

**Design and Access Statement
Demolition of rear outbuilding and erection of part
single-storey, part two-storey rear extension
46 Morville Road, Manchester**

Client: Simone & Harvey Fuller

Address: 46 Morville Road
Manchester
M21 0TR

Date: 14/03/2022

Revision: A

Compiled by: Noss Pearl

Checked by: Michael Cummings

Existing Site Features



Overall size of site
approximately 401SQM

Existing Site

The existing site compromises of a 2-storey semi-detached dwelling with a small single-storey outbuilding to the rear elevation. It has a hip roof and chimney along the party wall.

Existing Trees (if relevant)

Not relevant

Notable Surrounding Context

There is a large single-storey extension at number 48 Morville, along with proposed alterations to 44 Morville. It is unclear whether a planning application has been submitted at the time of writing.

There have been numerous alterations and planning applications along Morville, and it appears common to extend at ground floor level.

Proposal

The proposal seeks to improve the quality of life of the existing residents by adding much needed space for a growing family. It seeks to demolish the existing rear outbuilding and erect a part two-storey, part single-storey extension. This type of extension is extremely common throughout greater Manchester, especially as the first floor “box room” is an outdated concept that provides little functional aspect.

Positioning and shape

Great care has been taken to ensure the proposal does not intersect the 45-degree line of the Northern property at 48. This has been indicated on plan. There is adequate distance between 44-46 in addition to number 44 being on the Southern side of the proposal (i.e., the proposal will not affect the direct solar aspects of number 44).

At ground floor the plan steps near number 46, to avoid the 45-degree intersection and creating a small courtyard zone for the neighbours.

Access to site

Access to site is via Morville Road. Access to the rear is via a side passage, which will be retained.

