

Proposed Extensions to 14 and 16 Kathkin Ave Crumpsall Manchester M8 4QL

Design and Access Statement



1. Introduction

- a. This planning application is submitted to support the application to construct extensions to the rear of both No.14 and No.16 Kathkin Ave and to the gable elevation of No.16 Kathkin Ave at the same time.
- b. The proposal is also to combine the two properties to be used as one single dwelling, however as the properties are currently used as dwellings we are advised by the LPA that a change of use for this element of the proposal is not required.

2. Amount

- a. The proposal is for a two storey extension to the rear of the properties, with the ground floor projecting 4m and the first floor projecting 2.4m from the original rear elevation. In addition, a two storey extension is proposed to the gable elevation of No.16.



Rear Elevation – Kathkin Ave elevation – showing gable elevation of No.16

3. Scale

- a. The proposed rear extensions are set in from the shared boundary with No.12 Kathkin Ave by 1.44m and thereby comfortably sit behind any notional site lines that may be projected for the centre line of the habitable room windows of No.12 Kathkin Ave using a 60 degree angle on the ground floor and 45 degree angle on the first floor.
- b. The proposed rear / gable wrap around extension to No.16 has been designed similarly to respect the notional privacy lines when projected from the habitable room windows of No.18 Kathkin Ave.
- c. Both of the existing dwellings are best described as cramped for 3 bedroom properties, No.16 currently provides 59.4m² of accommodation for a 3 bedroom property which is significantly below the recommended Minimum Space Standards that would require 84-93m² for a 3 bedroom property.
- d. The proposal will allow the conversion of the 2 sub-standard properties to form a single 5 bedroom property for the applicant and his extended family to occupy.

- e. The properties benefit from off-street parking that will be retained giving space for 3 vehicles to be parked within the site boundary.



Rear Elevation – showing painted brick extension to No.14