



**Design & Access Statement
(96)001 PL0**

For

**70 Mauldeth Road
Manchester
M20 4WF**

(10.09.24)

1. Consultant Details

All correspondence regarding this matter is to be sent to:

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2. Introduction

NADA Architects have been appointed by Mr Habib Akbar to produce this report, which aims to provide information on the existing site and proposed development works at 70 Mauldeth Road, Manchester, M20 4WF.

The property consists of a traditional semi detached house with front bay windows and sits on Mauldeth Road. The road consists of all residential dwellings of similar design and nature with common elevational features and proportions.

The property commenced works on site under the approved plans ref:133970/FH/2022 but since then, had experienced problems with the appointed contractor. Since then, the property has been left in the current state by the contractor.

There is off street parking available on the front drive for 3no. vehicles.

3. Design Proposal

Following discussions with the enforcement officer, Matthew Kilsby, we have been advised to submit a full plans submission for the erection of a new build dwelling as the current condition of the property is considered as a new build.

The design proposal is as per the approved householder application to enable works to recommence on site urgently. The extensions consist of a two storey rear extension with single storey rear extension and front porch extension.

Areas

Total Site GIA 283m² (0.0283)



Existing dwelling GIA - 86m2 (925 sq.ft)

Proposed dwelling GIA - 137m2 (1474 sq.ft)

4. Bin & Cycle Storage

You will see from the proposal that we have allowed for bin storage along the side of the house as shown on proposed site plan drawing (02)001 PL0.

5. Conclusion

We would like the support of the local authority for this application as it would:

- Bring the vacant property back into occupation and create a quality family home in line with government targets.
- Avoid fly tipping on the land which has been an issue in recent times.

