ADC

ARCHITECTURAL DESIGN CONSULTANCY

Design and Access Statement – Ref 013.12/DAS01

Proposed extension to an existing two storey semi-detached dwelling comprising of: The removal of an existing single storey attached garage to facilitate the erection of a two storey side extension at:
20 Gresty Avenue, Manchester M22 5JP for Mr L Kelly & Ms L Addie

The submission is a householder application for planning permission to extend and carry out alterations to an existing two storey semi-detached dwelling by the occupants and owners of the home

The proposals involve the removal of an existing single storey attached garage to facilitate the erection of a two storey side extension constructed over the existing single storey kitchen, located at the rear of the property

The existing single storey structure to be removed and altered, consists predominantly of a flat roof structure located behind a mono-pitch roof located at the front of the property
The front garage wall and associative door extend beyond the front face of the main structure, however do not extend beyond the build line of the existing two storey semi-circular bay feature at the frontage to this dwelling

The two storey side extension would provide the following additional accommodation:

- Ground Floor
  Provides a family kitchen with dining facility and morning room offering a more contemporary living area with separate utility space
- First Floor
  Provides a new Master Bedroom with dressing room and ensuite bathroom facility with greater storage space for clothes and linen, essential in a family home

Materials for the extension have been selected to utilise the same external roof and wall finishes, as well as proposing the re-use of existing window frames, ensuring that the structure sits sympathetically with the existing and adjacent properties

The extension design, located at the side of the property, reflects the details and architectural features incorporated in the existing dwelling, with the incorporation of a semi-circular two storey bay to the frontage elevation. This provides articulation, symmetry and interest to the proposals

The two storey extension utilises part of the existing single storey structure previously constructed to the property and is in line with other similar extensions in close proximity to the application site

The proposed roof to the extension has been designed as a fully hipped roof which ties into the existing roofscape to limit any overbearing gables to neighbouring properties

There will be no alterations to the existing vehicular or pedestrian access from Gresty Avenue and the existing driveway parking provision will be retained

The perimeter boundaries will remain unchanged.

27.03.12

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