Introduction:

This planning application has been prepared by AEU Archi Ltd to support an application for planning for the porch, side, and rear extension of 544 Wilbraham Road, M21 9LB on behalf of Mr Syed Akbar Mehdi Rizvi and Mrs. Zehra Rizvi.

This Design and Access statement provides an overview of the site's context and constraints, which have informed the design process and outlines the current proposals.

This document should be read in conjunction with the associated drawings and reports submitted to Manchester City Council.

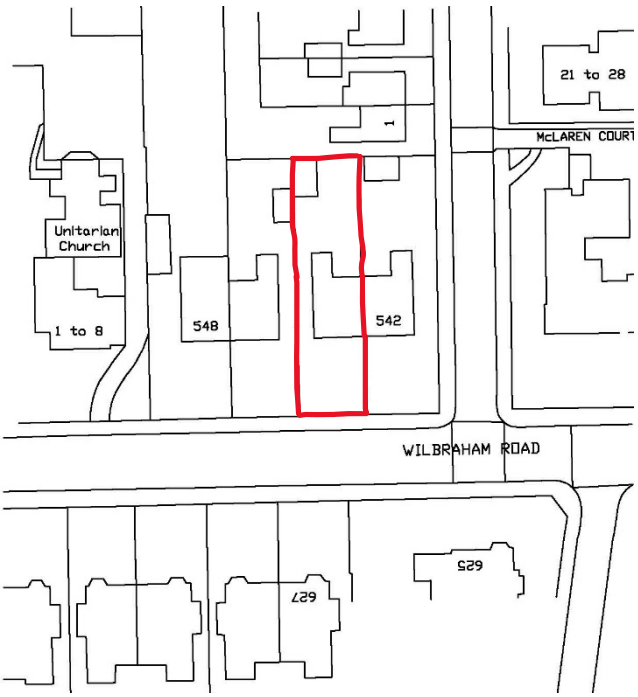
Area:

The property is located on the north of Wilbraham Road approximately halfway between Edge Lane and Manchester Road with 544 Wilbraham Road on the west corner of Sibson Road and consist of a series of semi-detached houses constructed using with brick facings beneath a liked roof.

Proposal:

The applicant proposes a new **porch and single storey side and rear extension** in facing brick to match the existing dwelling with a new gable roof incorporating sunroof.

Site Location:



Site History:

By the mid-19th Century, Chorlton-cum-Hardy was still a rural area with the only the lanes of Edge Lane and Manchester Road in existence and one or two properties.

After the arterial route of Wilbraham Road was constructed in 1861, the character of the area changed from open fields to the of suburban area.

The opening of a railway station at Chorlton in 1880 accelerated this change.

Development of Wilbraham Road was slower than at the junction with Manchester Road but much of the frontage had been filled in by 1905, with detached and semi-detached houses on their own plots.

No. 544 has gone through many developments since then. Since then, the property had loft conversion, rear kitchen and living room was extended with flat roof and glazed lantern in the living room.

The front drive is flat paving's, and the rear garden is mainly laid on the lawn. The front boundary is defined by a brick wall with metal gate. There are no trees within the property boundary.

Site Access:

Main access to the site is Wilbraham Road, M21 9LB, the access will remain the same.

Car Parking:

There is no change to the existing car parking spaces on the site.

Landscaping:

There are no changes to the existing main landscaping to the site.

Car and Bin Storage:

The new proposal aims to retain the existing car parking arrangements.

Existing Bin storage to the side of the building will be retained.