

DESIGN AND ACCESS STATEMENT

Proposal: Conversion from a single dwelling to 2no. separate dwellings

Address: 4 Northmoor Road, Manchester, M12 4HP

Date: 25/05/2022

The Property

The building is a semi-detached home and situated on Northmoor Road, located off the A6010. This application is for permission to convert a single dwelling in to two separate dwellings (refer to Architectural drawings submitted with this application). The homeowners intend to take advantage of the usable space on the side house where the garage is located for this purpose(see figure 1 below).



Figure 1: Front view of property

Layout

The internal floor layout shall be changed to allow for the conversion of the single dwelling in to two dwellings (refer to Architectural drawings submitted).

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 appearance of the proposal will look different to the original features of the Property however will look similar to the neighbouring dwellings. 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

The external access points shall be changed to the centre of the dwellings.

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

No landscaping is required.

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

I look forward to hearing from you.

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