

Householder Planning Application

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07903075384

Revision

Notes

Project Code
//003

Client Name
Christien Fortune

Project Address
12 Warwick Road, Manchester, M21 0AU

Drawing Set Date
25.04.22

DESIGN AND ACCESS STATEMENT

The property is a 3 bedroom terrace home located in Manchester. The property features a small rear garden space that includes decking.

The proposed works include a new single storey rear extension to bring the property up to modern living standards. The proposed works also include internal works to the second floor in the creation of a new bedroom and bathroom. Two new rooflights are also proposed on the second floor.

This proposal requests a 2.4m extension from the original outrigger rear wall. The design will feature a stepped design with a new window and door to the rear. The rear extension will feature a flat roof design with a maximum eaves height of 3.5m from the external ground level. The materials of the new extension will match those of the existing building (brick). The flat roof will be GRP covered and feature two flat rooflights. The new design will allow for much more natural light and better insulation and circulation for the property.

The extension will stretch the full width across from either boundary. In the garden the decking will be replaced and significantly reduced with only the north side of the decking remaining. The raised side will feature a modern slatted wooden screen to allow for privacy for the neighbours.



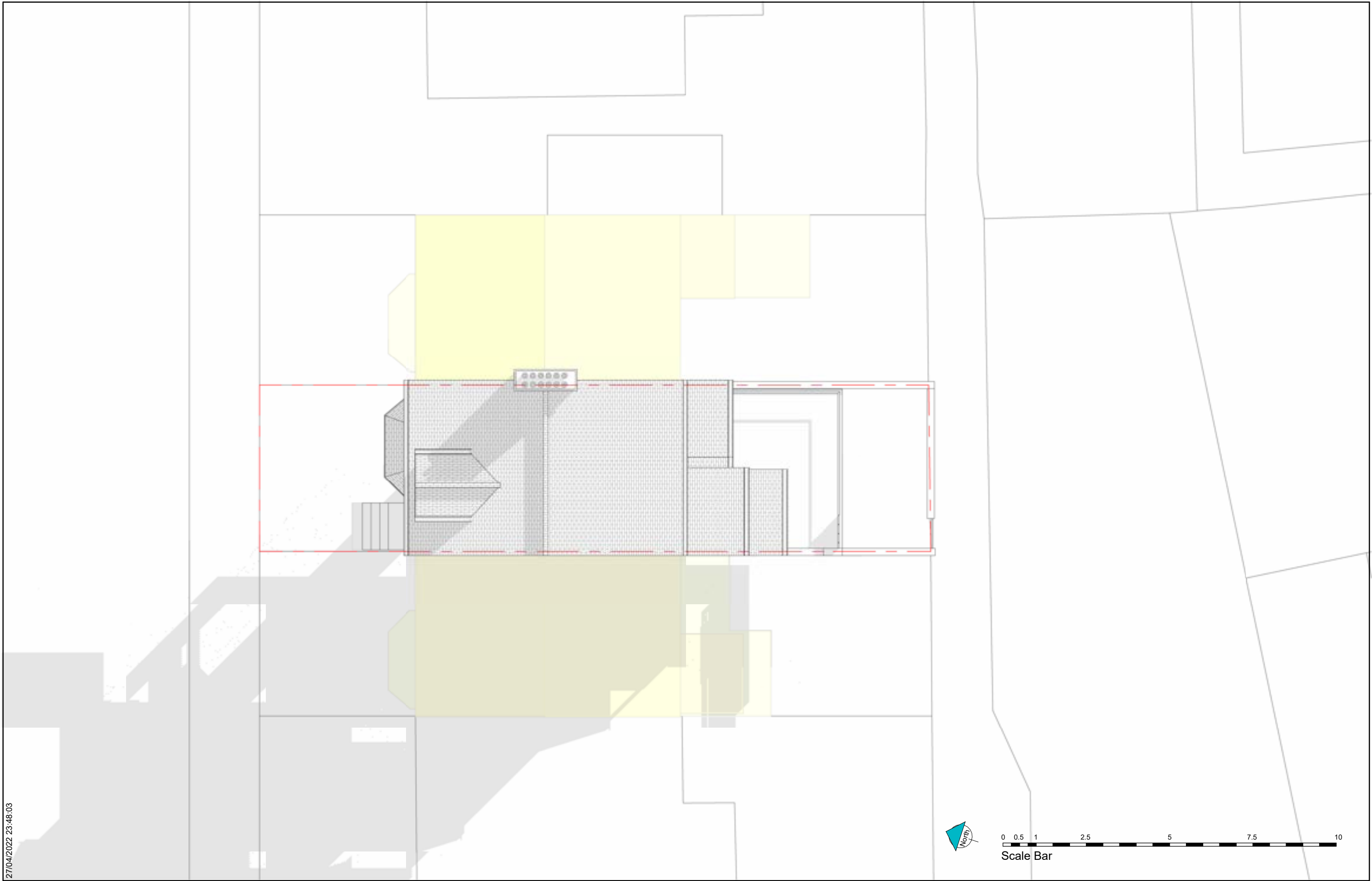


1 Site - EX 1250
1 : 1250



2 Site - EX 500
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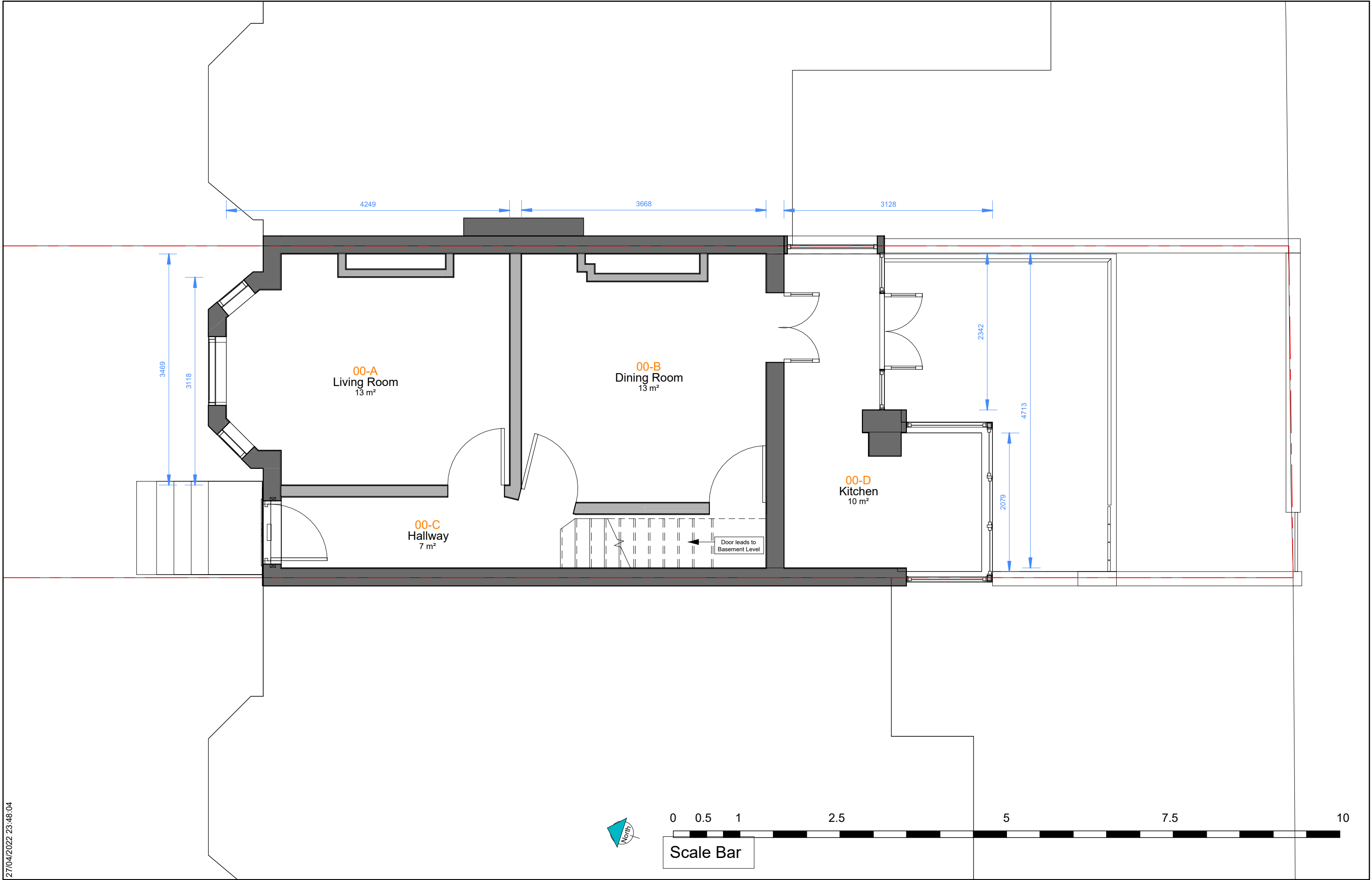
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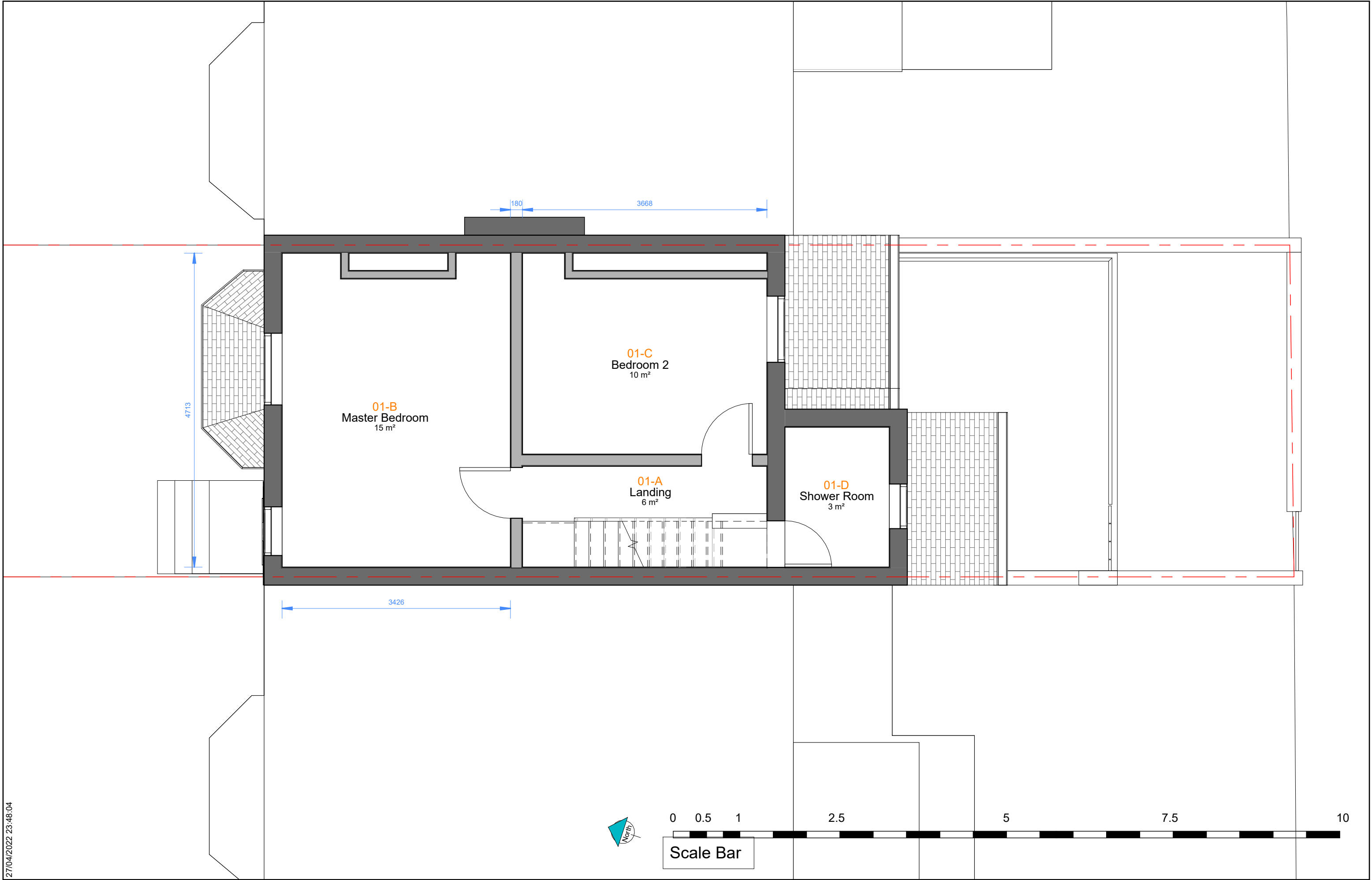
