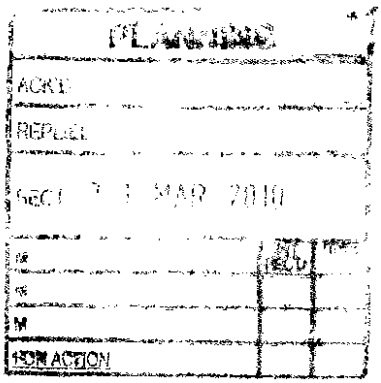


DESIGN & ACCESS STATEMENT

New Two Storey Dwelling at

130 Wythenshawe Road, Northern Moor, Manchester M23 0PD

ASSESSMENT

The site is at currently occupied by a Two Storey detached Dwelling built in 2006.

The site is currently used by its residents Mr and Mrs Lavelle.

The area is residential and the surrounding dwellings are a mixture of two storey buildings. Parking is provided on site for numerous cars.

USE

The proposed extension will create a two storey five bedroom dwelling with off road parking and a private garden, for family use.

AMOUNT

The floor area of the new extension is consistent with the surrounding properties on Wythenshawe Road, as is the area of off road parking and rear and front garden. The height of the building will match that of the adjacent property and the current planning permission issued.

LAYOUT

The new dwelling will have an open frontage, private rear garden and patio area to the rear. The extension will not lead to the felling of any trees. Three off road parking spaces have been allocated for the dwelling, to the front of the house. Additional parking will be available within the garage if required. Off road parking is also available for visitors at the front of the property.

SCALE

The size and mass of the proposed building is similar to that of the surrounding buildings.

LANDSCAPING

The garden areas will be lawn with borders and limited planting.

APPEARANCE

The materials selected will be those used and approved under the construction of 130 Wythenshawe Road, namely Cheshire Wire Cut Bricks and Welsh Slate. All materials have been selected to match those of the adjacent listed building.

ACCESS

Access to the site will be via Wythenshawe Road via the existing access and gates. No additional access requirements will be needed. There is no access to the rear. The front entrance will be moved and will have a level approach and the dwelling will conform to Doc.'M' Building Regulations.