

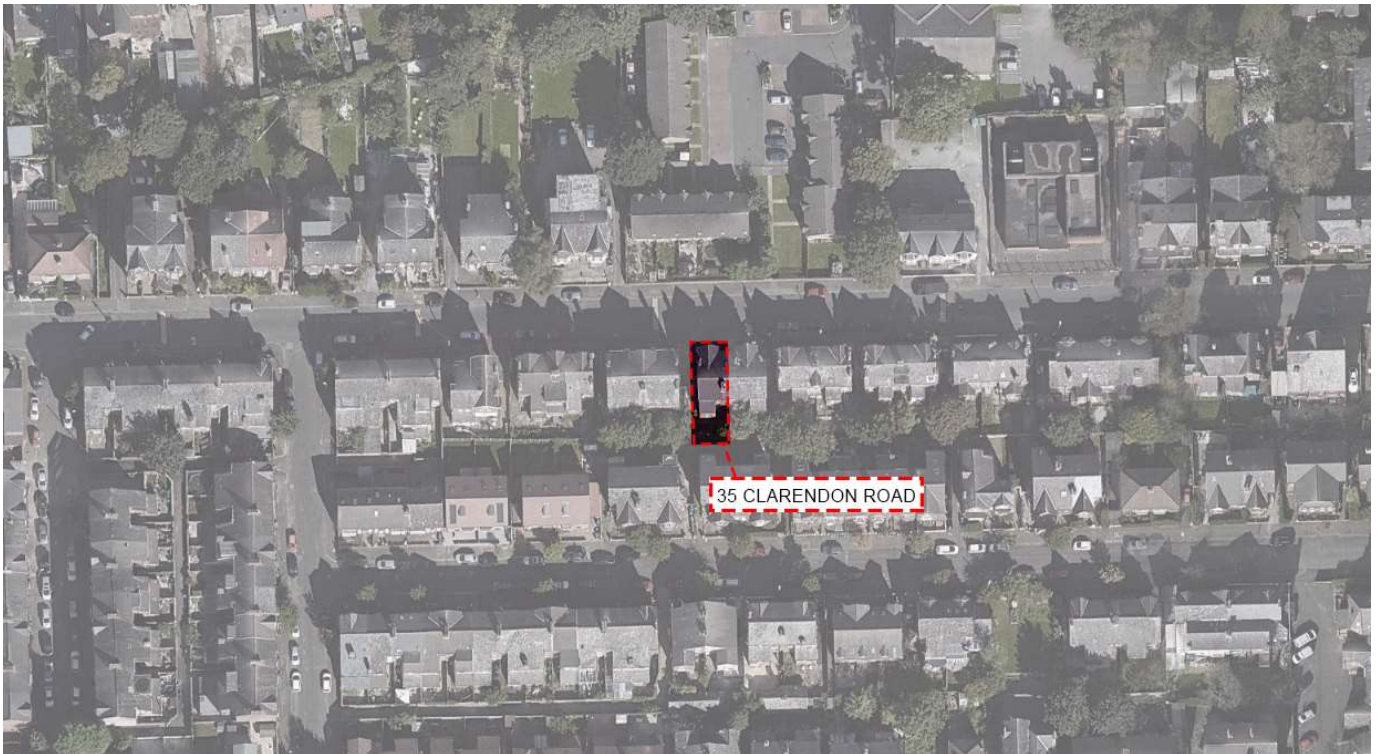
Design and Access Statement
HENDESA DESIGN
Lena Karim

