

DESIGN AND ACCESS STATEMENT
PROPOSED DORMER LOFT CONVERSION TO
57 BROOKBURN ROAD,
CHORLTONVILLE,
CHORLTON-CUM-HARDY,
MANCHESTER.
M21 8FE.

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57 Brookburn Road
Manchester
England
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United Kingdom



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Site history and background

Chorltonville is an estate of 262 houses, located in the suburb of Chorlton in south Manchester. It was built in 1910-1911 as part of the garden village movement with most roads, footpaths and green areas owned by a Board of Trustees on behalf of all house owners. An Owners' Committee has a brief to manage the day-to-day maintenance of Chorltonville.

Chorltonville is noted for the abundance of mature trees - over 350 in public areas plus many more in gardens. These, together with the grass verges, occasional greens and winding roads, give the estate its village appearance. Houses are mostly semi-detached, built in Arts & Crafts style but to many different designs, with detailing on the frontage to make each pair unique in the estate. Chorltonville is one of Manchester City Council's conservation areas.

Scheme proposals

To provide an additional domestic living space by way of a rear dormer type loft conversion.

Access

The site is accessed via the front driveway and the property is generally accessed via the main front door. The internal layout of the property is generally as first built with some internal alteration to the ground floor kitchen/dining space. There has also been some external works under planning application 119935/FH/2018 -Erection of a veranda and decking to side and rear of property, which was approved in September 2018.

Due to the date of construction, nature and topographical features of the property's site, access is only achieved to the ground floor of the property via external steps to both front and rear, and for first floor is via traditional staircase.

Design

The design of the proposed loft conversion is intended to enhance the domestic living accommodation by providing improved family living space for a growing family.

All proposed works will comply with current Building Regulations.

Car Parking

There are no changes to the car parking arrangements.

Landscaping

There are no changes to the existing landscaping on the site.

Conclusion

It is felt that the improvements being made will enhance the domestic facilities for a growing family whilst maintaining the principals of sustaining communities.