Design and Access Statement

PLANNING AND
BUILDING CONTROL
22 MAR 2013

Cromwell Cottage
23 Ford Lane
Northenden
Manchester

Design Statement

To carry out internal alterations to the ground and first floor to achieve

1 A ground floor layout with combined kitchen and dining area with a section of the original rear external wall being taken down to give direct access from the dining area to the kitchen which will raise the level of natural light

The original rear external wall (before the kitchen extension was built) was exposed at the time of inspection by the conservation officer and it was evident that as the door and window opening were bricked up and moved respectively when the extension was built leaving only a narrow section of the original wall still existing which in itself is in poor condition

2 Constructing a landing and access to an additional bedroom on the first floor to increase the number of bedrooms from two to three

Studded partitions to be plaster boarded with a skimmed finish with 125mm Taurus skirting's and compatible architraves

3 All external walls have been dri lined with insulated plasterboard to increase the thermal resistance of the original 225mm solid brickwork

4 Ceilings to first floor (plaster boarded on previous renovation) re boarded following the line of the existing ceiling with insulated board again to increase thermal resistance

Site Context

Situated within a group of buildings of special architectural interest and attached to the west of Northenden House Northenden opposite the church in what was the original village of Northenden

Use of Land

Dwelling

Scale

No extensions to dwelling in proposal

Access

Access to main building through front door cannot be ramped due to the properties listing

Colin Williams 20th March 2013