



KEP-FW-XX-XX-RP-A-A3-001

Development Description

Infill Extension

33 Keppel Rd
Chorlton
Manchester
M21 0BP

1.0 Introduction

This document has been prepared in support of the householder application for the construction of a single storey infill extension at a domestic property on Keppel Road, Chorlton.

This statement is to be read in conjunction with the following drawings along with associated photographs:

- Site Location Plan Layout 1-500
- KEP-FW-XX-XX-DR-A-PL-001 - Existing Floor Plans
- KEP-FW-XX-XX-DR-A-PL-002 - Existing Elevations
- KEP-FW-XX-XX-DR-A-PL-003 - Proposed Floor Plans
- KEP-FW-XX-XX-DR-A-PL-004 - Proposed Elevations

2.0 Site description

The property (No.33) is a three plus basement storey, mid terrace residential property, situated on Keppel Road, in Chorlton-cum-Hardy.

It is one of seven properties within the terrace which shares the same frontage style, although the whole road contains similar style properties.

It is bound to the North by No 35 Keppel Rd, to the East by Keppel Rd, to the South by no. 31 Keppel Rd, and to the West by a rear alleyway currently mainly used for bin storage.

3.0 Existing Building

The building dates from the 1920s.

At ground the plan contains a long living room/dining room, with an opening into the outrigger kitchen. Although a previous wider opening has been created, the relationship between the kitchen and the rest of the house is still relatively disconnected.

Off the kitchen there is access to the basement, which is not currently fit out as a habitable room.

4.0

The Proposal

The proposal involves the construction of a ground floor infill extension with a mono pitched roof to the rear of the property. The pitch has been chosen to maintain the vernacular language of the outriggers in the neighbourhood.

The external wall extends no further than the existing external wall of the property at the outrigger point.

The extension would create a more functional and connected kitchen-cum-dining space with adjacent snug space, allowing more visibility and connection to the rest of the house from the rear.

Large rooflights overhead within the extension will enhance the natural light entering the space, and the new sliding rear doors will provide a better connection to the garden.

The extension will add 7.5m² to the ground floor of the existing dwelling.

Dimensions are given on accompanied drawings

KEP-FW-XX-00-DR-A-PL-001 and KEP-FW-XX-00-DR-A-PL-003.

There will be no change to the look of the property as viewed from the main frontage from Keppel Road

Overall, the proposal will hugely benefit the client, improving the way the occupants interact and spend time with one another and guests when hosting.

The proposal is being submitted at a similar time to an amendment to Application Reference 120335/FH/2018, the neighbouring property at 35 Keppel Road, with the agreement in place that the same contractor will carry out the works concurrently.

The original application was granted permission in 2018 for 35 Keppel Road.

5.0

The Proposal - 3D Images

The following two images are simplistic modelled views of the existing application building, along with the corresponding view showing the proposed.



Rear Existing



Rear Proposed