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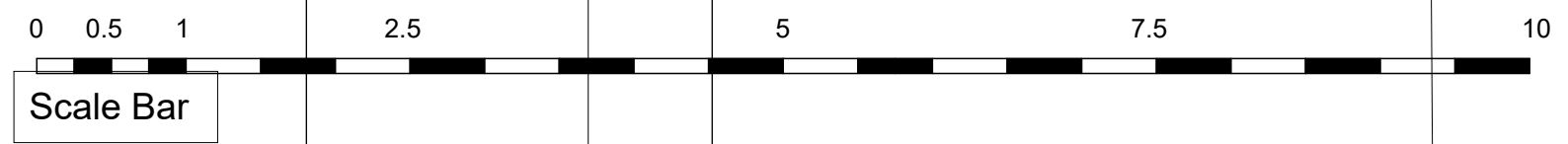
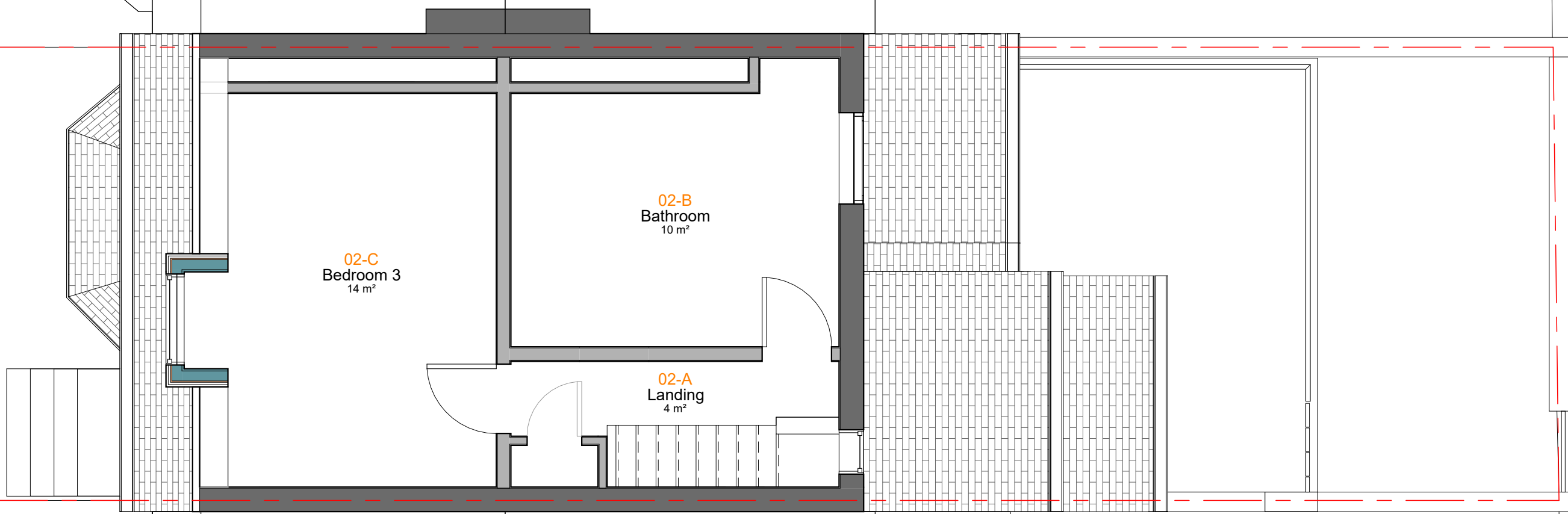
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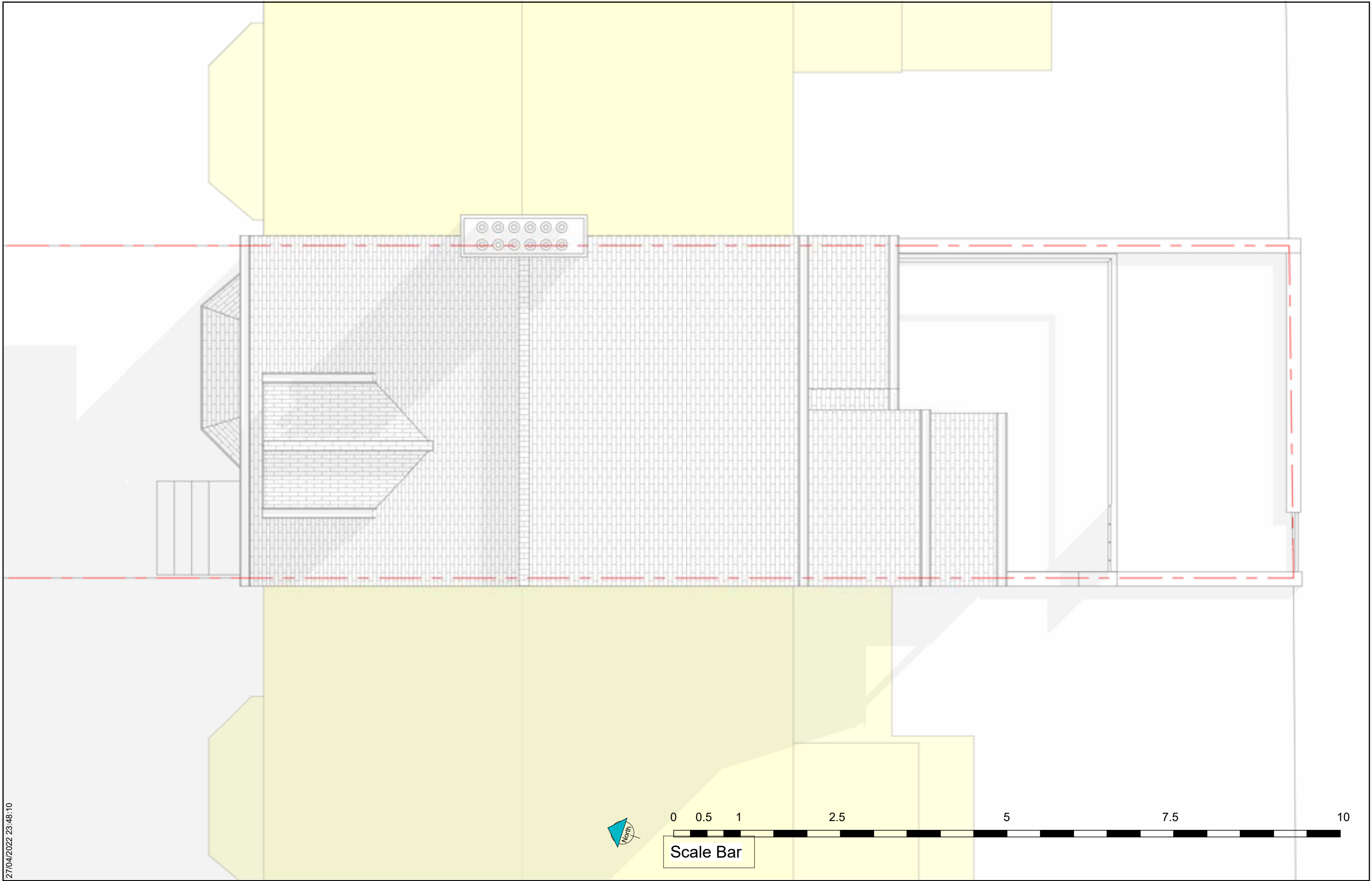
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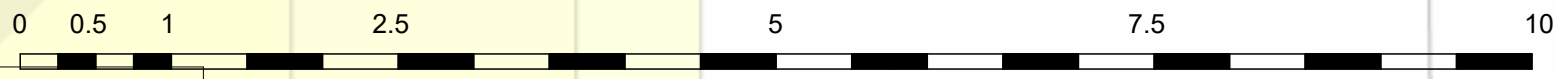
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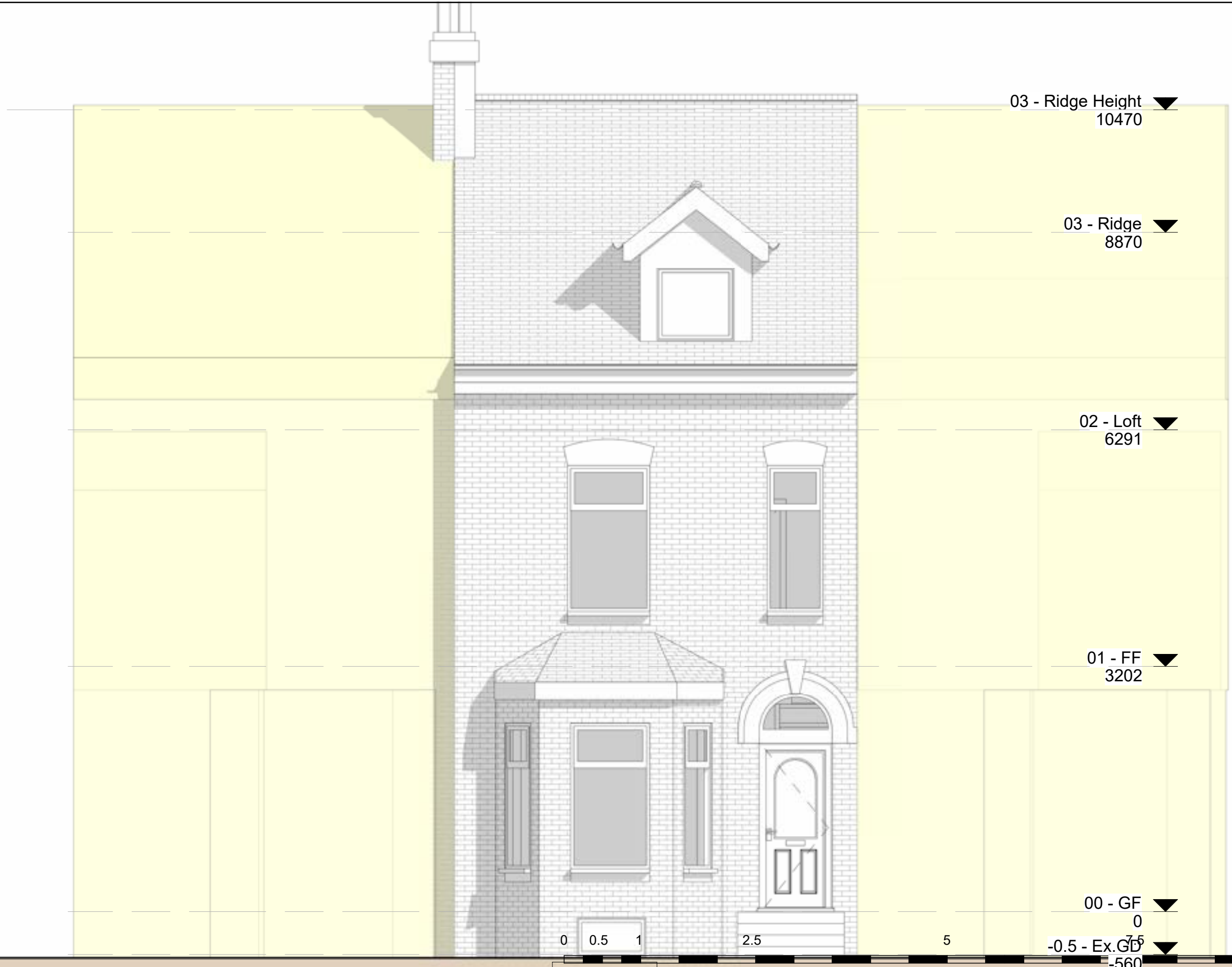
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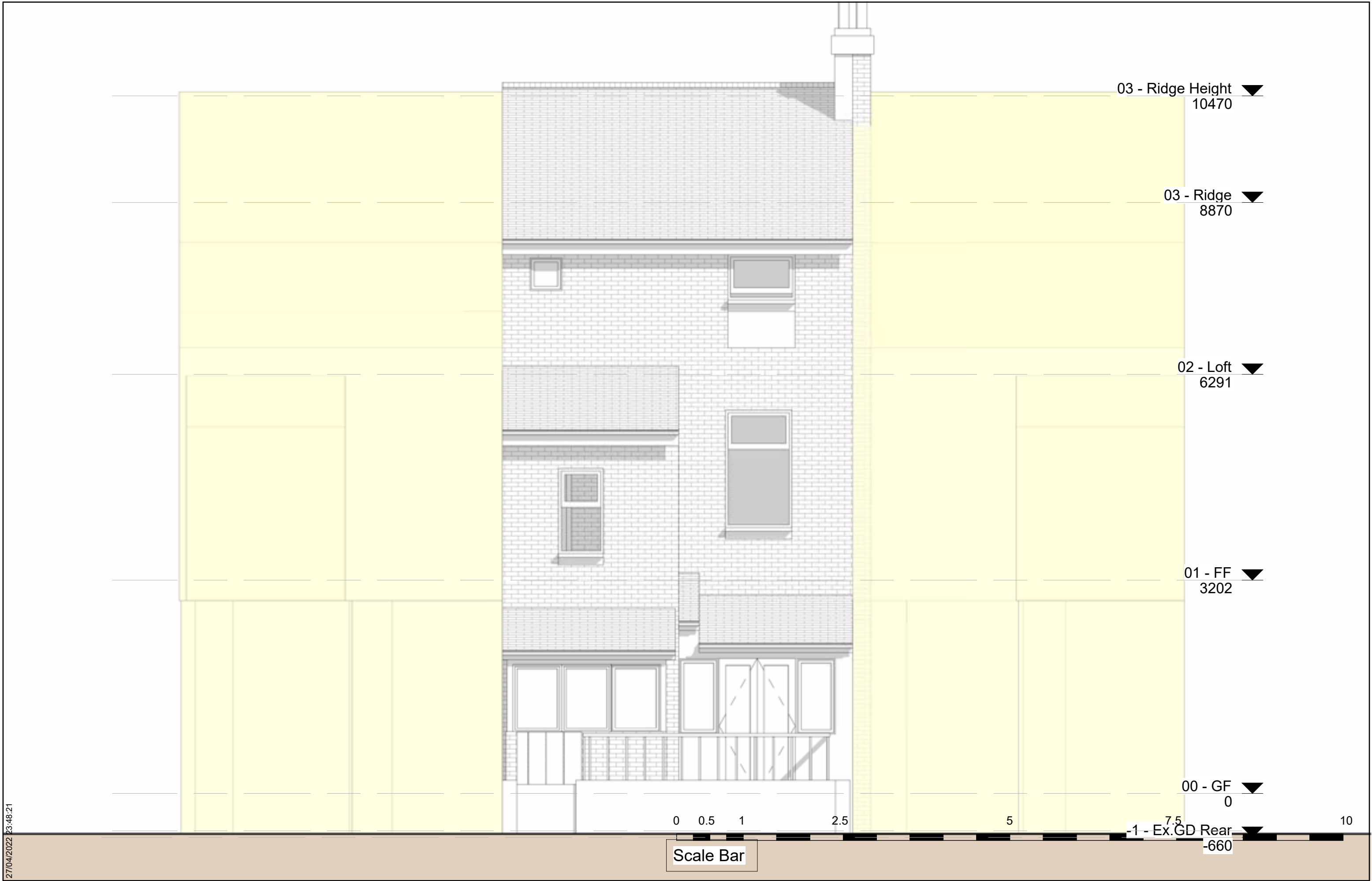
