2 INGLEBY AVENUE,BLACKLEY,MANCHESTER,M9 6HA

DESIGN AND ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION
APPLICATION NUMBER 085455/FH/2007
CONSTRUCTION OF TWO STOREY EXTENSION TO SIDE OF EXISTING SEMI-DETACHED HOUSE

The property is located at 2 Ingleby Avenue, Charlestown, Manchester, at its junction with Victoria Avenue East, Blackley. The original constructed two storey semi-detached dwelling providing residential accommodation.

DESIGN:

1. Use

It is proposed that the extension to the property will provide improved bathing facilities at first floor level, together with level access shower and toilet facilities at ground floor level.

2. Amount

The application is for the formation of a two storey side extension to the existing family dwelling. The size of the building is to be extended by an overall area of approximately 6.5sqm at ground and first floor level.

3. Layout

Access to the new facilities will be formed by the utilisation of the existing internal side door at ground floor level and appropriate alterations to the existing first floor window. The location of the existing rear external door will be altered to allow level access from the rear garden area

4. Scale

As indicated on the drawings the existing house will be altered in size. However, the new roof structure and window openings etc will be kept in proportion, size and appearance to match the main house.

5. Landscaping

Where affected new flagging is to be provided to the front, rear and side garden areas around the property. It is proposed that the existing boundary walls and fencing are to be retained though some repairs are to be carried out and these will be done in a style to match the existing and also those to the adjoining properties.

6. Appearance

It is proposed that the extension works carried out externally will be done in a manner to match the existing properties i.e. brickwork, roof coverings, rainwater goods etc. The UPVC double glazed windows will match those to the main house with and new external doors again to match the adjoining properties. Any works to the external boundaries and fences will be carried out to match the existing and those to the existing properties.

ACCESS:

1. Vehicular Access

The house currently has off street parking via a driveway, which will not be affected or altered by the works. .

2. Inclusive Access

It is proposed that the provision of existing footpaths and flagged areas be retained though renewed/ required as/where necessary. Footpaths will lead from the front entrance gates around the side of the extension and up to the doors of the properties and also around the externals of the properties with footpaths and paved areas to the rear garden areas as indicated on the drawings.