



DESIGN AND ACCESS STATEMENT

June 2024

Design and Access statement prepared in respect of the demolishing of a poor-quality softwood glazed conservatory and replaced with a new hardwood double glazed Orangery at 20 Circular Road, Didsbury, Manchester M20 3LP

As part of the planning application submitted to Manchester City Council Planning a Design and Access Statement was required.

Introduction

It is proposed to construct a new single storey glazed orangerie after demolishing the existing timber conservatory. The new orangerie will be built on the same footprint as the old conservatory but will be increased in height to connect it to the existing house and door openings.

Design Principles

The site is bounded by Circular Road to the front and an adjacent property 18 Circular Road to the North and 22 Circular Road to the South. The design adopted is a traditionally built hardwood painted double glazed hardwood orangerie with a low brick dwarf wall.

Use

It is proposed to replace the existing with another similar building that will be used for domestic purposes.

Layout and scale

The new orangerie will sit in the same position as the old one and the floor levels will be the same.

Landscaping and Access

This is a private dwelling and the new orangerie layout will stay the same as the conservatory. The existing vehicle access and pedestrian access will remain unaltered.



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