DESIGN AND ACCESS STATEMENT

76 Northen Grove, Manchester, M20 2NW

Proposed rear infill extension with pitched roof and Velux rooflights, chimney stack reinstatement, and alterations to existing rear openings

Planning Authority: Manchester City Council
Conservation Area: Albert Park Conservation Area

1. Introduction

This Design and Access Statement has been prepared in support of the planning application for 76 Northen Grove, Manchester, M20 2NW. The proposal comprises a rear infill extension with a pitched roof and Velux rooflights, reinstatement of the chimney stack, and alterations to existing rear openings.

The principal purpose of the extension is to enlarge the existing kitchen and dining space, providing a more practical and coherent arrangement within the established dwelling. No change of use or creation of an additional dwelling is proposed.

The statement explains the design rationale, relationship of the proposal to the existing building and its surroundings, access arrangements, and the approach taken to the character and appearance of the Albert Park Conservation Area. It should be read alongside the submitted architectural drawings and the accompanying Heritage Statement.

2. Site and Surroundings

76 Northen Grove is an established residential property within the Albert Park Conservation Area. The surrounding area is characterised by established residential development and a coherent historic townscape in which the relationship between buildings, gardens, boundary treatments and streets contributes to local character.

The application relates principally to the rear part of the property. The main street-facing elevation and established relationship of the dwelling with Northen Grove are substantially unaffected by the proposal. The development is therefore designed to work within the existing building and garden arrangement rather than alter the established street scene.

3. Existing Property

The property is an established residential dwelling and will remain in residential use. The existing kitchen and dining accommodation is located towards the rear of the dwelling and the proposal has been developed to improve the functionality and usability of this part of the home.

The existing rear elevation and openings provide the principal relationship between the house and the rear garden. The proposed works make use of this established arrangement, with limited alterations to rear openings to provide a better connection between the existing and enlarged kitchen/dining space.

4. Proposed Development

The planning description is:

“Proposed rear infill extension with pitched roof and Velux rooflights, chimney stack reinstatement, and alterations to existing rear openings.”

4.1 Rear infill extension

A modest rear infill extension is proposed to enlarge the existing kitchen and dining area. The extension is positioned to the rear of the dwelling and is intended to read as a subordinate addition to the original house.

4.2 Pitched roof

The extension is provided with a pitched roof. This gives the addition a traditional and visually coherent form and helps it relate to the roof geometry and proportions of the existing dwelling. The roof is kept subordinate to the main building.

4.3 Velux rooflights

Velux rooflights are proposed within the pitched roof slope. They provide natural daylight to the enlarged kitchen/dining accommodation while remaining integrated into the roof plane. Their position and scale are intended to minimise visual prominence.

4.4 Chimney stack reinstatement

The proposal includes reinstatement of the chimney stack. This is intended to restore a traditional architectural feature and reinforce the established architectural language of the dwelling.

4.5 Alterations to existing rear openings

Existing rear openings are to be altered to improve the connection between the existing house and the enlarged kitchen/dining area. These changes are confined to the rear elevation and are

designed to support the internal layout rather than alter the principal street-facing character of the dwelling.

5. Design Principles

5.1 Use

The established residential use of the property will be retained. The proposal does not create a separate dwelling or introduce a commercial use.

5.2 Amount

The amount of development is limited to the rear infill extension necessary to enlarge the existing kitchen and dining space. The proposal is proportionate to the host dwelling and is not intended to dominate the original building or rear garden.

5.3 Layout

The layout is based on the existing arrangement of the house. The extension provides additional floor area directly associated with the existing kitchen and dining functions, creating a more coherent and usable internal arrangement.

5.4 Scale and massing

The extension is deliberately subordinate in scale and massing to the original dwelling. The pitched roof provides a considered transition between the existing house and the new addition.

5.5 Appearance

The appearance of the extension will be compatible with the host building and its conservation area setting. Materials and detailing will be selected to complement the existing dwelling, with particular care given to the roof, openings and junctions between old and new work.

The Velux rooflights will be integrated within the roof slope. The reinstated chimney stack will reinforce the traditional architectural composition of the dwelling.

5.6 Materials

Materials will be appropriate to the existing building and local context, with the intention of achieving a coherent relationship between new and existing fabric. Exact finishes and details will follow the submitted drawings and, where appropriate, be agreed through planning or Building Regulations processes.

5.7 Landscaping and garden

The proposal is located within the existing developed footprint at the rear of the dwelling and does not require a new access or a fundamental change to the established garden arrangement. The garden will continue to provide private residential amenity space.

