

DESIGN AND ACCESS STATEMENT

121 Wilton Road, Manchester M8 4PD

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 "121 Wilton Road, Manchester M8 4PD".

BACKGROUND

The existing property is a semi terraced house situated on "121 Wilton Road, Manchester M8 4PD". The use of existing kitchen needs it to be extended with the family enlargement as well as the existing family room. It is also planned to demolish the existing left-hand bedroom at ground floor and erect a 2-storey bedroom.

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. The extension will have the same features.

PROPOSAL

Planning permission is requested for:

- Construction of single storey 4 m in depth rear extension used as family room.
- Re-erection of 2 storey bedroom at Lefthand side of the house
- Extension of existing kitchen and bed over, 2 meter in depth with dual pitched roof

AMOUNT

The details of area are as following including walls

Total Area of Plot		447.30 m ²
Existing Ground Floor area	I	61.48 m ²
Existing Open Area		382.82 m ²
Proposed Ground Floor area		18.88 m ²
Open area after Development		363.94 m ²
Re-erection area		21.50 m ²

LAYOUT

The layout has been shown in attached drawings.

LANDSCAPING

There will be no effect on existing landscaping of the property.

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.