DESIGN AND ACCESS STATEMENT

RE : 8 HERITAGE GARDENS, DIDSBURY, MANCHESTER,M20 5HJ
Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

The full details of the proposals are contained within the attached application forms and drawings, however it is important to understand the process by which this scheme has been arrived at. The key issues are :-

Existing House

The house is one of several similar properties within the Heritage Gardens development which were constructed in the mid nineties within the Didsbury St. James Conservation Area.
They are of a new multi coloured Cheshire type of brick and feature hipped roofs and painted timber sash-look windows.

The property is as originally built, the utility area being separated from the garage by a single block wall and having no ceiling or insulation and limiting the garage to single car use. Originally a four bedroom house, the bedrooms are of minimum standards. The fourth bedroom has been converted into a dressing room as the larger double bedroom of 11.2 square metres, leaves inadequate wardrobe space. The kitchen/dining area facing south west onto the private rear garden is the most frequently used space and it is these areas which the applicant seeks to improve.

Application Proposals

The proposals involve the partial demolition of the existing side garage and the hipped roof of the rear extension. These areas are to be incorporated into a single storey rear extension and first floor extension over the extended double garage. This will provide a utility room, extended living space for the kitchen/living and a gym, all with a south- west aspect to the private garden.
The gym has been extended further than the utility/kitchen section, in line with the gable of no. 10 Heritage Gardens, and this allows the roof be hipped into the lean to. Velux windows and full height windows/doors will ensure the space is well lit even in the summer when the mature tree in the rear garden is in leaf. The accommodation over the garage will provide a good sized main bedroom with en-suite and dressing rooms.

Since the development was built, a two storey side extension has been approved to no. 1 Heritage Gardens and the side garage to no. 15 heritage Gardens has been built over. There are other single storey rear extensions with that to no. 19 being across the width of the property. There are no overlooking issues and the privacy distances are maintained.

The side extension has been designed to be sympathetic to the original form of the house, recessed from the main front wall, with the two storey height broken by a small pitched roof over the extended garage. The extension is similarly recessed from the rear wall of the property and the roof is hipped into the existing roof at a level lower than the main ridge. The garage doors are to be reused and materials and windows will match existing ensuring that it is sympathetic to Heritage Gardens and will enhance the conservation area.

Access to the Rear of Property

Access to the rear of the property is maintained at the side of the garage and bins are stored in the side passage out of view.

Summary

The proposed extension has been arrived at to meet the needs of the occupants and will provide much improved accommodation suitable for modern family living. Due regard has been given to the policies set out in the Manchester UDP and the design guidance for Didsbury St. James.

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