

Design Statement for 24 Free Town Close, Manchester M14 4GN

Applicant: Mr Syed Fayyaz Kazmi

INTRODUCTION

Scheme Designs are submitting as a Full Planning Application to Manchester City Council on behalf of the Applicant. This design statement is submitted to support the application proposals as illustrated on Drawing No. 01/21 FT-100 and FT-101.

The Planning Proposals

The main aim of the planning application is to:

Obtain planning permission to provide a Ground Floor External Enclosure to the semi-detached property. The Applicants wife is severely paralysed, and bed bound and lives in the previously approved (124966/FH/2019) and constructed rear single storey extension. The enclosure is to provide a safe and weathertight structure to enable wheelchair access and egress for the applicant's wife. A threshold ramp has been provided to access up to the ground floor. The enclosure is also to provide storage for a foldable aluminium ramp should it be necessary to transfer the applicant's wife by bed to hospital appointments and consultations.

Property Description & Context

The property is a traditionally built semi-detached two storey property. The property is faced with brick and has a traditional concrete tile roof. The property is in a residential area.

Involvement

Correspondence have been exchanged with Adam Roche, Development Compliance Officer reference ENF/15036/20 dated 18th December 2020.

Appearance

The Ground Floor external enclosure will be positioned to the gable of the previously constructed extension and within the applicant's land and the existing brickwork boundary walls. The enclosure will be timber clad with a pitched roof and waterproof covering. A single accessible width door, with level threshold, leads to the front of the property, access road and parking.

Scale

The proposed enclosure is in proportion to the scale of the existing property and retains the amenity space to the rear yard.

Access

There will be no alterations to any vehicular or pedestrian access to the property.

Landscaping

There is no scheme for landscaping in this proposal.

We trust that Manchester City Council will look on this application most favourably.