

DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF AN APPLICATION TO ERECT A SINGLE-
STOREY ANNEXE ACCOMMODATION**

AT

**401 PRINCESS ROAD, MANCHESTER
M14 7ER**



A.M. DESIGNS
Job Number: 2403
Date: 21/01/25

1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been prepared by 'A.M Designs' in support of an application to erect a single-storey annexe at 401 Princess Road, Manchester M14 7ER.
- 1.2 The applicant intends to construct the annex for his elderly disabled mother, so she can be supported whilst respecting her desire to live in an independent manner. The main house does not offer this capacity due to uneven floor levels and lack of level access.
- 1.3 This statement should be read together with all existing and proposed drawings and supplemental building reports. From here on the term "the building" will refer to the existing building and the term "the site" to refer to the site subject to this application. This statement follows the guidance of the Design Council and the CABI publication 'Design and Access Statements – How to write, read and use them'. Where required it also takes guidance from Historic England advice Note 12 'Statements of Heritage Significance in Heritage Assets'.

2.0 PLANNING HISTORY

- 2.1 An online planning search reveals the following planning applications. The applicant's building remains unchanged from its original footprint.

Erection of single storey rear extension to form additional living accommodation.

365 Princess Road Manchester M14 7ER

Ref. No: 137546/FH/2023 | Validated: Thu 13 Jul 2023 | Status: Decided

Erection of two storey rear extension

405 Princess Road Fallowfield Manchester M14 7ER

Ref. No: 076736/FH/2005/S1 | Validated: Wed 26 Oct 2005 | Status: Decided

Erection of 2 storey rear extension to form additional living accommodation and a porch on front elevation.

405 Princess Road Fallowfield Manchester M14 7ER

Ref. No: 075837/FH/2005/S1 | Validated: Mon 26 Sep 2005 | Status: Decided

3.0 SETTING

- 3.1 The main building of which this application relates to is a 3-bed semi-detached house facing onto Princess Road. The house is situated in a residential area and surrounded by similar properties, some of which have been developed and extended further. The building, subject to the application, remains largely unchanged from its original footprint.

4.0 USE

- 4.1 The annex is required by the applicant's disabled mother for residential purposes. The drawings indicate some minimum distances for certain areas such as the bathroom and corridors. As the main house is not fit for purpose and adaptation is not possible, the annex will feature the necessary spaces fit for habitation. The intention is for the main house to still be used for cooking and more complex requirements.



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5.0 LAYOUT

- 5.1 The Annex will feature a lounge, bathroom, bedroom and small kitchenette - with specification to suit. The entire footprint of the annex measures a modest 8m x 3.5m.
- 5.2 The Annex will be stepped back from the two adjacent boundaries in order to lessen the visual impact.

6.0 SCALE AND MASSING

- 6.1 The scale and massing of the annex has been carefully considered in regard to the site and its immediate surroundings.
- 6.2 The Annex measures 3.5m x 8m, with a height of 2.4m at the eaves. The building has been designed with a hipped roof in order to limit any visual impact to neighbours. The orientation of the annex has been carefully considered to lessen impact on the residents views and to not impede on the access to light.

7.0 APPEARANCE

- 7.1 The Annex will feature a brick exterior to match the existing house of the applicant with roof tiles to match. Fenestration to match existing on the main house.
- 7.2 More details to be included in the drawings attached with the application.

8.0 ACCESS

- 8.1 The Site is accessed via Princess Road

9.0 PHOTOS

9.1 The front of the existing house



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9.2 The rear of the existing house

