

Design & Access Statement

In Support of Application for the:

Addition of single storey rear extension and a two-storey side extension.

at: **11 Queensway, Manchester, M19 1QP**

for: Mr & Mrs Manton

Date: 22nd December 2020
Updated 5th January 2021

Design and Access Statement

1. Location

11 Queensway is a semi-detached brick-built house.

2. Planning History

A Larger home extension was applied for but refused on grounds of the existing kitchen outrigger making the proposal a side extension greater than half the width of the existing house. Ref: 128424/PDE/2020

3. Usage

11 Queensway is a single-family dwelling and shall remain so following these proposals.

4. Design, Materials & Details

The family wish to create an additional usable bedroom and additional living space. The current large timber garage / workshop in the garden is in poor condition. The storage element of the garage shall be replicated in the ground floor of the side extension. To the first floor the space shall provide additional bedroom space plus a relocated family bathroom and new ensuite shower room.

To the ground floor there shall be a single storey rear extension that will be the width of the original house and provide kitchen living accommodation that shall overlook the rear garden.

The brick and roofing materials shall match the existing.

5. Parking/Highways/Access

Access and parking are unaffected by the proposals.

Existing photos taken 03.01.2021







This photo taken 23.09.2020

Timber garage / workshop in the garden which is in a poor state of repair and to be demolished.
Photo taken 23.09.2020