6. Access

6.1 Existing access

Existing pedestrian and vehicular access arrangements to the property will be retained. No new access from Northen Grove is proposed.

6.2 Internal access

The proposal improves the internal usability of the dwelling by creating a larger and more coherent kitchen/dining area. The altered rear openings provide a better connection between the existing accommodation and the extension.

6.3 Inclusive access

As the proposal is a modest alteration to an existing private dwelling, the scheme does not introduce a new public access arrangement. The design seeks to maintain practical movement through the dwelling and will be constructed in accordance with applicable Building Regulations.

6.4 Parking, servicing and refuse

The proposal does not introduce additional residential units and does not require a new parking or servicing arrangement. Existing refuse arrangements will remain unchanged unless otherwise shown on the submitted drawings.

7. Heritage and Conservation Area Considerations

The property lies within the Albert Park Conservation Area and the design has therefore been developed with regard to the character and appearance of the surrounding historic townscape.

The principal heritage approach is to keep the intervention to the rear, retain the established street-facing character of the dwelling, and use a form and material palette that relates to the host building.

The pitched roof and integrated rooflights provide a visually controlled addition, while the chimney reinstatement represents the restoration of a traditional architectural feature.

The accompanying Heritage Statement provides the detailed assessment of significance and heritage impact.

8. Residential Amenity

The proposal has been designed with regard to the amenity of the occupants of the application property and neighbouring dwellings. Its position to the rear and contained scale help to limit its visual presence from the public realm.

The alterations to openings and rooflights are primarily intended to provide daylight and better internal connections. The precise location, size and orientation of proposed openings are shown on the submitted drawings.

The development does not introduce an additional dwelling or a substantially more intensive use of the property.

9. Sustainability and Environmental Considerations

The proposal makes efficient use of an existing residential property rather than requiring a new dwelling or new development site. Retaining and adapting the existing building reduces the need for unnecessary demolition and supports continued use of existing infrastructure.

Natural daylight is introduced to the enlarged kitchen/dining space through the proposed Velux rooflights.

The extension will be constructed to comply with current Building Regulations, including relevant standards for thermal performance, energy efficiency, ventilation and moisture control.

Durable materials and details compatible with the existing building will be used to support long-term performance and maintainability.

10. Planning Policy Context

The proposal has been considered against the planning framework applicable to Manchester at the time of submission. Relevant considerations include the National Planning Policy Framework, the adopted Manchester Local Plan framework, the Manchester Core Strategy and relevant supplementary planning guidance concerning design, residential development and the historic environment.

The current Manchester Local Plan includes Places for Everyone, adopted in 2024, together with the Manchester Core Strategy and remaining extant development plan policies.

The Council’s Guide to Development in Manchester provides supplementary design guidance, including the principle that development should respond to its context and preserve or enhance the character of conservation areas.

National planning policy places importance on well-designed places and conserving the significance of designated heritage assets. The design of this proposal responds to those principles by retaining the established residential use, keeping the principal elevation substantially unchanged, placing the extension at the rear, using a subordinate pitched-roof form, and incorporating the reinstatement of the chimney stack.

11. Design Rationale and Response to Context

The design has been guided by five principal considerations:

- Retain the established residential use and improve the functionality of the existing kitchen and dining accommodation.
- Locate the new accommodation at the rear so that the principal street-facing character of the dwelling is substantially maintained.
- Use a subordinate pitched-roof form that relates to the existing building rather than creating a visually dominant flat-roof addition.
- Integrate rooflights within the roof slope to provide natural daylight while limiting visual prominence.
- Reinstate the chimney stack and use compatible materials and detailing to reinforce the architectural character of the host dwelling and its conservation-area setting.

12. Conclusion

The proposed development is a modest alteration to an established residential property. It enlarges the existing kitchen and dining space through a rear infill extension and provides associated alterations to rear openings, together with a pitched roof, Velux rooflights and chimney stack reinstatement.

The proposal retains the existing use and access arrangements, avoids significant intervention to the principal street-facing elevation, and adopts a scale, form and appearance intended to remain subordinate to the original dwelling.

The design also seeks to conserve the character and appearance of the Albert Park Conservation Area through a contextual approach to massing, roof form, materials and architectural detailing.

Taken together with the accompanying Heritage Statement and submitted drawings, the proposal provides a considered and proportionate approach to extending the existing home while responding appropriately to its historic and residential context.

13. Supporting Documents

- Existing and proposed architectural drawings, as submitted with the planning application.

- Heritage Statement for 76 Northen Grove, assessing the significance of the property and the heritage impact of the proposal.
- Any additional technical information required by the Local Planning Authority or Building Control.