

Design & Access Statement

To support a Full Planning Application & Submission for
the property at No.10 Rowsley Avenue, Didsbury, M20 2XD



Introduction

This Design & Access statement is submitted along with the existing and proposed drawings for the Planning approval for proposed refurbishment and extension of an existing dwelling at No.10 Rowsley Avenue, Didsbury, M20 2XD.

This statement is submitted to support the planning application for the above-mentioned property. Its aim is to set out background information in respect of the site location and description of the proposed use, and the overall scheme proposal.

This D&A Statement should be read in conjunction with all the drawings numbered below: -

DWG. 1000	Site Location Plan 1:1250
DWG. 0800	Existing Site Plan 1:100
DWG. 0801	Existing Ground, First and Roof Plans 1:50
DWG. 0802	Existing Elevations 1:50
DWG. 0803	Existing Sections 1:50
DWG. 2000	Proposed Site Plan 1:100
DWG. 2001	Proposed Ground, First and Second Floor Plans 1:50
DWG. 2002	Proposed Roof Plan 1:50
DWG. 3000	Proposed Elevations 1:50
DWG. 4000	Proposed Sections 1:50

Scheme Outline

Planning permission is sought for the proposal of an existing semi-detached house with a site area of approximately 352m².

The existing property is an existing 3-bedroom semi-detached house located on Rowsley Avenue in Didsbury. The proposal on the ground floor is to extend the rear of the property and to open the internal layout of the existing kitchen to form a larger and open kitchen including a snug area. The existing garage will be demolished, and a ground floor side extension will be built to create a utility and downstairs WC/Shower room. A new stair winder will be added to the first floor leading up to the loft space to create a 4th bedroom. A new dormer on the roof will open the loft space to create head height for the 2nd floor. A small WC and shower room will be added to the 2nd floor.

Site Context

The site is in Didsbury, south of Manchester, which is approximately 4.5miles from the centre of Manchester Town Centre. Bus routes along Princess Road provides easy access to public transport links, which is in close walking proximity. The M60 motorway is located south and is less than a mile from the site.

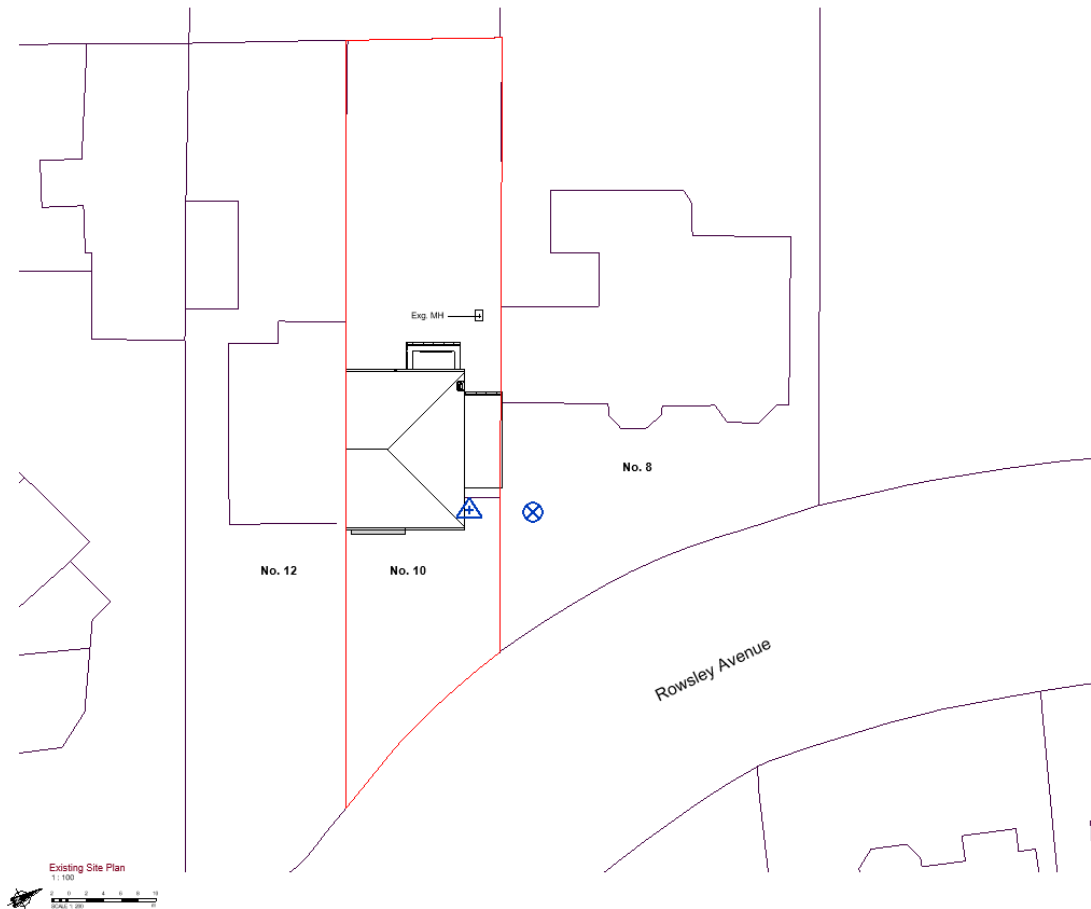


Fig. 1: Site Location Plan (Not to scale)

Access

Existing vehicular and pedestrian access to the site is along Rowsley Avenue and is primarily used by the neighbouring properties. Rowsley Avenue is off Barlow Moor Road which leads to the dual carriageway (Princess Road).

