Design and Access Statement

20 Ringwood Avenue, Levenshulme, Manchester, M12 5TP

Applicant: Mr Dexter Cole

Date: June 2025

This Design and Access statement and associated drawings for 20 Ringwood Avenue form the submission documentation for applying for planning approval for a two storey wrap around rear and side extension.

Existing Building Description

The existing house is a two-storey semi-detached property at 20 Ringwood Avenue, Levenshulme. The original house dates from the 1940s. A front porch and small single storey rudimentary utility room at the rear have been added to the property over time. The external façade of the existing building has been constructed using a mixture of smooth engineering brickwork, stock brick and render with a roof consisting of modern concrete tiles. There is also a garage to the rear of the property constructed from lightweight timber and sheet roofing. The garage is partially obscured from the street by garden fencing. There is off road parking and bin storage to the front of the property.

The property primarily backs onto a tall boundary wall of a builder's merchants to the rear. Both neighbouring residential properties have already extended their ground floors by approximately 3-4m and even beyond with add on conservatories.

Existing Building Use

The existing house is a single-family dwelling and has a lounge, kitchen diner, WC and utility to the ground floor. There are two double bedrooms, a single box room and a bathroom on the first floor. There is an accessible loft space used for storage.

Proposed Scheme

The scheme proposes a two-storey extension that wraps around the rear and side elevations along with some internal reconfiguration to improve the standard of accommodation for the occupants. The scheme does not look to increase the number of occupants but does include the addition of a bedroom to accommodate an expanding family.

The proposed scheme involves opening up the ground floor hallway into an extended kitchen/diner with access to a utility room and wet room to the rear. The front of the ground floor extension is proposed to be either a study or secondary lounge area. The existing rear window is to be replaced with a set of patio doors.

Upstairs, the layout remains the same with the addition of a single bedroom and master bedroom with ensuite. The existing box room is to become a child's playroom.

To accommodate the proposals the rudimentary single story utility building to the rear fo the property is to be removed.

Landscape, Parking and Refuse

There are no changes proposed to the current landscape or parking areas of the property.

As the number of occupants remains the same there is no proposal to increase the number of bins. The bins are to remain in the current location behind the metal gates to the side of the property.

To accommodate the proposals the lightweight garage structure is to be removed along with the garden fencing.

Appearance

The extension has been designed with the original house in mind. The extension is proposed to have a pitched tiled roof to match the existing ground floor roof, blending in with the character of the house. The new bricks and UPVC window and door frames are also to match the existing house.



Figure 1: 20 Ringwood Avenue