

Design & Access Statement

7 Norfolk Avenue, Manchester, M18 7BF

1. Introduction

This Design and Access Statement has been prepared in support of the householder planning application for a side and rear extension at 7 Norfolk Avenue, Manchester, M18 7BF. The proposed development includes a side extension to provide a new room for grandparents with an ensuite bathroom, and a rear extension to create an open-plan kitchen and dining area.

2. Site Context

The property is a residential dwelling located in a well-established neighbourhood. The proposal seeks to enhance the usability and accessibility of the ground floor while respecting the character and appearance of the surrounding area. Efforts have been made to match the design of the proposed side extension to that of the previously approved extension at No. 2 Norfolk Avenue (Ref: 126291/FH/2020), maintaining visual continuity along the street.

3. Design Proposal

The proposed works include:

- - A side extension measuring approximately 3800mm wide x 5500mm deep, providing an accessible room for grandparents with ensuite bathroom.
- - A rear extension measuring approximately 3845mm wide x 5000mm deep, providing an open-plan kitchen and dining area.
- - Installation of bifold picture windows in the rear extension to increase daylight and provide a visual connection to the rear garden.

All external materials, including face brickwork and roof tiles, will match the existing house to ensure a seamless and sympathetic appearance.

4. Access

Access to the property will remain unchanged. The proposed side extension provides an accessible ground floor room suitable for elderly family members. There will be no impact on the public highway or pedestrian access.

5. Conclusion

The proposal represents a well-considered and modest development that responds to the needs of the family while remaining in keeping with the character of the surrounding area. The design respects neighbouring properties and planning precedents, and the use of matching materials ensures the extensions will integrate harmoniously with the existing property.