



UHDesign
Architectural Services



07704906935



Umar@UHDesign.co.uk

Design and Access Statement

16 Falshaw Way,

Manchester,

M18 7TG



1.0 Introduction

This Design and Access Statement has been prepared to accompany a planning application for a proposed extension to an end terrace property located at 16 Falshaw Way. The proposal seeks to enhance the functionality and aesthetic of the property while aligning with the guidance set out in the Manchester Supplementary Planning Documents (SPD).

1.1 - Context

- The site is situated in a residential area.
- The site does not fall within a conservation area.
- The property is not identified as a listed building.

The property at 16 Falshaw Way, Manchester, M18 7TG, is a charming end-terrace home located in the vibrant area. This residential neighborhood offers a blend of suburban tranquility and proximity to Manchester's bustling city center, making it an ideal location for families and professionals alike.

The property itself is a well-maintained, three-bedroom house with a modern design that complements the surrounding architecture. It features a spacious reception room, an open-plan kitchen/diner, and a private rear garden, providing ample space for comfortable living. The house is situated on a quiet street with convenient access to local amenities, schools, and public transport links.

2.0 - Previous Local Planning History

- 24 Falshaw Way Gorton Manchester M18 7TG Ref. No: 112304/PDE/2016/N2
Single Storey Rear Conservatory.
- 31 Falshaw Way Manchester M18 7TG Ref. No: 137696/FH/2023
Erection of single storey rear extension.
- 10 Horbury Avenue Gorton Manchester M18 7WR Ref. No: 108845/FH/2015/N2
Erection of 2 storey rear extension

3.0 – Proposal

- The proposal is for a two storey side extension.
- The proposal is to add additional space to the ground floor to allow it to be more functional for the needs of the family.
- The proposed extension aims to increase the size of the first-floor bedrooms, enhancing their practicality and suitability to meet the needs of a growing family.

3.1 Appearance

The proposed extension has been designed with consideration for the character of the area and the surrounding properties. The design ensures that the new development remains in keeping with the architectural style and materials of the existing terrace. Key design features include:

- Matching the brickwork and roof tiles with the existing property.
- Maintaining the proportions and scale of the original building to ensure harmony within the terrace.
- Incorporating windows and doors that are consistent with the character of the property and the broader area.

3.2 Parking, Garden and impact on neighbouring properties

The proposed extension does not alter the existing access arrangements to the property. The main entrance paths remain unchanged, ensuring ease of access for residents and visitors. The access to the rear garden is now accessible through the parking bay. This allows for safer and quicker access from parking to secure garden areas.

- Access to off street parking is off Falshaw Way adjoining number 18.
- The access and parking is to remain unaffected.
- The rear garden is approximately 125 square metres.
- The rear garden is to remain unaffected as the proposal is to extend to the side.

The proposal has been carefully designed to minimize any adverse impact on neighboring properties. Measures include:

- Ensuring that the extension does not cause significant overshadowing or loss of light for adjacent properties.
- Respecting privacy by positioning windows to avoid overlooking neighboring homes or gardens.
- Designing the extension to maintain the overall rhythm and appearance of the terrace.

4.0 Summary and Conclusion

The proposal adheres to the guidelines and principles outlined in the Manchester City Council Supplementary Planning Document (SPD) for House Extensions, demonstrating a thoughtful approach to design and development:

- *Local Context and Character:* The proposed two-storey side extension has been carefully designed to complement the character of the existing property and the surrounding area. Key design features include matching brickwork and roof tiles, maintaining proportionality with the original building, and ensuring consistency with the architectural style of the terrace. This approach preserves the rhythm and harmony of the street.
- *Sustainable Design:* The extension incorporates sustainable principles by enhancing the functionality of the home for a growing family without altering the existing access, parking, or garden arrangements.
- *Parking and Access:* Existing off-street parking, accessible via Falshaw Way adjoining No. 18, remains unaffected. The proposal ensures that access to the main entrance, pathways, and the private rear garden remains safe, practical, and unchanged. The rear garden, covering approximately 125 square meters, is preserved as the extension will occupy the side of the property.
- *Amenity Space:* Extension focused to the side allows the usability of the rear garden while ensuring sufficient outdoor amenity space for the residents is retained.
- *Impact on Neighbors:* The proposed extension has been designed to minimize any adverse impact on neighboring properties. Measures include avoiding significant overshadowing, respecting privacy through the careful positioning of windows, and maintaining light levels for adjacent properties. These considerations align with the SPD's objectives of fostering respectful and high-quality residential development.
- *Precedent in the Area:* Local planning history, including approved applications for extensions at nearby properties such as 24 and 31 Falshaw Way, as well as 10 Horbury Avenue, demonstrates alignment with established planning principles in the area.

Conclusion

This proposal for a two-storey side extension at 16 Falshaw Way reflects a commitment to high-quality, sustainable design that enhances the functionality and value of the property while respecting the character of the area and the Manchester SPD's guidelines. By maintaining existing access, parking, and garden arrangements, and minimizing the impact on neighboring properties, the extension ensures a positive contribution to the property and its surroundings. This thoughtful and well-designed proposal meets the needs of a growing family while preserving the harmony and integrity of the local community.