35 Clarendon Road

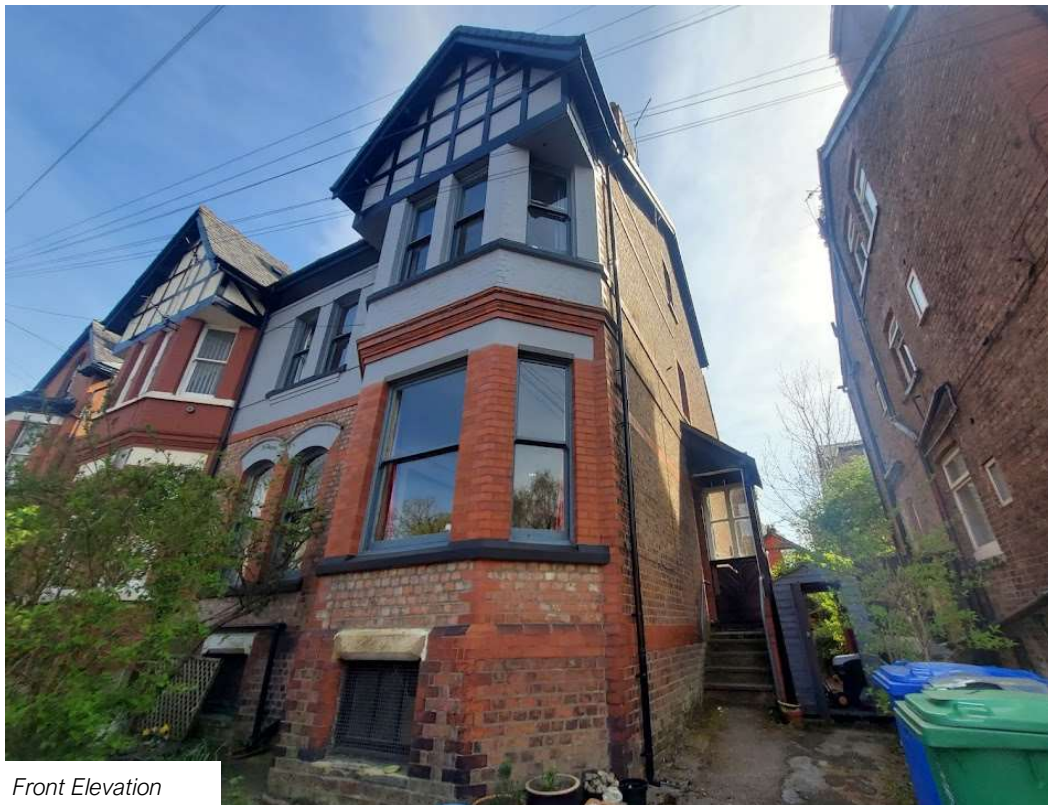
MANCHESTER, M16 8LB

Design and Access Statement

The proposed site is located on 35 Clarendon Road, which is just off Withington Road, Manchester. The site is not far from Alexandra Park on princess road, which runs off the A6010. The area of clarendon road is filled with natural greenery and adjacent to the proposed property, there are 5 trees which are protected by TPOs (Tree Preservation Orders); however, this will not affect the proposed work.



Site Images



Front Elevation



Rear Elevation

The proposal is part of a semi-detached residential property. There are all also semi-detached properties surrounding the proposed dwellings.

The proposal site is a 2-storey building, with a converted attic and a basement that is currently used as storage. The main entrance to the property is located to the right-hand side and the back door is also located on the same side to provide access from the kithe to the rear garden.

The dwelling is fitted large, timber frame, centre bar windows. The proposed building is made of masonry red brick and has a tiled cross gable roof. The property currently has access for one parked car. The front driveway is populated with green bushes ad the rear garden has may trees and a grassed area.

Our proposal is to change the existing basement, which does not allow for it to be used as living space due to the current state and space. To make it into a space that can be utilised, the client wishes to renovate it internally and extend the space slightly at the back.

Amount

The Client requires an extension to the existing basement. The design aim is to make a very minimal change to the existing building of space by demolishing part of the existing rear wall (see figure 1 below).

