

22 Kilner Walk

Planning and Design Statment

Replacement of Doors and Windows

22 Kilner Walk, Collyhurst, Manchester, M40 7PE

June 2025

1. Introduction

This Planning Statement supports an application for the replacement of existing windows and doors at 22 Kilner Walk, a self-contained ground-floor flat with a private rear garden. The proposal will:

- replace all existing white uPVC casement windows with new white uPVC A-rated units on a like-for-like basis;
- replace the deteriorated timber front door with a high-performance composite door in black; and
- convert two rear openings to provide energy-efficient uPVC patio doors, with only minor removal of brickwork below the existing cills.

The scheme seeks to improve the dwelling's thermal performance, appearance and functionality while maintaining the character of the surrounding street scene.

2. Site Context

Kilner Walk is a short pedestrian street within the Collyhurst area, characterised by a mix of post-war maisonettes and later infill housing exhibiting varied fenestration and door designs. The property is not listed and lies outside any conservation area, Article 4 direction or other design designation. The flat benefits from a c. 2 m high brick wall enclosing a private rear garden, ensuring the proposed rear alterations will not be visible from public vantage points or affect neighbours' privacy or outlook.



Image One: Existing Frontage



Image Two: Existing Back Door and Window to Lounge



Image Three: Existing Rear Window to Bedroom

3. Proposed Development

Element	Existing	Proposed	Comment
Front windows	White uPVC casements	White uPVC casements (A+ double-glazed) – Bathroom 1370 × 450 mm; Kitchen 1370 × 940 mm	Like-for-like replacement in the same openings
Front door	Painted timber (poor condition)	Composite “Abercorn” style, black, 900 × 2100 mm	Improves security & energy efficiency
Rear lounge opening	uPVC window + timber door in a single opening	2-pane uPVC patio doors, 2340 × 2100 mm; brickwork removed only below cill	No widening; existing lintel retained
Rear bedroom opening	uPVC window	2-pane uPVC patio doors, 1450 × 2100 mm; brickwork removed only below cill	Same width, existing lintel retained

All new frames use the 70 mm Elitis Contour multi-chamber system with Planitherm A-rated double glazing and warm-edge spacer bars, meeting current Part L and Part Q Building Regulations. Installation will be FENSA-certified and all removed materials will be taken to a licensed recycling facility . No increase in footprint, height or massing is proposed.



Image Four and Five: Proposed Patio Doors



Six: Proposed Front Door

4. Planning Policy Assessment

Policy	Compliance Commentary
National Planning Policy Framework (NPPF 2023) – §§126-136 (Design) & §158 (Energy efficiency)	The proposal is high-quality, sympathetic to local character and secures significant energy savings.
Manchester Core Strategy (2012) – Policy DM1 “Development Management”	DM1 requires appropriate design, materials and detailing that respect context. The use of white uPVC casements replicates the established appearance of neighbouring flats, while the composite door is a modest enhancement consistent with the varied frontages in Kilner Walk. Rear patio doors are screened and cause no visual harm.
Saved UDP Policy DC1 “Residential Extensions and Alterations”	DC1(c) seeks alterations that are not out-of-character in design or materials. All changes sit within existing openings (aside from minor cill-to-floor brick removal) and employ materials already prevalent on the building, thereby satisfying DC1.
Guide to Development in Manchester SPD (2007) & Residential Quality Guidance (2016)	Both documents encourage improved environmental performance without detriment to streetscape quality. The A-rated glazing, improved security hardware and retention of the building’s rhythm accord with this guidance.
Emerging Manchester Local Plan (Reg. 18 draft expected 2025)	Draft policy direction indicates continued emphasis on design quality and zero-carbon retrofit. The proposal anticipates these aims by upgrading to high-efficiency glazing and insulated doors without adverse visual impact.

5. Design & Amenity Considerations

- **Appearance:** The front elevation remains visually consistent; subtle variations in door style and glazing already exist along Kilner Walk.
- **Amenity & Privacy:** Rear patio doors face a private garden enclosed by a 2 m wall; there are no immediate rear neighbours. Outlook, privacy and light for others are unaffected.
- **Highways & Access:** No change to access arrangement or parking demand. The new patio doors improve garden accessibility and natural surveillance.
- **Energy & Sustainability:** A-rated double glazing and multi-chamber frames deliver measurable reductions in heat loss and noise ingress. Re-use or recycling of removed units minimises waste.
- **Structural Integrity:** No new openings or widening are proposed; existing lintels are retained, so structural impact is negligible.

6. Conclusions

The proposal constitutes a modest, well-designed upgrade that:

- preserves and enhances the visual character of the dwelling and wider street scene;
- delivers tangible energy-efficiency and security benefits;
- has no adverse effect on the amenity of neighbouring occupiers; and
- fully accords with the NPPF, Manchester Core Strategy Policy DM1, saved UDP Policy DC1 and relevant SPD guidance.

Accordingly, we respectfully request planning is approved for the minor alterations to the property.