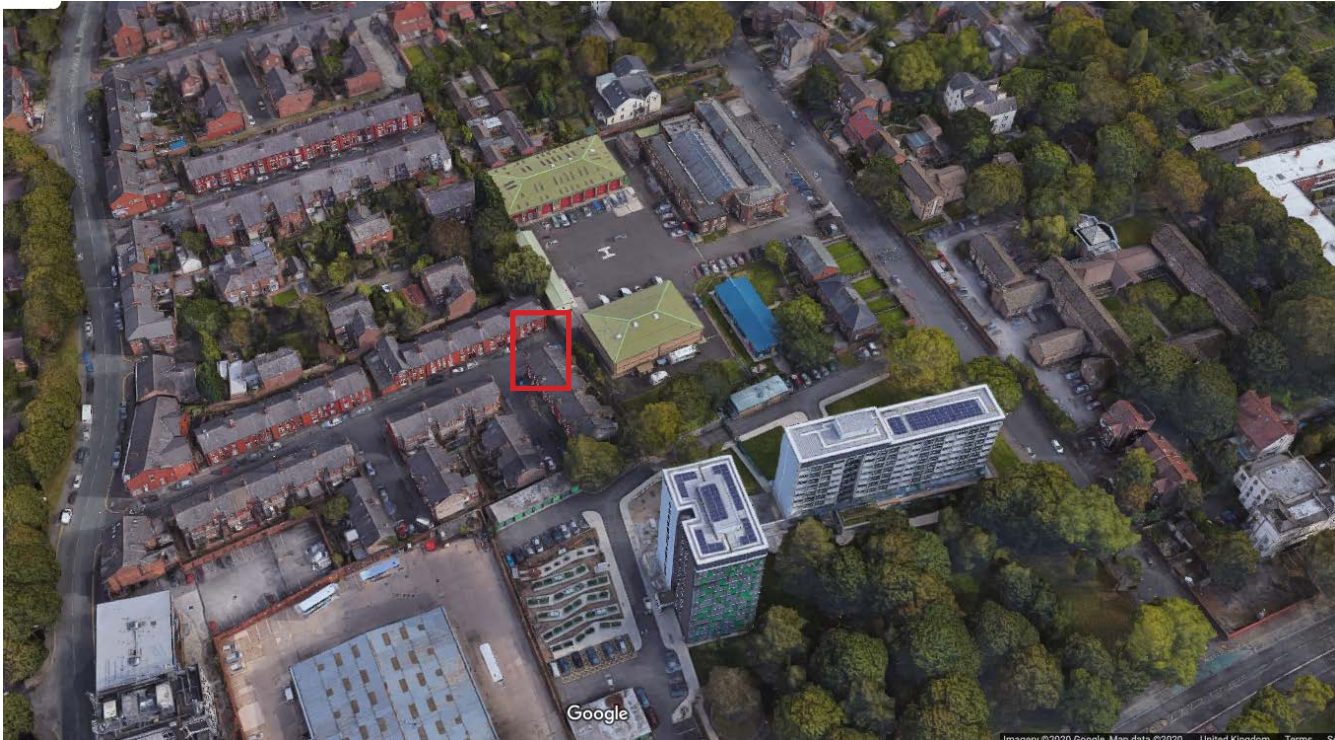
1.0 Project Overview

This supporting planning document is submitted by architecture:m on behalf of our client in support of a full planning permission. This document contains the following supporting information for your consideration:

- Drawings; illustrating the existing and proposed details of the development.
- Photography; illustrating the existing and Proposed details of the development.
- Design and Access Statement; an assessment of the design evolution and principles of the development.

We are proposing the development of an existing terraced home on an end gable on Kathleen Grove, Rusholme. The site has good public transport links into Manchester. This development will enhance the current surroundings by enhancing the visual amenity and encourage residents to invest in and improve the area. The development builds on the existing home which avoids the proposal from disturbing neighbours and maximising the use of the existing dwelling.

2.0 Aerial Photographs



3.0 Site and Surroundings

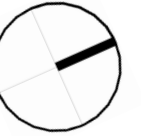
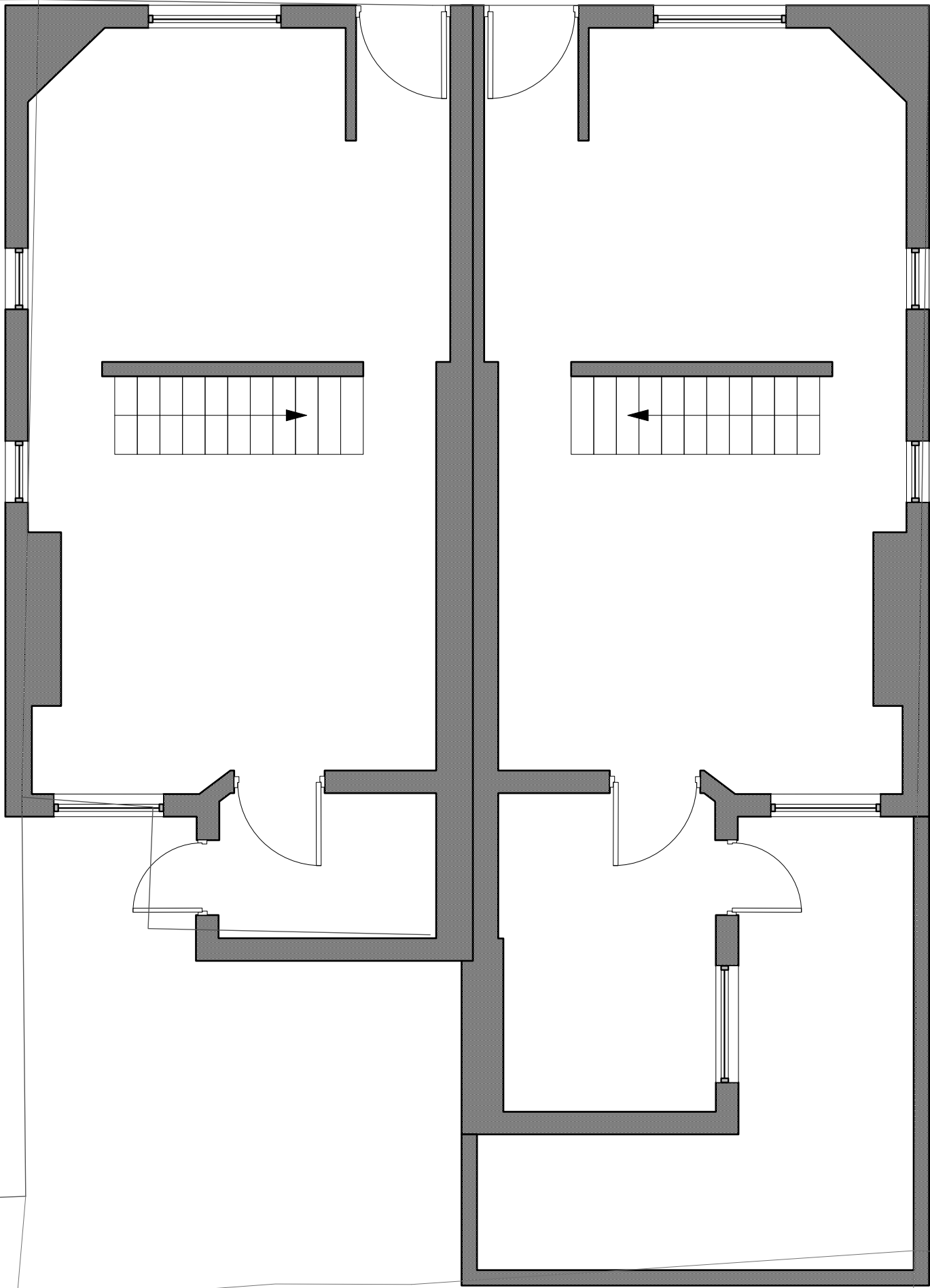
1 Kathleen Grove is a 2 bedroom end terrace home situated on the junction of Kathleen Grove and Stanley Avenue. The house is in close proximity to amenities on Wilmslow Road to the West along with the iconic Toastrack to the South; along with excellent transport links to the city and further afield.

