

DESIGN AND ACCESS STATEMENT

Proposal: ERECTION OF SIX BED DETACHED HOUSE FOLLOWING DEMOLITION OF EXISTING

Address: 18 BEECHPARK AVENUE, WYTHENSHAW, MANCHESTER, M22 4BL

Date: 18/01/2021

The Property

The existing building is a detached 4-bedroom house. The applicant intends demolish it and build a six-bedroom detached house due to a growing family and an ageing mother. The extent of works is as shown in the Architectural drawings submitted with this application.

Materials

The materials to be used on the new build shall be similar to existing building's materials. The external walls shall be made from red clay bricks as it is in the existing building. Roofing tiles shall also match the existing roofing tiles, which is grey clay roofing tiles. Windows and doors to be UPVC framed.

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.

Effect on, and appearance of the property:

The proposals new build will provide much needed space and will enhance the street scene from the current derelict state of the site. All work will be undertaken to a high standard and attention to detail.

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

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd