



101-C1-D&A Statement

March 2025

**PART TWO STOREY, PART SINGLE STOREY REAR
EXTENSION**

18 HARLEY AVENUE, MANCHESTER, M14 5DJ

Design & Access Statement

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1. Introduction

This design and access statement has been prepared by Jeffrey Jordan Architects in support of the proposals at 18 Harley Avenue.

This document has been prepared in accordance with the guidance published by the Commission for Architecture and Built Environment (CABE). This statement is submitted in support of this application and should be read in conjunction with drawings and other information submitted.

2. Use

The site is located in Longsight, Manchester. The surrounding properties are residential.

The house is an end of terrace property and will remain as residential use.

3. Amount

The existing site area is 0.02 ha

The proposed extension adds 30m².

4. Layout

The ground floor increases the size of the kitchen to create a kitchen, dining, and living space. The first floor increases the size of the rear bedroom and allows both bedrooms to have an ensuite.

The main new openings are on the south elevation, which overlooks the road and does not cause any privacy issues. One high-level slot window is proposed on the west elevation with no other openings to prevent any overlooking issues for the properties opposite.

5. Scale

The proposed extension is appropriately scaled. The extension has been kept subservient with a low ridge height. The single-storey element has a flat roof to keep the height low.

6. Appearance

The appearance is in keeping with the existing building. Brickwork is proposed to match the existing. Roof tiles and windows will also match the existing.

7. Access

The proposal will comply with Part M in accordance with Building Regulations.

8. Conclusion

In conclusion the applicant is striving to produce a high quality home that fits well within the local environment.