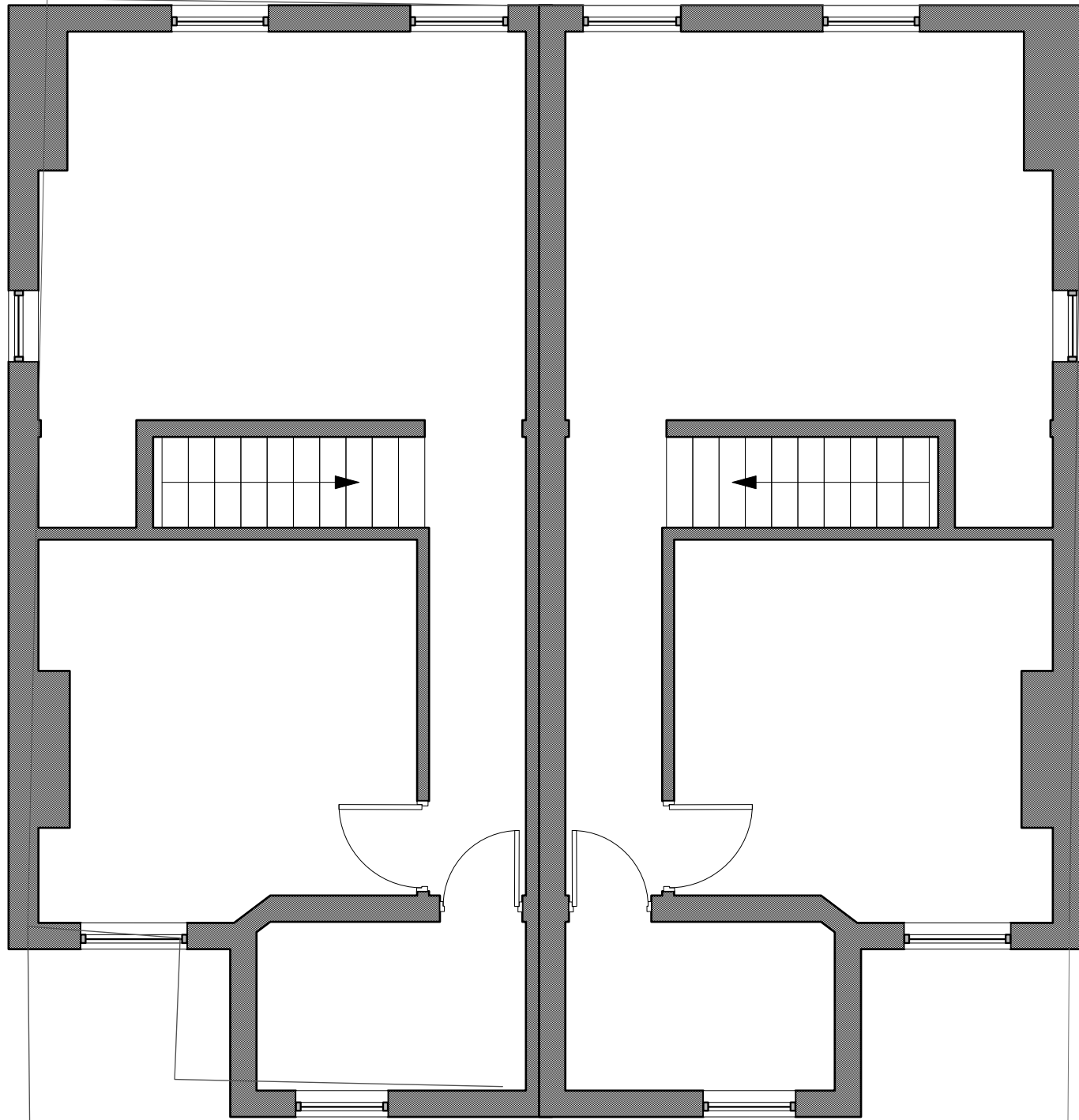
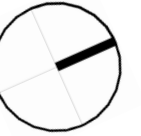
The building is built out of a traditional construction which ties in with the local aesthetic. Our proposal is to transform the site to compliment the local aesthetic. The site has a potential to adapt and extend into a contemporary living standard.

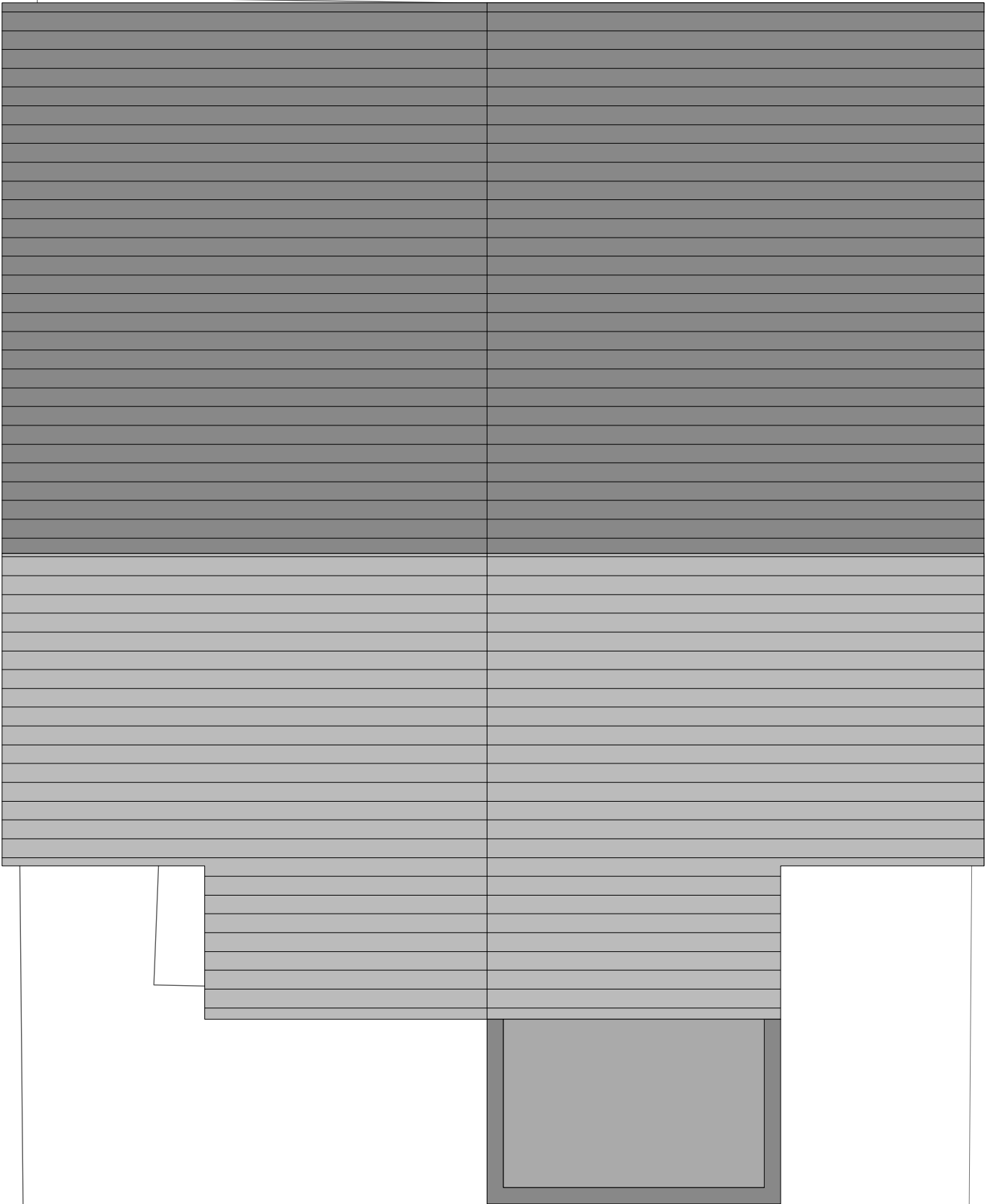
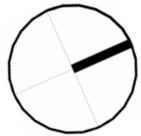
Access into the site is currently from the front elevation and remains so in the proposed scheme along with a new access point to the side of the property. This allows the design to make use of its location within the street scape and further establish the building with its context.







