



Design and Access Statement

Drawing_A3 70 - 74

Drawing_A2 50 - 15/01 -15/02

Proposal: Proposed double storey side and rear extension on the first floor and rear kitchen extension.

Site Address: 74 Bluestone road, M409HY

Local Authority: Manchester City Council

1.1 Introduction

ADF STUDIO have been instructed to review the existing property 74 Bluestone road, M409HY I and carry out all stages of work.

1.2 Purpose of the Report

This report has been prepared by ADF STUDIO on behalf of our client in support of Proposed double storey side and rear extension on the first floor and rear kitchen extension.

2.0 Context

No. 74 Bluestone road, M409HY is located on a dead end road in an established neighbourhood , surrounded by various schools, parks, and other amenities. The existing house is a semi detached property with 3 bedrooms with a front drive way and large rear garden.

2.1 The Proposal

The proposed design scheme is to turn the 3 bedroom house in to a 4 bedroom house with a double storey side extension, a rear first floor extension to allow more space in bedroom 3 and convert it in to a master bedroom with an ensuite. The proposed front facing highway bedroom will be used as an office or small bedroom and on the ground floor to the rear of the property, the kitchen will be extended to create a more open plan maximising light and space. The front facing the highway on the ground floor room will be used as a dinning area which is easily accessible from both the entrance lobby and the proposed rear kitchen.



Fig 01 Front Facing Elevation



Fig 01 Rear Facing Elevation