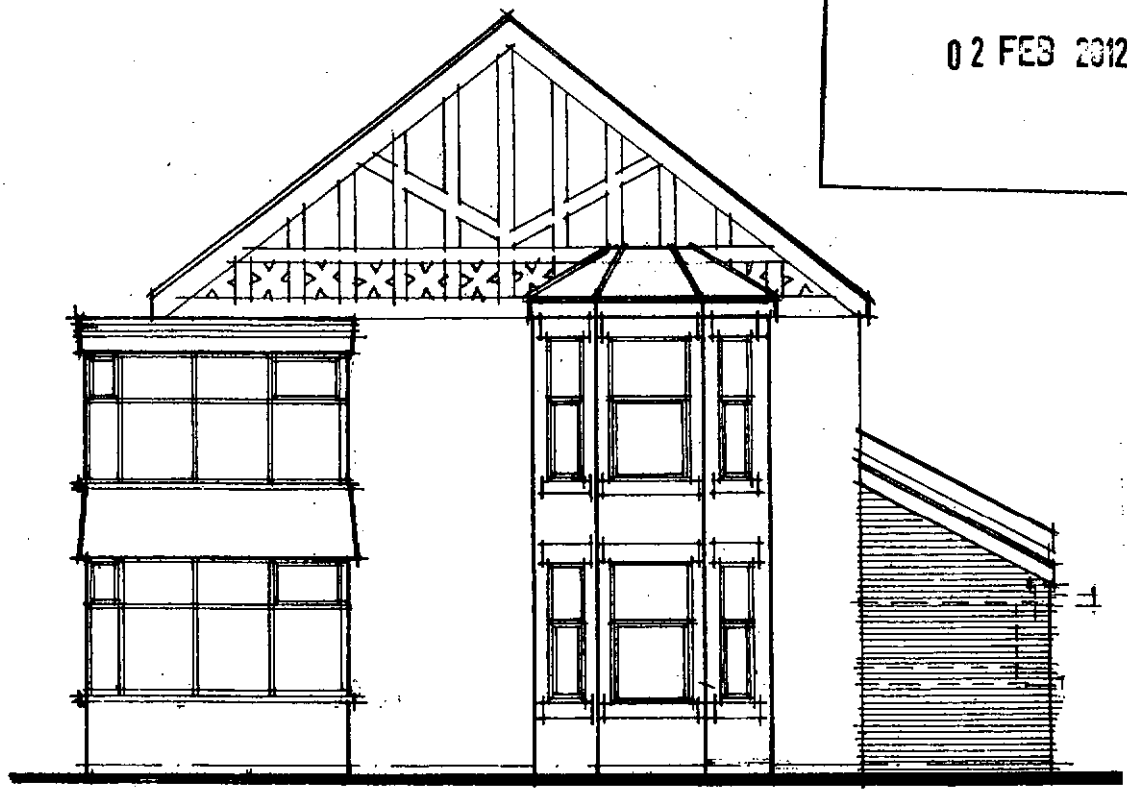
15 CENTRAL AVENUE, MANCHESTER.

DESIGN AND ACCESS STATEMENT IN RESPECT OF 15 CENTRAL AVENUE, MANCHESTER.

PLANNING AND
BUILDING CONTROL
02 FEB 2012



s i d e e l e v a t i o n .

PROPOSED SINGLE EXTENSION TO REAR.

15 CENTRAL AVENUE, MANCHESTER.

THE PROCESS.

Assessment.

Assessment has been made to the wider and more holistic context, in terms of physical, social and economical characteristics of the proposals, which will concur and conform to the current Manchester City Council planning policies and protocols.

Involvement.

Works of this nature have been undertaken after consultation with Local Authority planning and building control officers, to ensure the proposals are consistent and complimentary with other alterations of this nature and other adjacent dwellings.

Evaluation.

The information collected on the site's immediate and wider context; taking onboard the local planning constraints have been factored into the proposals, to balance any potential conflicting issues that were identified.

Design.

The design encapsulates the assessment, involvement and evaluation information collected, to ensure an aesthetically pleasing alteration of the dwelling takes place, fully in keeping with the conservation area. All glazing, lighting, etc. conforms to current Building Regulations and as such aids the reduction of carbon emissions.

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DESIGN COMPONENT.

Use.

The proposed extensions replace an existing single storey extension and glazed bay that have fallen into disrepair, that due to poor construction had become dilapidated thus creating a visual eye-sore to the surrounding environment.

This proposal will allow a regeneration of a striking property which is situated in a visually imposing position. The proposed works create an unobtrusive and visually pleasing extension within the block consistent with other developments within the area.

Amount.

The proposed extensions only create a small amount of additional floor area as they are built within the parameters of the existing extension and yard.

Layout.

The proposed extensions are built within the parameters of the existing extension and yard, and as such the orientation in relation to other buildings and spaces surrounding the development can be influenced.

Scale.

The size of the new extensions mirrors that of the previous extension with consideration given to limit its imposition to adjacent properties.

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The extensions are in accordance with current planning ideals and as such no part is higher than is required to facilitate its intended use or the existing kitchen extension or bay roof.

Landscaping.

The opportunity of soft or hard treatment is limited as all the curtilage of the property remains untouched, however the full adjacent area benefits from landscaped areas on Manchester City Council land.

Appearance.

The architecture and materials match and compliment those nearby, with the colour, texture and lighting of the proposed new extension paying tribute to the architectural grandeur of the existing block of properties.

The north elevation is the one which is most visible to the gateway, and as such has been created to provide a more aesthetically pleasing aspect than the existing; the east elevation receives similar treatment. Both elevations ensure that other buildings and spaces surrounding the proposed works benefit from the design which compliments the surrounding area, but remains functional for the purposes of the property.

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ACCESS COMPONENT.

Access.

The current building benefits from public on-road car parking to the immediate front and side with good access and egress.

Moreover, adjacent roads and turning heads allow safe deliveries without affecting the main thoroughfare.