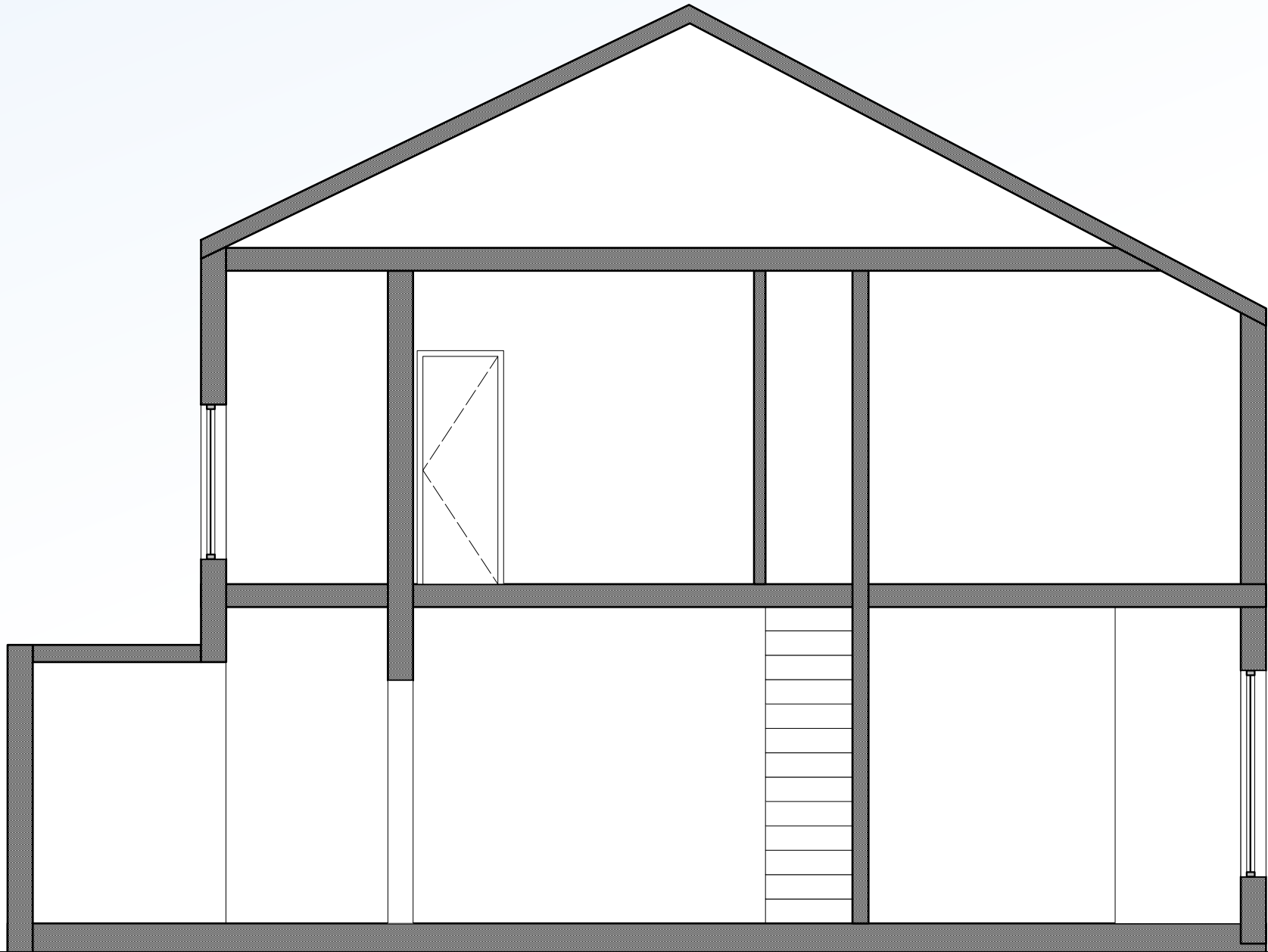




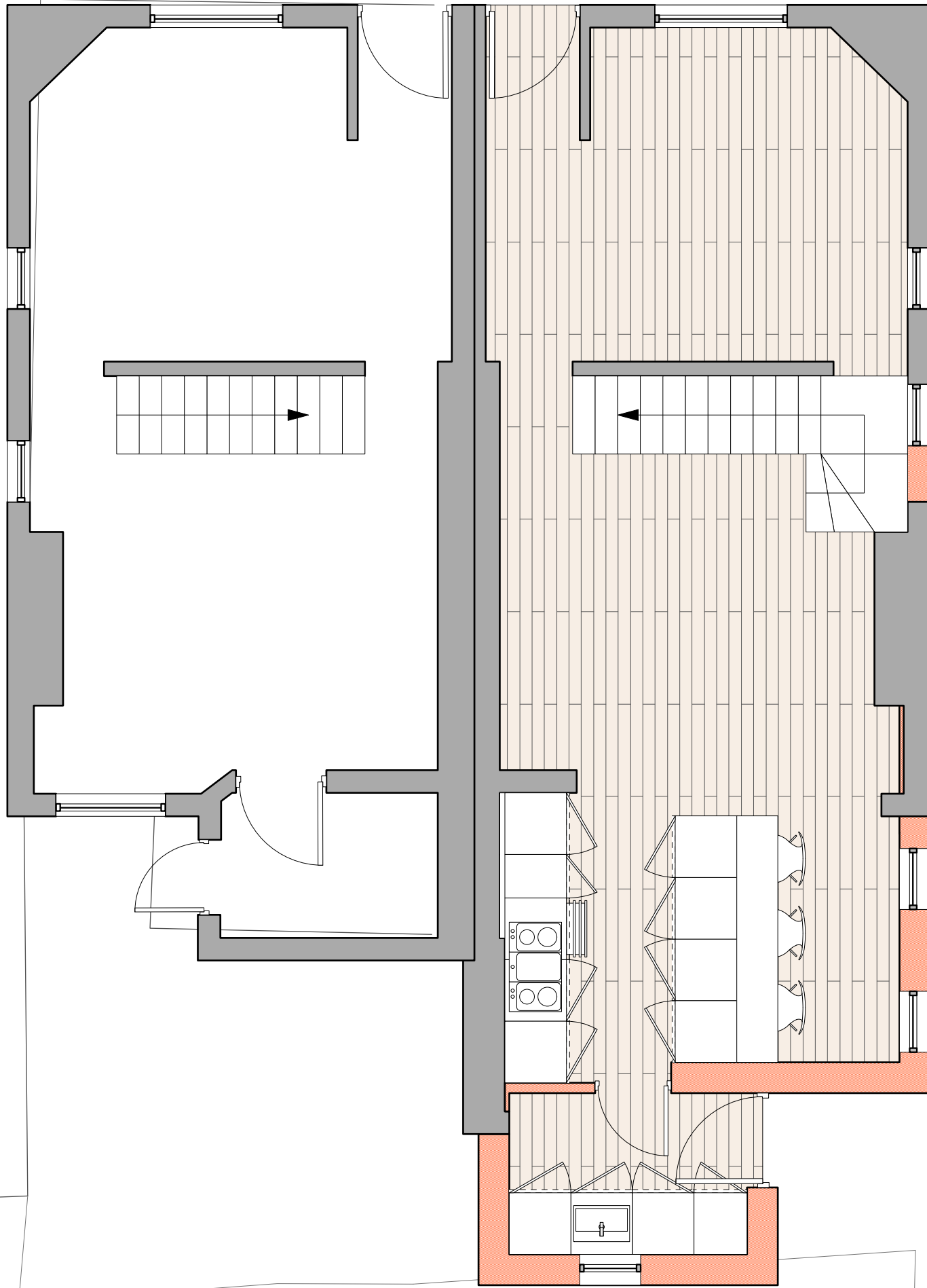
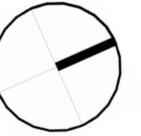