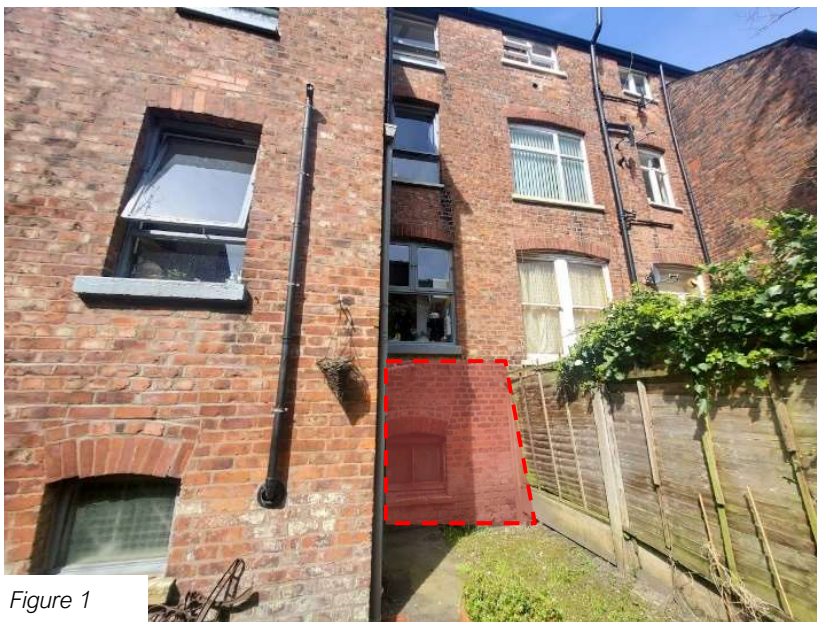
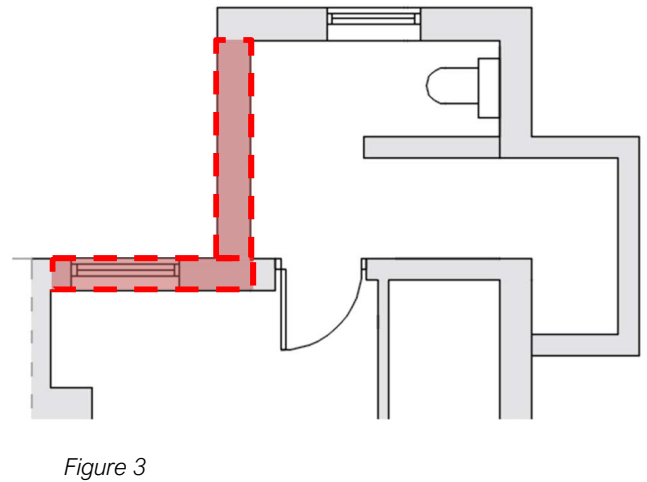
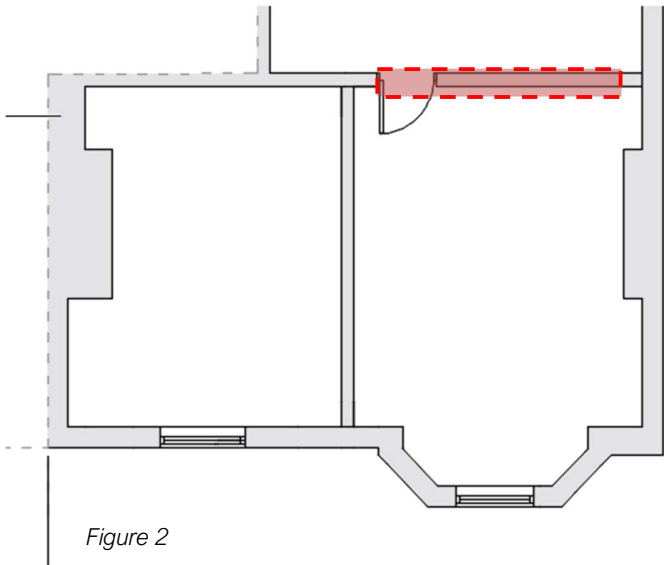


Figure 1

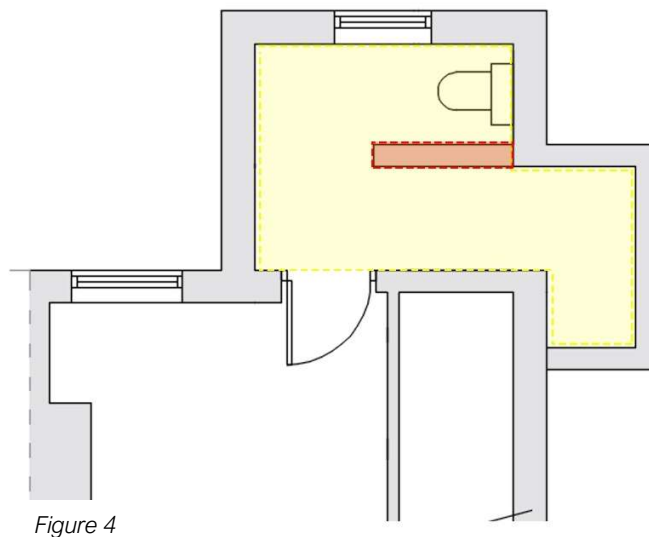
Layout

The layout of the ground floor is to remain the same. The basement floor will have a partial wall removal (see wall highlighted in Figure 2 below) to create a bigger open circulation space. The back

external walls will also be demolished providing space for the proposed extension, please see highlighted walls in Figure 3. The required structural framing will be drawn by a structural engineer and will be added in place where needed.



The existing W/C (see highlighted space in figure 4 below) in the basement will be utilised and upgraded to be a functioning bathroom with a shower. The wall highlighted in red in Figure 4 will be removed to allow for a better bathroom layout.



Please refer to the attached plans with this application for further information.

Scale

The plot is to be increased by approximately 6m².

Please refer to the attached plans with this application for further information.

Landscaping

There will be no change to any existing landscaping.

Appearance

The proposed extension will be made of masonry brick to match existing.

Please refer to the attached elevations with this application for further information.

Utilities Statement

The proposed extension will not require the existing utilities on the proposal site to be upgraded; the existing utilities are more than sufficient.

Access

The existing site is level and does not require any accessible ramps or equipment.

The proposed extension will provide a new back access to point to the rear garden by utilising the top of the extension as a patio space with stairs on the side. There will also be a new external entrance to the basement from the ground level, to provide a good exit in case of fire.

Please refer to attached plans for more information.