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Design and Access Statement for
Works to 4 Finney Drive, Chorlton, Manchester

Background and Location

The property is a semi detached, predominantly brick, dwelling built in the mid 20th century within a series of houses on Finney Drive of similar size and aesthetic. The houses are set back from each other so that the front elevation of one house aligns with the rear elevation of its immediate neighbour to one side. The houses are set well back from the street with generous front gardens with off street parking, and rear gardens with screening from trees.

Design Principles

Amount
The development is a single and part double story extension to the front and rear of the property.

Layout
The single story front extension is to house an enlarged kitchen/dining area, bedroom and store.
The extension to the first floor to the front and rear is to simply allow a more usable and efficient floor plate to house the growing needs of the applicants family.
The rear extension is to also allow a more efficient use of the floor plate.

Scale
The single story extension is limited in height to broadly align with the existing first floor plate.
The double height extension is to align with the existing eaves line.

Landscaping
The landscaping will incorporate an increased level of soft planting to the perimeter of the house.

Appearance
The proposal is a simple, contextual, yet contemporary, response to the existing building. It offers a direct relationship to the gardens, allowing more daylight into the property.
The extension to the front is largely kept to single story so as not to block out any light to the neighbouring properties.
The first floor extension is limited in depth so as not to impede the visual amenity of the neighbouring properties.
All glazing to the side is to be translucent glass.

The delicacy of the extension will come from the detailing which will complement the existing building.

Access

Access and parking provision will be maintained by the proposal. At present, the garage does not meet the required parking standards so cannot be used for off street parking. The current space for off street parking will be maintained.
Storage capacity is maintained within the extension.