Design and Access Statement
Two storey extension
34 Daventry Road
Chorlton
M21 0ZP

Homemover Surveyors
Art Centre,
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- Address: 34 Daventry Road Chorlton M21 0ZP
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Contents

- The Proposal
- The Location
- Refuse Disposal & Collection
- Disabled Access
- Materials

The Proposal

The clients aim is to demolish a small single storey half brick lean-to rear outrigger and extend the semi-detached house with a single storey extension to the rear garden and side drive with a bedroom extension at first floor.

This will provide at ground floor a large open plan kitchen living area with patio doors on to the rear garden and a utility space to the front. The first floor extension will allow the relocation of the bathroom and increase the potential 3rd bedroom size (at the moment the 3rd bedroom has no useful wardrobe space).

The extension will be kept clear of the boundaries and follows similar extension designs within the neighborhood.

The extension footprint is 25.06 m2 to the rear garden and 18.94 m2 to the drive area. The external foot print of the first floor to line with the original house rear wall is 9.76 m2. (2.4m x 4.07m)
Total external extended area ground and first floor = 44 m2. Total volume = 134 m3 at ground floor and 23 m3 at first floor (overall volume ground and first floor measured externally = 157 m3)

The Location

34 Daventry Road is roughly positioned central in the line of semi detached properties on the west side of the road.

The semi detached dwelling has a southern elevation over its private drive. The front garden to the east has sufficient space to allow two cars to park side by side. The rear garden to the west is 23.5 m long and the overall plot is 37.34m long x 8.65m wide. There is an existing detached building at the rear of the garden 18.5m clear of the main house rear elevation and close to the rear boundary fence.

The original road crossing will be retained and there are no trees affected by the proposal.

Refuse Disposal

Refuse bins will be made available for collection as existing
Wall is set back to accommodate space for 4 bins. Roof is projected over bin space to help to conceal bins and weather protect.

Disabled Access

There are no intentions to alter the main entrance however the new work will be designed to allow lifelong living facility adaptations by the use of open plan kitchen dining facilities and the possibility of using the front utility space as a ground floor bedroom.

Materials

Construction materials will be selected to match the colour and gauge of the existing building.

- Roof, red interlocking clay tiles to match existing
- Brickwork, common clay brick in cement mortar pointing to match existing side and rear elevations. Note the front elevation is red stock with rendered panel this will not be altered and the new work set back from the front 300mm will be more appropriate to match the side elevation brickwork to help to blend in the new work with existing.
- Windows, UPVC double glazed to match existing
- Rainwater goods. Half round gutters and Round Rainwater pipes Black to match existing.
- Fascias and soffits Timber painted to match existing.