Parking

No proposed changes

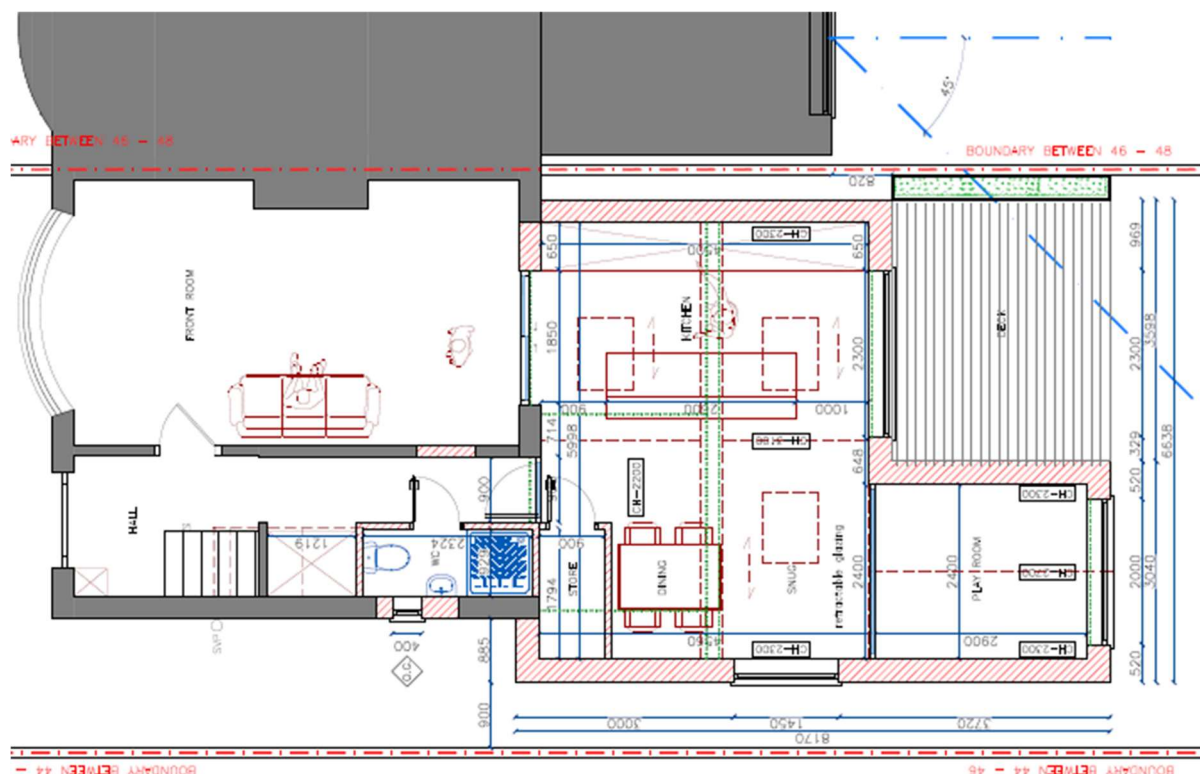
Boundary treatment

Fences will be retained where possible, and a 2M new timber/ composite panel and post fence will be used where necessary.

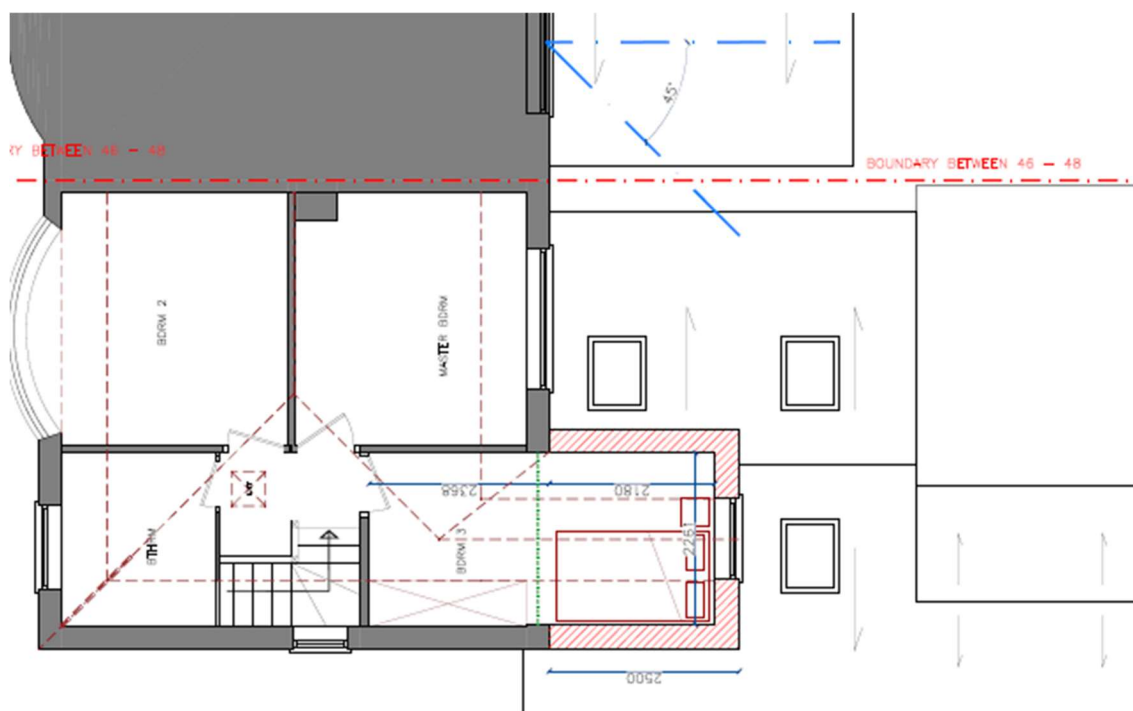
Waste Removal

The proposal does not impact waste removal, thus will remain the same.

