1 - 4 Burnage Court
Burnage Lane
Manchester
M19



PLANNING
ACKD
REPORT
RECD - 4 JUL 2008
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SCALE



Fig 1 14 Burnage Court



Fig.2 Site Plan

1. Introduction

2. Project Details
2.1 Building Type
2.2 Site Location
2.3 Internal Area
2.4 Layout

3. Design
3.1 Appearance/Scale
3.2 Landscape

4. Environmental Impact
4.1 Sustainability

5. Access
5.1 Pedestrian Access
5.2 Refuse and Recycle
5.3 Vehicle Access

6. Design for Access ?

This report outlines the proposal for a refurbishment and a loft extension at 1-4 Burnage Court.

The aim of the development is to create 2 x 2 bedroom flats, 2 x 3 bedroom flats and 3 x 1 bedroom flats within the existing building by extending the roof. The poposal will lift up the property up to code level 2 of sustainable homes.

Design for Access 2 has been considered carefully within the design.



Fig.3 1 - 4 Burnage Court/ Front



Fig.4 1 - 4 Burnage Court/ Rear

2.1 Building Type

Residential

2.2 Site Location

The site is located at Burnage Lane near the corner to Burnage Avenue. It is within a residential area.



Fig.5 Aerial photograph showing the site location



Fig.6 Ground Floor Flat 1 showing:

Bedroom 1 (green)	20.2 sq.m
Bedroom 2 (blue)	13.4 sq.m
Bathroom (yellow)	3.8sq.m
Living Room/ Kitchen (orange)	25.5sqm

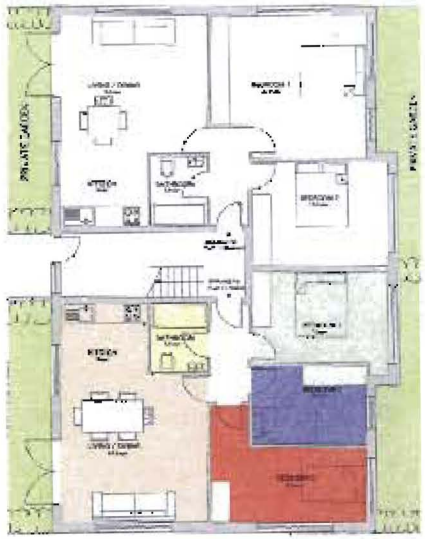

Fig.7 Ground Floor Flat 2 showing:

Bedroom 1 (green)	12.0 sq.m
Bedroom 2 (blue)	8.7sq.m
Bedroom 3 (red)	12.5sq.m
Bathroom (yellow)	3.8sq.m
Living Room/ Kitchen (orange)	26.9sqm

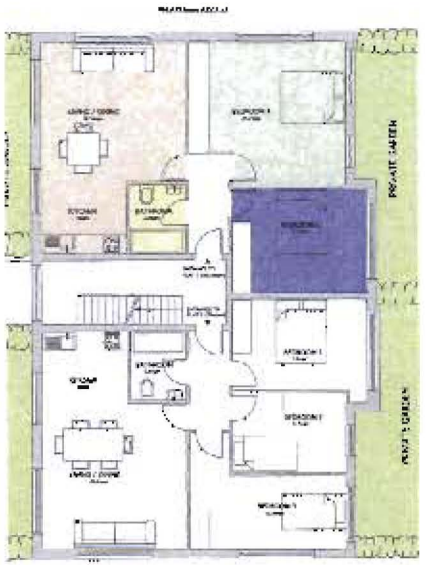

Fig.8 First Floor Flat - showing

Bedroom 1 (green)	20.2 sq.m
Bedroom 2 (blue)	13.4 sq.m
Bathroom (yellow)	4.8sq.m
Living Room/ Kitchen (orange)	25.5sq.m

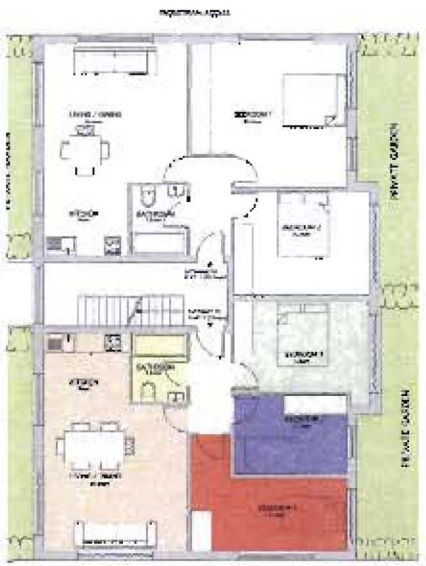

Fig.9 First Floor Flat 2 showing:

Bedroom 1 (green)	12.0 sq.m
Bedroom 2 (blue)	8.7sq.m
Bedroom 3(red)	12.5sq.m
Bathroom (yellow)	3.8sq.m
Living Room/ Kitchen (orange)	26.5sq.m



Fig.10 Second Floor/ Flat 1 showing.

Bedroom 1 (green)	20.0 sq.m
Bathroom (yellow)	4.3c.m
Living Room/	
Kitchen (orange)	27.3sqm



Fig.11 Second Floor/ Flat 2 showing.

Bedroom 1 (green)	10.0 sq.m
Bathroom (yellow)	4.3sq.m
Living Room/	
Kitchen (orange)	26.2sqm