DESIGN AND ACCESS STATEMENT

01 Buller Road, Longsight, Manchester M13 0PP

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 "01Buller Road, Longsight, Manchester M13 0PP".

BACKGROUND

The existing property is an end terrace house situated on "01Buller Road, Longsight, Manchester M13 0PP". The use of existing kitchen needs it to be extended with the family enlargement in form of dining room. It is planned to demolish the existing rear store and extend the kitchen and living room up to 4.0 meter in depth (including walls) with dual pitched + hipped roof.

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 rear extension and dormer.

AMOUNT

The details of area are as following including walls and porch

Total Area of Plot	165.00 m^2
Existing Ground Floor area, residential	54.36 m^2
Existing First Floor area, residential	54.36 m^2
Proposed Ground Floor area of extension	26.20 m^2
Total covered area	80.56 m^2
Open area after Development	84.40 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 Buller Road and will have no effect due to this construction. .