

Design & Access Statement
For
Rear Extension

At

4 Freckleton Avenue
Chorlton
Manchester
M21 7PR

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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 rear extension at the rear of the property at:-

4 Freckleton Avenue, Chorlton, Manchester, M21 7PR.

DESIGN

Use

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 and ramps has been highlighted on the drawing references:

Existing Layout

Existing Elevations

Proposed Layout

Proposed Elevations

Specification

GIS Map.

Scale

The proposed rear extension will barely be visible from the main road, due to the layout of the site and the position of the premises. The extension will extend 4 LM from the rear elevation of the property and will be constructed with materials that are to match the existing building as near as possible.

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.