

Design & Access Statement
For
Side Extension

At

3 Hartfield Close
Brunswick
Manchester
M13 9YX

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INTRODUCTION

This design and access statement has been prepared as part of a Full Planning Application.

The construction of a new single storey side extension to the LHS of the property at:-

3 Hartfield Close, Brunswick, Manchester, M13 9YX

DESIGN

Use

The extension is being constructed to provide sleeping and bathing facilities for a permanent wheelchair user.

The property is not located within a conservation area.

The location plan highlights the boundary of the site. Scale 1:1250

Layout

The location and design of the extension has been highlighted on the drawing references:

Existing Ground Floor and Perimeter Layout

Existing 1st Floor Layout

Existing Elevations

Proposed Layout

Proposed Elevations

GIS Map.

Specification

Scale

The front elevation of the extension will be visible from the main road, due to the layout of the site and the position of the premises, however the side elevation will be partially obscured by the existing perimeter wall and fencing.

The extension will be 3.3 LM wide and extend 6.5 LM back from the front elevation of the property.

Appearance

The extension is to be constructed with materials that will blend in and match the existing property in respect to size and colour as near as possible.

ACCESS

All access is as existing.

Access for the purpose of emergency serviced will not be affected by the works, with all vehicle access points maintained.