D. I. Groves

Architectural Services
Building & Design Consultants

D I Groves BIAT ACIOB
Consultant J B Langshaw MBIAT

Surveys, Designs, Plans undertaken



Our Ref

Your Ref 123482

28th April 2019

Design/Access Statement

Proposed Front & Rear Dormer Extensions
At 438a Palatine Road Northenden M22 4LT

1 Type of Application Full
2 Location 438a Palatine Road Northenden M22 4JT
3 Description Proposed Frfont & Rear Dormer Extensions
4 Date of Preparation 28 April 2019
5 Amendments 01 July 2019
Item 8b amended
6 Applicant Mr S Samson
7 Agent As above
8 Design Principles
a Amount and Use of Development The works comprise of the formation of front and rear dormer extensions which will provide full height to the existing first floor room
b Layout The existing unit will comprise of a hall, cloaks, brew room and office on the ground floor and retain storage space on the first floor
The client operates a security firm based in another premises and it is intended to utilise this unit for the storage of uniforms that the business uses
By creating the dormers the first floor becomes usable for hanging garments up, where at present there is no height due to the sloping soffits of the pitched roof
c Scale The existing footprint will be 7 7m x 4 3m x 4 0m high to the eaves, 5 7m to the dormer roofs and 6 0m to the existing ridge

Continuation Sheet

d Landscaping There are no existing trees and shrubs are to be retained
e Appearance The external dormer walls will be finished in small plain tiles in colour/style to match the existing roof tiles
9 Key Access Issues
a The existing vehicular/pedestrian will be retained from Palatine Road
b The two car spaces will be maintained on the adjoining car park
c The bins required will be sited within the property
10 vehicular/transport
a A bus service passes nearby on Palatine Road
11 Consultation
a An initial enquiry was made with the planning department by the client before commencing the scheme
12 Commitment to Design/Access Statement
a The development will be monitored during construction to maintain the principles of the design and access statement
13 Design Standards
a The design includes all requirements for part M of the Building Regulations A graded access to enable items to be wheeled in and out is already provided in the existing unit