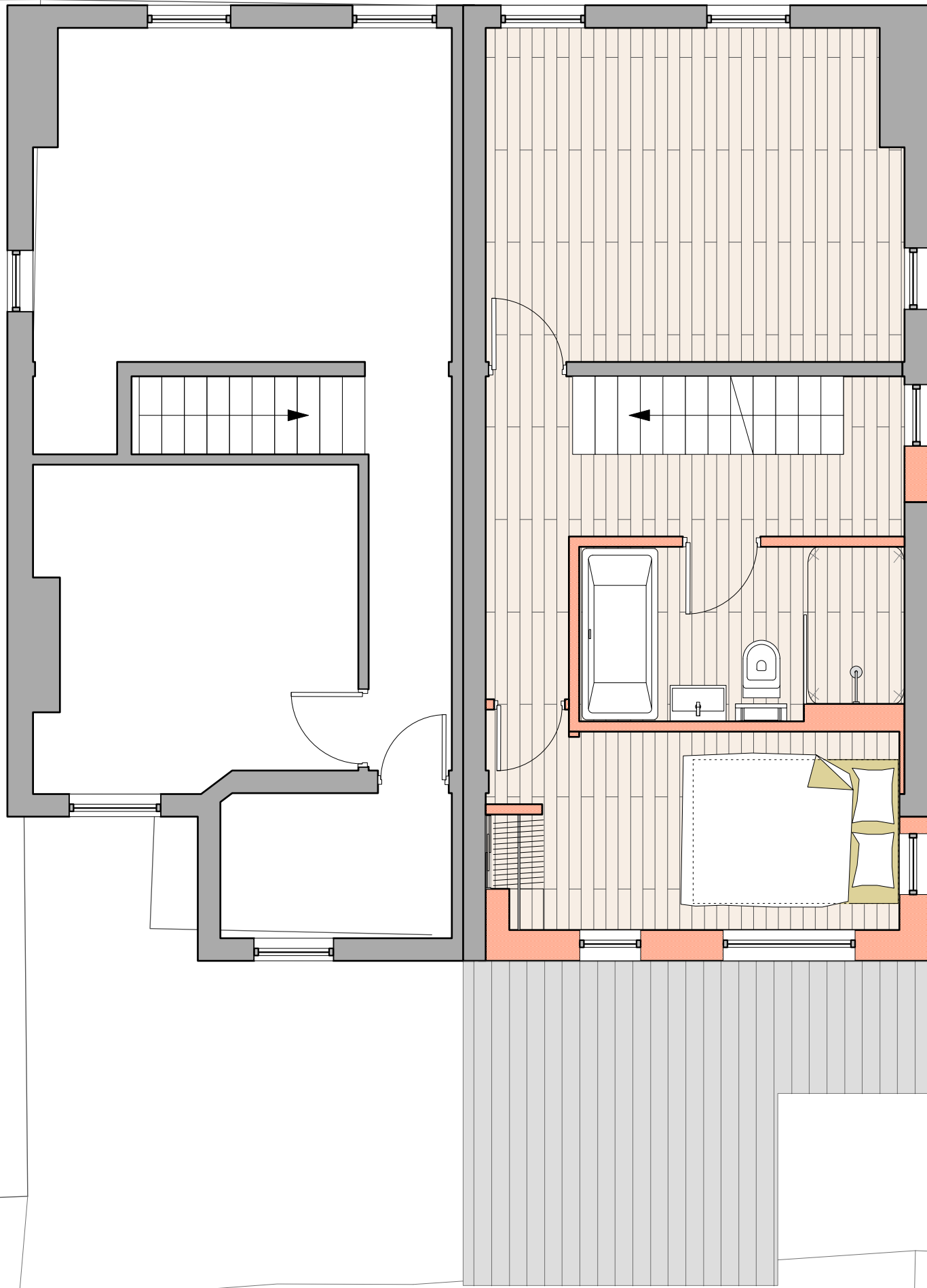


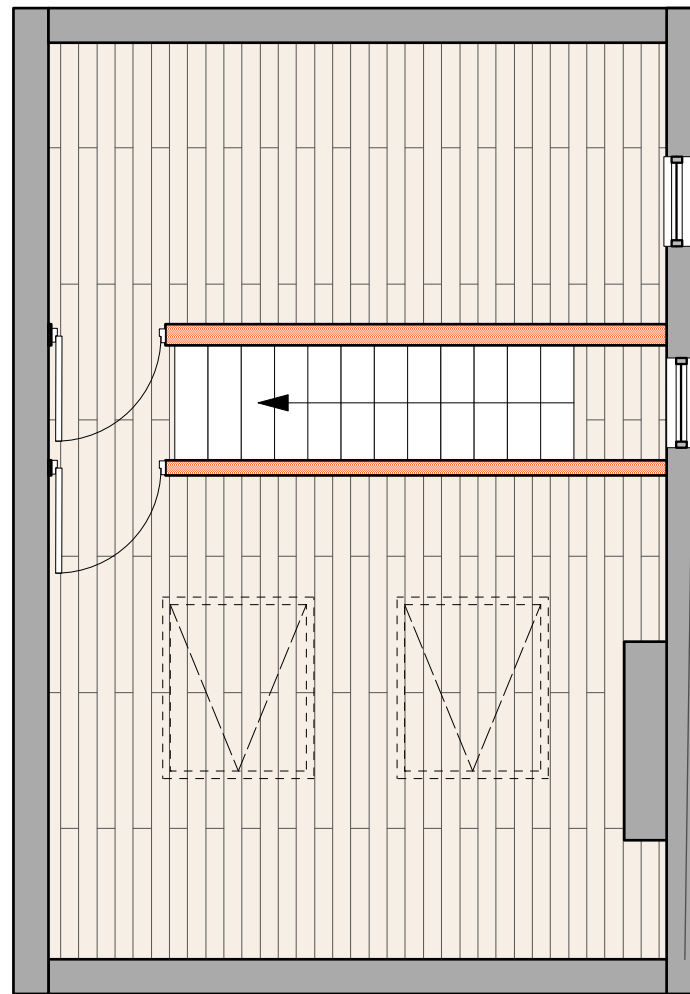
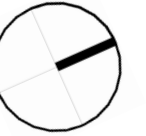


