

STUDIO OL3

ARCHITECTURAL DESIGN

Design & Access Statement

Site address:

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CONSTRUCTION OF PROPOSED DWELLING

Description of Work

The proposed works include for the construction of a new dwelling at the bottom of an existing plot of land owned by 242 St Mary's Road, Moston.

1. Use

The existing plot is used for domestic purposes and the area of the plot allocated for the proposed house is currently used as garden space.

2. Amount of Development

The amount of development will include for the construction of a new 3 bed dwelling, with new fencing to the sides and rear of the new property to split the land from the existing dwelling, as well as the formation of vehicle access from Clapham Street onto a new driveway.

3. Layout

The proposed layout will have a ground floor level consisting of a main entrance to the centre of the building directly onto the central circulation space and staircase with a small WC. To the right of the plan there will be a shared kitchen/dining space and to the left of the plan will be a living space running the full depth of the house.

Off the kitchen area there is also a small utility space with a rear access door.

The first floor level will have a central landing space which leads to a large bathroom space to the front of the house as well as a large bedroom to the front.

To the rear of the house there will be two more bedrooms, one being a master bedroom with an en-suite and a walk-in-wardrobe.

4. Scale

The proposed dwelling will be 9.1 metres wide by 8.3 metres deep, with an eaves height of 5.1 metres and a proposed ridge height of 9 metres.

There is a slightly smaller section of roof due to the step in the building approximately half way across the front, which will have a proposed ridge height of 7.7 metres.

There is also a timber canopy structure to the front elevation which will sit approx. 2.25 metres off the external ground level.

For full dimension details please refer to drawing references:

844 - P-01 - OS MAP, SITE PLANS AND FLOOR PLANS

844 - P-02 - PROPOSED ELEVATIONS

5. Landscaping

Minimal landscaping works are to be undertaken, with the proposed dwelling having a small grass area for garden space along with a patio area and side access path.

6. Appearance

The proposed dwelling will be made up of red multi brickwork with dark grey roman stile roof tiles and white uPVC windows to match the houses that site opposite the proposal. It will also have stone window heads and cills to match the houses further down the street, as well as having black uPVC rainwater goods and white uPVC fascia's and soffits to also complement the surrounding houses.

The proposal will fit in with the style and finish of the houses facing the proposed site as well as fitting in with the proportions of the houses further down the road.

For full material details please refer to drawing references:
844 - P-02 - PROPOSED ELEVATIONS

7. Access

The proposed site will be accessed directly off Clapham Street and the existing fencing to the rear of the property will be removed to allow for vehicle access onto the new driveway.

The driveway will provide space for two cars which would suit a modern family size home. Pedestrian access will also be directly off the existing pathway along Clapham Road.