

DESIGN AND ACCESS STATEMENT

Proposal: REAR AND SIDE EXTENSION WITH A LOFT INCLUDING A FRONT STAIR ACCESS

Address: 222 WYTHENSHAW ROAD, MANCHESTER, M23 0PH

Date: 07/07/2021

The Property

The application refers to a 4-bedroom detached house. The owner wants to have an extension to create a grandma annex due to a growing family where his mother will stay, as well as a loft conversion and first floor extension due to a growing family. The extent of the works is as shown in the architectural designs. The designs will include a front stair access for the loft like that in 228b Wythenshawe Rd, down the street.

Materials

The materials to be used in the creation of the front stair access and dormer shall be brick and metal cladding. The roofing tiles will match the existing building materials – walls and roof. The external walls shall be made from red clay bricks as it is in the existing building. Windows and doors to be UPVC framed.

Effect on, and appearance of the property:

The proposals seek to enhance the building and provide the functions required for the family. The existing building features including materials, colour, and appearance will be always maintained. 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.

Boundary

There is a separation between the applicant's building and the neighbour's house, at the garage area even though it does not appear as such from the front of the house. The neighbour has actually built over and into the applicant's land area and seen in Figure 1 below. The side windows on the first floor have been glazed up to 1.8m high.

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

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd



Figure 1: Boundary