Design and Access Statement

78 Kerscott Rd.
Wythenshawe,
Manchester M23 0FN

Design and Access Statement

The proposed site at 78 Kerscott Road, Wythenshawe, Manchester M23 0FN, is situated within a residential neighborhood characterized by similar domestic dwellings. It is conveniently located near Sale Road and in close proximity to the Northern Moor tram stop, which is part of the Manchester Metrolink network. This tram stop, opened in November 2014, provides regular services every 12 minutes northbound to Victoria Station and southbound to Manchester Airport, facilitating easy access to various parts of the city.

The area is well-served by local amenities, including schools such as Button Lane Primary School and St. Aidan's Primary School. Additionally, Wythenshawe Park offers green spaces for recreation. The site's location within a well-established residential area, combined with its accessibility to public transportation and local facilities, makes it a desirable location for residential development.



Site Images



Front Elevation



Rear Elevation

Amount

The proposed development comprises two key additions to the existing property to enhance its functionality and usability.

Firstly, a front extension is proposed to create a new enclosed porch. This addition will improve the entry experience by providing a defined and more spacious entrance to the house. The design ensures that entry is no longer directly into the staircase, offering a more practical and welcoming approach to the property. The additional space will also accommodate storage for items such as coats and shoes, improving the functionality of the entrance area.

Secondly, the proposal includes the conversion of the existing loft to provide an additional bedroom through the construction of a dormer to the rear of the property. The existing roof ridge is to be slightly raised to allow for sufficient headroom. The dormer is designed to maximise the usable floor space in the loft, creating a comfortable and well-lit bedroom. The dormer will be sympathetically designed to complement the character of the existing building while adhering to local planning and building regulations.

These additions have been carefully considered to meet the client's needs while maintaining harmony with the character of the surrounding area and the existing property, ensuring the proposals are both functional and appropriate for their context.

Please refer to the attached plans with this application for further information.

Layout

The proposed alterations largely retain the existing layout of the property, with minimal changes to accommodate the new additions.

On the ground floor, the layout remains unchanged, except for the inclusion of the new enclosed porch at the front of the property. The additional space provided by the porch will enhance the entrance area, offering a more practical and spacious transition into the home while maintaining the functionality of the existing ground floor.

On the first floor, the layout also remains largely the same, with the exception of the removal of an existing storage cupboard in the corridor. This adjustment is necessary to create space for a new staircase providing access to the loft conversion, ensuring efficient connectivity between floors.

The loft space has been designed to maximise its potential and has been divided into three rooms: a new bedroom, a small storage area, and a separate room that could be used for purposes such as an en-suite bathroom or additional storage

Please refer to the attached plans with this application for further information.

Scale

There is no change to the plot size.

Please refer to the attached plans with this application for further information.

Landscaping

There will be no change to any existing landscaping.

Appearance

The proposed porch extension will be made of masonry brick to match existing.

The roof dormer will be made of grey cladding to match the existing roof and dormers of nearby properties.

Please refer to the attached elevations with this application for further information.

Utilities Statement

The proposed extension will not require the existing utilities on the proposal site to be upgraded; the existing utilities are more than sufficient.

Access

The existing site is level and does not require any accessible ramps or equipment.