

DESIGN AND ACCESS STATEMENT

Planning Application for Rear Extension, Side Extension & Front Porch

Property Address: 47 Copthorne Crescent, Manchester, M13 0QY

1. Introduction

This statement accompanies the planning application for a **two-storey rear extension, rebuilt side extension, and front porch** at 47 Copthorne Crescent. The proposal seeks to:

- Enhance living space for a growing family
- Reconfigure the layout to improve functionality
- Maintain the architectural character of the host property and locality

2. Site Context

2.1 Location & Character

- Semi-detached two-storey dwelling in a residential area of Manchester
- Adjacent to similar properties (notably No. 49, which informs the rear extension depth)
- Existing side extension (to be rebuilt as part of works)

3. Proposal Overview

Element	Dimensions	Use
Ground Floor	3.8m (depth) x 7m (width)	Open-plan kitchen/dining
First Floor	2m (depth)	Enlarged bedrooms
Side Extension	Full length of original house	Rebuilt to modern standards for WC and storage
Front Porch	3.6m height	Pitched roof for an enhanced entrance

4. Design Rationale

4.1 Architectural Approach

- **Materials:** Brickwork to match existing; slate roof continuation
- **Fenestration:** Large rear windows + skylights for:
 - ✓ Daylight optimisation (minimising energy use)
 - ✓ Visual connection to garden

4.2 Heritage & Streetscape

- Porch design aligns with local vernacular
- Side extension rebuild rectifies poor existing detailing

5. Access & Amenity

5.1 Internal Access

- Seamless integration between old/new spaces (no partition doors)
- Ground floor WC accessible via widened doorway

5.2 External Impacts

- **Parking:** No reduction in existing driveway space
- **Emergency Access:** Unaffected (maintained 3m clearance to highway)
- **Neighbour Privacy:** First-floor windows utilise obscured glazing where facing boundaries

6. Conclusion

This proposal:

- ✓ Complies with Manchester City Council's **Residential Design Guide** (2023)
- ✓ Provides proportionate family accommodation without overdevelopment
- ✓ Preserves the area's visual cohesion

Supporting Documents:

- Existing & Proposed Drawings (PA1-PA13)
- Photographic Site Survey

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