DESIGN AND ACCESS STATEMENT

To accompany a Householder Planning application to construct a 2 storey Rear extension to an existing terrace house

at

32 FILEY ROAD
FALLOWFIELD , MANCHESTER
M14 6GQ

1.0 PURPOSE OF STATEMENT

1.1 This statement is intended to accompany a Householder Application for Planning Permission to construct a 2 storey rear extension to 32 Filey Road, Fallowfield.

1.2 It should be read in conjunction with drawings numbered 1000-01 and 1000-04 showing plans, sections and elevations as existing and proposed.

2.0 THE SITE

2.1 The development site is situated at 32 Filey Road, Fallowfield, Manchester and lies within a development of terrace properties. Filey Road is a through road connecting Whitby Avenue to the East and Ladybarn Lane to the West.

2.2 The site is **NOT** within a green belt or conservation area.

2.3 The house is orientated on a North-South axis, bounded by residential properties and gardens to the East and West with Filey Road to the North and a communal passage backing onto the gardens of the houses to Richmond Road to the South

2.4 32 Filey Road is a brick built 2 storey 3 bedroom terrace property with a concrete yard to the front and rear, the front yard has a brick built wall with decorative terracotta copings. The rear yard has a high timber/concrete post fence to all boundaries with timber gate leading to shared passage.

2.5 The main access to the house is off Filey Road leading into a long narrow entrance lobby and a straight flight staircase leading up to the first floor. There are 2No doorways off the lobby at ground level. 1No leading to the Dining room at the front of the house the other leading to the Lounge area with understair storage. The Kitchen is located at the rear of the house with a door to the back yard and shared back passage.

2.6 The first floor level consists of a central landing leading to 3 No bedrooms in total (2No double bedrooms and 1No single bedroom) along with small bathroom located to the rear of the property.

2.7 The roof space is not easily accessible and not currently used for storage.

2.8 The house is currently let out to 3No tenants.

3.0 THE PROPOSAL

The proposals primarily are to construct a 2 storey rear extension projecting out in line with the Neighbouring property along with minor internal alterations to achieve a ground floor W.C. area and a more spacious Kitchen at ground floor level and to create an additional washroom and a larger 3rd Bedroom at first floor level to give the current tenants more facilities and general communal space. The work generally comprises of the following:

3.1 Remove existing door to under stair store and form new door opening into existing kitchen.

3.2 Block up existing door opening between Lounge and Kitchen

3.3 Strip out existing Kitchen along with existing rear external door and window within kitchen.

3.4 Remove section of existing end rear gable (full height) to accommodate new extension.

3.5 Block up section of existing door opening to form new window opening within proposed kitchen

3.6 Remove section of existing external wall to form new ground floor window opening within the proposed W.C.

3.7 Construct new 2 storey brick rear extension as per proposed drawings 1000.03 and 1000.04 extend existing first floor and existing slate roof as necessary, Slate roof to tie in with neighbouring property.

3.7 Erect new internal partitions at ground and first floor level to form W.C. and shower room.

4.0 THE DESIGN

All materials to the new extension will be to match the existing to keep the proposal in keeping with the surrounding buildings including:

4.2 All new brickwork is to match the existing in terms of size, colour and texture, laid in stretcher bond with flush pointed joints.

4.3 Soldier brick course to be provided above new rear door opening to match the existing,

4.4 Grey slate to roof to match the existing.

4.5 All new windows to be white Upvc and double glazed to match the existing.

4.6 All new rainwater gutters and downpipes to be in high quality black Upvc to match the existing.

4.7 All new fascia boards to be painted timber (colour black) to match the existing.

4.8 Hard-standing areas to the rear of the house to be made good where affected by the proposed works and resurfaced to match the existing.

5.0 ACCESS

5.1 Access to the site and threshold levels to the building at the front and rear of the property will not be affected in terms of stepped levels by the proposed works.