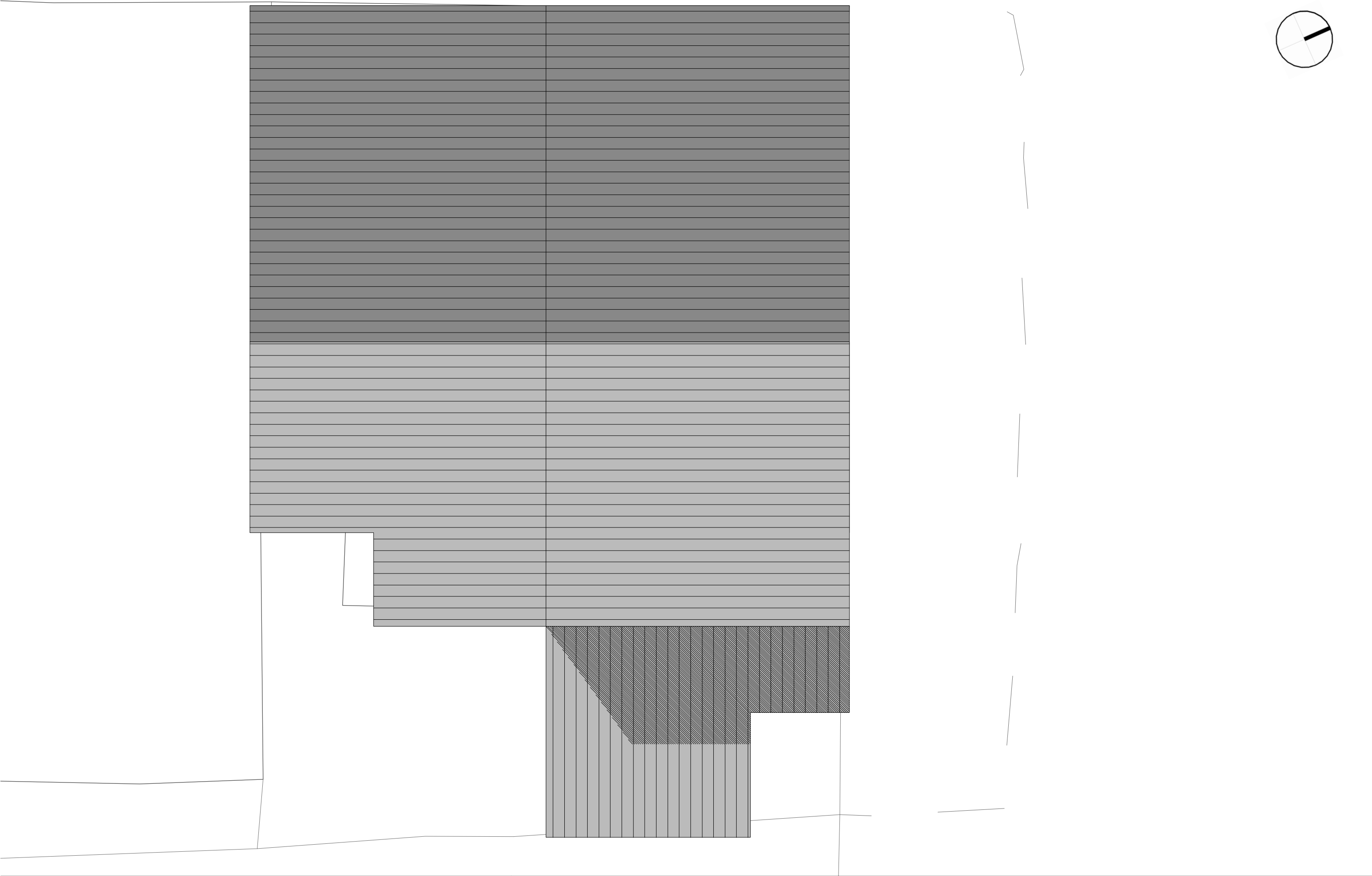


6.0 Proposed Drawings

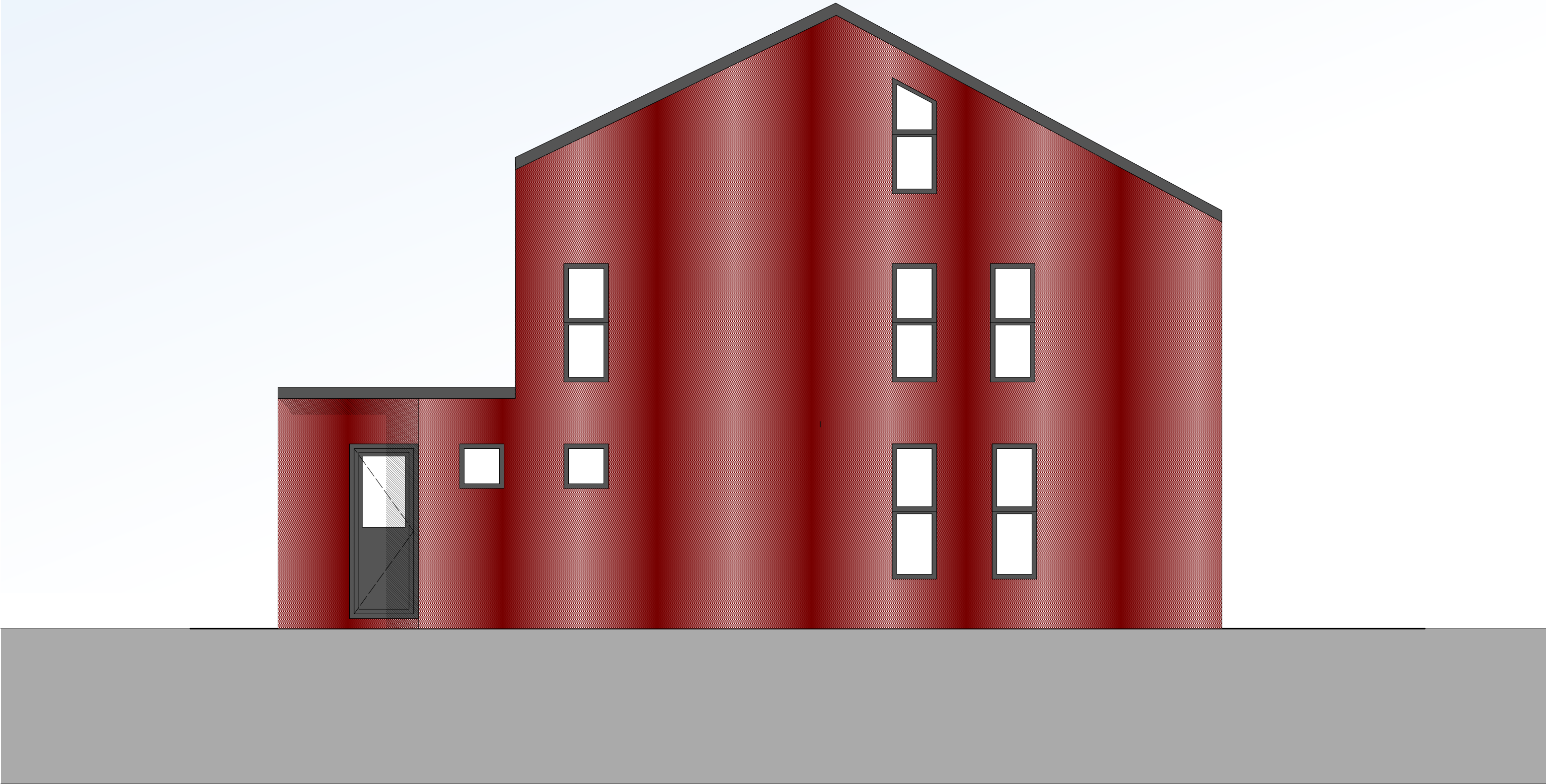


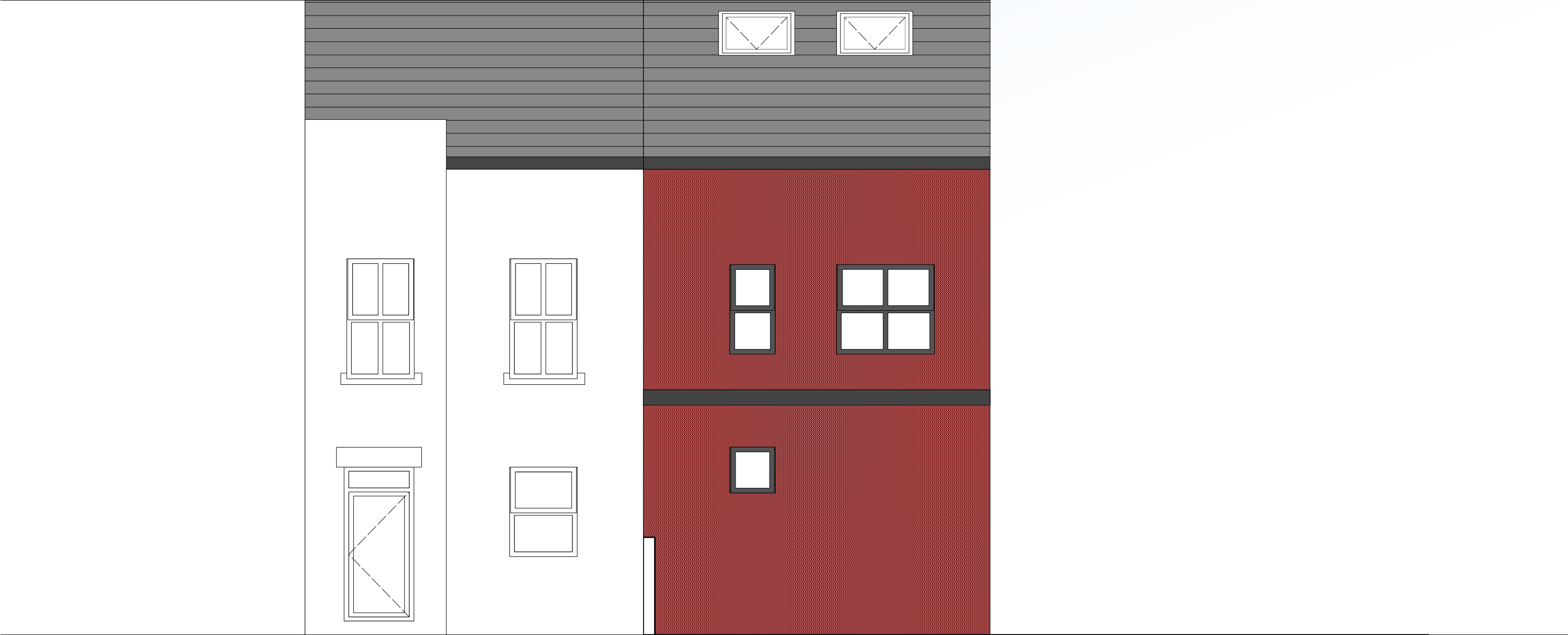


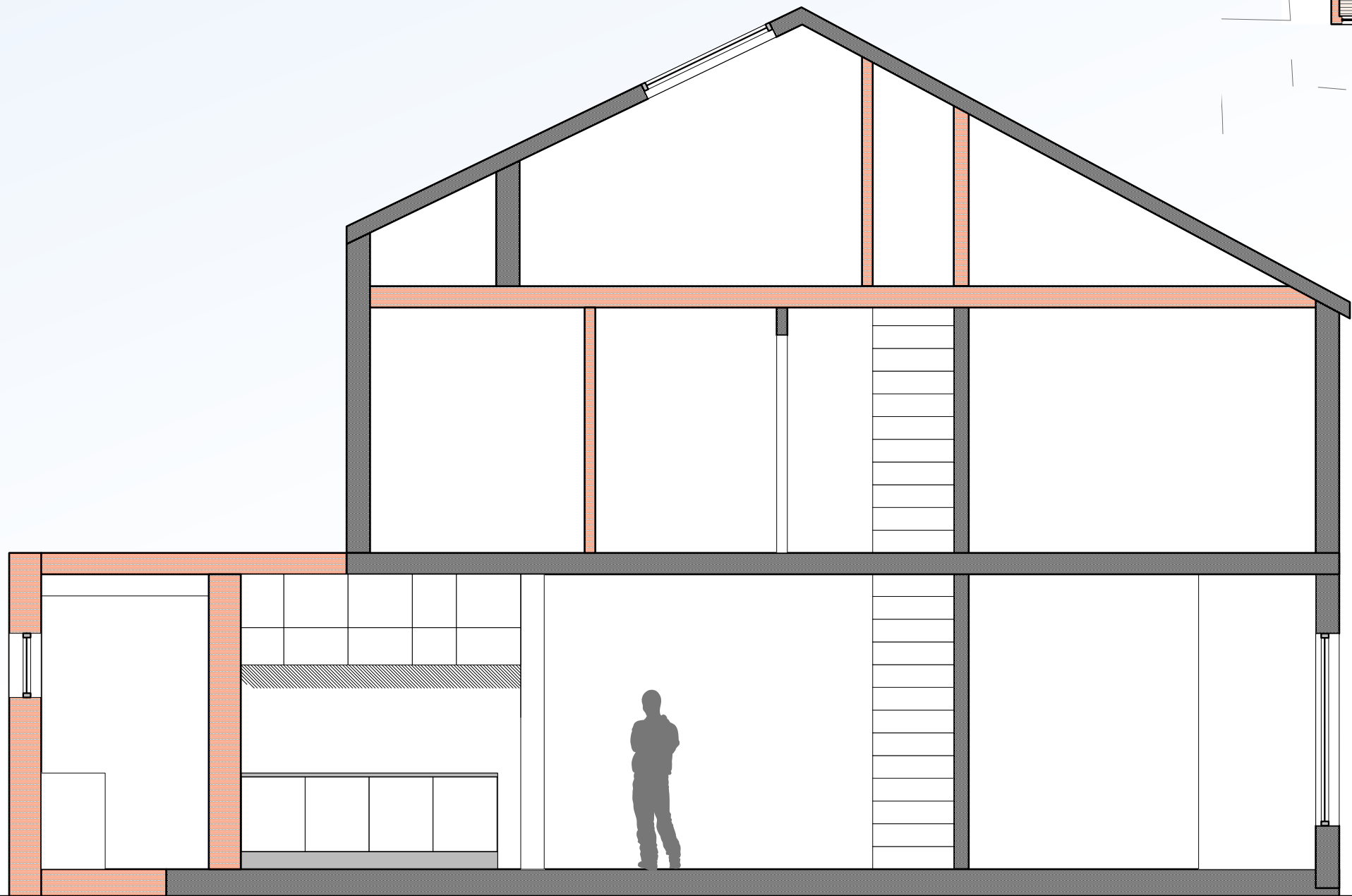




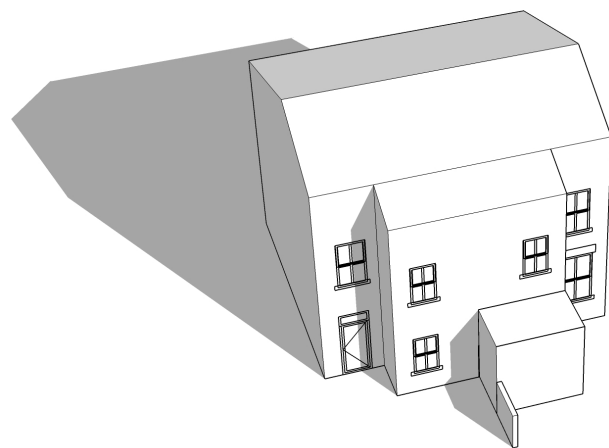




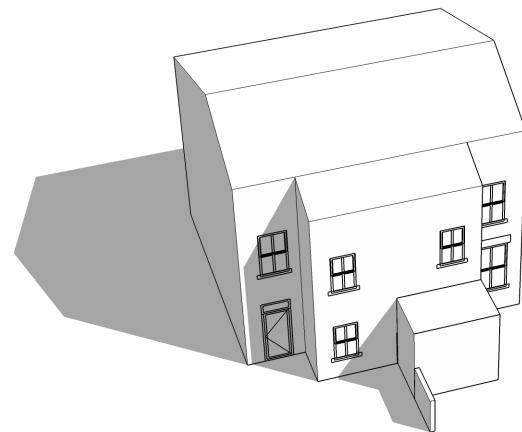




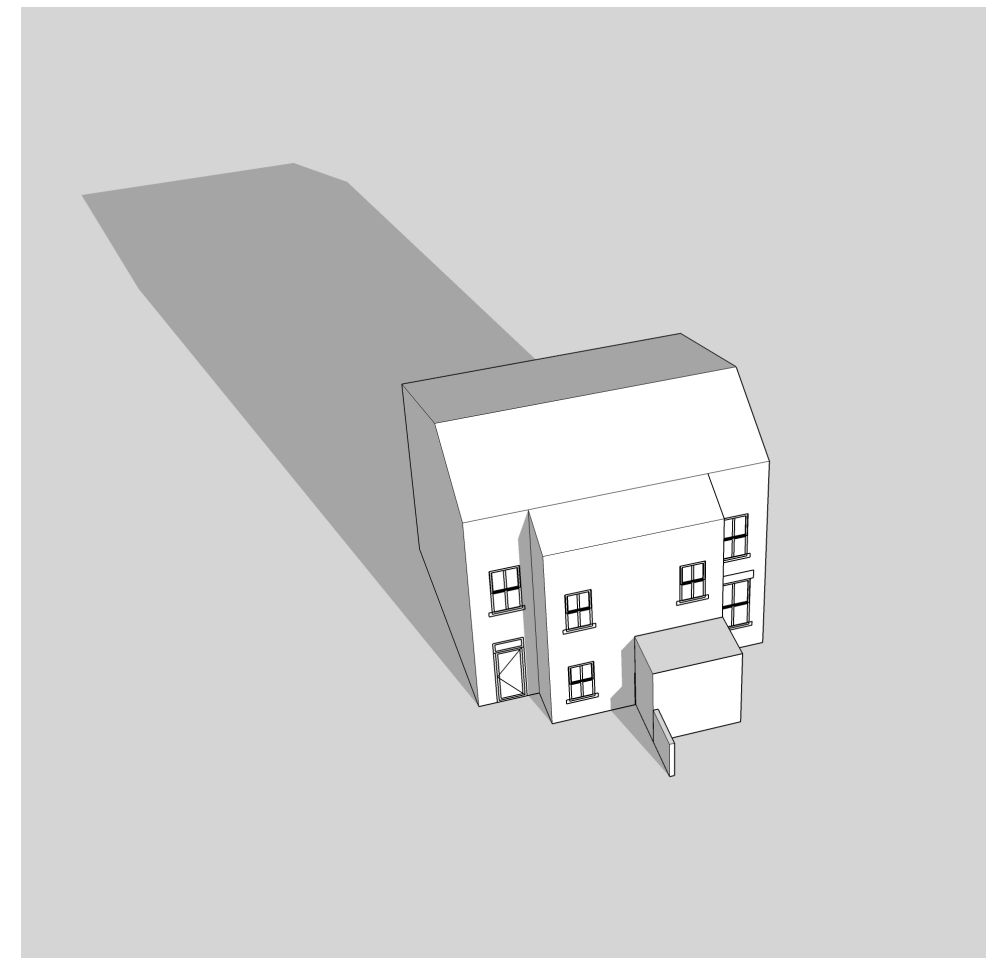
The sunlight study adjacent shows the way light currently affects the neighbouring terrace during the different seasons of the year.



Spring/Autumn