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Sheet name
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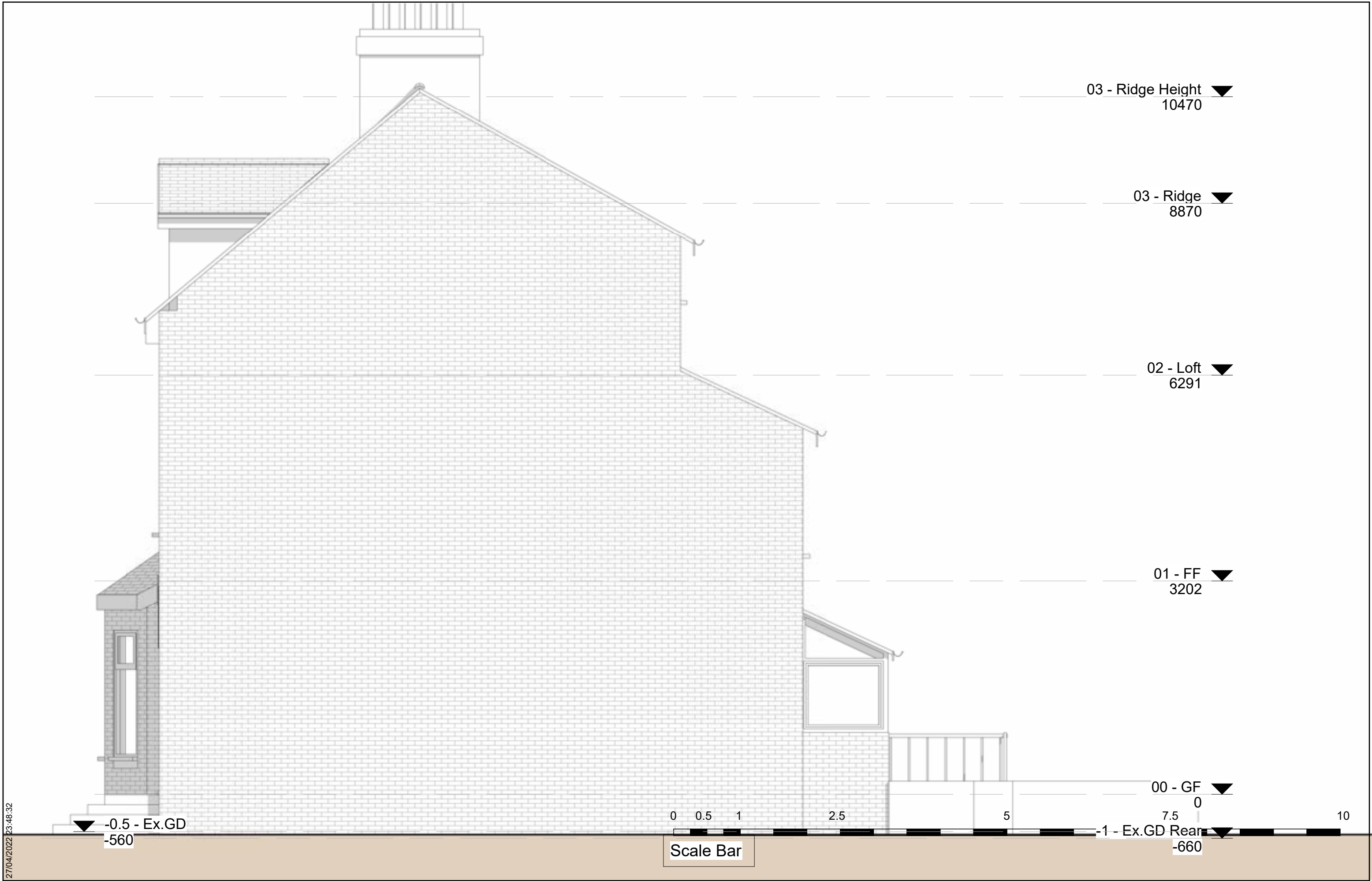
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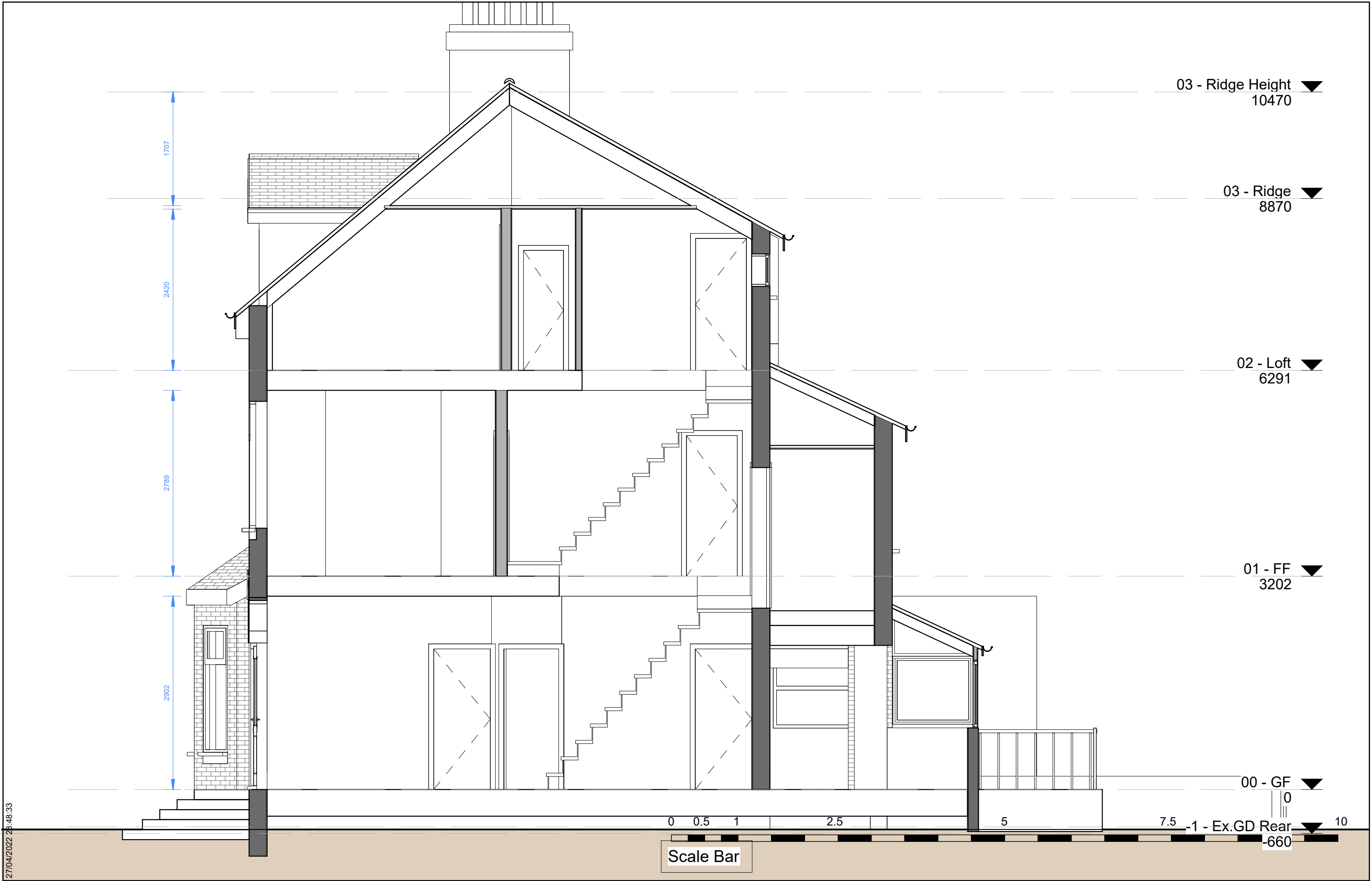
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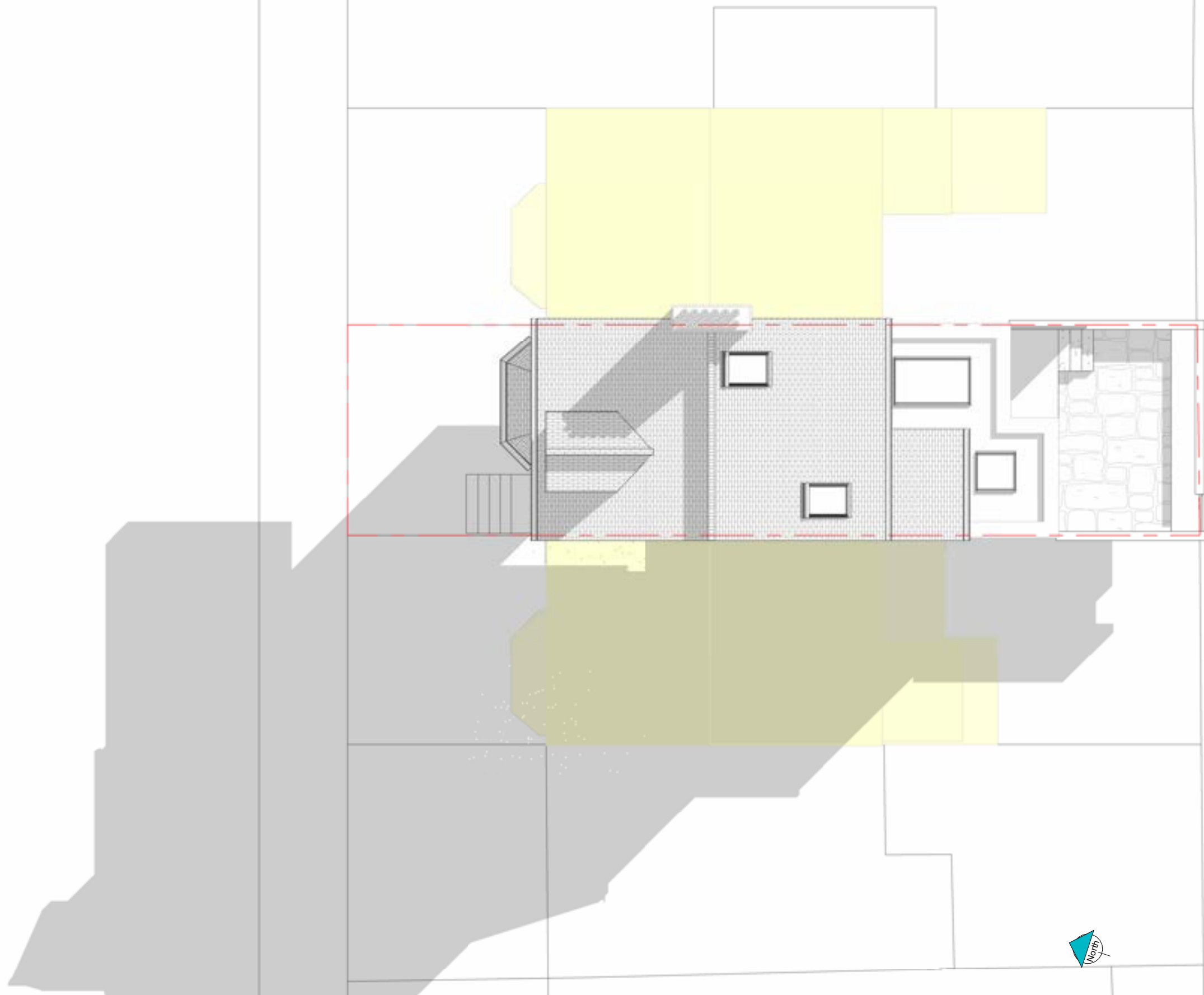
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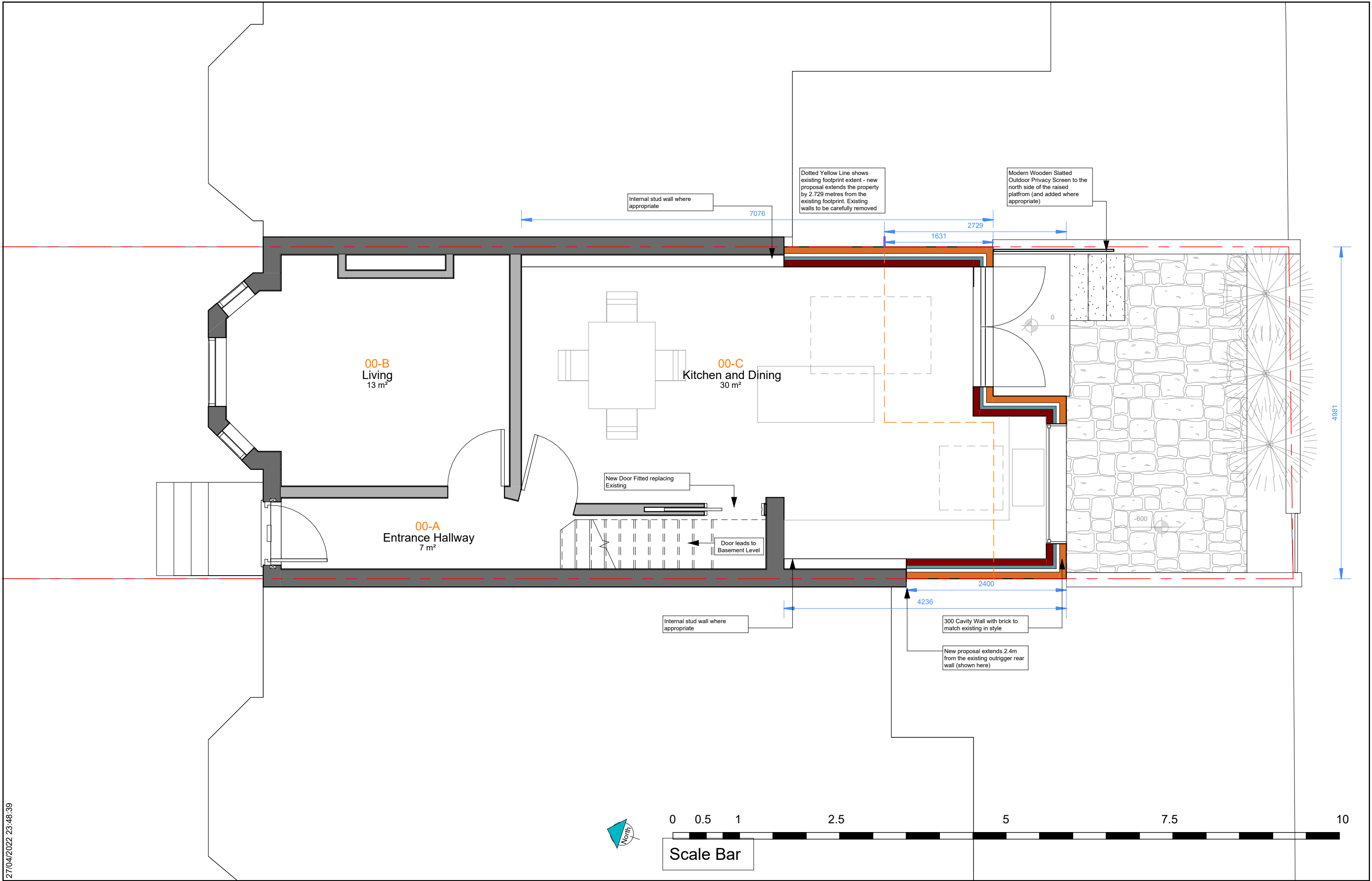
