Householder Planning Application

Design and Access Statement

Works to 5 St Hilda’s Road
Manchester M22 4FP

1.0 Introduction

This design and access statement is written to accompany householder application for alteration works to an existing semi-detached property at 5 St Hilda's Road, Northenden, Manchester. These include works to the new rear and rear second storey extension.

The statement aims to describe the following characteristics of the application in terms of use, amount, layout, scale, appearance, landscaping and access.

2.0 Use

The current use of the property is domestic residential and will remain as such after the refurbishment works.

3.0 Amount

The application for the above refurbishment works to the property will increase the floor area as follows:-

Current Floor Area	101m²
Proposed Works	51.8m²
Total Floor Area after alteration works	152.8m²

4.0 Layout

There is a driveway to the front of the property with an open aspect to the front garden. There is also over 1800mm between the boundaries giving access to the rear of the property with high level fencing separating the boundary on one side and a tall hedge on the other.

The ground floor of the existing house has an open living and dining rooms with the galley kitchen to the rear. The upper storey of the property consists of 3 bedrooms and a bathroom all off the same landing.

The new layout will include an extended second floor to the rear and side to provide a fourth bedroom and an en-suite. The extended ground floor to the rear of the house will provide new kitchen and dining accommodation. The existing kitchen will be a new study.

5.0 Scale

There is a variety of style and appearance of properties along St Hilda's Road. The proposed rear extension will not be seen from the road. The side extension is set back from the front elevation. The rear single storey will have a mono pitch roof with a velux window. The extended second storey roof will have a pitch roof.



View of property

6.0 Appearance

The property is a two storey three bedroom single occupancy dwelling house with a single storey garage. It is a detached early 1950's property. It is brick built with a bay window on the ground floor and has white render from the first floor. The roof is made up of concrete pan tiles.

The extended bedroom will be roofed over with a pitch roof to meet the existing. It will be constructed out of matching brick and roof tiles. The side extension will also be constructed out of matching brick and will have a flat roof with parapet.

All new windows and doors will be in keeping with the existing property.

7.0 Landscaping

The existing trees and the rest of the rear garden will be unaffected by the works and will remain in nature a domestic garden.

8.0 Access

The existing driveway and lowered kerb will remain as such. Therefore no alterations are to be made to the existing parking arrangements.

9.0 Conclusion

It is considered that the extended rear first floor bedroom and single storey extension would not have an adverse impact on the amenities of the neighbouring properties. It is also noted that properties on this road are all different and have individual characteristics but share the same palette of materials.