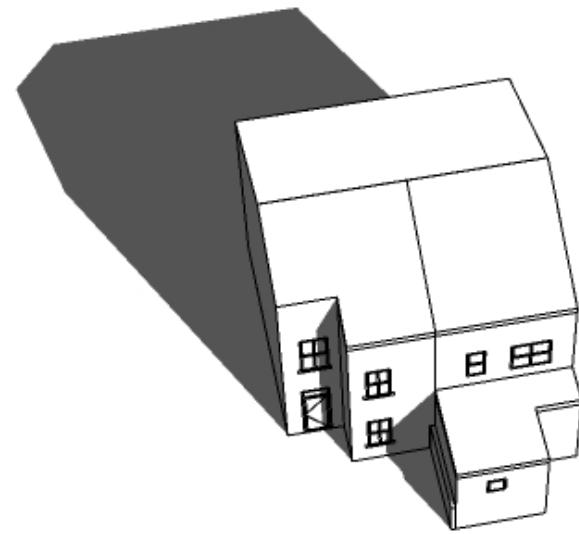
Summer



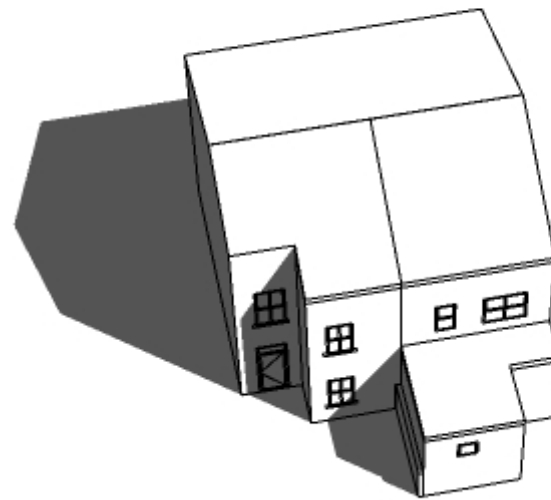
Winter

8.0 Proposed Building Shadows

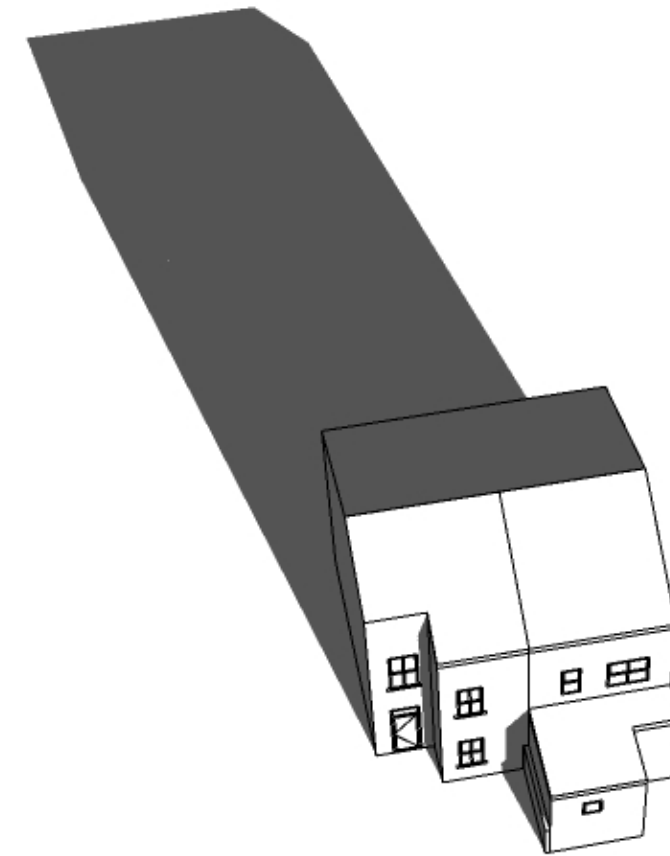
The sunlight study adjacent shows how the proposed extension will not affect the quality of light for the neighbouring terrace. The extension creates a minimal effect on the adjacent house and as such does not significantly affect the quality of light that the neighbours will receive.



Spring/Autumn



Summer



Winter

9.0 Design & Access Statement

9.1 Statement

This Design and Access Statement has been prepared to support the Full Planning Application, submitted on behalf of the applicant, for the development of the site at 1 Kathleen Grove, Rusholme, Manchester, M14 5GY. The report has been written in accordance with CABI's guide 'Design and Access Statements - How to write, read and use them' and accompanies the design drawings to describe the proposals.

