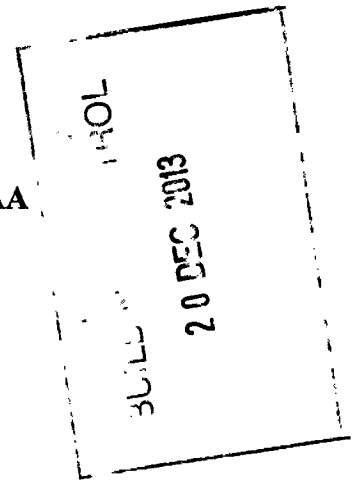
DESIGN AND ACCESS STATEMENT

Proposed New Single Storey Rear Extension
at 137 College Road, Whalley Range, Manchester M16 0AA
For Ms Nyla Ahmed



GENERAL

Site History and Background

The site of approximately 230sq m is within the Whalley Range Conservation Area

The site received has previous planning applications and is presently commencing construction work on application number 094554 granted for a new porch built in conjunction with 135 College Road

Environs

The property is located approximately half a mile east of Upper Chorlton Road and consists of a period semi-detached house constructed using with brick facings beneath a slated roof

The Scheme and Proposal

Our client wishes to extend the existing out-rigged kitchen between the rear neighbours boundary towards and linking with the rear bay complete with a new patio area and rear entrance steps down to the existing utilised cellar area using material to match the existing rear structure

Car Parking

There are no changes to the existing car parking spaces on the site

Landscaping

There are no changes to the existing landscaping to the site

Conclusion

We are of the opinion that all these alterations with enhance the rear of the building, are not detrimental to the surrounding environment and when completed will be a benefit to the property and to the all who frequent the area