Design Proposal

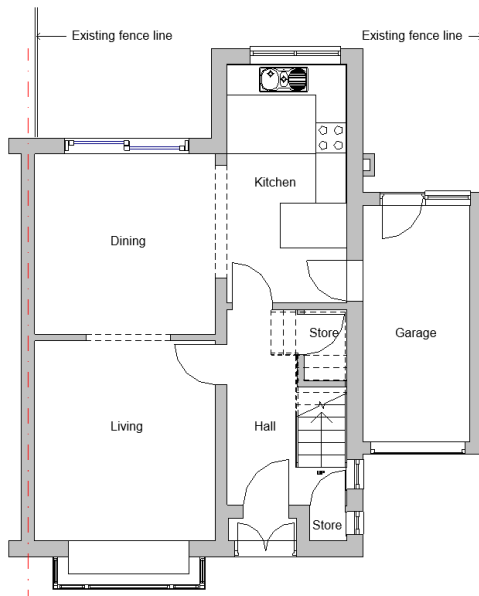


Fig. 2

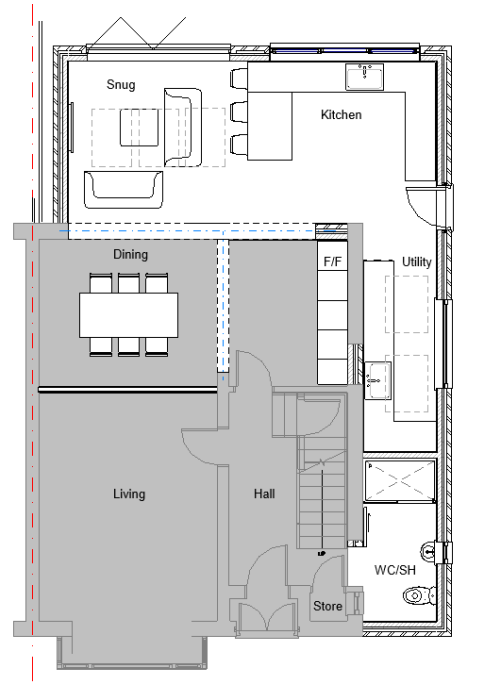


Fig. 3

Fig. 2 and 3: Existing and proposed ground floor plan (Not to scale)

The rear elevation is extended at ground floor to provide a large open kitchen and a snug area. The side is extended at the ground floor, which links to the rear extension to provide space for a utility and a downstairs WC and shower room.

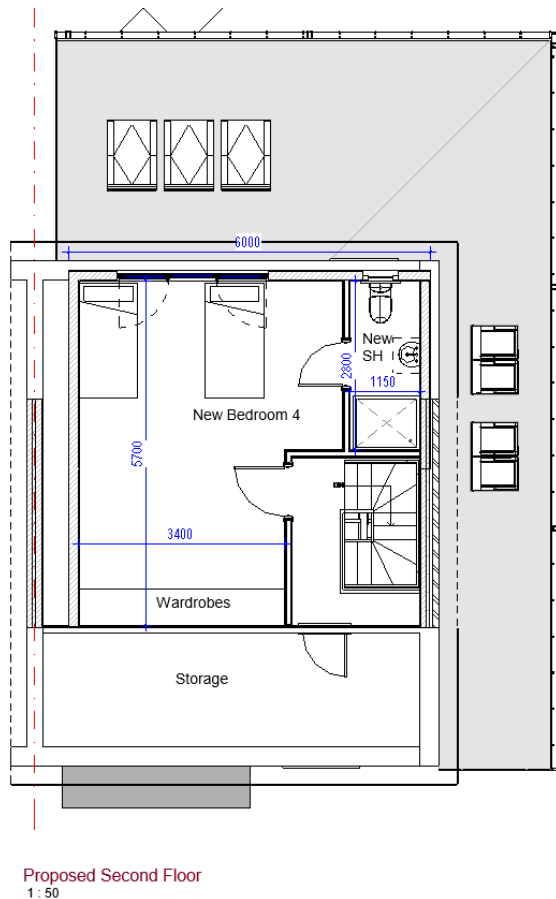


Fig. 4: Proposed second floor plan (Not to scale)

The existing loft space is opened to create a fourth bedroom and a shower room. A new flat roof dormer is formed in the existing pitched roof to create head space for the new 2nd floor.

External Elevations and Materials

The new brick walls to the rear and side extension are to match the existing red-faced brickwork. The new tile on the pitched roof is to match the existing. All new upvc doors, windows and rooflights are to be white to match existing. The material selection aims to be sympathetic to the existing architectural style while lifting the elevations with a sensitive re-styling interpretation of contemporary design.