

DESIGN AND ACCESS STATEMENT

Proposal: SINGLE-STOREY REAR AND SIDE EXTENSION

Address: 12 AMBROSE DRIVE, MANCHESTER, M20 2YE

Date: 08/02/2022

The Property

This application is for permission to create a single-storey rear and side extension, to create a ground floor toilet, utility room and kitchen diner (refer to Architectural drawings submitted with this application).

Layout

The internal floor layout shall be minimally changed to integrate the new extension with the main house. Hence, there shall be an opening in the external wall to create an entrance onto the new floor layout as seen in the attached proposed designs (refer to attached drawings).

Materials

The materials to be used in the extension shall match the existing building's materials. The colours shall match the existing building. Roofing tiles shall also match the existing roofing tiles.

Effect on, and appearance of the property:

The proposals will have a negligible effect on the original features of the Property and will seek to enhance it by adding more internal space with the side extension. The existing building features including materials, colour, and appearance will be maintained at all times. All work will be undertaken to a high standard with attention to detail and with the aim to ensure original features are maintained and enhanced.

Access

All external access shall remain the same and unchanged.

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Landscaping

No landscaping is required.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Director
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