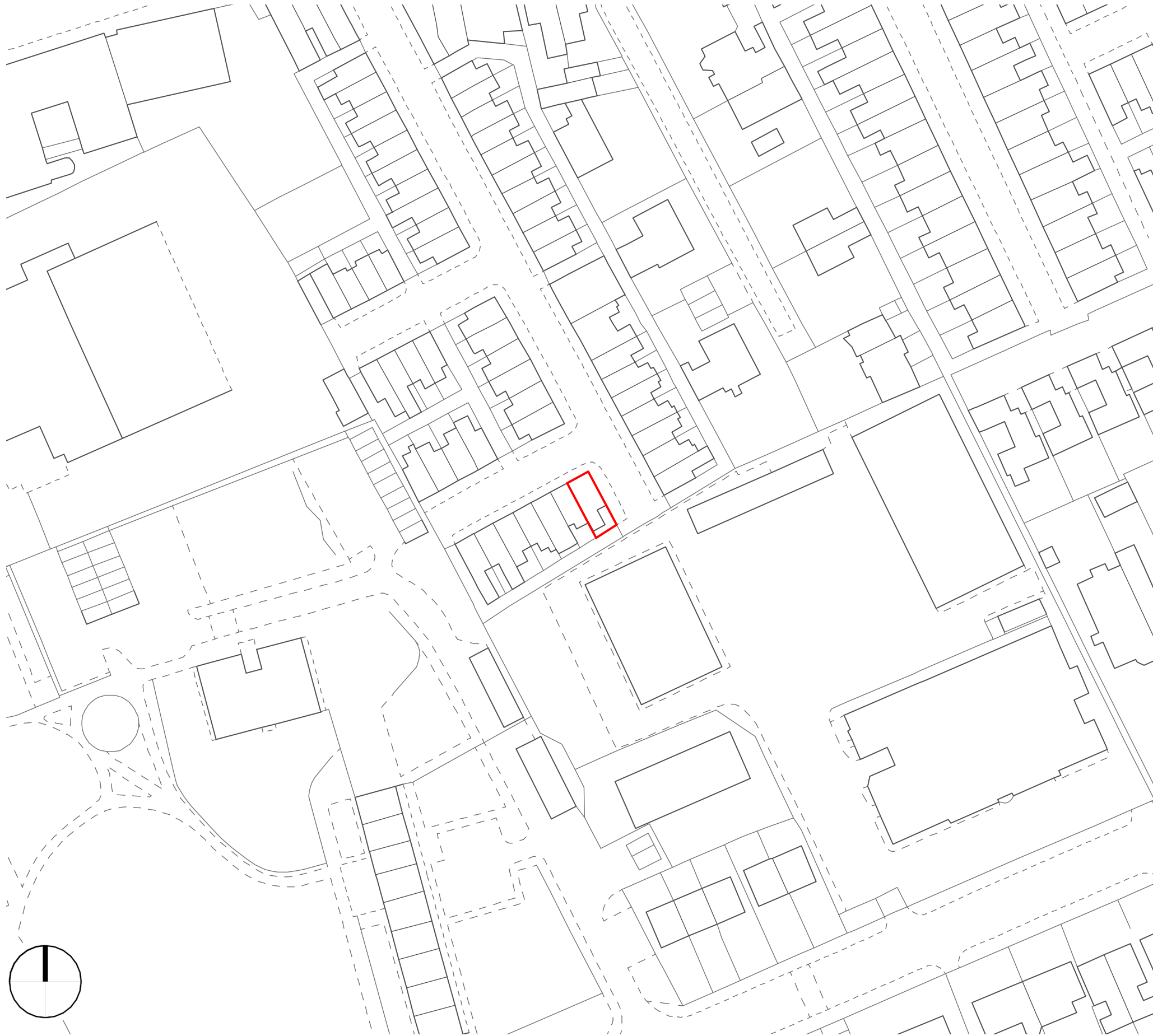
The application seeks planning approval for a new 2 storey extension to the existing building. The report provides the local authority with full information on the proposals to assess the likely impact of the scheme upon the local area.

This document should be read in conjunction with the submitted architectural drawings and all other supporting documents.

9.2 Site Location

1 Kathleen Grove is situated around 2 Miles away from Manchester City Centre with direct public transport links into both Manchester city centre.

Rusholme has a population of around 14,000 people and is predominantly characterised by 19th Century terraces, with little variety in appearance, with semi detached housing further North. The most notable landmarks of the area is the Toastrack to the South, Platt Fields park to the West and St Mary's Hospital to the North.



9.0 Design & Access Statement

9.3 Application Site

Architecture:m have completed a full survey and photographed the existing condition of the site. The images below illustrate the existing conditions and the site's immediate context.



9.0 Design & Access Statement

9.4 Application Site

Developing a Proposal for the site addressed many opportunities while being considerate to constraints.

As the site is directly facing between two roads, it offers the opportunity to create a proposal that interacts with both Kathleen Grove and Stanley Avenue. The proposal avoids interrupting the rhythm of the Street and offers a better aesthetic for the near by residents allowing the site to have a better aspirational architectural theme throughout.

Since the site is fairly typical to the area, we believe the proposed scheme will continue to develop and enhance the local community and surroundings of Rusholme.

The proposal seeks to offer a high quality design for someone who has already spent many years living in the area, with a refreshing approach to living standards in a prime location close to the city centre. Dominantly, the scheme will provide for a dynamic, large space and amenity to escape and cohabit in peace. Architecture:m believes that this type of development supports the local authorities current development requirements.

9.5 Use & Content

The development proposes creating a new 2 storey extension to the rear of the dwelling, with interior works, that create a larger kitchen-dining space, and a utility room in the ground floor. The first floor sees the one bedrooms maintained, with space for a study and larger bathroom. The second floor sees the loft space converted into accessible storage space and a small reading room.

Taking into consideration the close proximity to Manchester City Centre the proposed development takes advantage of providing a contemporary solution to a typical housing type in this area, and acts a template for future developments of terraced houses, to encourage the use and development of current housing.

9.0 Design & Access Statement

9.6 Layout & Form

The proposed development has closely considered the relation to its context and surroundings. Architecture:m has worked accordingly with the consideration of its context and neighbouring properties, in completing this analysis we have concluded that the development does not encroach or adversely overshadow existing surroundings, if anything, enhances the visual content of the adjacent occupants.

The outline of the building is constrained by the site boundaries and the lines created by Kathleen Grove and Stanley Avenue. The proposal creates a new entrance to Stanley Avenue, further allowing the house to interface with both streets

The proposal aims to use the back yard space of the dwelling which is unused, to integrate this space into the interior of the house, creating larger, contemporary spaces that fit in with modern living arrangements.

9.7 Height, Scale & Mass

The proposal has been designed to tie in with what was established by the original building line and works closely to enhance the existing landscape.

The front facade has a more contemporary style to the original building with the addition elevation adaptations and roof alterations. The external wall type will be primarily clad in red render. The roof mirrors the height that is enforced by the existing house.

The proposed scheme has no windows that overlook the neighbours properties intrusively.

The proposed development is 2 storeys, the roof line of the adjacent buildings on Kathleen Grove is unbroken, and the overall height of the proposal is not taller than that of the existing building.

The Massing of the proposal increases the size of the building primarily from the back, and incorporates the unused outdoor space to the rear of the house, into the building.

9.8 Appearance & Materiality



Red Render

9.0 Design & Access Statement

9.9 Amenity

The proposed development incorporates the external space of the existing dwelling and uses it to create a large open living dining space that allows for a light and free space that inhabitants can enjoy their privacy in..

9.10 Energy Efficiency and CO2 consumption

The proposal aims to use a insulated cladding on all external walls of the building to reduce the energy usage of the building. This in turn will reduce the CO2 production that the building will create.

9.11 Refuse / Recycling

The proposal does not adversely affect the current refuse and recycling scheme that is already established. The current location for refuse storage is in the alleyway towards the back of the property, and away from the front door where they currently are. On collection days the occupant will wheel out the bins from the rear of the house, on to Stanley Avenue, ready for the council to collect accordingly. The side entrance on Stanley Avenue will allow for quick access to the bins in the back alley.

9.12 Pedestrian Access

The predominant pedestrian access point for occupants will be from the front elevation, but the residents may potentially prefer the new side entrance entrance for quicker access to the kitchen an utility spaces at the rear of the house.

9.13 Conclusion

The proposed scheme provides much needed development and architectural direction to the local area and further encourages the area to develop and mature in a positive way. Our design illustrates a prominent building which ties in closely with the surroundings and create an aesthetically pleasing template. The high quality housing celebrates the current state of the site and enhances the surrounding environment.