PLANNING
ACKD
30 JAN 2008

Design and Access Statement
For extension to domestic dwelling
28 Corringham Road, Levenshulme
Manchester

To be read in conjunction with drawing nr. MDRG1 Rev:A

Outline

It is our proposal to create an extension to existing 1 storey extension upon gable of property.

Use

The property will be for domestic use only, for sole use of the owner and family.

The design process

The design process was to provide additional living space to the existing dwelling, by designing a 1 storey extension to the existing extension to the dwelling. The design of the extension has increased the size of the existing small front box bedroom, and provided an additional rear bedroom with ensuite bathroom. The extension has been designed to match the height of the existing 1st floor storey of the property, and extend the existing roof line so as new extended roof is in keeping with neighboring / adjacent properties on the street, and surrounding area. The existing render detailing upon the front elevation will be recreated upon the new proposed extension, to maintain the appearance and character of the dwelling. The proposed gable elevation will be rendered complete to match the existing ground floor wall area render. The proposed conservatory is to be constructed upon a dwarf wall with brick material in keeping with existing construction of the dwelling. The conservatory has been designed to have fixed and opening lights orientated away from the neighboring property, to maintain privacy to both dwellings, also all Upvc utilized upon conservatory will be in keeping with existing Upvc windows and doors upon dwelling. The small tree located within the rear garden area of the dwelling will not be affected by the proposed development.

Layout

The proposed extension will not overlook any neighboring buildings, as the location of the property upon the corner of Corringham Road and Millford Drive dictates that there are no neighboring property's upon the aspect of the building where the main extent of the proposed development is to take place. Upon the rear no windows are facing the neighboring property, including the proposed conservatory. The external garden areas are to remain as existing, with the small tree located within the rear garden area, being unaffected by the proposed development.

Scale

The footprint of the building will not change following the proposed development, and the building appearance will remain in the style of the existing, and neighboring properties. There are other properties in the area which have undergone similar development to the proposed development.

Appearance

The brick construction proposed will be in similar brick material to the existing properties construction, which will ensure that the property is in keeping with the neighboring properties. The construction will make the property bigger in size than the neighboring property; however the detailing is such that the style and character of the property will be maintained. It is not envisaged that the proposed development will impact upon the character of the surrounding properties as the character of the property will be preserved.

Landscaping

The garden to the front will remain largely unchanged with existing shrubs retained wherever possible. Additional planting of shrubs may be undertaken.

The footpath around the property will be maintained to allow for access and to provide space for maintenance tasks such as window cleaning etc...

The rear garden of the property will remain unchanged except for the conservatory proposed. The conservatory and exiting kitchen utility room will lead into the existing private and secure garden to the rear of the property that contains a number of mature trees and shrubs that will be left in place.

Access

The position of the access from Corringham Road and alternative access for parking area at the rear of the site accessed by Millford Drive onto the site will remain the same.

The existing levels upon the site will remain the same.

Internally, the space has been utilized as much as is practicable with a conversion/ extension. All new door openings have been designed to well within the regulations stated in part M of the Building Regulations, however corridors, stairs and circulation routes are to remain very much as existing. The applicant is to be utilizing the property as a domestic dwelling (as at current) and the property is not ideal for disabled use. However the circulation space within the ground floor area is suitable in proportion for wheelchair maneuver. There is

however 1 number step from garden into porch, and 1 number step from porch into dwelling entrance lobby.

The existing nature of the dwelling however does not lend itself to disabled access and despite numerous attempts to overcome the problem; any provision of disabled access to the dwelling would not be cost effective.