



DESIGN & ACCESS STATEMENT

For

Proposed erection of a double storey side/rear extension and
a part single storey rear extension

21 Britnall Avenue Manchester M12 4PG

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Introduction

This statement has been prepared to support an application for the erection of a double storey side extension and a part single storey rear extension. It should be read in conjunction with the submitted (DR) A100, (DR) A200 – A203. The applicant is a private individual who has lived at the property for many years and is now wanting to develop/expand the house as he has a growing family with a view to redeveloping it into a larger home for his family's requirements. The property is appearing dated and tired and need of a large financial investment to modernise it. Due to financial situations the proposed development will be completed in a 2-phase process. The first phase being a single storey wrap around extension as seen on the image below and when funds allow phase 2 would be completed which is the double storey side extension which forms this planning application.



Proposed phase 1 development.

Context & size

The site lies along Britnall Avenue and is an end terraced property, just off the A6 with connections to Manchester city centre, Levenshulme and beyond. The area is characterised by and dominated by terraced and end terraced houses, all with off street parking and rear garden spaces. The site is close to the city centre which has all the essential amenities as well as great public transport routes.

The total site area is approximately 203 sq m. The existing gross internal floor area is 74 sq m (37m sq per floor). The proposed gross internal floor area will be approximately 135 sq m across both floors when fully built (phase 2). The ground floor will be adding 35 sq m and 22 sq m on the proposed first floor extension.

Planning History

There is no planning history associated with the site. There are some neighbouring properties on the street that have built extensions in the gardens, with no 47 also having a side extension.

Design & Layout

The current property is a 2-bed end terraced house with a small lounge/living room and kitchen downstairs and upstairs comprises of a separate bath and wc with 2 bedrooms. The proposals are for a double storey side/rear extension and part single rear extension. This will allow for 2 additional bedrooms both with ensuites, an office space on the ground floor and a spacious open living area well suited for the growing family. The side extension will be set back 500mm from the front elevation to remove any terracing effects/to differentiate the proposed extension, so it fits into the street scene (despite all houses

being terraced). The current driveway arrangements will not be affected and a 900mm alley way will be kept between the side extension and boundary fence to allow for access for wheelie bins/storage (See plans for further details). The two-storey side extension will extend beyond the current rear elevation by 2.4m and will be level with the part single storey rear elevation.

Appearance and Materials

The proposed design and style of the extensions will be of similar style to the existing property i.e. gable roof and all bricks/roof tiles will be specified and picked to match the existing styles as much as possible for it to fit into the street scene. All new windows and doors will be white upvc which will be matching the existing styles and colour.

Summary

The proposed developments have been designed in keeping with its surroundings. It will have little or no impact upon the neighbouring properties and the street scene. We believe that our proposals will add to the character to the house and visually interesting yet sits well amongst the neighbouring properties. We believe that we have demonstrated that the proposals are in compliance with the national & local planning policies and request the application be approved with appropriate conditions where necessary.

Please note that the development will be in 2 phases as discussed earlier in the introduction.

