



Design and Access Statement

**1a Beamish Close,
Manchester,
M13 9RP**

Householder Planning Application

Removal of existing storage sheds and proposed annex to provide ancillary living accommodation. Alterations to landscaping to the rear garden space. Alterations to existing driveway to make wider through the installation of permeable tarmac and widening of the existing vehicle access and dropped kerb to front of property together with associated external alterations.

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1.Introduction

1.1 This design and access statement has been prepared by AJ Architectural Ltd on behalf of Miss Wing Yan Ng in support of her application for- Removal of existing storage sheds and proposed annex to provide ancillary living accommodation. Alterations to landscaping to the rear garden space. Alterations to existing driveway to make wider through the installation of permeable tarmac and widening of the existing vehicle access and dropped kerb to front of property together with associated external alterations.

1.2 The applicant seeks planning permission at the site address- 1a Beamish Close, Manchester, M13 9RP

1.3 The design statement will provide the context for the proposed development by describing the character of the surrounding area to include site layout, landscape, density and mix, scale and massing and design and appearance.

1.4 This document is to be read in conjunction with the following drawings:

WING/01- Existing/Proposed Site Layout Plan

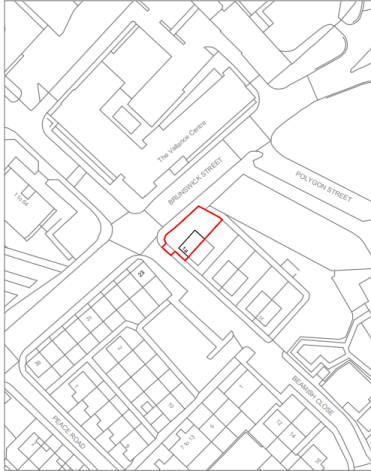
WING/02- Existing/Proposed Landscaping plan

WING/03- Proposed Layouts

WING/04- Street scene elevations

2. Site Evaluation

The site address is 1a Beamish Close, Manchester, M13 9RP



2.1 The site is located within a predominantly residential and commercial use class.

2.2 The existing property was built as a semi-detached dwelling.

2.3 The site is irregular in shape and backs onto S4B Housing office which features windows facing the application site from first floor only.

2.4 The property features a high level brick boundary wall which faces North West onto Brunswick street.

2.5 Site Images



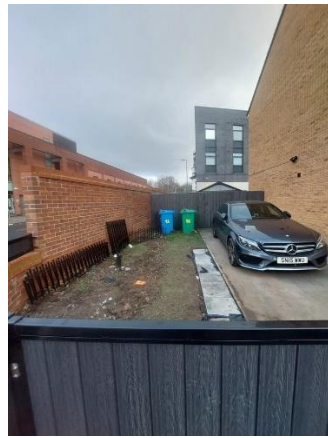
1. Rear Elevation



2. Side boundary facing Brunswick Street



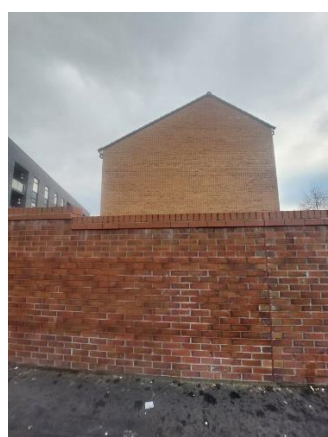
3. Side boundary facing 1b and rear of site



4. Front Driveway



5. Front Elevation



6. Side Elvation

3. Proposed Development and Assessment

3.1 The proposal is for an annexe to provide accommodation for an elderly relative who is seeking additional help with living arrangements.

3.2 The annexe will only provide sleeping quarters and water and electricity supply will be linked to the main house.

3.3 There will be no kitchen within the proposed annexe as it is thought that this element will be shared in the main house along with living quarters.

3.4 The proposal has been designed with care and consideration of how to minimise any impact to the neighbouring properties.

3.5 There are no new window openings proposed to the side elevations to protect the amenity space of the neighbouring properties.

3.6 There are no ground floor rear facing windows to the property behind.

3.7 There are existing storage units as seen on plan WING/02 which would be removed as part of the development.

3.8 There are high level boundary walls and fences surrounding the site and so private amenity space will not be affected.

3.9 There is associated hardstanding proposed to allow for access to the rear annexe. These will be permeable paving. A proposed concrete patio space is proposed and that will drain into the permeable areas surrounding.

3.10 The client had considered ways to extend the existing property to provide the living accommodation attached to the main dwelling however due to the width of the property, it would be difficult to achieve a ground floor bedroom space and wet room whilst providing sufficient light and access into the existing lounge and kitchen space within the main dwelling.

3.11 By providing the annexe to the rear of the garden space, it will reduce the impact of the existing structure as this will be set at maximum height of 2.5m, it will allow the occupant to come and go without disturbing family members or visa versa and provide a future proofed structure which can be enjoyed as a summer house when no longer required as an annex..

3.12 The location of the annex is in line with the existing building line which can be seen along Brunswick street and does not project forward of this.

3.13 There will be ample private amenity space remaining as the existing storage facilities seen on site will be removed as part of the development.

3.14 The parking area to the front of the property is proposed to be increased to allow for two parking spaces rather than just one as existing. The applicant had sought advice on this before works commenced and has complied with contacting highways to make arrangements for the dropped kerb access. I have included this works in the application just for completeness.

4.Conclusion

- 4.1- The proposal will not have an overbearing impact on the properties surrounding the site.
- 4.2- The proposal will make use of an existing section of the garden which is currently occupied.
- 4.3- There will be no impact to highways
- 4.4- There will be a sufficient amount of private amenity space available to the dwelling.
- 4.5- The impact on the street scene will be negligible due to the height and location of the proposed structure.