

DESIGN AND ACCESS STATEMENT

Proposal: Double storey rear and side extension including dormer loft conversion.

Address: 59 Crumpsall Lane, Manchester M8 4ED

Date: 09/02/2022

The Property

The building is a semi-detached home situated on Crumpsall Lane in Crumpsall, on the right hand side of the property is a convenience store. This application is for permission to create a larger kitchen space, an extra room for relaxation and more bedrooms due to a growing family (refer to Architectural drawings submitted with this application). The homeowners intend to take advantage of the usable space on the side above the garage for this purpose (see figure 1 below).



Figure 1: Front view of property

The house in Figure 2 shows the rear of the property in which they are wanting to extend, Fig 3 shows the house in relation to its neighbouring property.



Figure 2: Rear View of Property



Figure 3: Street view of applicant's house in relation to neighbours house

Layout

The internal floor layout will include the extension of the kitchen, combining the two reception rooms to make one large living area and converting the garage in to a second living space. The rooms upstairs will add for extra bedrooms(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 and rear 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

Access to the property will be gained through the side gate located on east side of the property (refer to attached drawings.)

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

Landscaping will paved up to the front property.

Boundary treatment

1.8m Fencing will be situated around the boundary with a side gate (refer to drawings.)

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

I look forward to hearing from you.

Dr Kanadi Jagafa
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