

DESIGN & ACCESS STATEMENT

Rev A

Proposed Works:

45 Corkland Road,
Chorlton,
Manchester
M21 8XG



Existing Front Elevation

Site Details

- The site is located Chorlton in Leeds
- The property is a semi detached dwelling comprising of 3 bedrooms.
- The property is constructed of brick with clay tiled roof with a bay windows at ground and first floor to the front of the property
- The front of the property is South West Facing

Design

- The kitchen / dining is to be extended via a single storey extension out to the side and rear of the property. This extension will house an additional kitchen and dining space.
- The new accommodation in the roof space will benefit from additional height by the create of a rear facing flat dormer. The additional roof space accommodation will provide space for a fully compliant lobby to the stair, a new main bedroom with a Juliet balcony door set to the garden and an ensuite bathroom.

Appearance

- The materials being used are to match existing
- New windows and doors are to be UPVC double glazed units
- The proposed dormer extension will replicate the neighbouring property at no. 47

Access

- There are no alterations proposed to the access to the property.
- Access is gained via the front of the property from a private drive
- Side access for removal of refuse will be retained at all times.

Car Parking

- No changes are to be made to the current parking facilities

Trees

- No trees are affected by the proposed works.

Boundary

- The new single storey extension will not impact on the existing boundaries in anyway.