Design and Access Statement

For Extension to 93 Northen Grove, Didsbury, Manchester

PLANNING AND
BUILDING CONTROL
14 DEC 2012

Background and Location

The property is a semi-detached, predominantly brick dwelling, built in the late19th/early 20th century as part of a larger collection of houses of similar sized dwellings and a similar aesthetic. There are slight variations to the building type along the street. There is a small garden to the eastern aspect of the property with hard standing to the south eastern aspect. A small path separates the property along the southern aspect.



(Overhead view of property)



(Existing first and second fl rear view of property)

Design Principles

- **Amount**

The development is a double storey extension to the rear to extend the bathroom accommodation at first & second floor.

- **Layout**

The double storey upper floor extension is to provide adequate bathroom accommodation.

- **Scale**

The double story extension follows the profile of the existing outrigger roof is proposed to project 1250mm to bring in line with the existing double storey extension to the adjoining property.



(Photograph highlighting 1st & 2nd floor extension to adjoining property)

- **Landscaping**

The landscaping will remain largely untouched. Remedial works will be carried out to the existing garden and path as part of the works.

- **Appearance**

The extension is a simple addition to first and second floor bathrooms. The proposal is to extend the property using a simple palette of materials including slate tiles and reclaimed brick to match the existing material appearance of the property and adjoining property. All new windows are proposed to be timber framed, double glazed units.

- **Access**

Access and parking provision will not be affected by the development.