Design & Access Statement

Location: 5 Broomfield Drive, Manchester. M8 9EE

Proposal: To erect an attached 2 storey house to the side of the existing dwelling.

Date: March 2007

Introduction

This design and access statement has been submitted in support of the planning application to erect a new 2 storey, 3 bedroom family house with private garden amenity, to the existing dwelling at 5 Broomfield Drive, Manchester.

Context

The site for the proposal is close to but set back, from the junction of Cheetham Hill Road and Heath Street.

The existing house on the site is a 3 bedroom family home with a large rear garden to the back and the side.

Amount and Scale

We are proposing to erect a single family house attached to the side of the existing house on the site. The new dwelling will occupy the same footprint as the existing dwelling. The scale of the new dwelling will be in line with the existing dwellings and other 2 storey dwellings in the immediate area.

We are proposing for the eaves and the ridge of the new dwelling to line through with the eaves and ridge line of the existing dwelling.

The existing and the new dwelling will both have private garden areas to the front and the rear; the rear garden areas will have 1.8m high fencing to create a private area. The front garden area will have lower 900mm high fencing so that to allow the frontage of both dwellings to visible.

Both the rear garden area will have direct access to the public footpath along Heath Street.

Layout

The ground floor layout consists of a dining kitchen, living room and a WC which are all accessed of the entrance hall. The stairs from the entrance hall takes you to the first level where the accommodation consists of 2 double bedrooms, 1 single bedroom and a family bathroom.

Landscaping

The front garden area of the proposed dwelling will be hard landscaped, with some potted plants to provide visual amenity. The rear garden will have a paved area adjacent to the rear elevation which will lead to the garden gate, and also a hard standing area for the waste and recycle bins. The rest of the rear garden will have a grassed lawn.

Appearance

The design of the new dwelling is in keeping with the existing dwelling on the site and sympathetic to the surrounding area. For the external walls we are proposed to use red facing brickwork, to match the existing building and the local area. The roof will be finished in concrete tiles matching the existing roof tiles. The windows and door will be white UPVC double glazed units.

Accessibility

The new building will comply with Approved Document M and take on board the recommendations of the Disability Discrimination Act (DDA).

The new building will also try, as best as possible, to comply with the Design For Access 2 (DFA2).