



DESIGN AND ACCESS STATEMENT

Proposal: SINGLE STOREY REAR EXTENSION, CELLAR CONVERSION AND DORMER WINDOW ON THE SIDE

Address: 14 Risley Avenue, M9 8EE

Date: 15/03/2021

The Property

The building is a semi-detached house situated. Due to a growing family and increased need to work from home as a result of the current Covid 19 pandemic. The homeowner intends to take advantage of the usable space to create a living space at the rear, a home office and a bedroom on the ground floor. The extent of works is as shown in the Architectural drawings submitted with this application.

Layout

The internal floor layout shall be minimally changed to integrate the new extensions. Hence, some existing partition wall shall be put up to create the floor layout as seen in the attached proposed designs.

Materials

The materials to be used in the extensions shall match the existing building's materials. The external walls shall be made from red clay bricks as it is in the existing building. Roofing tiles shall also match the existing roofing tiles, which is grey clay roofing tiles. Windows and doors to be UPVC framed.

Access

The front external access shall remain the same and unchanged.

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Landscaping

No landscaping is required.

Effect on, and appearance of the property:

The proposals will have a negligible effect on the original features of the Property and will seek to enhance it by adding more internal space of additional bedrooms and office. The existing building features including materials, colour, and appearance will be maintained at all times. 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.

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