DESIGN AND ACCESS STATEMENT

Project Garden Room
Location 2 South Drive, Chorlton, Manchester, M21 8DX
Client Paulette Forves
Date 16 June 2008

DESIGN

1.0 BACKGROUND

Located within the conservation area of Chorltonville at the corner of South Drive and Claude Road, number 2 South Drive occupies a prominent position.
It features white render over a red brick plinth and a pitched roof with red clay tiles.

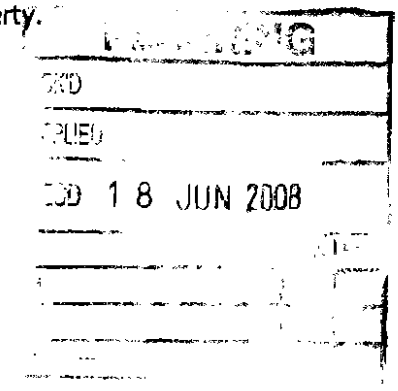
The current garden shed features a flat roof in need of replacement and pre-cast concrete walls, which is not in keeping with the house at present.

2.0 DESIGN

We are proposing to replace this building with a garden room with approximately the same footprint and a pitched roof. Materials will be rendered walls to match the main house and a 35 degree pitched roof – the minimum required for plain clay tiles to match the existing roof.
This design complements the existing building and is in keeping with Chorltonville.

The impact on no 63 is minimized by the following factors:

- The proposed eaves height is below the existing and the new garden roof has been kept as low as possible.
- The existing shed if located to the Northeast of no 63 Claude Road and will therefore be of minimal impact regarding overshadowing of the adjacent property.



3.0 ACCESS

Access will be maintained as existing.