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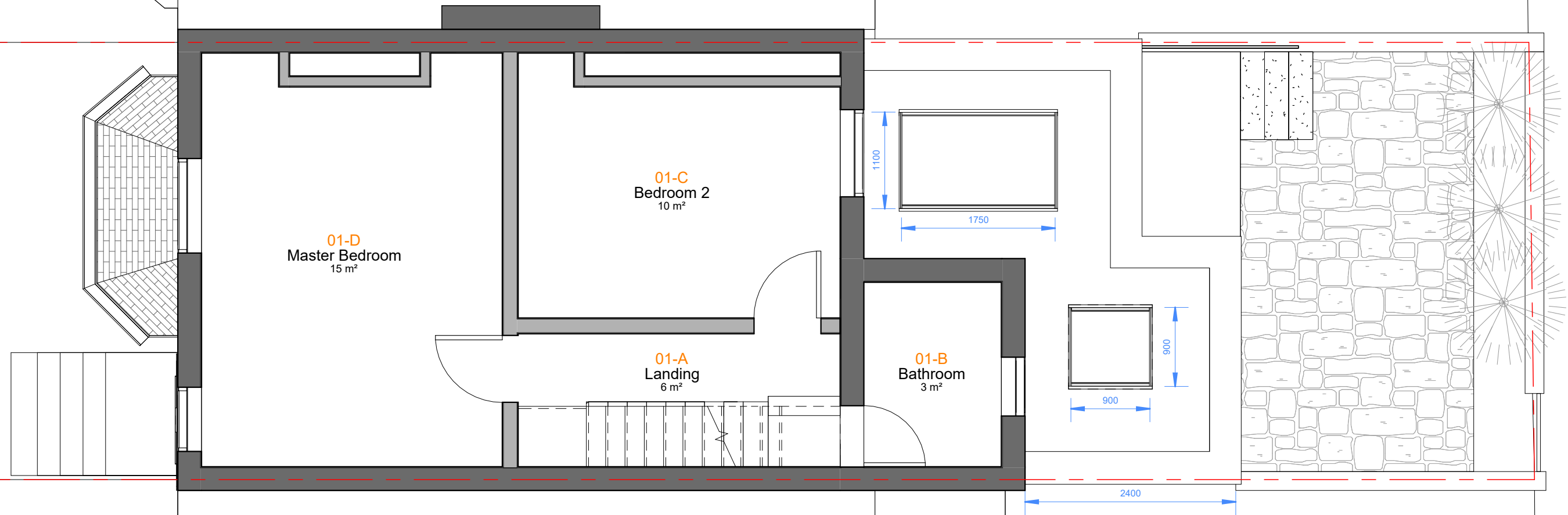
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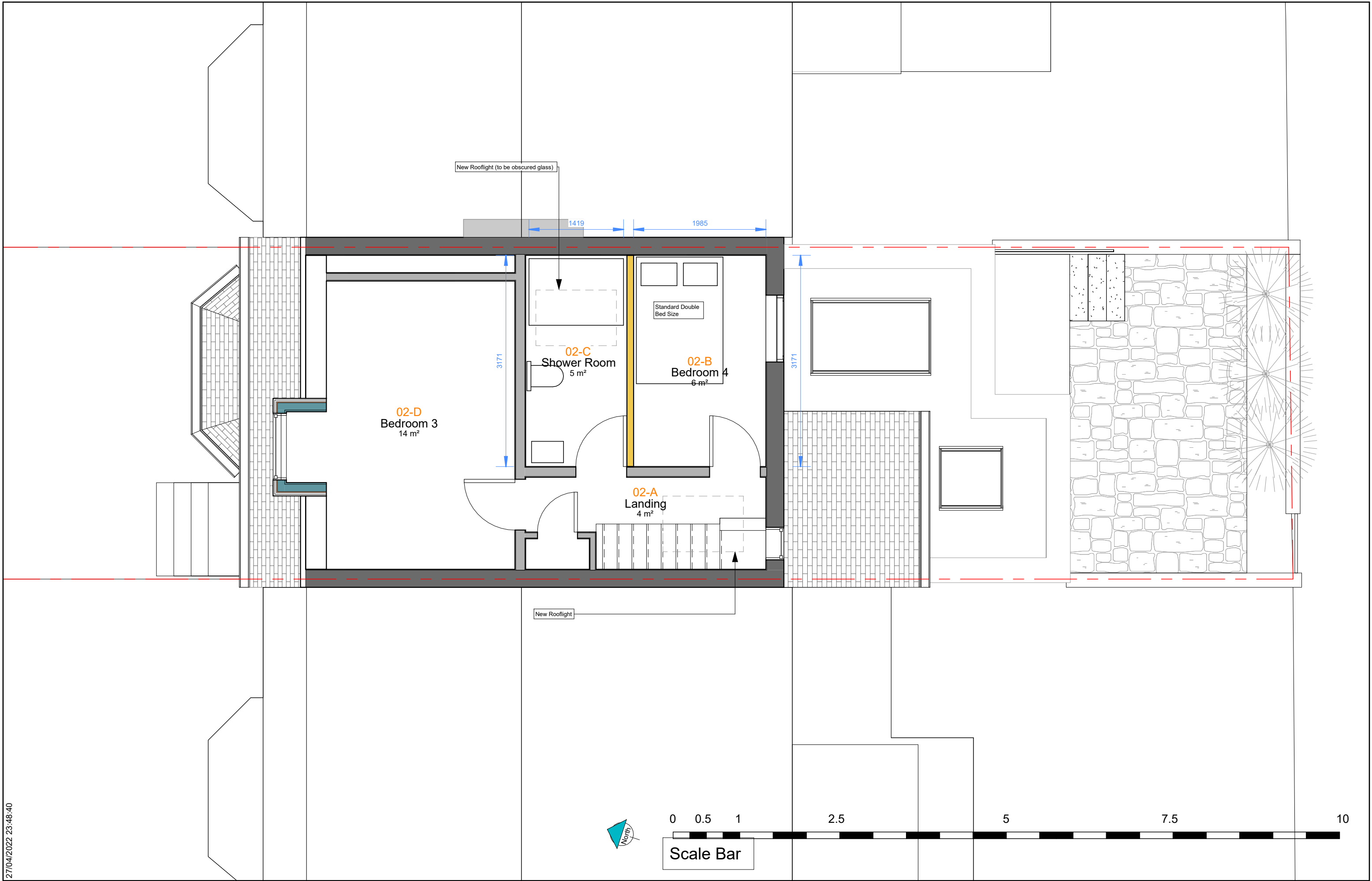
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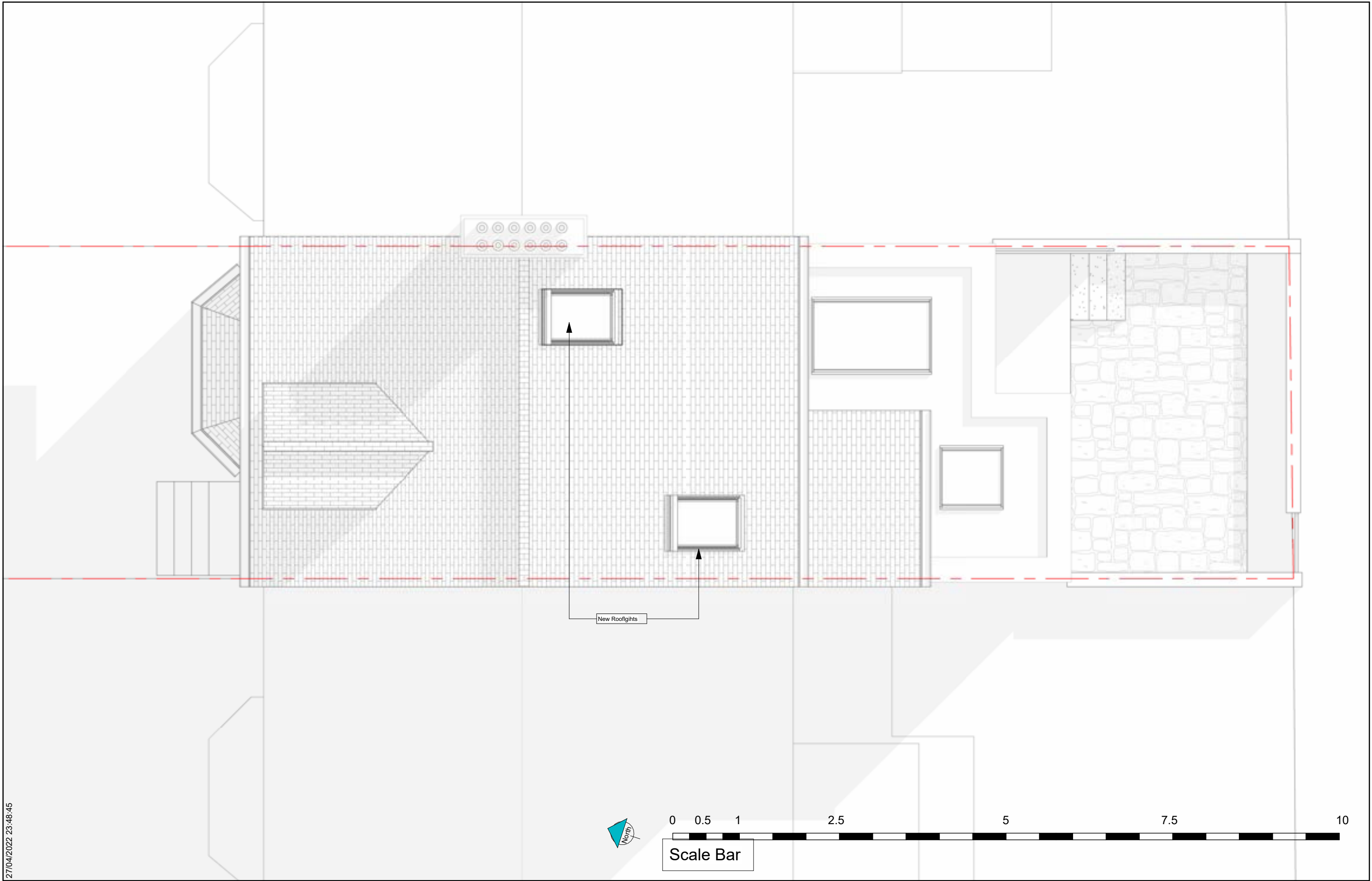
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PR. Roof Floor Plan
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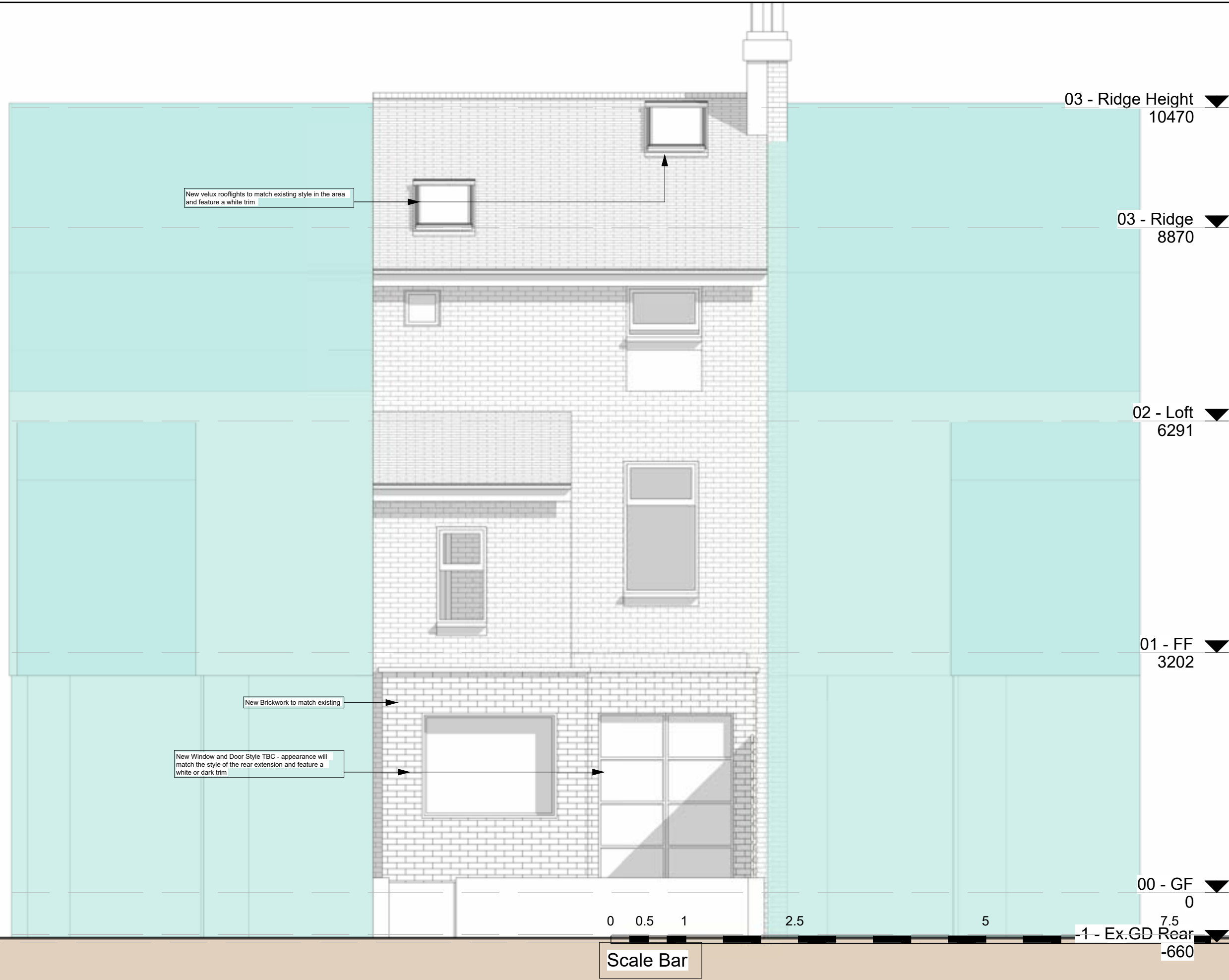
