

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 CABE's guide 'Design and Access Statements - How to write, read and use them' and accompanies the design drawings to describe the proposals.

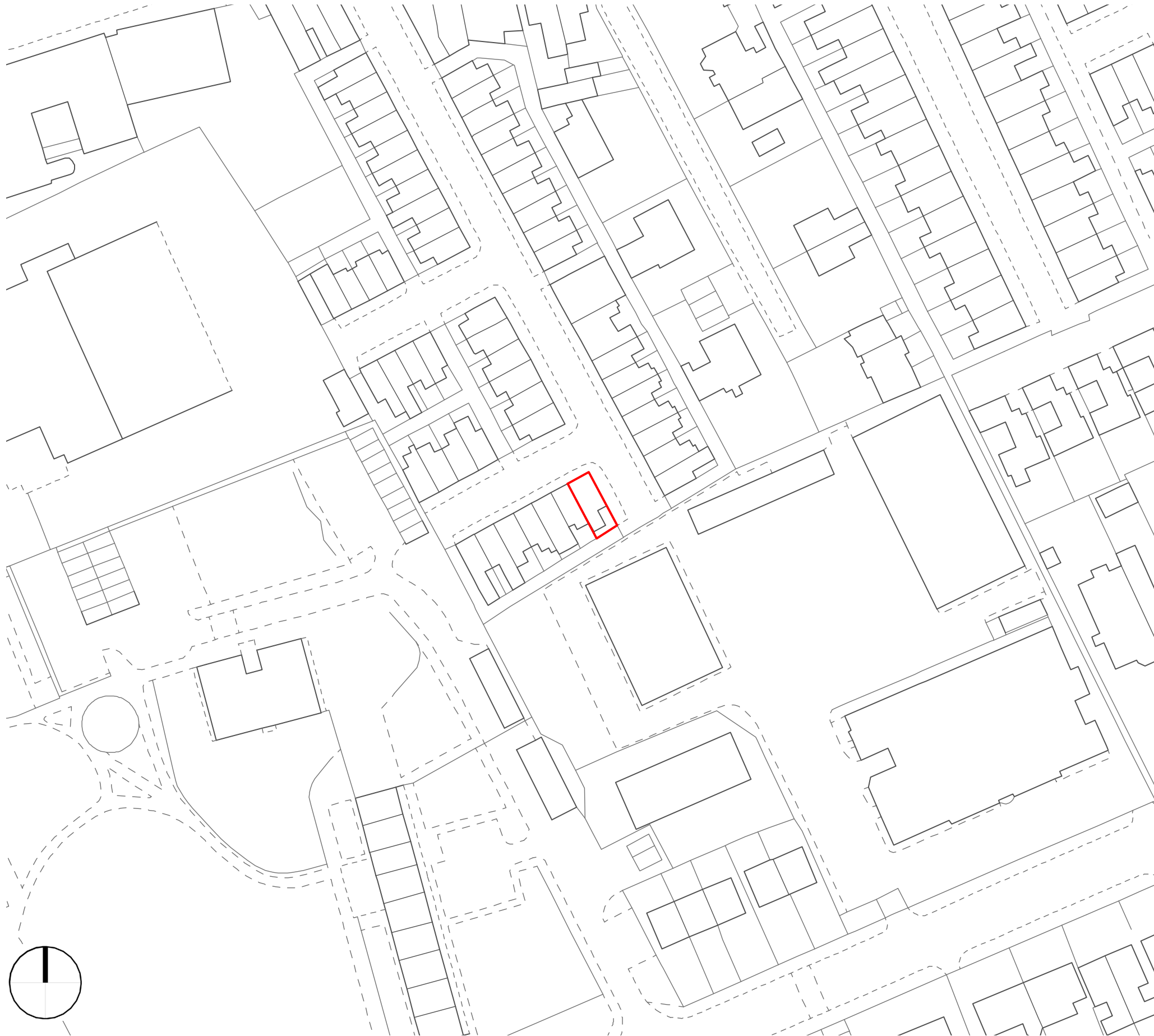
The application seeks planning approval for a new 2 storey extension to the existing building. The report provides the local authority with full information on the proposals to assess the likely impact of the scheme upon the local area.

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.



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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.



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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, a rear utility room and toilet in the ground floor. The first floor sees the two 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.

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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 a layer of insulation and a dark grey 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

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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.