

# 3440: 137 Broadoak Road

137 Broadoak Road, Manchester, M22 9PW



*Front view1*

## Design and Access Statement

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17/10/2024

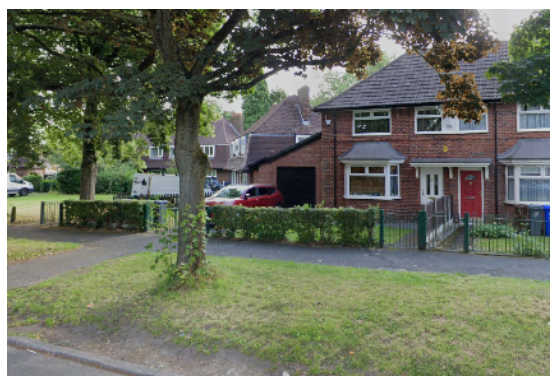
### Introduction

This statement supports the Householder Planning Application for a single-storey front porch extension at 137 Broadoak Road, Wythenshawe, Manchester, M22 9PW.

The existing property is a two/three-bedroom end-terraced house situated on Broadoak Road. It features a garden on three sides and an attached garage. The house is set back from the street, bordered by a green buffer of trees and landscaping.



*Existing front view*



*Existing front view (Google Street view)*

## Proposal

### The design and external appearance of the building: additional elements

The proposed extension will replace the existing bay window, which has poor thermal performance and small canopy with a new porch and redesigned bay-window providing essential storage space at the entrance as well as an additional space to the living room.

The design aligns with the architectural styles of nearby properties, such as No. 145 Broadoak Road and 139 Woodhouse Lane. The porch will extend 2.5m from the original external wall. The bay-window will project 1.2m beyond the current bay window wall, resulting in a total projection of 1.7m from the main wall.



*139 Woodhouse Lane*



*87 Broadoak Road*



*2 Halfacre Road*

To maintain visual separation, the extension is divided into two sections. The dual-pitched roof will replicate existing forms in the area, while the sloping roof over the new bay window will echo the original roof shape.

### Spaces

The client's vision is to enhance the entry area, which currently lacks sufficient storage space (wardrobe, coats hangers, shoes shelves, etc.) - to create it in style and form to be sympathetic to the existing house and the properties in the location. The proposed porch floor area is 4 sqm while the redesign of the bay window will add an additional 2.4 sqm to the living room.

## Materials

The extension will be build with high quality materials.

- Silicon render - to the extension (light colour, light grey / ivory).
- Roof - to be covered with tiles similar to existing (dark grey / red).
- Windows to be white in finish - to match the existing.

## Parking

There will be no changes to the existing parking arrangements, as the property benefits from a private driveway and an on-site garage.

## **Conclusion**

After reviewing the context, massing, scales, and designs of properties on Broadoak Road and nearby streets, we believe the proposed design for 137 Broadoak Road is appropriate and will enhance the overall character of the area.

The proposed extension is designed to improve the functionality of the home while prioritizing thermal performance and minimizing heat loss, which is currently compromised due to the existing bay window's design and the lack of a porch. This new extension will incorporate high-quality insulation and materials, thereby improving both the aesthetic appeal of the property and its overall energy efficiency.