



ARCHITECTURE AND PLANNING

Design and Access Statement

Proposed Granny Annexe

151 Crescent Road, Crumpsall, Manchester, M8 5UE

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1. Introduction

This Design and Access Statement accompanies the planning application for the proposed granny annexe at 151 Crescent Road. The annexe is intended to provide an additional living space for our son, who has outgrown his current small bedroom and requires a more suitable arrangement. The proposed annexe will be dependent on the family home. The proposed structure will not contain a kitchen and it will not be used as an independent or self contained living accommodation.

This statement outlines the design approach and explains how the proposed development respects the local context, ensures accessibility, and meets sustainable criteria.

2. Site and Context

The site is located within a residential area, surrounded by other family homes with varying architectural styles. The existing property is a semi-detached house with a rear garden area that is sufficiently large to accommodate the proposed development without disrupting the surrounding environment.

The surrounding area is quiet and predominantly residential, which is appropriate for the introduction of a granny annexe for family use. The proposed annexe will be designed to harmonise with the surrounding properties and make effective use of the available space, ensuring the proposal complements the existing setting.

3. The Proposal

This application seeks to erect a single storey brick granny annexe within the curtilage of an established C3 dwelling. The use of the annexe will be ancillary to the main dwelling with strong functional links between them such as the kitchen in the main family home to prepare meals.

It is intended that the occupant will be regularly preparing and eating meals in the main dwelling, watching television/relaxing, socialising with the family and using existing household facilities.

To confirm there will be no separate:

- » Address,
- » Post Box
- » Utility meters,
- » Services such as internet, phone line and television,
- » Parking,
- » Garden area or curtilage
- » Access

The design of the proposed granny annexe has been guided by the following principles to ensure it is in keeping with the existing property and the neighbourhood:

- **Scale and Massing:**
The annexe will be single-storey to maintain a low profile and prevent overdevelopment of the site. The size and height of the structure will be in proportion to the existing house and will not be overbearing or intrusive on neighbouring properties.
- **Form and Materials:**
The design of the annexe will use materials that match the existing house. The roof will be dual pitched to blend with the existing home's style, and window placement will be designed to maximise natural light while ensuring privacy for both the new annexe and adjacent properties.
- **Privacy and Amenity:**
The placement of windows will be carefully considered to preserve the privacy of both the annexe and neighbouring properties. Screening, such as hedges or fences, will be used to maintain the privacy of outdoor spaces. The garden area will be designed for the exclusive use of the annexe occupants, offering a pleasant outdoor environment.
- **Functional Layout:**
The layout of the annexe will include a living area, bedroom and a bathroom to create an ideal study space with dependency on the main house. The design ensures that the living space is comfortable and practical for a young adult, with consideration for future adaptability.

4. Access Considerations

- **Vehicular Access:**
The site is already served by an existing vehicular access from Crescent road, which will not be altered by the addition of the annexe. There are no changes proposed to the driveway or parking arrangements, and adequate space is available for off-street parking for both the main house and the annexe.
- **Pedestrian Access:**
Access to the granny annexe will be via the main house, ensuring safe and easy movement between the two.

- **Accessibility:**
The design of the annexe will include a level entrance and wide doorway to accommodate ease of access. Although the living space is designed for a young adult, the layout will consider future accessibility needs, ensuring the space is adaptable for changing circumstances.
- **Parking Provision:**
The proposed annexe does not require additional parking as the existing parking arrangements are sufficient for both the main house and the annexe. There is adequate off-street parking available for residents and visitors.

5. Sustainability

The proposal has been designed with sustainability in mind, incorporating energy-efficient building materials and systems. Features include:

- **Energy Efficiency:**
The building will use energy-efficient insulation and windows to reduce heat loss, in line with current sustainability practices. Low-energy lighting and heating systems will be installed to minimise energy consumption.
- **Water Management:**
The design includes provisions for managing surface water runoff, ensuring that any drainage issues are appropriately handled.
- **Environmentally Conscious Materials:**
Wherever possible, environmentally friendly materials will be chosen to reduce the carbon footprint of the development.

6. Conclusion

This proposed granny annexe offers a solution to the needs of our growing son, who has outgrown his current living space. It provides him with a functional living area to study and relax while maintaining the dependency of the existing family home. The design respects the scale and character of the area, provides for future adaptability, and ensures accessibility for all.

We believe the proposal is a positive development that meets the requirements for both the occupants and the community. We look forward to Manchester City Council's consideration of this application and hope for a favourable response.