



7 Harefield Drive,
Didsbury,
Manchester.
M20 2SZ

DESIGN & ACCESS STATEMENT
For
Proposed alterations to a
Residential Property.

DESIGN & ACCESS STATEMENT

FOR PROPOSED EXTENSIONS AND ALTERATIONS TO RESIDENTIAL PROPERTY.

DESIGN STATEMENT

Introduction

This Design and Access Statement has been prepared by IGL Surveying Ltd on behalf of the client and forms part of the Planning Application for the alterations to the buildings on the site at 7 Harefield Drive, Didsbury, Manchester.

Property Details/Use

The site is located as on the submitted location plan and is a 1950's semi-detached house. Within properties of similar style and age.

The two storied property currently contains 2No living rooms, kitchen, and conservatory to the ground floor and 3No bedrooms and a bathroom with separate toilet to the upper floor.

The ground floor is 40mm above finished ground level.

The site is located on the south-west side of Harefield Drive in Didsbury, within Manchester Planning Authority.

The building is set back from the roadway, with carparking available between.

To the rear of the site is a lower area of ground with allotments prevalent.

There is a 1.8m high fence to the rear of No9, with no fencing on the side to No5. There is currently no fencing to the rear boundary

The property has pitched and mono pitch sloping roofs with a concrete tile finish, external walls are of masonry with areas of render to the front upper panels and also the rear elevation.

The front bay windows have been renewed in double glazed hardwood with aluminium infill frames with PVCu to the rear and the original single glazed timber windows remain to the side elevation.

There is an attached brick garage to the side elevation, with pairs of painted timber double doors to the front and rear elevations.

All external doors are either painted/stained timber, with timber frames.

There is a newer white PVCu conservatory to the rear elevation.

The building was and will remain a family dwelling house.

The adjoining semi-detached property has extended at the rear, full width extending out approx. 1980mm from the original rear wall.

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Proposed Use

This planning application is for the removal of the attached garage and the construction of a new gable and rear walls to form extensions to the hallway, cloak room, utility room, kitchen and living room.

The walls and render features to be reciprocated to the front elevation, with a similar brick to the side and rear elevations.

New double triple glazed thermal break aluminium window and folding doors with security by design coloured PVC foiled front and rear door sets.

The pitched roofs will be extended altered and all the roof tiles will be renewed in a red blend concrete tile of similar profile as existing.

A number of triple glazed roof lights will be inserted into the roof to aid natural lighting levels.

There will be no increase in the number of bedrooms.

The proposals have been designed by IGL Surveying Ltd and are shown on the drawings accompanying the application.

These are as follows:

3450/BP	Location / Block Plan 1:1250
3450/E/01	Existing Plans 1:50
3450/E/02	Existing Elevations.1:50
3450/PP/01	Proposed Plans 1:50
3450/PP/02	Proposed Elevations of Extensions and Location Plan 1:50 & 1/500

Extensions:

The rear extension to the living space will be set back ½ brick from the adjoining neighbours rear wall to avoid a vertical joint. The areas are as shown on the accompanying plans.

A larger openable window has been included for the master bedroom with an external glazed balustrading, this window overlooks an open area of lower land used exclusively as allotments.

Layout

The building is two storied and remains two storied with a reasonably wide access path down the new gable/boundary to No9.

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Scale of Development

The proposed development will be similar in size to many of the adjacent properties where similar sized extensions and alteration have taken place.

There will be limited impact on the adjoining owner as they will not be able to see the rear extensions from their already extended rear elevation.

From the front elevation the style of the property will be maintained with sloping roofs, rendered panels and a circular window feature to the bathroom.

Landscape:

The front and rear gardens will remain very much as existing with established planting and lawns.

There is already adequate space for parking of a single car on the front driveway.

Appearance

The extensions and alterations will generally be in keeping with the elevations they are replacing with similar window and door openings.

All the new windows and doors are do not overlook adjacent properties, the gable openings face onto a 1.8m high timber fence as present.

Triple glazing thermal break aluminium frames are the preferred glazing options, to reduce heat loss from within the building.

The roofing finishes will be almost identical in pattern to the existing, a dark red colour is preferred rather than a grey, originally these properties had red rosemary tiles. Replaced in the 80's with heavy concrete tiles. These will blend with the red bricks below

ACCESS STATEMENT

The site is fairly level with a sharp drop beyond the rear garden down into the allotment basin.

There are 2No steps up to the front and rear doors.

Whilst there will be 2No retained steps to the front elevation, the gable path will be graded to a single step at the gable utility door and will be level with the folding doors to the rear elevation, so wheelchair access can be accommodated by this route.

Due to adjoining boundary level's, it is not possible to reduce the 2No step access to the front elevation.

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CONCLUSION

It is considered that these proposals will not have a detriment impact on the appearance of the existing or adjoining properties.

The reuse of the existing main structure retaining many existing features will maintain the existing appearance but reduce future maintenance requirements.

The new bedroom windows do not add to any overlooking, and the view from within them will be little different from the existing ones.

We concluded that these proposals are a justified use of the existing building and site use.