



128 Birchfields Road

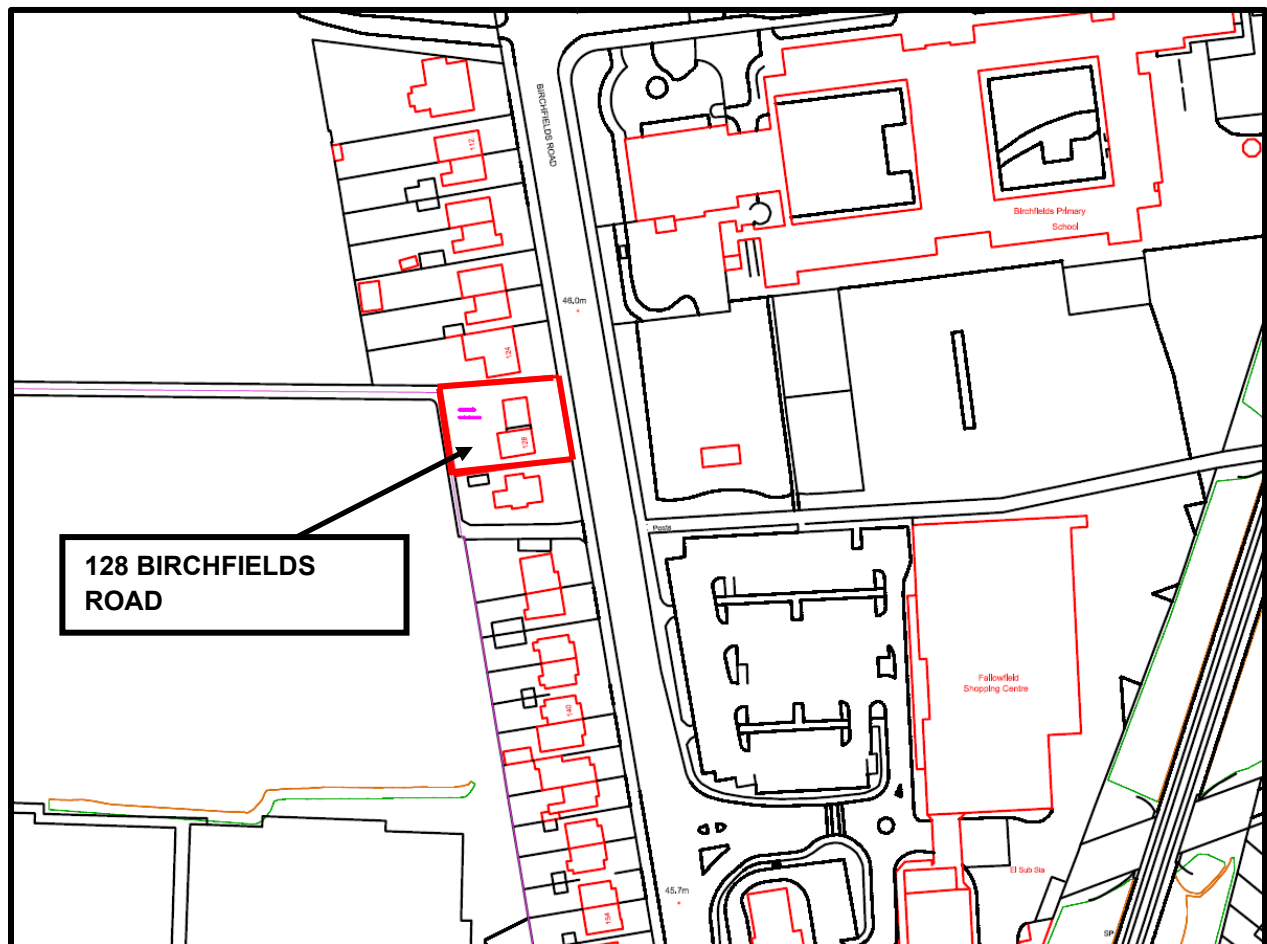
Rev A March 2021 (rear dormer added)

Design and Access Statement

128 BIRCHFIELDS ROAD, FALLOWFIELD

The proposed site is located on Birchfields Road, which is part of the A34 route, in central Fallowfield. The existing house is typical of dwellings within the immediate vicinity which is a 2 storey, detached residential house. The existing properties façade consists of white render and masonry brick.

As with many properties within the area, the dwelling benefits from a large rear garden with an additional smaller front garden with parking to the side/rear generally constructed circa 1920.



Rear elevation



Front elevation



The immediate site upon which the application is based is No 128. It comprises of a two-storey detached dwelling, the proposal is to extend to the rear of the building and the 1st floor of the side of the building.

The existing building is a 1920s detached dwelling built using masonry load bearing construction. It is faced in white render and red brickwork with concrete roof tiles to a hipped roof.

Our clients wish to update and extend the property, to enhance its use as a family home that due to its age is beyond its useful lifespan.

Amount

Double storey extension to the rear and first floor side of the building. An addition of a s 2 storey bay window to the front face of the building. A porch will also be added to the front of the building to provide a better entrance.

Layout

The existing layout is to remain the same. The additional proposed space allows for more bedrooms and a large open plan kitchen/ living area with access to the rear garden space. The main entrance to the building will be moved to the center of the building to improve the layout of the existing building. The staircase will also be moved to the center to allow direct access from the main entrance.

REV A: The client would also want to utilise the roof space, which with an introduction of a dormer to rear of the roof.

Please refer to attached drawings submitted with the application.

Scale

The building is currently approximately 98.2m². With the proposed extension the building will be approximately 194.5m².

Landscaping

There will be no change to any existing landscape.

Appearance

The existing buildings current façade consists of white render and masonry brick. The proposed extension will continue with the material palette of white render with the introduction to timber cladding to the front elevation to the gables and bay windows along with the gable of the proposed porch. This is to modernise the existing façade of the building.

Please refer to the attached elevations submitted with this application.

