

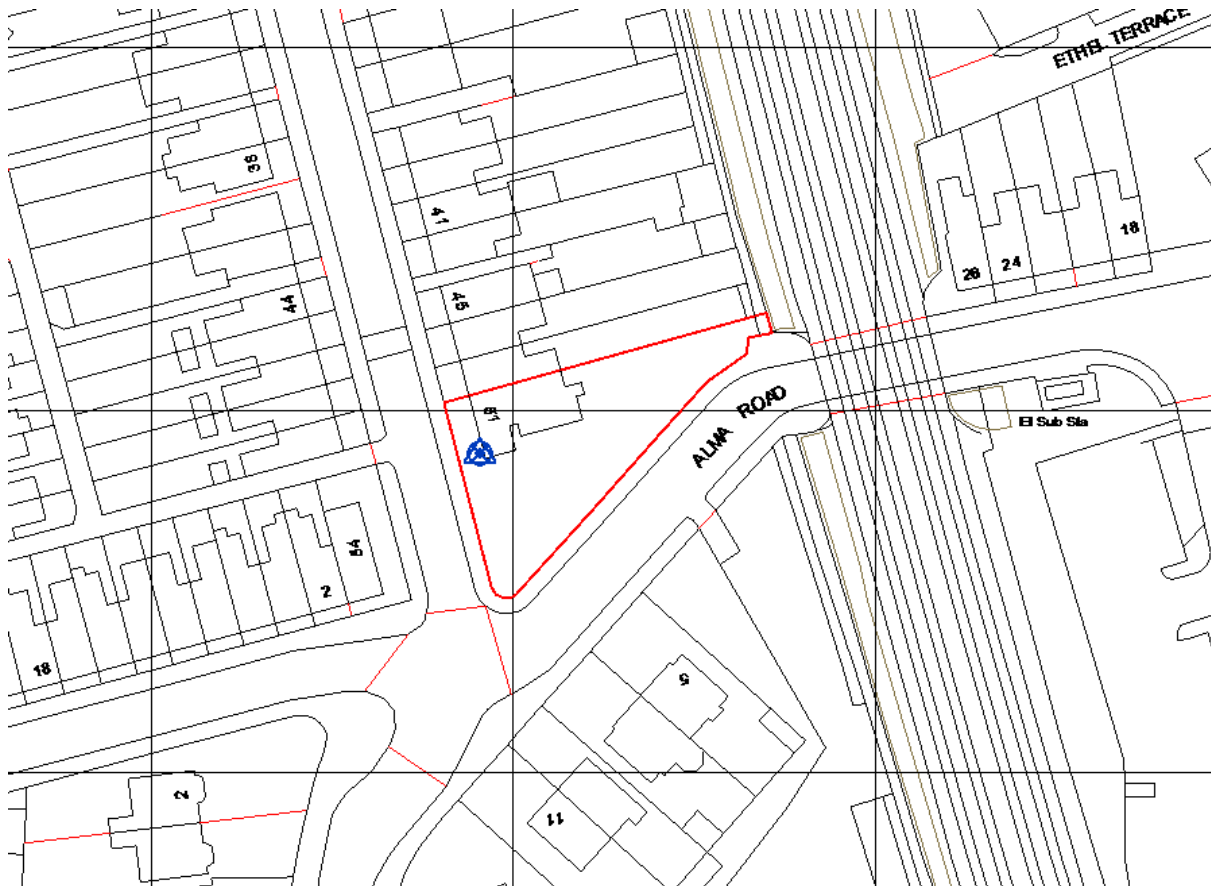
# DESIGN & ACCESS STATEMENT

51 MARSHALL ROAD, LEVENSHULME

MANCHESTER M19 2EG

## Site Location

The site is located on the junction of Marshall Road and Alma road, with access to the site on Alma road. The Flat to be extended is Flat 1 on the ground floor, which is to the rear of the property.



## Proposal

Single storey 6m rear extension to create a new habitable space for foster children, connected to the rest of Flat 1.

## General overview of property and site

The Property currently is an end traced, 4 self-contained flats with within 51 marshall road, with ample amounts of amenity and parking space. and I currently being used as a fostering home, for



teenage children. The property to the front has Marshall Road, to the side Alma Road, and to the rear are train lines, connecting Stockport and Manchester.

### Intention of Use

Fostering home for teenage children, where they can be taught to become independent, have access to the areas to find work and close to schools and other amenities.

### Access

The site is 90m from Stock port road, which has access to busses to both Manchester and Stockport. The closest train station is a 10 min walk, and main access by car is on the boundary facing Alma Road, with parking for more than 8 cars.

### Noise emissions

Potential issues with noise may come from the train tracks to the rear of the property, the track cannot be heard from the existing building as there are trees to the rear of the property to dampen any noise and special consideration is to be taken when designing the windows to ensure noise is kept to a minimum.

### Appearance

The extension will be 6m no higher than 4m from the site level, to ensure it is not over baring over neighbours, walls will be facing brick to match existing as close as possible. The windows will be White Upvc to match the rest of the building, with a Flat roof in Black GRP to ensure the structure is not over baring.

### Summary

- Single storey 6m rear extension
- Housing for foster children, parking not a big concern
- Ample amounts of amenity space
- Good public transport amenities