

54 Rudheath Avenue
Withington
M20 1BW

Thomas Thorp and Bekki Gocher.
Householder planning application and separate application for Lawful Development Certificate.
February 2023.

Supporting information.

Design and access statement.

Existing Site:

The site is a residential dwelling constructed in late 1920's / early 1930's as part of a wider social housing development. The house is now in private ownership. The dwelling occupies a corner plot with a triangular garden footprint such that most of the garden area is to the side and forward of the house.

The house is largely original externally but has recently had extensive internal refurbishments and thermal upgrade.

A former detached garage to the side of the house has been removed prior to the current ownership.

Use:

Lawful Development Certificate application:

A single storey extension to the rear of the property is proposed to enlarge the area of the existing kitchen. This will facilitate and internal reorganisation of the kitchen area and will provide space for a downstairs cloakroom with WC, a utility area and a distinct dining area. The scheme includes a covered open porch to the rear door with external boot store cupboard.

Householder planning application:

One of the applicants is a professional musician who works from a base at home, currently utilising bedroom 3. The proposed home office / studio is intended to create a dedicated home work space, separate from the house itself, for the purpose of practice, administration and recording.

Scale:

The two parts of the development have been considered together for the purpose of analysing the overall effect on the curtilage.

We believe the kitchen extension sits comfortably within the scope of permitted development rules and key dimensions are confirmed on the application plans.

The garden studio is planned to be converted from a shipping container, reduced in length but standard height and width. The overall dimensions, with allowance for external insulation and timber rainscreen cladding and the proposed living roof, are confirmed on the application plans. The existing garden is raised above the general driveway and the proposal includes a reduction of the paved area and a regrading of this area to set the shipping container on a base at 150mm below the finished floor level of the house which is approx 200 - 250mm below existing garden level.

Amount:

The overall site area is 232sqm.

The gross footprint of the existing house (original) is 45sqm.

The curtilage is 187sqm.

The gross area of the proposed kitchen extension is 9.7sqm.

The gross area of the proposed home office / studio is 13.2sqm.

The gross footprint of existing outbuilding (garden shed) is 2.94sqm.

The total footprint of the proposed extension, proposed and existing outbuildings is 25.8sqm.

The total additional footprint as a percentage of the curtilage is **13.8%**.

The above statistics are repeated on the application plans.

Appearance:

The proposed kitchen extension will be constructed in materials and finishes to match the existing house as far as possible and all are noted on the application plans. Some external refurbishment of the existing fabric will be carried out as part of the overall project including:

- Repairs to existing render and repainting.
- New gutters and down pipes.
- Removal of paint finish to existing brickwork string courses.
- Repair and strengthening of existing front entrance canopy.

The proposed home office / studio will have external thermal insulation overlaid with dark stained preservative timber rainscreen cladding shown hatched on the application plans. Windows and doors will have coloured UPVC frames and clear double glazing. Security shutters, where indicated on the application plans, will be concealed, colour coated to match cladding and with perforated shutter curtains.

An inverted living roof is proposed with a central lantern roof light.

Layout:

Refer to application plans.

The home office / studio is positioned to be separate from the dwelling house, to retain maximum private garden area and to avoid proximity to boundaries with neighbours.

Access:

Vehicular access:

The existing former driveway alongside the house (previously for a garage) will be reduced to a footpath width to increase lawned area. Two vehicle parking spaces (with external sockets for EV charging) will be retained as existing at the front of the house. The application plans indicate proposed alterations to dropped kerbs to improve vehicle accessibility, which is the subject of a separate ongoing application to MCC Highways.

Inclusive access:

No alterations are proposed to the main dwelling house to improve inclusive accessibility specifically. The provision of a downstairs WC will be beneficial.

Access to the home office / studio will be step free and 'level' with external lighting as indicated on the application plans.

Heritage issues:

N/A to this project.