

DESIGN AND ACCESS STATEMENT



**PROPOSED LOWER GROUND FLOOR REAR AND GROUND/FIRST FLOOR SIDE
EXTENSIONS, 52 MANLEY ROAD, WHALLEY RANGE, MANCHESTER M16 8HP**

PREPARED BY BHATT ARCHITECTS LTD ON BEHALF OF SHAMS GHAFOR
P0116/ P1 - Version 1: 06th SEPTEMBER 2021

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by Bhatt Architects Ltd to assist Manchester City Council in its determination of the planning application.
- 1.2 The proposal is to extend lower ground floor at the rear to form a lounge together with ground and first floor extensions to enlarge family room and bedrooms at first floors respectively.
- 1.3 Pre-application consultation was undertaken with the council and a partly positive response was received from the planners for the proposal on 30/07/21.
- 1.4 Three applications were made previously of which one was approved for modifications to front elevations. The two other for rear extension were refused. Height was one of the concerns.



LOCATION PLAN

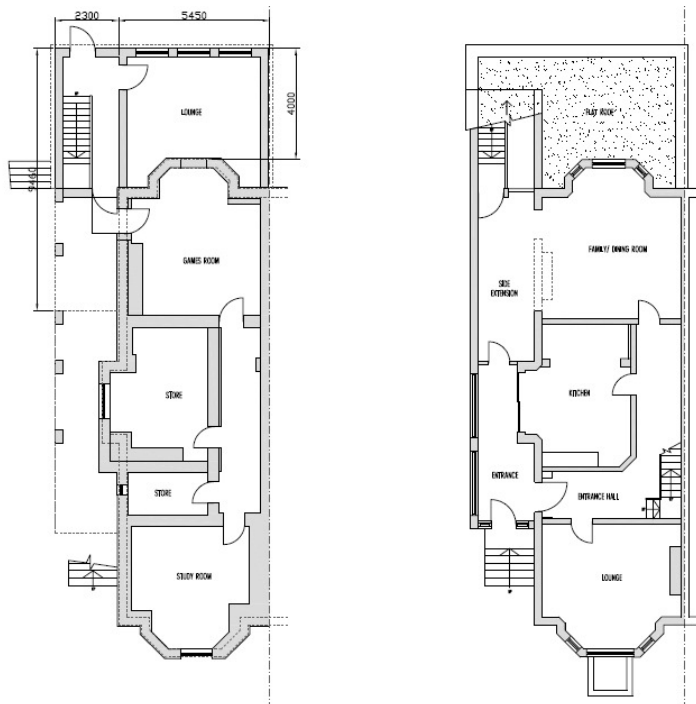
2.0 Design Proposal

- 2.1 During the pre-application consultation the planning officer had concerns about the loft conversion and the height of the rear upper ground floor extension but not the extent. Side extension proposals were generally deemed to be acceptable.
- 2.2 The application comprised lower ground floor extension to form a lounge at ground level and upper ground side extension to family/ dining room with internal flight of stairs linking the proposed lower level lounge together with first floor side extension to extend the bedrooms.

- 2.3 The proposal will improve the existing property significantly adding additional space without adverse impact on the amenity of adjoining neighbours.



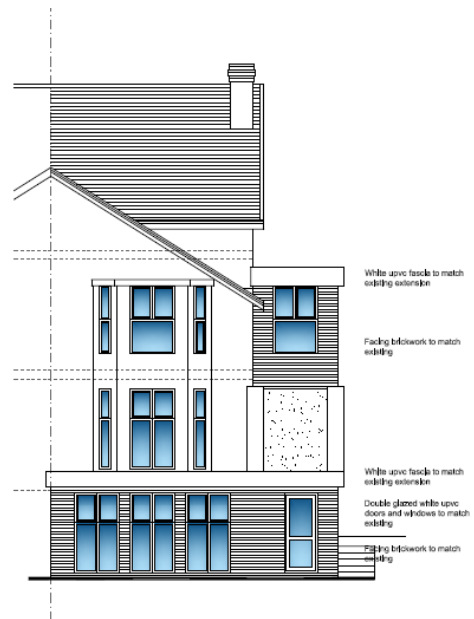
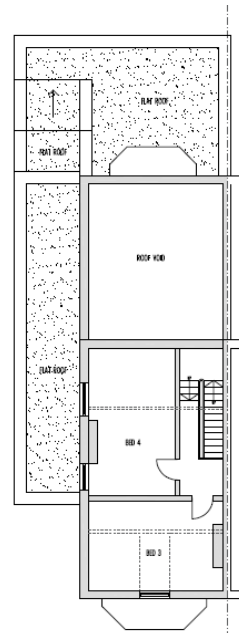
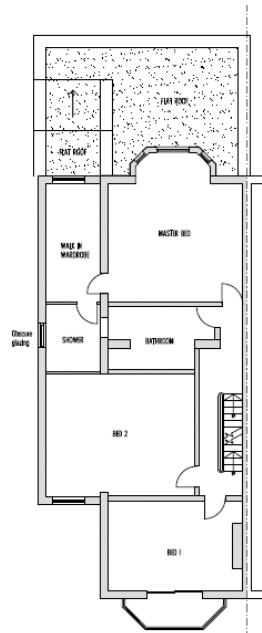
- 2.4 Existing unattractive metal stairs at the side of the property towards the rear is to be removed and replaced with internal stairs within the side extension bringing much needed improvement.



PROPOSED LOWER GF/ BASEMENT PLAN

PROPOSED FF PLAN

- 2.5 The external materials proposed are to match existing which will have no negative impact on the existing property.
- 2.6 Proposed windows to the rear extension are to match existing in terms of design and materials.
- 2.7 Existing parking spaces at the front within the curtilage of the property are to be retained.





3.0 Access Statement

- 3.1 Currently there are stepped access to front and rear of the property.
- 3.2 This will continue to be the case for the proposed extension.

4.0 Conclusion

- 4.1 Following pre-application advice from the council we believe the proposal will have councils support.
- 4.2 The extension to the existing property will add additional space to habitable rooms.

5.0 Contact List

Applicant

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6.0 Photos



FRONT ENTRANCE



FRONT VIEW



PART SIDE VIEW



PART SIDE VIEW



SIDE/ REAR VIEW



REAR VIEW



REAR VIEW