Internal design

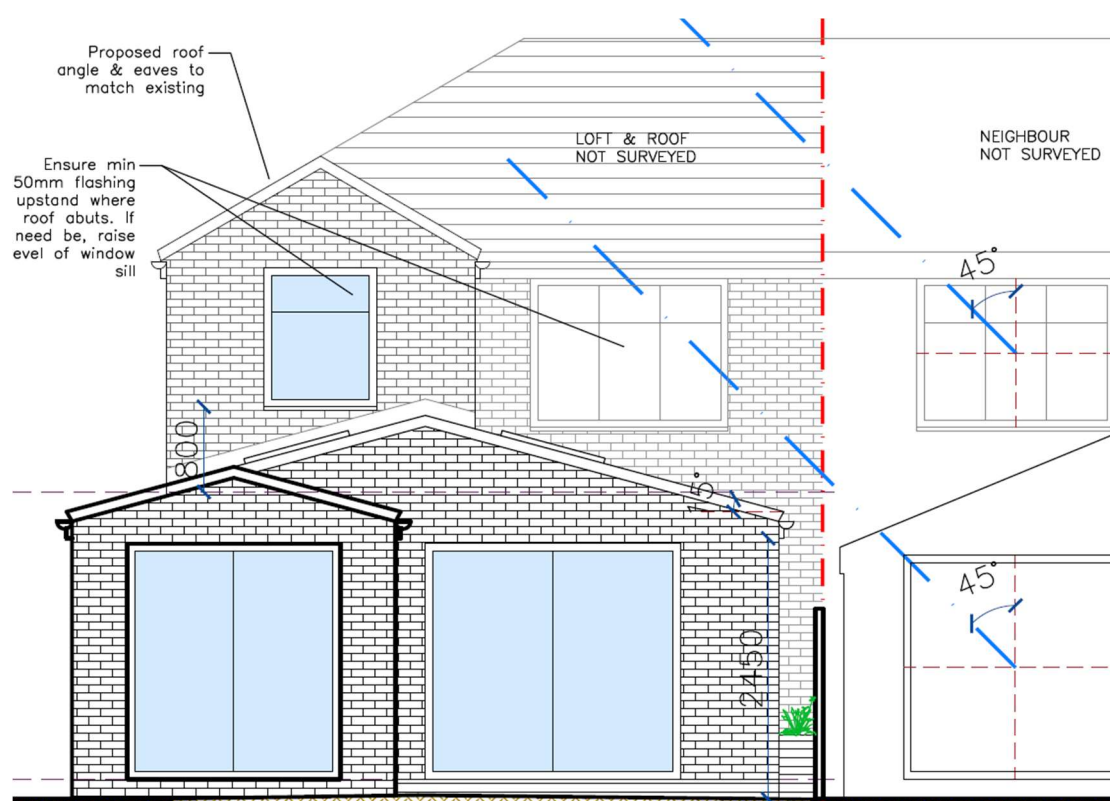


At ground floor, the proposal aims to add a downstairs bathroom, which is increasingly becoming recognised as a crucial element to housing, both for young and elderly. The internal layout aims to maximise natural lighting and ventilation and creating an internal-external zone for the clients to connect with the outdoors for added mental and physical health benefits.



At First floor, the box room is simply extended to bring the rooms internal dimensions up to modern space standards and create a useable space.

Aesthetics and design



The extension aims to match its surroundings, using all materials to match the existing and closely following the neighbouring extension at number 48. The eaves remain below 2.5M from external ground level adjacent to the boundary and the ridge

ensure a sufficient roof pitch of above 12 degrees, whilst allowing for a sufficient 150mm lead upstand where it abuts the existing.

Conclusion

This extension has been carefully thought out to be sympathetic with the local context and does not cause any harm through its development. Furthermore, it provides additional elements that can improve both the mental and physical health and wellbeing of its occupants. It allows its users to better connect with the outdoors, whilst still retaining an element of elemental protection.

For these reasons we feel that planning should be granted for the proposal at number 46 Morville.

Thank you for your time.