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Sheet name
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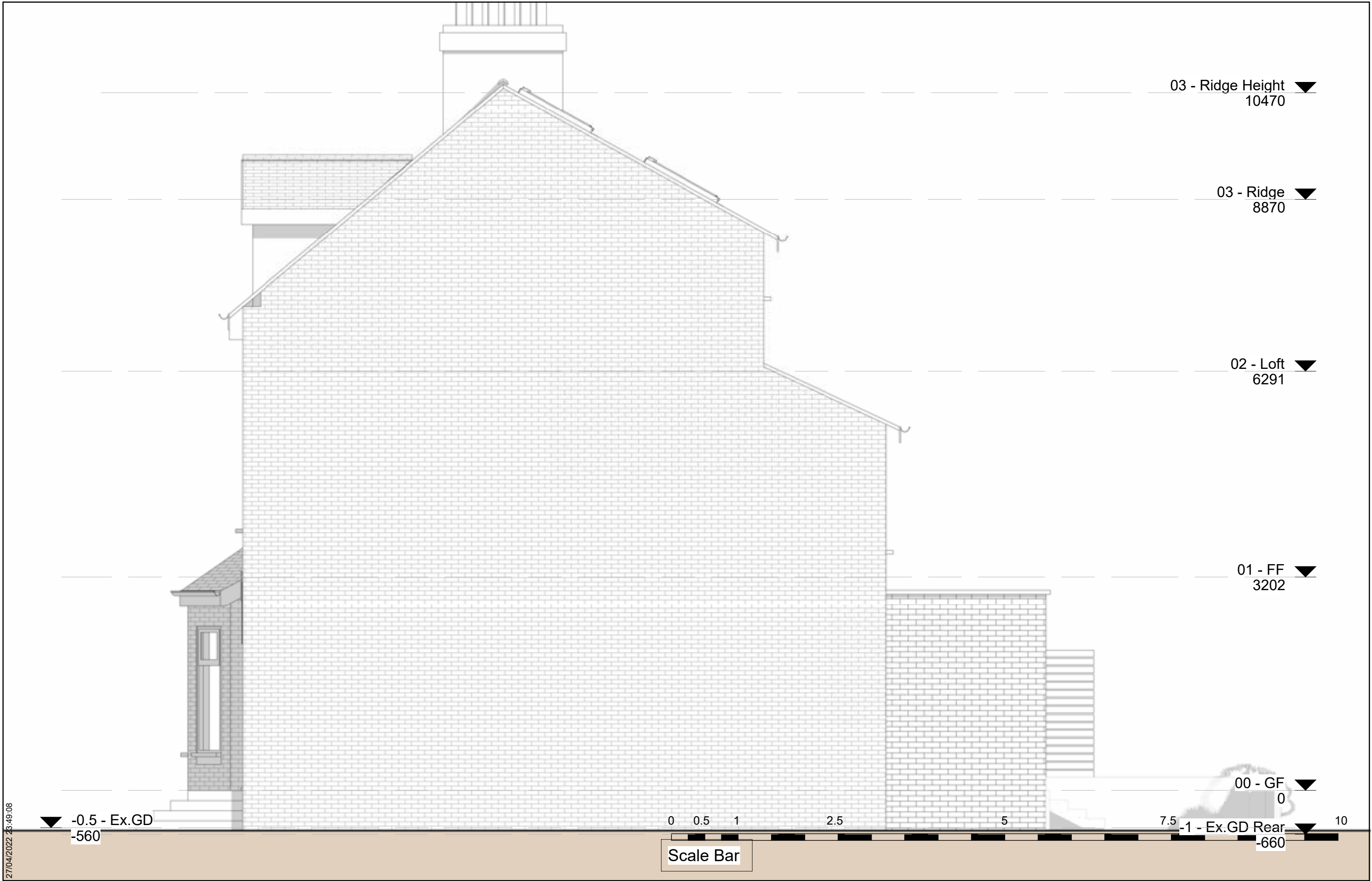
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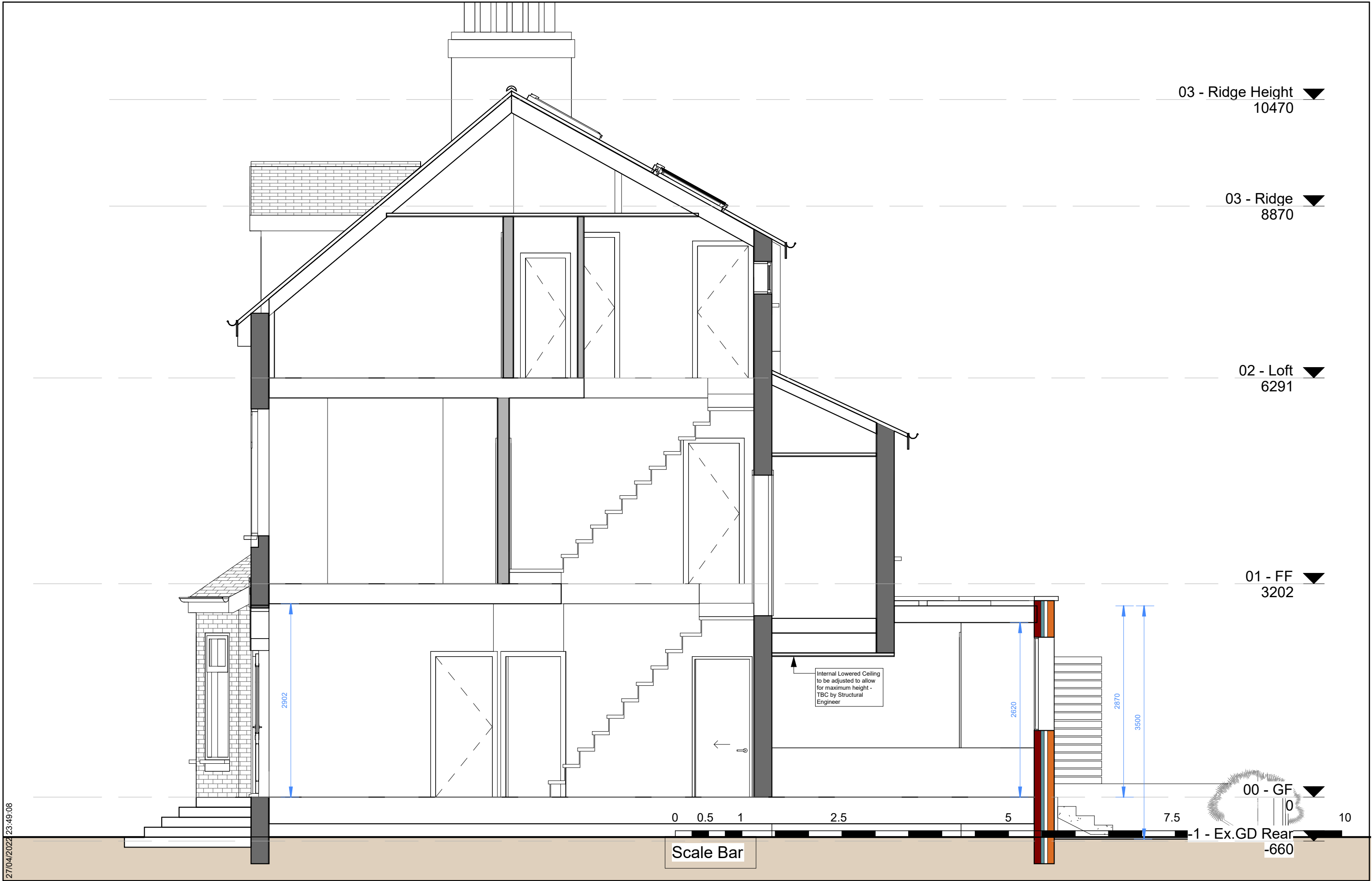
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PR. Section - 1
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D.PR.4.1
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