

# 2226 – 22ER – Design and Access Statement

**Site Address:** 22 Egerton Road, Manchester, M14 6YB



**Site Location**

## 1.0 Introduction

The purpose of this statement is to set out the context for, and to explain the design principles behind the proposed side extension to 22 Egerton Road, Manchester.

## 2.0 Design & Access Context

### 2.1 Amount

Our proposal aims to utilise the vacant area to the side of 22 Egerton Road, similar to that of neighbouring examples. The proposal looks to create 2no. two bedroom flats, in addition to the existing 7 flats currently on site.

We would look to use masonry with detailing to match that of the existing building to allow for an appropriate scheme.

The use of the land has been carefully considered, and we believe that our proposed offers a suitable and considered approach to development in this location.

Following the construction of much larger proposals, we see this as a similar opportunity to create good habitable accommodation, albeit on a much smaller scale, which would enjoy this suitable and sustainable location.

This inner city position is a very sustainable location for residents to live and work in an affordable manner.

The site benefits from plenty of local amenities in close proximity, also with a number of good and frequent transport links.

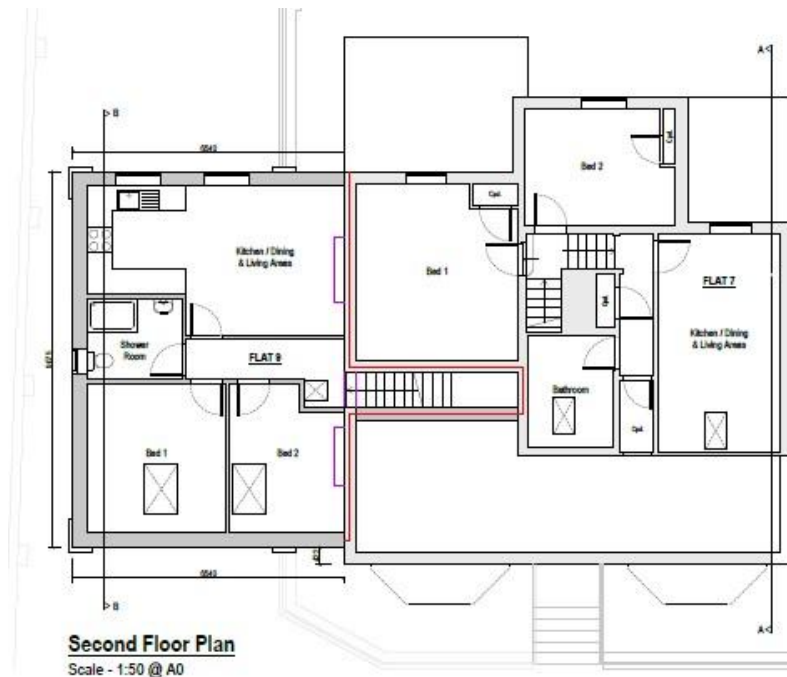
This also means that this proposed scheme directly relates to a reduced environmental impact and a promotion to use cycling and public transport services.

This application has specifically considered the longevity of the property within the context of the local area and we strongly believe this to be a positive proposal.

## 2.2 Layout

Through careful considerations the proposal manages to create the desired floor plan and achieves a usable internal floor area in line with national guidance on space standards/ requirements.

The internal layouts are good generously sized units, ideal for modern living standards. The layouts of each flat has been designed bespoke to work efficiently, with only one existing unit being altered to allow for the required access.



To maintain access to the rear of the site, the side extension is to be built off large piers to keep the existing rear access and parking arrangements (Please see drawing 2226-22ER03b for detailed floor plans).

### **2.3 Scale**

The scale of the proposed has been carefully considered and the proposed conforms to National Space Standards for habitable use.

The proposed elevations and section submitted clearly illustrate the size and scale of our proposal in relation to the existing built context. This proposed drawings illustrate that our proposal has had a considered approach.

The neighbouring additions to 14 & 16 Egerton Road are significantly larger in size and scale.

Our scheme produces an interesting and refined design through the use of matching details and proportions to produce a welcome addition, set back from the front elevation and overall ridge height.

### **2.4 Landscaping**

Due to the close proximity of surrounding structures, landscaping would simply consist of a making good the existing access points.

Public Landscaping is not applicable.

### **2.6 Access**

Vehicular and pedestrian access is all to remain as existing.

The rear of the premises currently has 6 external vehicle parking spaces, which are to be retained.

There will be no additional parking proposed, and feel that the proposed will entice occupants that are more likely to welcome public transport.

The proximity of the site location is excellent for transport and local amenity to occupants.

### **2.5 Appearance**

All proposed materials are to match the existing building, with select detailing also proposed to match the original built form and replicating local/ surrounding details for the proposed fenestrations.

Brick arch detailing will be used to new openings, with light toned mortar colour to match the existing.

Upvc windows are proposed to match the existing.

Egerton Road has seen similar side and rear extensions to existing buildings, which are highlighted in the following section. As such, our proposal looks to utilise some available space albeit to a much smaller scale to that of neighbouring additions. Our proposal looks to create an appropriate and proportionate addition in terms of integration and built-form.

### 3.0 Neighbouring Context

Examples of similar side extensions can also be seen along Egerton Road and have been a key consideration for the brief of our proposal. Please see the below examples with approximate address location reference.



Aerial Image highlighting roof plan of modern rear extension at 16 Egerton Road.



Street View example of neighbouring properties 14 and 16 Egerton Road, with similar side/ rear projections.



**Aerial Image highlighting roof plan of modern side and rear extension at 14 Egerton Road.**



**Street View example of neighbouring property 14 Egerton Road, with similar side/ rear projections.**

#### 4.0 Existing Site Images

The below images are a concise collection of existing site images which highlight the intended area for the proposed side extension.



**Egerton Road Street View of site access point.**



**Intended area for side extension (from front of building).**



**Intended area for side extension (from mid-point of proposed location).**



**Intended area for side extension (from rear of building).**



**Rear Elevation of existing building.**



**Intended area for side extension (from rear of building).**

## **5.0 Closing Statement**

The proposed has been carefully considered and feel it meets policy criteria that the local authority requires. We call upon the local authority to support this positive planning application.