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Our Ref: 3110/MARG_DAS

DESIGN AND ACCESS STATEMENT FOR THE EXCAVATION OF TWO FRONT CHAMBERS OF AN EXISTING BASEMENT, AND THE CREATION OF TWO NEW LIGHTWELLS TO SERVE THEM AT **15 MEADOWBANK, CHORLTONVILLE, MANCHESTER, M21 8EF**

[In accordance with the guidance provided in the commission for Architecture and the Built Environment (CABE) Document "*Design and Access Statements: How to Write, Read and Use them*"]

USE

[State what the proposed new buildings and spaces will be used for and explain why]

This application is for the proposed excavation of two front chambers attached to the existing basement. These spaces will form additional living accommodation for the existing dwelling house. In order to provide daylight and ventilation to these spaces, we propose to create two new lightwells forward of the primary front elevation of the property.

AMOUNT

[State how many buildings you are proposing and the amount of floor space. Explain and justify the amount of development proposed and how this will be distributed across the site]

The site are is approximately 328 sqm, with the existing dwelling set towards the front of the site. The total area to be excavated is 32sqm, split over two chambers of14 sqm and 18sqm respectively. The two lightwells serving these chambers total 3.39sqm

LAYOUT

[State how the new buildings and spaces will be arranged, what the relationships between new buildings and spaces and existing buildings and space will be, both private and public and both within the site and surrounding area. Justify the layout proposed]

The two chambers to be excavated sit directly below the existing ground floor dining and sitting rooms, towards the front of the dwelling house. There are already walls in place (which we intend to underpin), with the spaces being seemingly partially backfilled during construction.

There are two existing, accessible rear chambers which are habitable, and have direct access to the rear garden of the property as well as being connected with the ground floor via the existing staircase.

SCALE

[State how big the new buildings and spaces will be (height, width and length in metres), if outline this can be the upper limits. Justify the proposed scales]

The proposed scale of the new lightwells is commensurate with the scale of the existing residential property and follows the footprint of the dwelling house above. The proposals are adequately explained on the drawings accompanying this application.

LANDSCAPING

[Describe how the development will be landscaped (hard and soft) for all open spaces, both private and public in your proposal and how the landscaping will be managed]

The proposed creation of two new lightwells will take up a small portion of the existing front garden. This will not impact greatly on the existing planting, however, and the existing form of the landscaping will be maintained to the front and rear of the site.

APPEARANCE

[State what the new buildings and spaces will look like. Explain and justify the appearance of the proposed development and how it will relate to its surroundings. Information on materials, sense of place, lighting and design should be included]

The new lightwells with be formed from a masonry retaining wall which will be painted internally. Between the lightwell and the proposed excavated basement chambers will sit openable, double-glazed unitS, with white painted frames to match the existing windows on the property.

The only part of the lightwells which will be visible externally will be black painted, steel barred gratings (see drawings), which will be laid horizontally and set flush with the existing, external floor level, so as to minimise visual impact on the primary elevation on the property. The black paint is intended to match the existing black painted timber fascia boards and rainwater goods, visible on the exterior of the property.

ACCESS (a)

[State how the site relates to the surrounding road layout and public transport as well as any footpaths, cycle ways or other transport connections in the area]

The excavated basement chambers will be accessible from the existing basement space and staircase, and by association the rest of the existing dwelling house.

ACCESS (b)

[State how your proposal has considered all potential users regardless of age, disability, ethnicity or social grouping]

The proposed additional basement space will be open to all potential users regardless of age, ethnicity or social grouping. The proposals do not worsen the access for all into and through the site but access to those less able or to those who are disabled may be difficult to achieve due to the nature of the existing site and building.

MARK GREGORY – 27.06.13