Design & Access Statement

for

Rear Extension

at

15 Ryderbrow Road, Gorton

M18 7HR

- **INTRODUCTION**

- **DESIGN**
    - Use
    - Layout
    - Scale
    - Appearance

- **ACCESS**

INTRODUCTION

This design and access statement has been prepared as part of a Homeowner Planning Application – The construction of new single storey rear extension and a new single story side extension at 15 Ryderbrow Road, Gorton. M18 7HR.

DESIGN

Use

The property is not located within a conservation area.

The location plan highlights the boundary of the site. Scale 1:1250

Layout

The location and design of the extension has been highlighted in Drawing References: 001,002,003,004,005,006,007,008.

Scale

The proposed rear extension will barely be visible from the main road due to the layout of the site and position of the property.

The side extension is to be set back a 140mm from the front elevation of the property and to be constructed with materials that are to match the existing building.

Appearance

The extension is to be constructed with materials that will blend in and match the existing property in respect to size and colour.

ACCESS

All access is as existing.

Access for the purpose of emergency services will be not be affected by the erection of balcony, with all existing vehicular access points maintained.