

Design and Access Statement 16 Askett Close Newton Heath

The scheme is to construct a two-storey extension to the side and a single storey extension to the rear.

The owners have just had their second child and are desperate for an additional bedroom, additional space in the main bedroom and more living area downstairs. The original property occupies a large plot and is located near to the Rochdale Canal, friends and family but has a very small footprint.

Although the property is semi-detached this pair of houses stand alone at the end of the estate and are sited between the Rochdale Canal and allotments.

It is appreciated that convention generally requires the first-floor extension be set back to avoid the terracing effect but if this was required it would make it impossible to take down the outer leaf of the existing gable wall to make the bedroom a reasonable width.

The estate consists of houses in groups of four and two and the building has been designed to make the extension appear like an additional house forming a block of three to blend with the existing street scene.

This is a photograph of the next block down the street which features four houses in a row.



None of this block face numbers 16 & 18.

The materials for the new extensions will match the materials used on the existing house.

It would be appreciated, in order to provide a reasonably sized third bedroom, if the two-storey section of the extension was allowed to line through with the front of the existing dwelling especially as there is no possibility of creating a terracing effect.

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