



A r c h i t e c t u r e

Design and Access Statement

Proposal: Change of use_ Existing Garage to Residential

Site Address: 228 Middleton Road, M84WA

Unit Area: 12.35 Sqm / 132.3 Sqft

Proposed Unit Area: 31.74 sqm / 341.64 sqft

Local Authority: Manchester Council

1.1 Introduction

D-A Architecture have been instructed to review the existing property 228 Middleton Road, M84WA with a proposal for A change of Use, Garage to Residential.

1.2 Purpose of the Report

This report has been prepared by D- A Architecture on behalf of our client in support of a Planning Application. The purpose of this document is to set out the design principles and proposed scheme for the new development. The document should be read in conjunction with all other drawings and information submitted by D-A Architecture as part of the Planning Application.

2.0 Context

The existing Garage area space consists of 12.35 Sqm / 132.3 Sqft and the area space for the proposed scheme for an additional residential space is 31.74 sqm / 341.64 sqft . Adding additional value of 19.39sqm of space. The site is based in a residential area with easy access to transport links including a 5 min walk to Bowker Vale MetroLink station which takes you straight to the city centre. Easy access to join the m6 and M62 motorway and many Local supermarket such as Tesco, Aldi, Asda. All of which are 5min drive and 20min walking distance. Bus stops are also easily accessible as one is located adjacent to the proposed residential.

2.1 The Proposal

Planning Permission is sought for change of use, from an existing garage to residential. The erection of a two storey dwelling for two Studio Apartments. The build measures at 3.7 metres in width, 8.6metres in depth and 5 metres in height from ground to eave. The proposed dwelling is constructed with a parapet roof, facing brick and windows to match existing.

There front facing windows to the highway, both ground and first floor with W/C windows to the rear, finished with obscure doubled glazed glass and white Upvc frame to match existing. The proposed side elevation facing house number 30 causing no obstruction to light and dominance as there is a gap of 400mm with planted with shrubs seen in the picture below.

2.2 Parking

The front facing garden is 5.2m in width and 11.6m in Length. Which allows up to 3 cars to be parked and still have enough room for a garden front.



Fig 01 Existing Front View



Fig 02 Existing Rear View