

DESIGN AND ACCESS STATEMENT

2A Wilton Road, Crumpsal M8 4WQ

INTRODUCTION

The Design and Access statement has been prepared in support of a planning application that seeks permission for construction of single storey rear extension at "2A Wilton Road, Crumpsal, Manchester M8 4WQ".

BACKGROUND

The existing property is a semi terraced house situated on "2A Wilton Road, Crumpsal, Manchester M8 4WQ". The use of existing kitchen needs it to be extended with the family enlargement. The owner is willing to demolish existing kitchen and re-erect it at rear extending depth from 2560 mm to 6000 mm and construct the dormer in loft.

CONTEXT

The existing and proposed features of the property have been shown on the drawings attached.

The existing building is principally brick built, dual pitched tiled roof with upvc doors & windows while the existing single storey kitchen has flat roof.

PROPOSAL

Planning permission is requested for:

- Demolishing of existing kitchen and re-erection of Single Storey Kitchen at rear extending depth from 2560 mm to 6000 mm and construction of dormer in Loft

AMOUNT

The existing kitchen covers area 6.0 m square which will be 24.60-meter square after development.

LAYOUT

The layout has been shown in attached drawings.

LANDSCAPING

There will be no effect on existing landscaping of the property. The area will be redressed and reshaped after construction work.

SCALE

The scale of the work is modest, commensurate with the size of the existing building, respecting the character and appearance of the property and surroundings.

APPEARANCE

The existing front appearance will have no effect on to the surrounding buildings. The materials used in construction of walls and roof will match with existing one.

ACCESS

The site has existing pedestrian access from Wilton Road and will have no effect due to this construction.